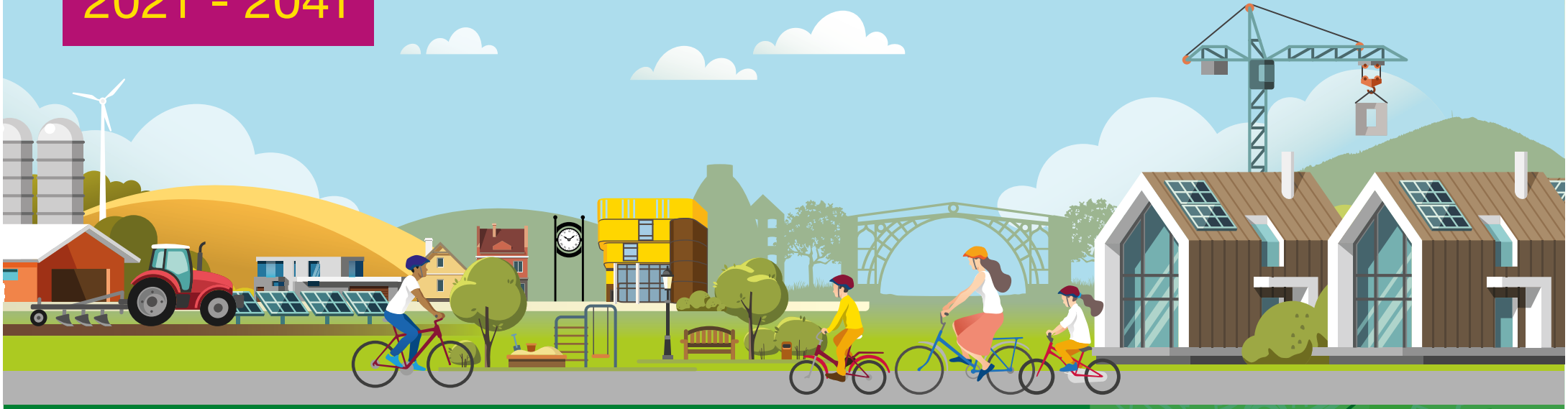
Telford & Wrekin Co-operative Council

Protect, care and invest to create a better borough

Telford and Wrekin Local Plan

ADOPTED VERSION

2021 - 2041



November 2026

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1 Foreword

1 Foreword

1.1 The Telford & Wrekin Local Plan sets out the future vision and priorities for land use in the borough up to 2041. This plan led approach helps the Council to manage and deliver sustainable development that will benefit existing neighbourhoods and help build thriving new communities.

1.2 The Local Plan will protect and enhance the green spaces, ecology and biodiversity of the borough, protecting the original vision for Telford as a 'settlement in the landscape'.

1.3 An updated policy framework will ensure that the plan makes a positive contribution to addressing the climate emergency declared by the Council. This will ensure, for example, that new buildings are as thermal and energy efficient as possible.

1.4 Homes delivered through the plan will include more affordable housing to rent and more accessible housing that will allow residents to live at home and within their communities for longer. As part of developing communities across the borough the plan will help deliver a mix of housing including a range of homes to support vulnerable people.

1.5 The Council knows that new communities can't grow and existing communities can't flourish in the absence of good quality infrastructure. In developing and delivering the plan the Council are working with infrastructure partners, such as local health services, education providers and utility companies to identify projects that will be needed and, most importantly, give those partners a clear view on growth up to 2041, without which they could not effectively plan for their services.

1.6 The Telford & Wrekin Local Plan sets out this Council's vision and strategy for the planning of the borough up to 2041. It should be read alongside the Policies Map that accompanies it.

1.7 I would like to thank everyone involved in the preparation of our plan. We look forward to working with our partners to help deliver this vision.

Councillor Carolyn Healy

Cabinet Member for Neighbourhoods, Planning & Sustainability

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2 Introduction

Introduction to the Local Plan

2.1 This version of the Local Plan has been prepared in accordance with the *National Planning Policy Framework* (2024) (the NPPF) and the *Town and Country Planning (Local Planning) (England) Regulations* (2012).

2.2 If you need copies of any of the Local Plan documents in large print, braille or in another language, please contact us on 01952 384241 or email localplan@telford.gov.uk

About this document

2.3 The purpose of the Local Plan is to explain what type of place the borough of Telford and Wrekin is today, the type of place we aspire to be in the future and to provide a planning framework to support new and existing communities by enabling and managing sustainable development up to 2041.

2.4 This document is the new Local Plan for the borough for the period 2021 to 2041.

2.5 Central to the Local Plan is the protection and enhancement of the borough's green spaces and whilst effectively and successfully balancing this with the growth the borough needs to deliver new homes, jobs and infrastructure to support our existing neighbourhoods and new communities flourish. Telford is characterised by the extent of its areas of publicly accessible green space including Local Nature Reserves (LNR), Wildlife sites, green guarantee sites and its 2,500 hectares of 'green network'. The Local Plan reinforces the protection of existing public green space as well as creating new ecologically valuable and accessible areas that can positively contribute towards tackling climate change, improving people's health and wellbeing and most importantly **protect the borough's role as a community set in the landscape for generations to come.**

2.6 The Telford and Wrekin Local Plan addresses: the Council's vision and priorities in planning for the future, addressing changes in national planning policy and changing local circumstances including demography and wider structural changes in the economy.

2 Introduction

How to use this document

2.7 It is important that in all planning decisions the Local Plan is read and applied as a whole. The Local Plan includes policies that are used in the determination of planning applications in the borough these include:

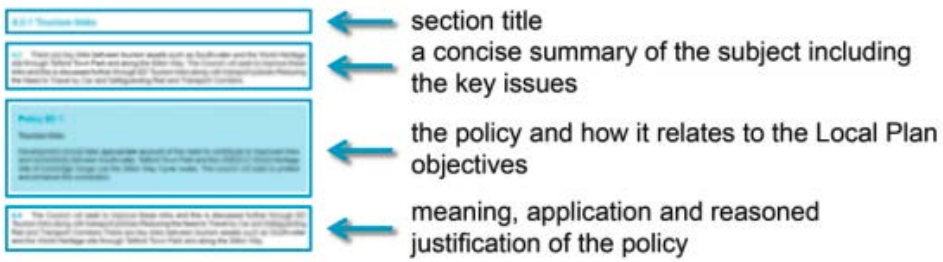
- **Strategic policies –** these provide a high level framework for the Local Plan and reflect the key borough wide priorities that the plan will help address.
- **Development management policies –** these are more detailed policies that provide more information on specific planning issues such as the provision of electric vehicle (EV) charging infrastructure in new developments.

2.8 The Local Plan has nine policy themes linked to the priorities of the plan these include:

- Climate Change
- Green and natural environment
- Economy and centres
- Housing
- Development design
- Sustainable travel and transport networks
- Community infrastructure, culture and open space
- Historic environment
- Minerals and land

2.9 The policies in this document are organised as set out in Figure 1 below.

Figure 1: Policy Structure



Plan preparation

2.10 The Telford and Wrekin draft Local Plan has been prepared in accordance with the National Planning Policy Framework (2024) and the Town and Country Planning (Local Planning) (England) Regulations (2012) which set out the requirements for producing a Local Plan. The timetable and stages for preparing the Local Plan are set out in the Council's local development scheme[(1)] and details of consultation commitments are contained in the statement of community involvement[(2)]. Both documents are available on the Telford & Wrekin Council website.

1 www.telford.gov.uk/lds
2 www.telford.gov.uk/sci

2 Introduction

Duty to cooperate

2.11 The Localism Act (2011) and the NPPF require local authorities to fulfil a duty to cooperate on planning issues, to address issues that have cross border implications with neighbouring authorities and key statutory agencies and ensure, where possible, that policy approaches are consistent. The Council has engaged with neighbouring authorities and key agencies on specific matters relating to strategic planning and will continue to do so in the delivery and monitoring of the Local Plan. This includes flood risk, the provision of strategic infrastructure, the supply and distribution of housing and meeting employment needs.

Integrated Impact Appraisal

2.12 An Integrated Impact Appraisal (IIA) is a systematic process that must be carried out during the preparation of the Local Plan to accord with legislation. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.

2.13 The IIA comprises a Sustainability Appraisal, Habitat Regulations Assessment, Health Impact Assessment and an Equalities Impact Assessment. The IIA has been prepared in accordance with the requirements for Sustainability Appraisals and Habitat Regulations as set out in legislation and policy.

Policies Map

2.14 The Council is required [3] to prepare a Policies Map to show the location of policy designations (conservation areas, protected sites, employment zones etc.) and site allocations (housing and employment sites) which will come forward during the plan period.

2.15 This version of the Local Plan is accompanied by:

- A printable version of the Policies Map
- An interactive version of the Policies Map available on the Council's Local Plan website. This online mapping tool allows users to search or select an area e.g. by postcode or Parish on the map and see whether any Local Plan designations and allocations apply.

Policy context

2.16 The Local Plan will, in combination with existing, adopted neighbourhood development plans and any further plans duly made up to 2041, forms the development plan for the borough of Telford and Wrekin.

2.17 The Local Plan will be supported by the Council's existing suite of Supplementary Planning Documents (SPDs) and any new SPDs, or guidance documents, which will be prepared to provide additional detail on particular sites or issues relating to Local Plan policies.

3 Regulation 22 (1) (b) of The Town & Country Planning (Local Planning) (England) Regulations (2012)

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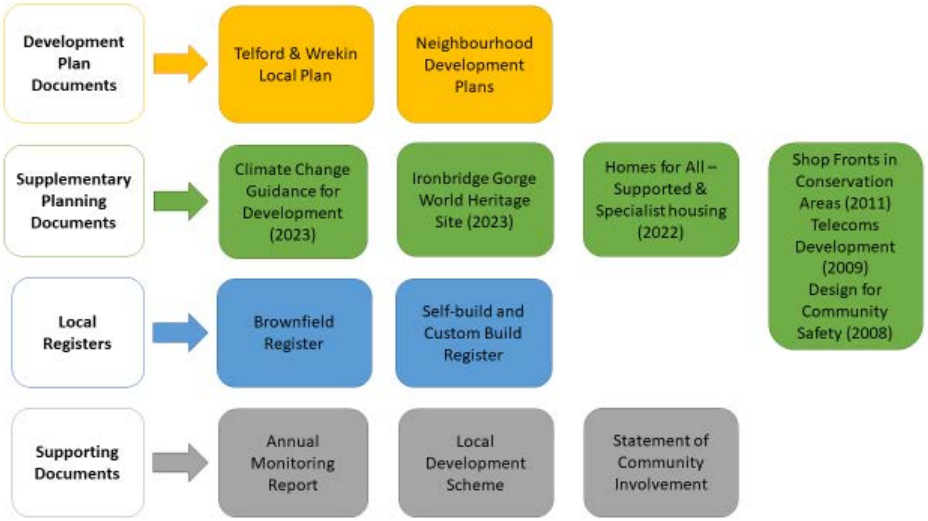
2.18 Local Plan policies and allocations have also been informed by the Council's requirements to maintain a register[4] of brownfield land which is suitable for residential development and a register[5] of people who are interested in self-build or custom-build projects in the borough.

2.19 Figure 2 sets out how the Local Plan will fit into the policy framework. A summary of each document is set out in the Local Development Scheme and all are available on the Council's website.

Figure 2: Policy Framework



Neighbourhood planning

2.20 The Localism Act (2011) supports local communities to shape the future development of their neighbourhoods through a legal process of 'neighbourhood planning'. This allows local communities to produce neighbourhood development plans, neighbourhood development orders and community right to build orders.

2.21 Once a neighbourhood development plan has been made it becomes a part of the development plan for Telford and Wrekin. Plans contain locally distinctive policies for the neighbourhood plan area that decision makers must take into account when determining planning decisions for that area. Further information on neighbourhood plans is available on the Council's website[6].

4 Town and Country Planning (Brownfield Land Register) Regulations 2017
5 Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016)
6 www.telford.gov.uk/neighbourhooddevelopmentplans

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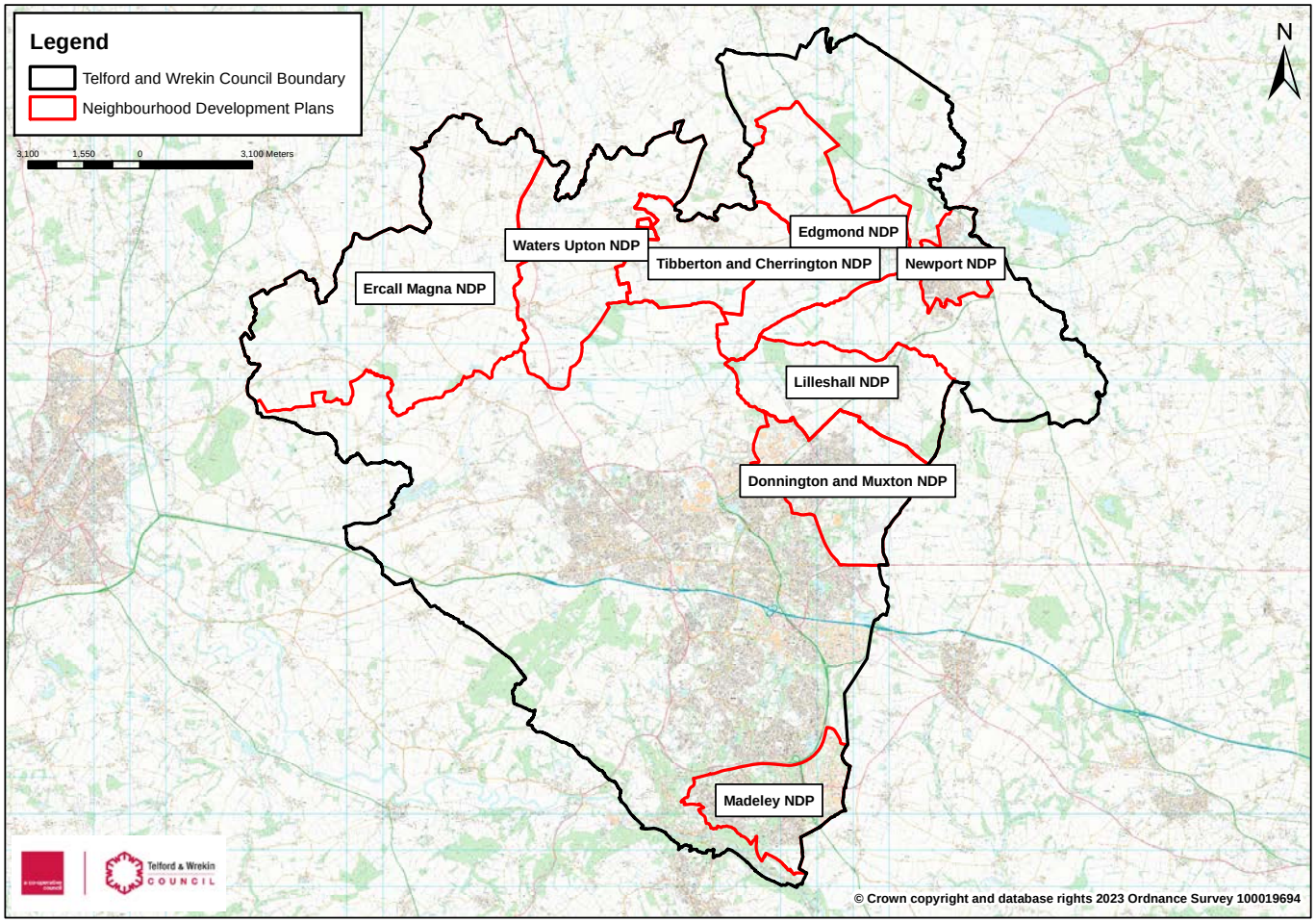
Figure 3: Neighbourhood Plans



3 Vision, Priorities and Profile

3 Vision, Priorities and Profile

Vision for the borough

3.1 The purpose of the Local Plan is to help ***protect, care and invest in the sustainable development of the borough by enhancing the quality of life and the natural environment for those who live, work and visit the area, whilst continuing to attract new investment to support the borough's economic success.***

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:

- ***By 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***
- ***During the plan period development will be focussed in the most sustainable locations with good access to facilities, services and job opportunities***
- ***New development will continue to contributes 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 throughout the plan period.***

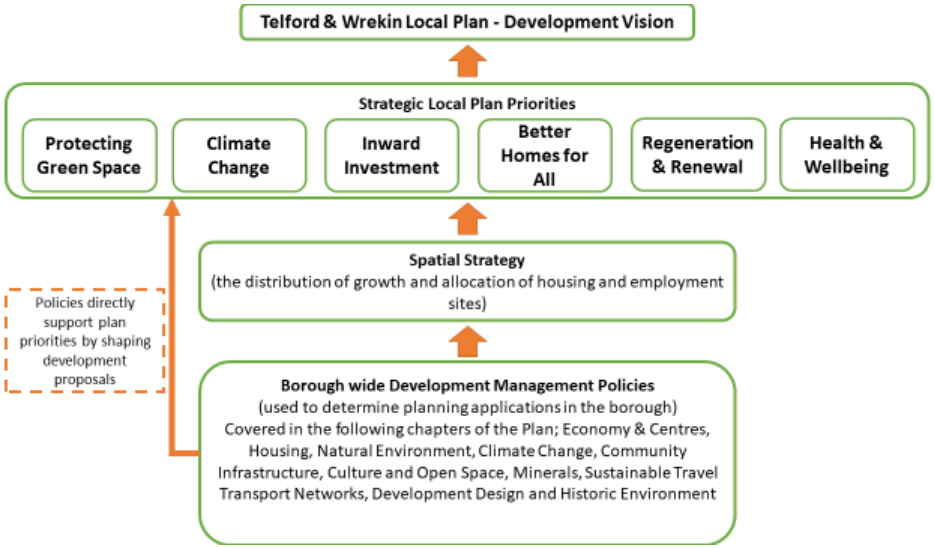
3.3 *Forest Community: Telford is a town set within the landscape which is defined by extensive tree planting. As a 'Forest Community' this approach will be maintained across new areas of development with a strong emphasis on the retention and provision of green infrastructure as set out the policies within the Plan to help create vibrant communities that are well adapted to climate change.*

Strategic Local Plan priorities

3.4 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.

3 Vision, Priorities and Profile

Figure 4: Local Plan policy framework



PRIORITY 1: Tackling climate change and achieving carbon neutrality

3.5 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 Council's Becoming Carbon Neutral Action Plan identifies ways to use its powers to support the transition to a low carbon future.

Objectives

- 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 schemes in the right place;

3.6 **Key policies:** S5, CC1, CC2, CC3, CC4, CC5, CC6, DD1, DD2, DD3, DD4, DD5, ST5, EC2, and EC3

PRIORITY 2: Protection and enhancement of the green, natural and historic environment

3.7 A fundamental, cross cutting priority protecting and enhancing the borough's existing green spaces recognises their value to residents, visitors and investors and their significance in supporting health and well being and the balanced growth of the borough. Significant erosion of green space will reduce the sustainability, climate resilience and liveability of the borough, and will be resisted. The borough's network of green areas also provide access to a biodiverse rich natural environment, and support a growing network of pedestrian and cycleways. The Council's significant land holdings give control over many areas of green space and the designation of 'green guarantee' sites have already had an influential role in driving this priority.

Objectives:

- Ensure new developments are designed to reflect the boroughs role as a 'Forest Community';
- Provide access to green space for all residents;
- Protect Local Nature Reserves, urban green spaces and create new accessible green spaces;
- Invest in the quality and coverage of biodiversity on and around new developments; and
- Maximising greening developments to help address climate change and improve health and wellbeing.

3.8 **Key policies:** S1, S2, NE1, NE2, NE3, NE4, NE5, NE6, NE7, CI2, CI3, HE1, HE2, HE3, HE4, HE5, HE6, and HE7, ML1, ML2, ML3 and ML5.

3 Vision, Priorities and Profile

PRIORITY 3: Maximising inward investment and employment opportunities

3.9 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.

Objectives:

- Deliver a minimum 168 ha employment land up to 2041 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.

3.10 **Key policies:** S3, S7, EC1, EC2, EC3, EC4, EC5, EC6, EC7, EC8, EC9, EC10, ST3, ST4, CI4 and CI5

PRIORITY 4: Securing better homes for all

3.11 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.

Objectives:

- Meet the housing needs of the borough through delivery of 20,680 homes up to 2041 across a range of types and tenures including more affordable, supported, specialist and accessible housing;
- Ensure new developments deliver a mix of homes that meet local needs including homes built to higher accessibility standards;
- Deliver Sustainable Communties to Telford that provide inter-generational housing opportunities creating new communities; and
- Homes designed to be energy efficient and climate ready that meet the Nationally Described Space Standards.

3.12 **Key policies:** S4, HO1, HO2, HO3, HO4, HO5, HO6, HO7, HO8, HO11, HO12 and HO13.

PRIORITY 5: Delivering regeneration, renewal and stronger communities

3.13 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. As well as sites such as Parsons and Venning Barracks

which represent a significant opportunity to regenerate brownfield land. 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, including rural communities.

Objectives:

- 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.

3.14 **Key policies:** S6, S7, EC5, EC6, EC7, EC8, EC9, EC11, HO9, HO10, CI1 and CI4.

PRIORITY 6: Improving health, wellbeing and tackling health inequalities

3.15 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, sports and physical activity, 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), Playing Pitch and Outdoor Recreation Strategy, Indoor Leisure Strategy and the borough's Health and Wellbeing Strategy.

Objectives:

- 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;

3 Vision, Priorities and Profile

- 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 welling as identified in the JSNA and Health and Wellbeing Strategy.

3.16 **Key policies:** S5, S6, EC6, EC7, EC9, EC10, HO3, CI1, ST1, ST2 and ML5.

The borough profile

3.17 The borough of Telford and Wrekin is located between the urban areas of Birmingham and the Black Country to the east, and the rural areas of Shropshire and Wales to the west. The borough combines older and historic areas alongside more recent development as a New Town. Map 2 shows the borough location.

Table 1 The borough - Key Facts

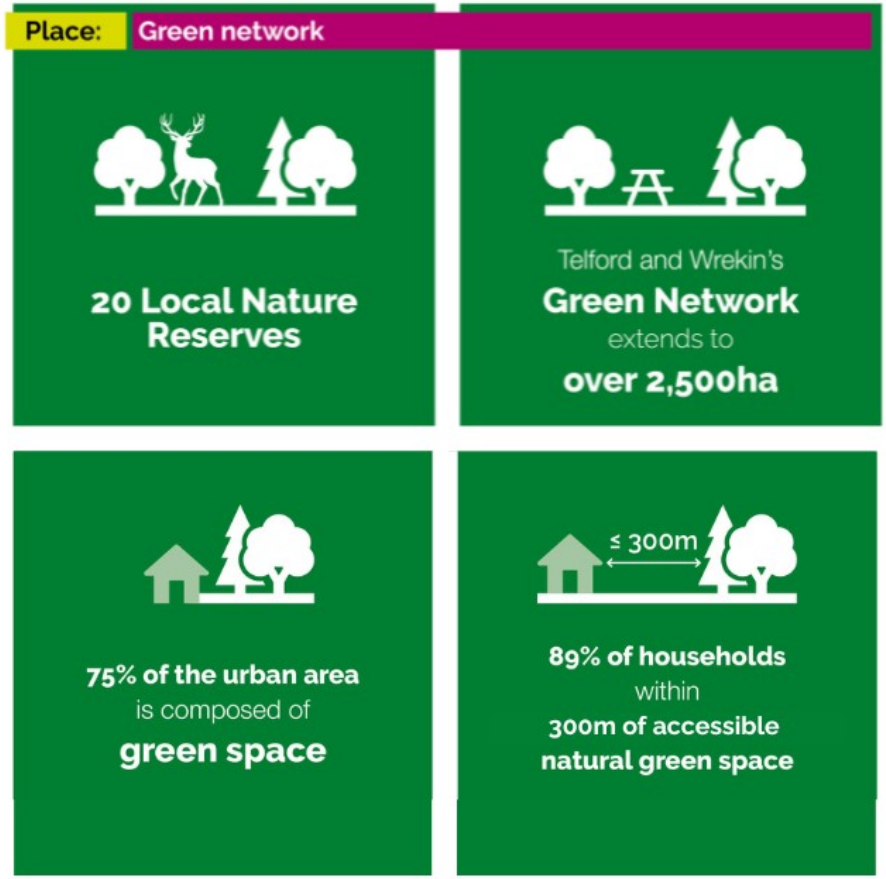
Size of borough (hectares)	29, 031
Population size (2019 mid-year estimate)	179, 900
Population split	86% Telford 7% Newport 7% Rural Area
Age profile	Young people (0-15) 20.6% Working age population (16-64) 62.1% Older population (65+) 17.3%

Figure 5: Location of Telford & Wrekin



3 Vision, Priorities and Profile

Natural environment



3.18 The borough has an extensive green and natural environment including 8 Sites of Special Scientific Interest. In addition to the 22 designated Local Nature Reserves, at least five further LNRs will be designated during the plan period. As well as these sites the borough has over 400 hectares of managed woodland and 47 Local Wildlife Sites across the area.

3.19 Telford Town Park is one of the largest urban parks in the country and lies at the heart of Telford. A network of formal parks and recreation grounds can be found in borough towns and districts centres as well as Newport and play and recreation facilities in local villages.

Heritage and Conservation



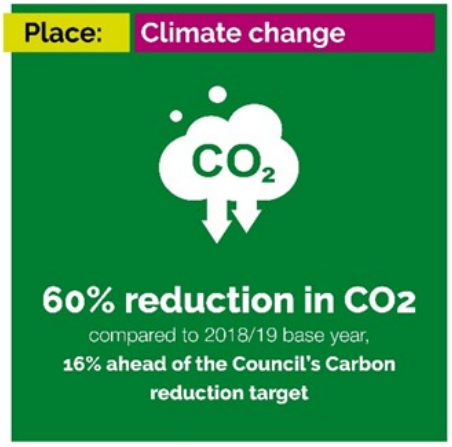
3 Vision, Priorities and Profile



3.20 The borough has many historical assets that reflect a number of periods in history, not least the Industrial Revolution. This includes the UNESCO recognised Ironbridge Gorge World Heritage Site, 8 conservation areas across the borough including market towns and villages, 792 listed buildings, 528 structures protected due to their local interest value and 27 Scheduled Ancient Monuments

Sustainability





3.21 There is an extensive network of over 448 km of cycleways and 953km of pedestrian footway network that help people travel to schools, jobs and for leisure around the urban and rural areas of the borough. Bus and rail connections support travel around the area as well as into West Midlands and wider rail network. The Council have been working to reduce carbon emissions through the development of its own solar farm and granting permission to other sites.

3

3 Vision, Priorities and Profile

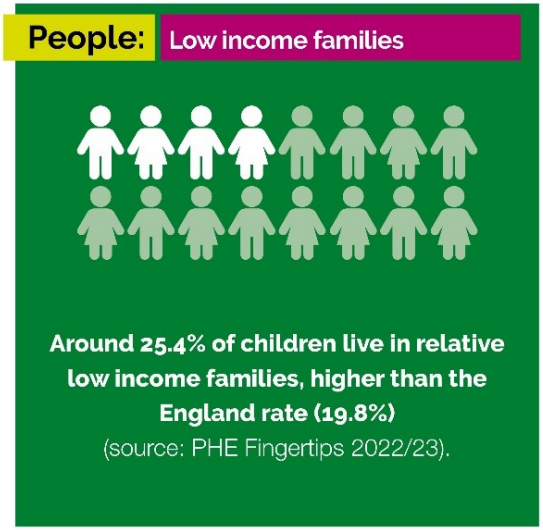
Education and the economy



3.22 The value of the borough's economy is around £4.9bn per year. Key sectors include advanced manufacturing and agri-tech, defence, engineering, plastics, IT outsourcing and data centres, construction, retail, food and drink and tourism. This comprises of more than 140 foreign companies including Ricoh, Epson, Xerox, Denso Europe, Maxell and Magna Cosma. Newport and the rural area's existing economic strengths in agriculture and food production link Harper Adams University with the Ni Park employment park at Newport. Telford Town Centre has a broad mix of nationally recognised retail brands, the Telford International Centre – a nationally recognised conference and events venue, and the new Station Quarter development.

3.23 There are two Universities in the borough; Harper Adams and Wolverhampton University and Telford College providing world class higher and further education in the borough.

Health and wellbeing





3 Vision, Priorities and Profile

3.24 18 areas of the borough are ranked in the 10% most deprived nationally with a further 10 areas ranked in the 10-20% most deprived nationally (DCLG Index of Multiple Deprivation 2019). Wider health and wellbeing issues include:

- Life expectancy for men is 79 years and for women is 82. Male life expectancy in the borough has seen an improvement over recent years, but both measures remain below the national rates.
- 71.5% of adults are classified as overweight or obese, higher than national levels (Public Health England, Active Lives survey 2018/19). 23.7%, of adults in the borough are estimated to be physically inactive (Public Health England, Active Lives Survey 2019/20).
- 26.1% of reception children and 40.4% of Year 6 children are classified as overweight or obese (NHS Digital, National Child Measurement Programme 2019/20).

4 Development strategy and strategic policies

4 Development strategy and strategic policies

Development strategy

4.1 The development strategy will continue to be plan development based on the areas of Telford, Newport and the rural area of the borough. The levels of development for each area are based on a broad split of existing population levels.

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 20,680, of which over 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).

Telford

4.3 The majority of future growth will be delivered in or on the edge of Telford through sustainable extensions to the existing urban area. This is in continued recognition of Telford's role as the major service centre for the borough and its role in providing jobs as well as further and higher education opportunities.

4.4 In recent years growth has been focus to the east/ south east of Telford at Lightmoor and Lawley as well as the Ketley Millenium Community and east Priorslee. The Local Plan will now deliver new sustainable communities extending beyond the existing urban area to the north of Telford, these will be at Bratton, Wappenshall and North East of Muxton.

4.5 The need to grow beyond the existing boundary of Telford is critical to protecting the town's existing green spaces including LNR's, Green Guarantee sites and green network from development pressures. It also recognises that as the town has matured there are fewer opportunities for large scale brownfield development that can help meet the borough's development needs.

4.6 Previously developed land allocated for development will see the regeneration and growth in Telford Town Centre in addition to the Station Quarter development which is under construction.

4.7 Over the course of the plan period 2021 to 2041 the Council are planning for around 17785 homes in and on the edge of Telford.

Newport

4.8 Newport plays a key role in the borough's economy and is located on the A41 to the north east of Telford. Its main function is as a market town supporting is rural hinterland which includes Harper Adams University.

4.9 Newport's economic role has increased with the development of the Newport Innovation Park (NI Park) which is focused on agri-tech industry. The plan allocates further employment land at Newport to maximise on its connectivity to the A41 / M54 corridor.

4.10 New housing growth will be contained within Newport with some further growth on the edge of the boundary at Church Aston.

4.11 The strategy for Newport will be to provide for new housing and employment growth that continues to recognise its role as a market town and protect its important historic assets such as the historic Chetwynd Deer Park.

4.12 Over the course of the plan period the Council are planning for around 1448 new homes in or on the edge of Newport.

4 Development strategy and strategic policies

Rural area

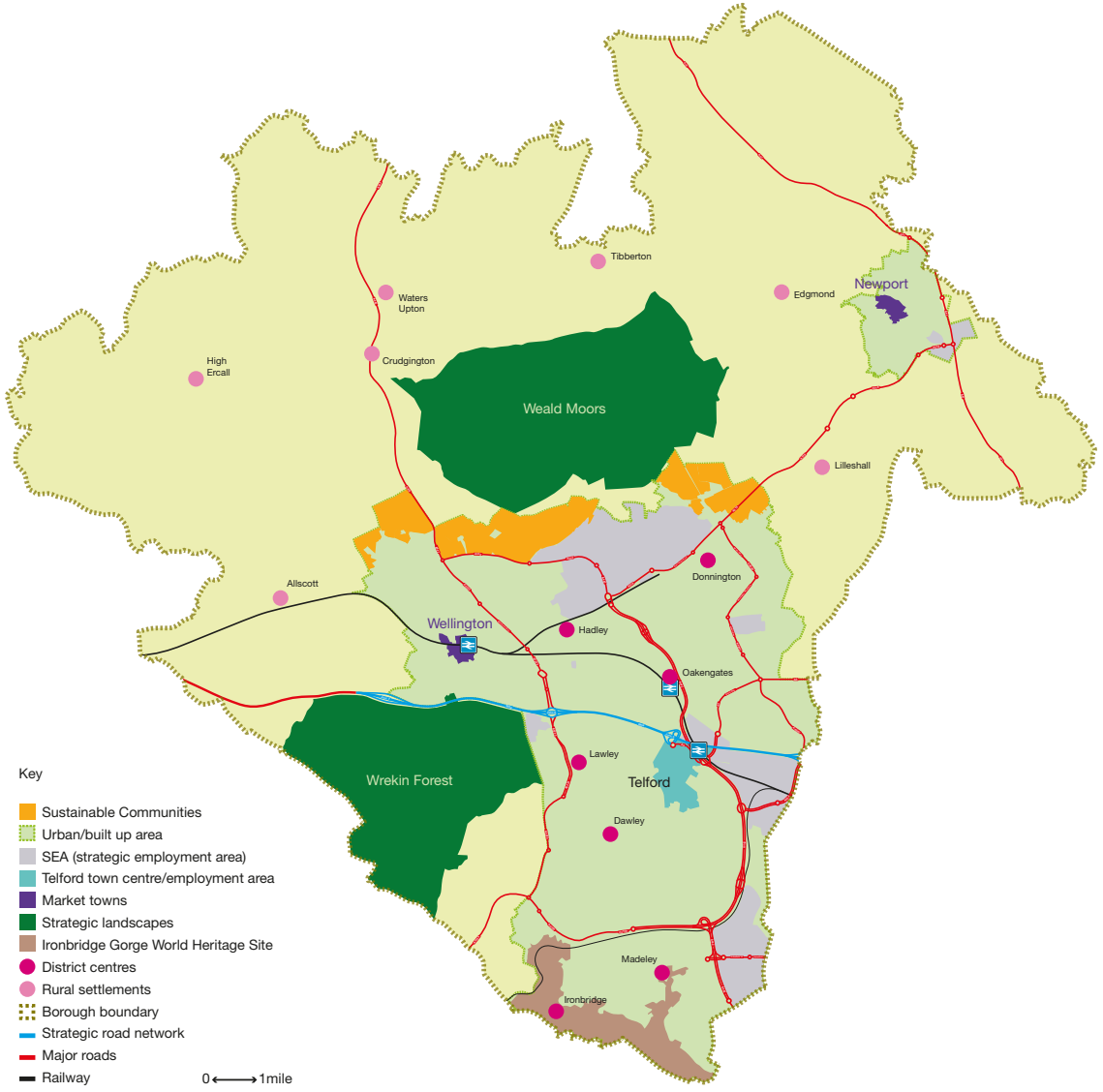
4.13 The rural area contains a number of key settlements and has seen recent developments on previously developed land at Crudgington and Allscott. There are also many smaller villages and hamlets which make up the rural area to the north and west of the borough.

4.14 The strategy for the rural area will see some housing growth in key settlements as well as the opportunity for some self-build / custom build housing in smaller settlements. The additional housing will help provide affordable homes for younger people who wish to stay within their community, options for elderly residents to downsize as well as more accessible accommodation. It will also help support local services, bring new custom to local businesses and ensure that local children can access schools.

4.15 Over the course of the plan period the Council are planning for around 1448 new homes for the rural area.

4 Development strategy and strategic policies

Figure 6: Key Diagram



4 Development strategy and strategic policies

Strategic Policies

- The strategic policies set out below reflect the key priorities of the Local Plan and the ambitions of the Council for the future of the borough. They will be used to help determine planning applications in the borough.

Protecting and enhancing the boroughs green spaces

4.16 Telford is characterised by its wealth of green spaces and natural environment enhancing neighbourhoods and communities with current provision calculated at 17.09ha per 1,000 population. The Council has continued to increase the extent of land protected and to increase the quality and accessibility of these spaces for all local communities - creating new Local Nature Reserves, identifying Green Guarantee Sites and adding protection to the natural environment.

4.17 Policy S1 sets out how development can help further support, protect and enhance the natural environment of the borough through the forest community approach.

Strategic Policy S1

Protecting and enhancing the borough's green spaces

1. Development should support the Council's priority in the protection and enhancement of green spaces by:

    a. Protecting existing green spaces set out in the Local Plan;

    b. Delivering new green space and enhancing and diversifying existing green spaces, that are accessible to local communities;

    c. Protecting and enhancing woodland and trees to build high quality, resilient woodlands and green space;

    d. Prioritising nature recovery; and

    e. Helping to address the climate change and biodiversity crisis, by securing a net gain in biodiversity and enhanced green infrastructure.

4.18 The borough has many areas of valued green spaces such as Local Nature Reserves, Green Guarantee sites and local recreation provision. Telford and Newport have extensive areas of Green Network which help link these green spaces for people and local wild life, it is important that they are protected and enhanced. The Local Plan plays an important role in creating new areas of public accessible green space on new development sites as well as enhancing access to existing green spaces.

4.19 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. It is recognised that in some areas of the borough woodlands are managed on a commercial basis.

4 Development strategy and strategic policies

4.20 The Council has a statutory duty to protect trees and woodlands. Since 2016 the Council has protected more locally valued green space than ever before and studies undertaken in 2021 have shown that 77% of households in the borough are within 500m of a woodland that has been protected by the Council.

4.21 The green and natural environment chapter of the Local Plan further supports these priorities.

Nature conservation

4.22 Together biodiversity, the variety of life, and geodiversity, the variety of rocks, soils and geological processes form nature conservation. Telford and Wrekin has many nature conservation assets, some of national importance. The geodiversity of the district was the foundation of the industrial revolution and the use of this and innovations that this enabled has shaped the landscape.

4.23 Policy S2 sets outs the Councils strategic commitment to protecting and enhancing the natural environment of the borough.

Strategic Policy S2

Nature conservation

1. Development can bring opportunities to restore the natural environment or may harm it, therefore:
    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. Development should have regard to principles set out within the latest adopted Shropshire and Telford & Wrekin Local Nature Recovery Strategy.

4.24 Our biodiversity is not only important intrinsically but creates health and wellbeing benefits. Globally and nationally the joint climate and ecological emergencies are putting huge strains on natural systems, threatening species and diversity.

4.25 The Environment Act 2021 has brought in the legal requirement for Biodiversity Net Gain through the development process. It has also strengthened the Biodiversity Duty placed upon us by the Natural Environment and Rural Communities Act 2006 (as amended) to conserve and enhance biodiversity through the planning system.

4.26 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

4 Development strategy and strategic policies

onsite, to protect and restore the wildlife within the immediate area. Further guidance on this can be found within the Shropshire and Telford & Wrekin Local Nature Recovery Strategy (2026)[7].

4.27 Impacts can be direct, such as removal of habitats, or indirect, such as light pollution which puts additional pressure on nearby habitats and species.

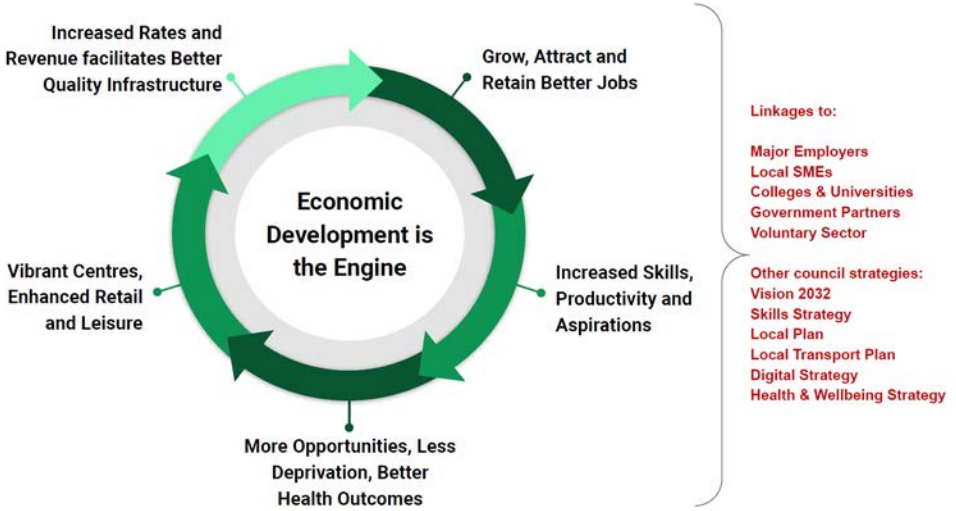
4.28 Impacts will have different severities and durations. Some may only exist during construction, such as noise or dust and others go on in perpetuity such as habitat loss or changes in hydrology.

4.29 Impacts on protected and priority species are also material planning considerations that will be weighed during the determination of planning applications.

Economic delivery strategy

4.30 Telford and Wrekin is a well-connected, ambitious borough where economic development is supported and encouraged. There are many benefits to the borough by encouraging economic development as set out in figure 7~~8~~ below taken from the Councils adopted Economic Development Strategy.

Figure 7: Economic development cycle



4.31 The Council strongly supports economic development as evidenced through the Councils track record of bringing public land to the market through the Telford Land Deal. Table 2 sets out benefits delivered by the Land Deal from April 2015 to March 2025.

Table 2 Telford Land Deal delivery

Outputs	Since the start of the Land Deal
Jobs enabled	293
Commercial floor space created	209,038m²
New homes delivered	1, 583

7 Shropshire and Telford & Wrekin Local Nature Recovery Strategy

4 Development strategy and strategic policies

Outputs	Since the start of the Land Deal
Brownfield land developed	50.7ha
Private sector investment	£504m

4.32 Strategic Policy S3 sets out the strategy for delivering new employment land for the borough over the plan period.

Strategic S3

Economic delivery strategy

1. The Council is planning for the delivery of a minimum of 168ha of employment land over the plan period.
2. Employment development will be supported and delivered through:

    a. The completion of sites with planning permission;
    b. The allocation of employment sites listed in Appendix B and shown on the Policies Map for the uses specified in Appendix B;
    c. The allocation of employment land on Sustainable Communities sites in accordance with Policy HO2;
    d. The allocation of mixed use sites listed in Appendix C and shown on the Policies Map for the uses specified in Appendix C;
    e. Directing development to the Strategic Employment Areas in accordance with Policy EC1;
    f. Development of suitable sites in the urban area in accordance with policy EC2;
    g. Development of suitable sites and economic development opportunities, in the rural area in accordance with Policy EC3; and
    h. The delivery of sites, where identified in Neighbourhood Plans.

4.33 The Council's 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).

4.34 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.

4.35 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.

4 Development strategy and strategic policies

4.36 The 168ha 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).

4.37 This overall residual requirement includes the following indicative split in uses, for monitoring purposes:

Table 3

Class Eg(i) and Eg(ii)): offices or the research and development of products or processes	33ha
Class Eg(iii)/B2: industrial processes or general industrial	62ha
Class B8: Storage and distribution	73ha

Housing delivery strategy

4.38 The Council are planning to meet the future housing needs of the borough, including delivering homes for all including affordable and supported and specialist housing. Policy S4 sets out the Council's housing requirement and delivery strategy.

Strategic Policy S4

Housing delivery strategy

1. The Council will deliver 20,680 homes over the plan period (until 2041).
2. The Council recognise the request of the Black Country Authorities for a contribution towards their unmet housing needs – 153 dwellings of the 1034 per year requirement is a contribution towards meeting the unmet needs of the Black Country Authorities.
3. The delivery of new dwellings will be managed and monitored on an annual basis against the housing trajectory shown in the graph below and the accompanying table in Appendix K.
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, in line with the requirements of the Housing Delivery Test[8].
5. Housing development will be supported and delivered through:

    a. The completion of sites with planning permission;
    b. The allocation of three Sustainable Communities sites as shown on the Policies Map and in accordance with Policy HO2 (New Sustainable Communities);
    c. The allocation of new housing sites as shown on the Policies Map and Appendix A in accordance with Policy HO1 (Housing development principles);
    d. Well-designed windfall development in the built up areas on suitable brownfield sites;
    e. On identified stalled sites;

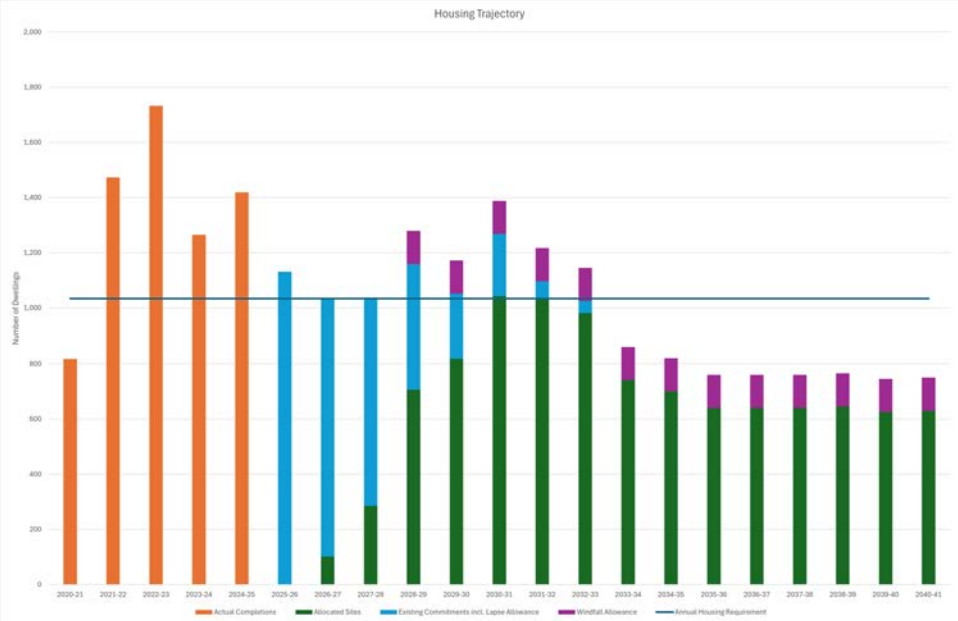
8 National Planning Policy Framework, paragraph 79

4 Development strategy and strategic policies

f. Where supported in the rural area by Policies HO12 (Housing development in the rural area) or HO13 (Rural exception sites); and
g. Well-designed self-build homes where they are in accordance with Policy HO11.

Housing trajectory

Figure 8: Housing Trajectory



4.39 The Council has identified 55% of homes within the existing housing supply meaning only 45% of the housing requirement will need to come through new housing site allocations as of 31st August 2024.

4.40 The Councils approach set out in Policy S4 will positively meet local housing needs evidenced in the Economic and Housing Development Needs Assessment (EHDNA)

Table 4 Housing supply and requirement (as of 31st August 2024)

Type	Number of dwellings (net)	Comments
Overall housing target 2021-2041	20,680	1,034 dwellings per year for 2021-2041
Existing housing supply[9]	11, 307	Commitments (sites with permission not expired), sites with resolution to grant planning approval and remaining Local Plan housing allocations and windfall allowance
Net supply from new allocations	9, 373	New housing allocations to meet the requirement
Net new dwellings per annum from new allocations	469	

9 Includes sites with outline and detailed planning permission.

4 Development strategy and strategic policies

4.41 An allowance of 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.

4.42 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 have 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.

4.43 The Council will take a proactive approach to ensuring the delivery of its housing supply and new permissions. This will include maximising brownfield land opportunities and regularly monitoring consents which have not started and identifying an action plan to assist in the delivery of stalled and not started sites. This approach seeks to avoid the alternative of speculative development and shows commitment to ensuring everyone has a safe and affordable home.

Figure 9: Housing in Allscott Meads



Mitigating and adapting to climate change

4.44 The Council declared a climate emergency on 25 July 2019 committing to carbon neutrality from the Council's controlled operations and activities by 2030. A further commitment was made to engage with residents, businesses, public sector organisations and partners to work together with the aspiration for the borough to also be carbon neutral by 2030.

4.45 Policy S5 sets out the Council's overall strategy for addressing climate change mitigation and adaptation.

4 Development strategy and strategic policies

Strategic S5

Mitigating and adapting to climate change

1. Development should positively contribute to meeting local ambitions 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:

    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, 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:

    a. Will reduce demand on water resources;
    b. Consider the risk and impact of flood risk;
    c. Incorporate well-designed multi-functional sustainable drainage systems;
    d. Incorporate design features to ensure development, including open spaces and the public realm, is resilient to climate change; and
    e. Balances the need to protect and conserve heritage assets and their settings.

4. Sustainability Statements, commensurate with the scale and type of development proposed, must be submitted with applications for:

    a. All new build homes including flats;
    b. Non-residential development of 1000sqm or more of floor space; and
    c. Residential refurbishments, conversions and change of use for 5 or more dwellings or 500sqm or more.

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 contributing to Net Zero as set out in points 2 and 3.

4.46 The Council has prepared, and keeps updated, a Climate Change Action Plan which identified actions for the Local Plan Review[(10)].

4 Development strategy and strategic policies

4.47 The Council has also produced further evidence work to support the above objectives including the Public EV Charging Infrastructure Strategy, Air Quality Strategy and the most up to date Council guidance on Sustainable Drainage Systems (SuDS).

4.48 The Council 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.

4.49 Sustainability Statements are reports which demonstrate how a development proposal has had regard to relevant Local Plan policies around sustainability such as CC1, CC2, CC4, CC6, NE3, NE4, DD1, DD4, DD5, 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 how the proposal uses sustainable design and construction methods as well as how the development would reduce the energy and water demands. They It should also address how materials have been selected and waste reduced in design and construction.

4.50 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:

1. Reduce the demand for energy;
2. Supply energy requirements efficiently; and
3. Use renewable energy.

4.51 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.

Healthy, stronger communities

4.52 The health and wellbeing of residents in the borough is a key priority for the Council and its partners. Planning has a key role to play by providing better more accessible homes, safe communities, access to healthy food and opportunities for exercise and active travel.

4.53 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 work with an array of together partners such as Sports England.

4.54 A healthy place is one which supports and promotes healthy behaviours and environments and a reduction in health inequalities for people of all ages. It will provide the community with opportunities to improve their physical and mental health, and support social interaction, community engagement and wellbeing.

4.55 Policy S6 sets out the strategic framework for delivering healthier stronger communities in the borough that help improve the wellbeing of all residents.

4 Development strategy and strategic policies

Figure 10: The Wrekin



Strategic S6

Healthy stronger communities

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 borough's communities where relevant development will be expected to:

    a. Demonstrate a positive approach to healthy design principles that provide opportunities to be physically active, active travel, improved air quality and improved mental wellbeing;

    b. Provide accommodation that is thermally efficient and helps reduce instances of fuel poverty and damp

    c. 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;

    d. 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;

    e. Support residents to live well in their own communities for longer by, for example, providing more accessible homes; and

    f. 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.

4.56 There are range of health and wellbeing issues that need tackling in the borough these include:

- **The needs of an ageing population –** The borough saw one of the largest increases in population aged 65 plus in England

4 Development strategy and strategic policies

between the 2011 and 2021 Census, with an increase of 35.7% (England 20.1%)

- **Increasing rates of obesity in the population –** Levels of excess weight in adults have increased to 70.6% in 2020/21 compared with 65.6% in 2016-17.

4.57 Planning has a role in helping to reduce levels of obesity through; incorporating healthy design principles[11] into development, creating links to wider walking and cycling networks and encouraging access to healthier foods, through edible neighbourhoods. As part of managing the regeneration of town and district centres, the Local Plan can help create a sustainable balance of uses that does not lead to an over predominance of uses such as hot food takeaways and betting shops that can impact on the physical and mental health of residents.

4.58 As part of creating healthy, safe and strong cohesive communities it is important to encourage activity throughout the day by considering the needs of different resident groups in relation to the location of facilities and infrastructure. Development should be designed with reference to West Mercia Polices 'safer by design principles' and the Council's Design for Community Safety Supplementary Planning Document.

Developer contributions and infrastructure delivery

4.59 It is critical that where development comes forward it makes a proportionate contribution to the cost of the infrastructure required to support development and residents' needs. The Council will continue to use the Local Plan to secure financial and in-kind contributions toward the delivery of community infrastructure, public realm improvements, sustainable travel and transport infrastructure and the enhancement of the green and natural environment.

4.60 Policy S7 addresses the framework for the collection and deployment of developer contributions in the borough.

Strategic Policy S7

Developer contributions and infrastructure delivery

1. New, expanded, or enhanced infrastructure provision will be sought from new development. This can include but is not limited to community, education, open space and sustainable travel infrastructure including highways as well as affordable housing. 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[12] will be required to provide a contribution towards the cost of infrastructure. Subject to statutory processes and regulations, contributions may be collected towards;

    a. Initial costs, e.g. design and development work and pump-priming of projects or programmes;
    b. Capital costs;

11 Active environments | Sport England
12 Major developments is defined in the Glossary.

4 Development strategy and strategic policies

c. On-going revenue via commuted sums, for the management and maintenance of services and facilities; and
d. Any other infrastructure related costs permitted by law and identified as a local need.

2. Contributions will be collected through Section 106 agreements which will be secured at appropriate trigger points, to be agreed with the Council.
3. The Council will secure the delivery of infrastructure through the following means;

   a. Onsite, delivered either by the developer or, with an appropriate contribution by the Council;
   b. Offsite either by the developer in agreement with the Council where it is necessary to make the development happen; and / or
   c. Offsite funded, in whole or in part, by financial contributions from developers.

4. 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 scheme's gross development value against updated costs/normal profit has been exceeded the applicant shall pay a financial contribution equivalent of:

   a. Up to a maximum of 70% in the uplift in the value of the scheme; or
   b. The policy compliant level, whichever is lowest.

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.

4.61 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.

4.62 The Infrastructure Delivery Plan (IDP) identifies the projects and schemes that are required as a result of the levels of growth set out in the Local Plan. This addresses the cumulative impacts of growth on, for example, sports and leisure facilities, education, healthcare, sustainable travel and highways infrastructure that can be funded through developer contributions.

4.63 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 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.

4 Development strategy and strategic policies

4.64 Policy S7 supports the delivery of new infrastructure secured through the development management policies listed in Appendix E.

Figure 11: Abraham Darby Academy



5 Development management policies

5 Development management policies

5.1 The following sections cover development management policies. These are more detailed policies that help determine and shape development proposals that come forward through the planning process. They cover a wide range of topic areas including:

- Policies covering **climate change** will help the borough meet its ambition to be carbon neutral by 2030 through more energy efficient homes, local renewable energy and more efficient use of water resources.
- Policies which help protect and enhance the borough's **Green and natural environment** such as Local Nature Reserves.
- **Economy and centres** policies, these help to attract investment into the local economy, create new jobs and in certain circumstances control the uses in centres to help maintain a vibrant local economy
- **Housing** policies cover a range of areas not least the requirements for affordable, supported and specialist accommodation. The policies also help to control housing development across the borough.
- **Development design** policies help shape the location, scale and design of buildings and development sites.
- Policies covering **Sustainable travel and transport networks** will ensure that residents have a greater range of sustainable travel options available to them and that there is investment in, for example, electric vehicle charging infrastructure.
- **Community infrastructure, culture and open space** policies seek to protect, enhance and provide the right infrastructure for the needs of residents such as new education facilities and public open space.
- **Historic environment** policies help protect, enhance and manage important assets, such as, the Ironbridge Gorge World Heritage Site, listed buildings and conservation areas.
- **Minerals and land** policies help the borough plan sustainably for minerals development as well as ensuring that new development proposals take account of issues such as, land instability related to previous minerals workings.

Figure 12: Aerial of Telford Town Centre



6 Climate change

6

6 Climate change

6.1 The Council declared a climate emergency in July 2019 and has published, and keeps updated, its Climate Change Action Plan. The Council is ambitious and aspires to carbon neutrality in the borough by 2030, to achieve this the Council is embedding carbon reduction in all its forward planning documents, including this Local Plan and the emerging Local Transport Plan.

6.2 The Government have set a national Net Zero target for 2050 which the Council aims to achieve by 2030.

6.3 The Local Plan has a vital role in helping the borough address climate change including through ensuring buildings are more efficient to run, are built from sustainable materials and practices, carbon reductions are secured through the development process and ensuring our natural resources are protected.

6.4 The Policies in this section will support the Councils ambition to drive climate change action. They will secure better quality development which mitigates and adapts to the challenge of climate change, for example, providing homes and communities which are more sustainable, safe from flooding and poor air quality, are more affordable to live in and are healthier.

6.5 The Council supports innovation in this area and therefore the policies are designed to reflect the constant change and progression in this field. The Council positively supports renewable energy in the right locations, as evidenced by the approval of nine applications for major renewable energy generation schemes.

Sustainable construction and carbon reduction

6.6 The UK Green Building Council states that embodied carbon from the construction and refurbishment of buildings currently makes up 20% of UK built environment emissions[13].

6.7 The Council is leading the way in sustainable construction through its own developments by Nuplace[14] . In 2022 Nuplace completed its first sustainable housing development which was designed in accordance with Telford and Wrekin Council's commitment to tackle climate change and is a benchmark for future Nuplace sites as well as other housing schemes in the borough. All properties benefit from solar panels and their own electric car charging points.

6.8 Policy CC1 supports development which 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.

13 https://ukgbc.org/our-work/topics/advancing-net-zero/embodied-carbon/#:~:text=Embodied%20Carbon-,Embodied%20carbon%20from%20the%20construction%20and%20refurbishment%20of%20buildings%20currently,far%20from%20being%20mainstream%20practice.
14 www.nuplace.co.uk

6 Climate change

Policy CC1

Sustainable construction and carbon reduction

1. All new buildings should follow a fabric first approach, aiming to maximise energy efficiency at the outset.
2. All new buildings should, where relevant and practicable:
    a. Be designed and sited to maximise the benefits of solar gain whilst protecting from overheating;
    b. Be flexibly designed to enable future changes to easily be accommodated, extending the lifespan of development;
    c. Maximise the use and efficiency of passive ventilation;
    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;
    e. Maximise insulation;
    f. Include facilities to recycle water;
    g. Incorporate or be designed to enable the installation of low/ zero carbon technologies in the future;
    h. Demonstrate where Modern Methods of Construction[(15)].
    i. have been used in order to reduce carbon emissions; and
    j. Maximise the use of recycled material and ensure the recyclability of new materials used
3. All development should aim to achieve net zero carbon emissions.
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
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.

6.9 The Future Homes and Future Buildings Standards are expected to come into force through Building Regulations in 2027. 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.

6.10 Policy CC1 therefore aims to encourage innovative, site and area specific approaches to delivering climate change action. Further guidance on this is provided in the Councils Climate Change Supplementary Planning Document.

6.11 Planning applications should clearly set out how a proposal has been designed from the outset with climate change action at its heart. Where relevant, this should be incorporated within a Sustainability Statement as per policy S5.

15 Modern Methods of Construction
https://www.goconstruct.org/educational-resources/learn-about-construction/modern-methods-of-construction#:~:text=Creating%20paneled%20units%20in%20factories,pre%2Dfabricated%20homes%20use%20timber

6 Climate change

6.12 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 2027, 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.

6.13 The re-use and re-purposing of existing buildings where possible helps to make used of embodied carbon and energy. This approach can help to minimise further carbon emissions that can arise from demolition and new construction.

Renewable energy in developments

6.14 To address climate change, it is essential that energy provision and use in new development is considered at the outset. Changes in types of energy such as the move away from gas to other forms of heating need to be reflected in new development. Reliance on the national grid also needs to be considered from the outset. Where possible, opportunities for local energy production and distribution should be maximised to create more resilient communities as well as lower the cost of living.

6.15 Policy CC2 seeks to ensure new development is powered and heated as sustainably as possible.

Figure 13: Solar PV Carport at Ricoh, Priorslee



Policy CC2

Renewable energy in developments

1. 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.

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2. Where feasible, new build development should seek to incorporate opportunities to deliver or connect to community and/or district renewable power and heat networks.

3. The Council will support development proposals for micro generation subject to compliance with other relevant policies in the Local Plan and/or National Policy.

6.16 Renewable energy and heat networks can sometimes 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.

6.17 A “classified” heat network is where certain requirements have been met including:

- Compliance with the appropriate technical standards;
- Powered by renewable or low carbon energy sources;
- Services are offered at a fair and affordable price to the consumer; and
- Annual reporting on their performance and carbon content is provided.

6.18 The Energy Act defines microgeneration. Microgeneration can relate to energy and technologies from a range of sources including water, wind, solar, geothermal and combined heat and power systems. To be considered microgeneration the capacity for the generation of electricity is 50 kilowatts and for the production of heat it is 45 kilowatts thermal.

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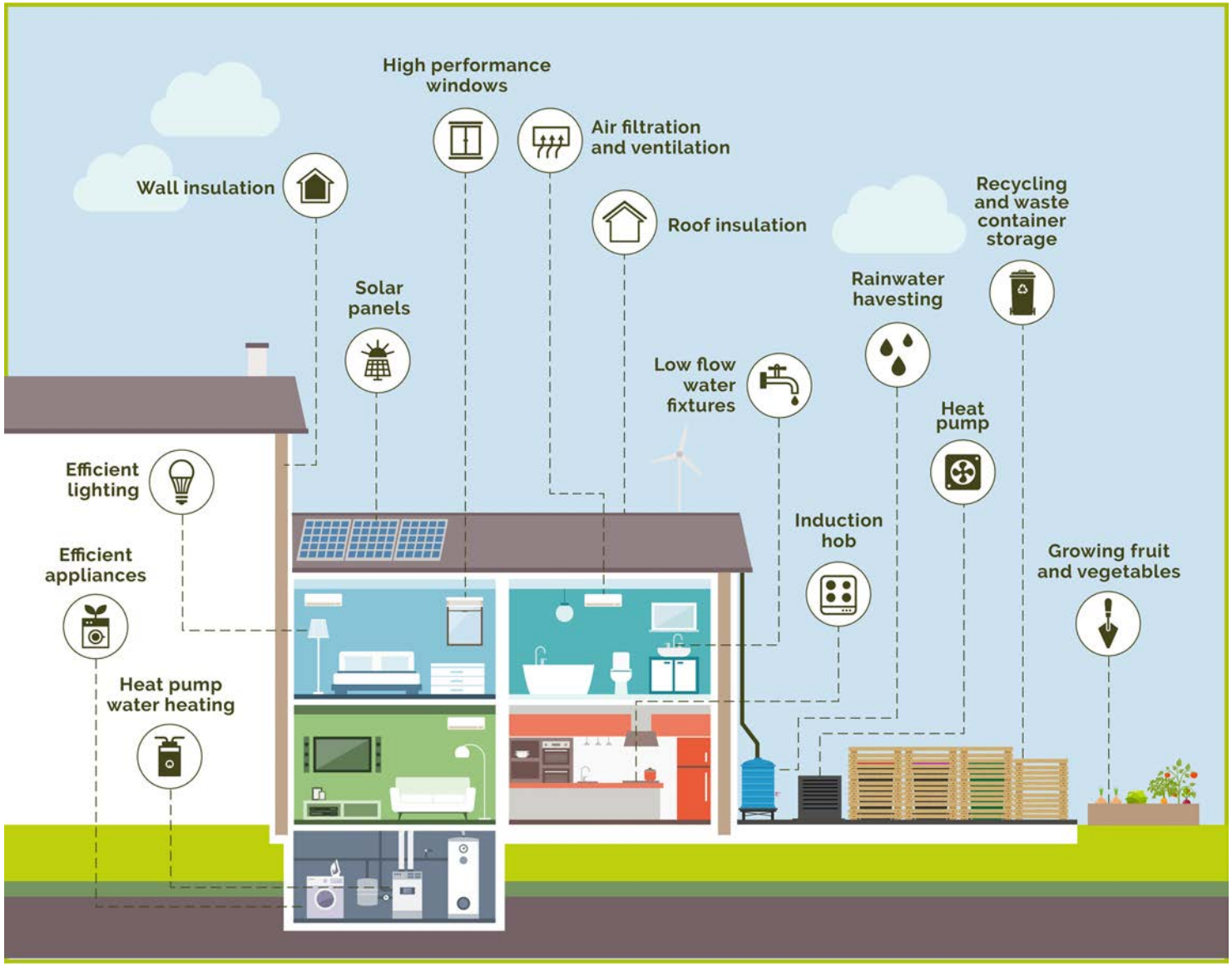
Figure 14: Energy efficient Climate Change extension



Strategic renewable energy development

6.19 The Council has a strong track record of supporting strategic renewable energy development in the right location, where valued areas are protected. This includes consenting 7 solar farms at the planning application stage and the Council building its own solar farm to positively contribute to renewable energy production.

6.20 Policy CC3 sets out the Councils strategy for supporting strategic renewable energy developments.

Figure 15: Solar panels on Residential House



Policy CC3

Strategic renewable energy development

1. The Council will support proposals for strategic scale renewable energy production, including re-powering or life-extension, on appropriate sites in the borough where they have:

    a. No significant adverse impact on landscape and biodiversity;
    b. No significant adverse impact on heritage assets and their settings;
    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

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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.

6.21 The Council supports community-led initiatives for renewable and low carbon energy, and will support parishes that plan for community energy in their neighbourhood development plans.

6.22 The Council supports the delivery of energy from renewable sources. The borough's capacity for renewable energy development will be maximised while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts. The Council will place particular emphasis on protecting the setting of the Ironbridge Gorge World Heritage Site and the Shropshire Hills Area of National Landscape and Strategic Landscapes as set out in Policies NE9 and NE10.

6.23 The NPPF sets out the instances where applications for wind turbines can be supported. The Council supports the provision of wind energy as part of the boroughs renewable mix. A good example of this is the best use of land within Strategic Employment Areas that would enable wind development at the source of power demand, helping to lower costs for businesses.

6.24 The Council would support schemes where developers have actively engaged with communities to understand and address their needs including the potential for community benefit schemes.

Water re-use, conservation and efficiency

6.25 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. Telford and Wrekin is in an area classified by the Environment Agency in 2021 as seriously water stressed[16].

6.26 Policy CC4 supports development that re-uses, conserves and efficiently uses and provides water as well as protecting or improving water quality.

16 Water Stressed Areas Policy Paper - 2021 classification

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Policy CC4

Water re-use, conservation, efficiency and quality

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.
2. The Council will require all new residential development to demonstrate that water consumption will not exceed 110 litres per person per day as per the higher Building Regulations standards.
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.
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.

6.27 The optional technical standard for water efficiency in new homes, in Part G of Building Regulations, is 110 litres per person per day (l/p/d). Applicants for new residential development will be expected to achieve this standard. The Council will be supportive of developments aspiring to achieve a further reduction in this target in line with recommendations set out in the Council's Water Cycle Study (2024).

6.28 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

6.29 The Council considers there to be a clear local need for more efficient water standards in the borough. This conclusion is supported by the Councils declaration of a Climate Change Emergency, local evidence including an updated Water Cycle Study (2024) and from Severn Trent Waters Water Resource Management Plan (2022), discussions with the Environment Agency.

6.30 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. An assessment to inform the appropriateness of development within designated Source Protection Zones (SPZ's) would be required to demonstrate that any impacts can be mitigated.

6.31 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

6 Climate change

and/or wastewater infrastructure are in place prior to occupation of the developments as recommended within the Water Cycle Study (Phase 1 and 2).

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 Directive[17]. The Environment Agency provides further technical guidance regarding groundwater protection which should be considered in advance of an application[18].

Flood risk management and sustainable drainage systems

6.33 A prominent impact of climate change is an increased risk of flooding. The borough has suffered from numerous flooding events such as from the River Severn in Ironbridge and the rapid response catchment of the Coal Brook and from surface water across the borough. Protecting homes and businesses from flooding is important and therefore it is essential that all new development should not be located in an area at high risk of flooding from all sources and should not increase the floodrisk on site or elsewhere in the borough.

6.34 Policy CC5 supports development in areas of lower flood risk, where the risk of flooding elsewhere is not increased and sets out criteria for sustainable drainage systems.

Policy CC5

Flood risk management and sustainable drainage systems

1. Development will be supported where:
   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;
   b. The development does not prejudice land needed for flood management, where identified by the Council;
   c. The development will be safe from flooding from all sources over its lifetime and will not increase flood risk elsewhere;
   d. Investigation of the capacity of existing drainage assets serving a site would need to be undertaken to ensure that development will not overload the asset;
   e. Flood prevention, protection and resilience measures where required are incorporated into designs and are well-designed and effectively managed;
   f. Post development discharge rates and volumes do not exceed the site-specific Greenfield runoff rates;
   g. On-site surface water is managed as close to the source as possible;
   h. Construction phase run off is considered and appropriately managed to prevent flood risk and pollution during construction phase; and
   i. Opportunites to de-culvert or reduce the length of culverts for water courses have been, where possible, explored.

2. All developments that require Sustainable Drainage Systems must:

17 https://www.legislation.gov.uk/uksi/2017/407/contents
18 https://www.gov.uk/government/publications/groundwater-protection-technical-guidance/groundwater-protection-technical-guidance

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a. Be designed with regard to the Council's most up to date guidance and relevant national standards;
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;
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;
d. Be integrated throughout development as part of a management and treatment train; and
e. Include details of future maintenance over the lifetime of the development.

3. 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.

6.35 The Council will resist incongruous infrastructure related to water management and drainage such as the use of large concrete structures. The use of natural flood management techniques is encouraged and where possible SuDS features should be incorporated into the natural environment and landscape of the development to maximise the benefits of the scheme such as creating a diverse landscape and urban cool spaces.

6.36 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:

- The re-use of brownfield land as part of a local regeneration scheme (Policy HO9 and HO10);
- An overall reduction in flood risk to the wider community (Policy S5, CC5, HO1, HO2);
- 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.

6.37 The Strategic Flood Risk Assessment (Level 1 and 2) 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 document which developers should use to understand flood risk, access and egress requirements, climate change, SuDS, and FRA requirements for site-specific assessments.

Managing air quality

6.38 Air pollution is associated with a number of adverse health impacts. The mortality burden of air pollution within the UK is equivalent to 28,000 to 36,000 deaths at typical ages, with a total estimated healthcare cost to the NHS and social care of £157 million in 2017. The Council annually publishes an Annual Status Report

6 Climate change

(ASR) on air quality in the borough. The 2022 ASR confirmed that the air quality in the borough overall was very good however there are locations where pollutants build close to the kerbside of busy roads.

6.39 Policy CC6 supports development that does not have a significant negative impact on air quality in the borough.

Policy CC6

Managing air quality

1. The Council will ensure that proposals do not have a significant negative impact on existing air quality levels in the borough. The Council will support development that:

    a. 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
    b. Proposes appropriate mitigation to minimise emissions and air pollution to protect health of the population and the local environment, including sites of biodiverse and ecological value.

2. 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.
3. Where Air Quality or Pollution Impact Assessments are not required, development should still provide appropriate mitigation to address air pollution and air quality.
4. 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.

6.40 The main pollutants of concern in the borough are nitrogen dioxide (NO_2) and fine particulate matter (PM2.5) which are mainly linked to road traffic emissions. Reviewing planning policy to ensure that air quality is appropriately considered during development was identified as a main aim in the 2022 Annual Status Report.

6.41 In 2023 the Council published an updated Air Quality Strategy (AQS). The AQS identifies a new measure of incorporating air quality into the Local Plan and guidance on air quality is to be incorporated into supplementary planning guidance on development design to minimise emissions and air quality impacts of new development where this comes forward.

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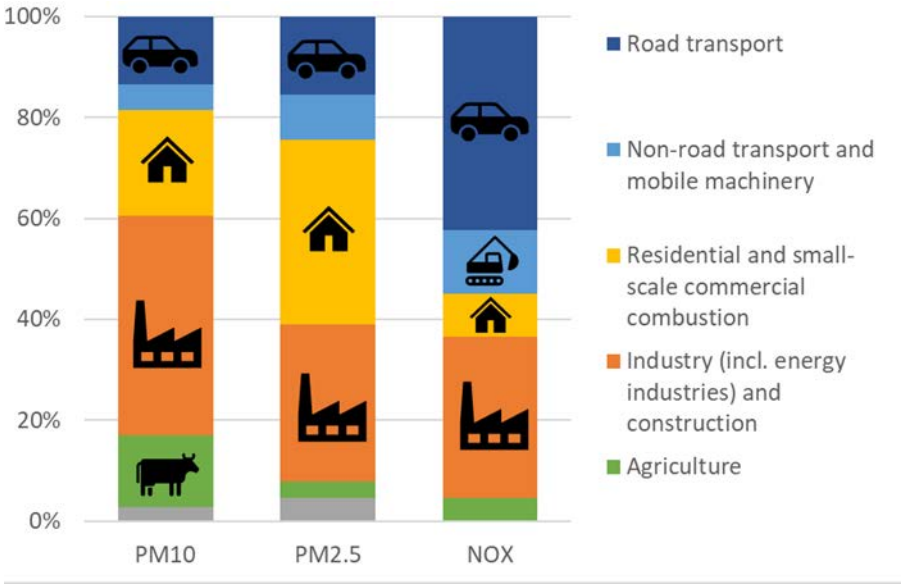
Figure 16: Emissions in the borough by type.



6.42 The borough does not at present have any identified air quality management areas however it is essential that where new development is proposed the impact on air quality is appropriately assessed and where appropriate mitigated.

6.43 The Council will require all 'major development' proposals (as defined in National Policy) to be accompanied by an Air Quality Impact Assessment. There may be instances where other (non-major) development proposals will also require an Air Quality Impact Assessment, where the Local Planning Authority considers the development to have the potential for significant adverse impacts on air quality.

6.44 Where a proposed development would have, or contribute to, an adverse impact on air quality then the Council will require appropriate mitigation measures be applied, to reduce or eliminate the impact arising from the development. Where sufficient mitigation cannot be provided the Council would be unlikely to support the development.

6.45 In supporting any proposed development, the Council may also require appropriate air quality monitoring to be undertaken, on a short or long terms basis, to validate the effectiveness of the mitigation measures put in place.

6.46 In some circumstances it may also be appropriate to require a developer to contribute towards the cost of enhancing the Council's air quality monitoring network (via Section 106 agreements)

6.47 Other policy areas that will assist air quality improvements include; active travel/ reduction of car use, landscape policies e.g. urban greening, carbon reduction in development, electric vehicles, street design and, renewable energy.

7 Green and natural environment

7 Green and natural environment

Natural environment

7.1 The borough has a varied and rich natural environment comprising nationally and locally designated sites for biodiversity and geodiversity. It has extensive areas of natural and semi-natural habitats within the urban area, including woodlands, wildflower grasslands, rivers and streams. These and other open spaces providing public amenity, access, sport and play, and safe havens for wildlife. Our settlements are surrounded by open countryside and farmland with inspirational views and semi-natural habitats.

7.2 The policies in this section support Telford and Wrekin as a Forest Community and reinforce the Councils strong commitment to maintain and protect the natural environment and the boroughs green spaces. They also positively contribute to climate change action in the borough such as through requiring better greening of development.

Biodiversity and geodiversity

7.3 The protection and enhancement of the borough's bio-diversity and geo-diversity is a key priority for the Council. These make a very important contribution to the boroughs green and natural environment. The Council recognises that development can have a positive impact on the biodiversity and geodiversity of the borough.

7.4 Policy NE1 seeks to protect maintain and enhance biodiversity and geodiversity which are both vital parts of the borough's urban and rural environment and provide a wide range of ecosystem services.

Policy NE1

Biodiversity and geodiversity

1. The Council 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:

    a. 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);

    b. If unavoidable impacts are likely, they must demonstrate how these are outweighed by the overall benefit of the proposals; and

    c. Ensure appropriate mitigation, compensation, enhancement and long term management, are secured to enlarge, improve, create and functionally link important wildlife habitat[19]

2. Financial developer contributions will be required, where appropriate, to address both direct and indirect impacts upon designated sites.

19 The Lawton Principles were published in the 'Making space for nature': a review of England's wildlife sites https://www.gov.uk/government/news/making-space-for-nature-a-review-of-englands-wildlife-sites-published-today

7 Green and natural environment

3. In line with policy NE3 and NE4 the Council will support sustainable development which secures biodiversity net gains.
4. The Council will expect development to (where applicable):

    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 PoliciesNE3 (Biodiversity Net Gain) and NE4 (Greening Factor), with especial attention to priority, veteran and irreplaceable habitats and ecological networks;
    b. Maintain, protect and, where appropriate, enhance populations of species of principal importance for nature conservation;
    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
    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
    e. Identify, protect, and appropriately manage geodiversity assets.

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.
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
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 relevant national conservation bodies.

7.5 The Council works with neighbouring local authorities, Shropshire Wildlife Trust, Natural England and other partners to identify species and habitats that are locally important and to draw up plans to assist in their protection and recovery. We are an active partner in the Shropshire and Telford and Wrekin Local Nature Recovery Strategy working group which will identify important sites and networks for protection and enhancement to help address the biodiversity crisis.

7 Green and natural environment

7.6 District Level Licencing for Great Crested Newts is active in Telford & Wrekin. The Council expects development to address impacts upon great crested newts either through District Level Licencing or through the traditional site based protected species licencing approach.

7.7 The Council is looking to create a series of biodiversity improvement projects, which may be suitable for developers to contribute towards. These may be of use where it is demonstrated that compensation or enhancement cannot be fully accommodated onsite.

7.8 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.

7.9 A list of designated sites is summarised in table 5 and further details can be found in Appendix EI Through the plan period the Council will look to protect further Local Nature Reserves and other local sites which make an important contribution to the borough green space, biodiversity and/or geodiversity.

Table 5 Categories of biodiversity and geodiversity designations

Category of Site	Level	Number of Sites
National Landscape	National	1 site
Site of Special Scientific Interest	National	8 sites (listed in Appendix I)
Local Wildlife Site	Local	47 sites (listed in Appendix I)
Local Nature Reserve	Local	22 sites (listed in Appendix I)
Ancient Woodland	Local	52 sites (listed in Appendix I)
Local Geological Sites	Local	25 sites (listed in Appendix I)

7.10 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.

7.11 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.

Trees, hedgerows and woodlands

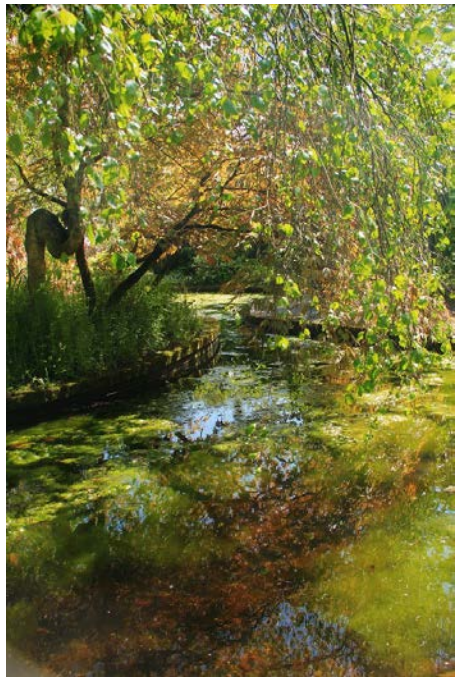
7.12 Trees, hedgerows and woodlands are a vital part of the borough's urban and rural environment and provide a wide range of benefits. They contribute to the character of an area and function as

7 Green and natural environment

wildlife habitat, provide shelter, carbon storage, flood alleviation and urban cooling as well as providing a resource for renewable biofuel production.

7.13 Policy NE2 seeks to protect trees, hedgerows and woodlands as well as secure improvements to positively progress the boroughs Forest Community goals.

Figure 17



Policy NE2

Trees, hedgerows and woodlands

1. The Council 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 Council will expect, where relevant, development to:

    a. Assess the potential impact of proposals on trees, hedgerows and woodlands within or immediately adjacent to the development site;
    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 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; and
    f. Provide replacement and enhancement of planting which maintains local amenity value, character and biodiversity of the local area.

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3. Development that would lead to the removal of 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. 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.
4. 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.
5. Development occurring immediately adjacent to irreplaceable habitats will be required to adequately buffer these features from the direct and indirect impacts of development.

7.14 In demonstrating an assessment of the potential impact of proposals on trees, hedgerows and woodlands has been undertaken, tree surveys to accepted British Standard 5837:2012 (or any subsequent standards), Arboricultural Impact Assessments and Shading Surveys should be submitted, where relevant.

7.15 The loss of trees, hedgerows or woodlands may be supported in some instances. This could include:

- 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;
- Where evidence is submitted to demonstrate the tree, hedgerow and/or woodland is in poor health and therefore not suitable for retention; or
- Where tree plantations are managed on a commercial basis.

7.16 The Council considers 'exceptional reasons' to include major national infrastructure projects where the public benefit clearly outweighs the loss or deterioration of habitat.

Biodiversity Net Gain (BNG)

7.17 By law, qualifying development is required to deliver at least 10% biodiversity net gain measured using the Government's most recent published Biodiversity Metric. The Council however has an aspiration to optimise BNG in new development, including up to 20% BNG on larger development sites to help deliver its Forest Community ethos.

7.18 Policy NE3 sets out this aspiration and the local requirements for off-site BNG provision.

Policy NE3

Biodiversity Net Gain

1. Proposals for major development that qualify for BNG should aim to provide more than 10% up to the local aspiration of 20% BNG.

7 Green and natural environment

2. Where applications that are exempt from statutory BNG propose proportionate biodiversity enhancements, this will be supported.
3. Biodiversity provision should be informed by the emerging Shropshire and Telford & Wrekin Local Nature Recovery Strategy to demonstrate that it is locally appropriate and follows the Lawton report recommendations of delivering more, bigger, better and joined up habitats.
4. 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.

7.19 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.

7.20 It is acknowledged that for some developments, achieving more than 10% BNG may be difficult. The Council will take a balanced approach for such developments, where a reasonable justification has been provided.

7.21 The Council 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.

7.22 The Council will utilise accessible green space mapping (ANGSt), accessible woodland (AWS) mapping and outdoor recreational value calculations (e.g. ORVal) of key sites to ensure the delivery of BNG does not negatively impact upon local communities' ability to access the natural environment.

Development Greening Factor

7.23 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, whilst making development more resilient to the impact of climate change. It uses a simple process that provides a numerical score for a development. More beneficial land cover types, such as woodland, score higher than others which provide less green infrastructure benefits, such as tarmac. This is then added up in a Greening Factor calculator to give the development a total Greening Factor Score of between 0 and 1.

7.24 Policy NE4 sets out the Councils Greening Factor which aims to increase the quality, quantity and functionality of green infrastructure across the built environment.

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Figure 18



Policy NE4

Development Greening Factor

1. All major development proposals should contribute towards the greening of the borough through the integration of multifunctional green and blue infrastructure within a development's site design.
2. All major residential development proposals, or proposals that are predominately residentially led, should aim to 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. 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.

7.25 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 can benefit from a variety of green infrastructure elements, such as the retention of semi-natural vegetation 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.

7.26 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 following the Councils approach, applicants will be able to demonstrate, during the site master planning process that they can deliver an appropriate level of greening and increase the climate resilience of their development.

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7.27 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[(20)]. 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

7.28 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.

20 Natural England Urban Greening Factor User Guide and accompanying spreadsheet

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Figure 19: Development Greening



7 Green and natural environment

Green Network

7.29 The Green Network emerged from the original landscape masterplanning of Telford by the Telford Development Corporation. The concept was developed and later adopted as the Green Network in the Telford Local Plan (1991), the Wrekin Local Plan (2000) and the Telford & Wrekin Local Plan (2011) and has been very effective and significant in protecting green space in Telford and shaping the appearance of the town. The purpose of Policy NE5 is to preserve this valuable designation.

7.30 Policy NE5 seeks to preserve the Green Network, a concept which has been extremely effective and significant in protecting green space in Telford and Wrekin.

Figure 20



Policy NE5

Green Network

1. The Council will protect, maintain, enhance and, where possible, extend the Green Network.
2. The Council will only support development impacting the Green Network where it identifies, protects and enhances the green network 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. Proposals which would adversely affect the extent and/or quality of the Green Network be expected to assess and justify the development against the following principles and their associated functions:

    a. Nature rich, attractive, ecologically valuable spaces and networks throughout the urban areas;
    b. Healthy, linked, active spaces;
    c. Thriving spaces which promote heritage, geology and community identity;
    d. Spaces for natural water management; and
    e. Resilient, carbon and climate positive spaces.

7.31 The Green Network is a strategic interconnected network of open spaces within the urban areas of Telford and Newport. The Green Network is identified on the Policies Map.

7 Green and natural environment

7.32 The Local Plan has updated and improved the Green Network designation so that it is compliant with the NPPF and reflects the National Green Infrastructure Framework (NGIF). The expansion and strengthening of the Green Network geographically and in policy terms will reinforce protection of a wider array of spaces within Telford and Newport. The Green Network is a dynamic designation, where development impacts or creates areas such as public open space, sustainable urban drainage systems or natural habitat the Green Network designation will be adjusted accordingly.

7.33 Land within the Green Network has been assessed based on the principles set out above, areas covered comply with these principles and perform functions across the urban area. The following functions are examples of those that apply to the Green Network principles:

a. To provide visual amenity value in the form of views over green open areas, water bodies or woodland.
b. To maintain, protect and enhance the borough's ecological value in terms of natural habitats and species by providing ecological networks, including corridors and stepping stones by which wildlife can move through, and thrive within, urban environments.
c. To provide an appropriate supply of open land to meet the diverse recreational needs of an expanding population, combining the more formal parkland and recreation areas with wider landscaped areas valuable for informal recreation.
d. To provide open space linkages through which footpaths, cycleways and green corridors can connect different parts of Telford or Newport forming accessible 'green ways' through urban areas and encouraging sustainable travel.
e. To provide space for trees and shrubs to grow and filter the air, removing pollutants and improving local air quality.
f. To provide buffers between highways and built up areas to reduce noise pollution and provide quieter spaces for people, and wildlife to enjoy.
g. To provide spaces for healthy lifestyle practices and benefit the mental and physical health of Telford and Newport residents and visitors.
h. To provide separation between built up areas which helps to retain and enhance the individual identity of local communities.
i. To maintain, protect and enhance the unique geological, historical, and archaeological features within the borough.
j. To provide spaces for the drainage and storage of water, reducing flooding of property and infrastructure as well as enabling the natural management of water.
k. To provide natural, shaded cool spaces throughout Telford and Newport to aid in mitigation and adaptation to climate change for people, and wildlife.
l. To provide natural habitat and enable carbon sequestration to mitigate emissions produced by the urban settlements of Telford and Newport.

Table 6 below outlines specific policies within the plan which relate to each of the five principles for the Green Network.

Table 6 Five Principles of the Green Network

Green Network Principle	Relevant Policies
a. Nature rich, attractive, ecologically valuable spaces and networks throughout the urban areas	S1, S2, NE1, NE2, NE3, NE4, DD1
b. Healthy, linked, active spaces	S6, HO2, ST1, ST5, CI1, CI2, CI3, CI4, CI5

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c. Thriving spaces which promote heritage, geology and community identity	S1, NE1, HO2, CI1, CI2, CI3, HE1, HE2, HE4, HE6, ML1, ML3
d. Spaces for natural water management	S5, CC4, CC5, NE4, HO2
e. Resilient, carbon and climate positive spaces	S1, S5, CC1, CC2, CC3, CC4, CC5, CC6, NE2, NE4, HO2, ST1

Shropshire Hills National Landscape and Strategic Landscapes

7.34 The borough has a varied landscape which provides an important setting for its urban and rural communities. This includes the iconic Wrekin within the Shropshire Hills National Landscape as well as locally important Strategic Landscapes covering the wider setting of the Wrekin and the Weald Moors.

7.35 Policy NE6 seeks to protect the nationally and locally important landscapes identified on the Policies Map.

Policy NE6

Shropshire Hills and strategic landscapes

1. The Shropshire Hills National Landscape will be given the highest level of protection and development will be required to give great weight to conserving the landscape and scenic beauty of the National Landscape.
2. Planning proposals for development in the Shropshire Hills National Landscape and all development proposals outside the designated area which are likely to have a significant adverse effect on the special qualities of the National Landscape (as set out in the National Landscape Management Plan)will be resisted in the interests of conserving the area's natural beauty.
3. The Council will protect the borough's Strategic Landscapes from development which would cause detrimental change to the quality of the landscape including the appearance and intrinsic landscape quality.

7.36 The NPPF requires Councils to protect and enhance valued landscapes.

7.37 National Landscapes are to be given the highest level of protection in relation to landscape and scenic beauty. Any proposals affecting the Shropshire Hills National Landscape will also be required to be consistent with the current National Landscape Management Plan and any subsequent update.

7.38 The Council has two Strategic Landscape Areas (SLAs) The Wrekin Forest SLA and The Weald Moors SLA. The purpose of allocating SLAs is to protect the appearance and intrinsic landscape quality of these areas and to prevent development which would be inconsistent with, and detrimental to, their visual and landscape quality.

7.39 All proposals for development within, or likely to affect, a SLA should have regard to the Council's Landscape Designation Study 2023, alongside other landscape evidence work which supports

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the Local Plan. This provides guidance of development management issues including landscape capacity, important features and qualities of the landscape and how these should be managed and how to help mitigate the impact of development on SLAs.

Strategic Green Gaps

7.40 Strategic Green Gaps are open areas of land between settlements which prevent the coalescence with nearby settlements and maintain the distinction between countryside and places. These gaps are designated with the aim to resist development in these areas and to maintain a distinct separation between settlements.

7.41 Policy NE7 seeks to protect existing settlements from coalescence and the pressures of new development by maintain Strategic Green Gaps.

Policy NE7

Strategic Green Gaps

1. The Council will only support development within a Strategic Green Gap where it:

    a. Will not be detrimental to the function or aim of the Strategic Green Gap;
    b. Preserves the identity of the settlements of Lilleshall and Wrockwardine; and
    c. Clearly maintains a physical and perceptual separation between the built areas of the settlements; or
    d. Is demonstrated that it is essential for the development to be located in the Strategic Green Gap, and the benefits of the proposal outweigh the potential impact on the Strategic Green Gap.

2. Development within a strategic green gap should have regard to:

    a. The siting, layout, scale, design, materials and landscaping to protect the function of the Strategic Green Gap and retain the undeveloped character; and
    b. Maintaining and enhancing the local communities' access to the countryside via footpaths, cycleways and bridleways.

7.42 The Council'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 are identified within the Council's evidence base and as thick green buffers on the Policies 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.

7.43 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.

7.44 The Landscape Capacity Assessment made other observations on the use of buffers in relation to registered parks and garden and strategic landscapes. These designations, and settlements within or

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adjacent to them, are covered by policies HE1 Historic Assets, HE6 Registered Parks and Gardens and NE6 Shropshire Hills National Landscape and Strategic Landscapes.

8 Economy and centres

8 Economy and centres

8.1 Telford and Wrekin is a borough of makers with a strong and diverse advanced manufacturing base spanning automotive, defence, food processing and agri technology. It is also an important logistics and distribution hub with a growing digital sector. For the last 50 years the borough has been incredibly successful attracting international manufacturers to the area. However, the economy is being impacted by a number of global factors to which the borough needs to respond including:

- **Climate change and Net Zero –** this includes the need to move towards cheaper greener energy
- **Tech-celeration –** the use of technology in the economy and its impact on the job market
- **Global Britain –** opportunities for exports through new global trading relations
- **Reshoring –** strategic opportunities to bring manufacturing back to the UK
- **Relocation and the 'war for talent' –** benefits of flexible working to attract people with talent

8.2 The Council has a strong history of investing and delivering economic growth in the borough including through bringing public land to the market under the Telford Land Deal and latterly attracting over £52m funding from Government Towns Fund and Levelling Up Fund and the West Midlands Combined Authority Brownfield Land Funds. It also continues to invest directly into the borough through programmes including a growth fund (direct delivery of commercial floor space to support economic growth). Pride in Our High Street supporting regeneration and resilience of key borough Towns as service and employment centres.

Figure 21: The economy of the borough



8.3 The Local Plan supports new ways of working and encourages innovative thinking in relation to work space in centres such as live-work units and co-working to maintain footfall in centres and address decline in office demand to attract new talent and business opportunity.

8.4 Policies support non-residential buildings to become more energy efficient and promote renewable energy generation seeking to drive down the costs of running businesses in the borough and increase climate resilience.

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8.5 The Local Plan supports all our centres of all sizes protecting important uses within them and encouraging diversification where appropriate to increase footfall and sustainability.

Employment Development in Strategic Employment Areas (SEAs)

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. A list of SEA areas in included in Appendix G.

8.7 Policy EC1 sets out the approach to employment development in Strategic Employment Areas (SEAs).

Policy EC1

Employment development in SEAs

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:

    a. Development proposals for industrial, storage and distribution uses will be supported in SEAs;
    b. 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;
    c. Development proposals for sui generis uses associated with operational defence and security at MOD Donnington will be supported.
    d. Economic activities including business uses (E(g)(i), E(g)(ii) and E(g)(iii)) will be supported in SEAs where:

        - They support the function of the SEA; and
        - They do not undermine the viability of existing employment uses in close proximity to the site.

    e. Other uses outside of these criteria will not be supported in the SEAs without clear justification to how it would support the function of the SEA. 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.
    f. 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.

2. 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.

8.8 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 or operational defence and security).

8.9 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

8 Economy and centres

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.

8.10 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 an Article 4 direction.

8.11 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 defence interests.

Economic Development in the Urban Area

8.12 Policy EC2 sets out the approach to Economic Development in the Urban Area, outside of SEAs, in the borough.

Policy EC2

Economic development in the urban area

1. Employment development in the urban area, outside the allocated sites and SEAs, will be supported where:

   a. It is located:

      - In close proximity to a SEA; or
      - 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.

   b. 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;
   d. It does not have a significantly adverse impact on adjacent uses;

e. It provides high quality, diverse landscaping and boundary treatment; and
f. 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.

2. Outside of SEAs the loss of existing employment land will only be supported where:

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;
b. The proposed use would not conflict with neighbouring uses; and
c. The sustainability benefits of the proposal clearly outweigh the loss of the employment land.

8.13 Where a loss of employment land is proposed, marketing information should be submitted to support an application. This should demonstrate:

- That site has been marketed for a minimum period of 12 months at an appropriate price (demonstrated by RICS valuation), at a range of tenures and across a range of agents/websites;
- How the site has been marketed, where, and any offers made and why they were rejected and/or not continued with; and
- That Council has been engaged at the earliest opportunity to explore options for site retention, remediation and preparation for alternative employment uses.

8.14 Examples of sustainability benefits which could be weighed in favour of a proposal for the loss of employment land could include zero carbon development, improved access to and investment in green space or the provision of supported and specialist accommodation.

Economic Development in the Rural Area

8.15 The rural economy is an important contributor to the local economy and sustainability of rural communities. The Local Plan encourages the diversification of the rural economy and seeks to ensure good connectivity to broadband to support local businesses and increased working from home.

8.16 Policy EC3 sets the context for a more diverse rural economy covering a broad range of business-related uses, not solely the traditional Use Class B employment.

Policy EC3

Economic Development in the Rural Area

1. Economic development in the rural area should be directed to:

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 Council will support new economic development in the rural area where:

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a. It is successfully demonstrated that the proposal would benefit from a rural location or it would assist the diversification of the rural economy;
b. The proposal is supported by an appropriate business case which demonstrates the economic benefits to the local economy;
c. There is no significant adverse impact on local highway capacity and safety, unless appropriate mitigation measures can be implemented; and
d. It would not have a detrimental impact on the character and quality of the rural area and nearby uses.

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.
4. Economic development which would assist in the retention and/or development of accessible local services and community facilities would be supported where in accordance with Policy CI1.

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. Within the University campus, development that accords with Policy EC3 will be supported. 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.

8.18 Economic development could include:

- the growth and expansion of existing rural businesses
- development and diversification of agricultural and land-based businesses
- rural tourism and leisure developments
- 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
- infrastructure to support rural growth such as improved highways, walking and cycling infrastructure and utilities provision

8.19 A redundant building is considered to be a building where the original use, or last known use, no longer exists. The building should be capable and suitable for conversion to be considered under Policy EC3 1a. If the building is considered to provide an essential function, and the conversion of the building would lead to a need for a replacement building elsewhere on the site, then the conversion would not be covered under EC3 1a.

8.20 Business cases for economic development 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:

- 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.

8.21 Generally the Council will resist large areas of open storage in the countryside, unless located on previously developed land, due to the visual impact on the rural character. Where this use is accepted in the rural area, conditions will be required to control the impact and extent of the development.

8.22 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.

8.23 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.

Waste Management Facilities

8.24 Waste management is part of the circular economy and a positive approach to recycling and re-use falls in line with the Council's Climate Change Action Plan. Waste management offers a range of employment opportunities, both skilled and non-skilled labour. Telford and Wrekin have a larger percentage of the working population in manufacturing, 15% compared to 10% across the West Midlands, and therefore we need to plan for waste management facilities as part of our employment mix.

8.25 Policy EC4 identifies the most favourable areas for waste processing and recycling facilities on existing industrial estates and on previously developed land.

Policy EC4

Waste management facilities

1. The Council will assess applications for and affecting waste management facilities against the following criteria:

    a. 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;
    b. 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;
    c. 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 or support and/or improve existing employment opportunities, minimise the impact of the facility on the local environment and positively contribute to the local community;
    d. 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:

        - Where waste facilities meet specialised needs that could not be appropriately located in the above mentioned areas;

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- 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;

2. New landfill (or land raise) sites or extensions to existing landfill 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.
3. Development proposals on, or within 250m of an existing waste management facility (including installation sites under Environmental Permitting Regulations) will be required to:

   a. Assess the potential impact on the facility and demonstrate that it would not unreasonably restrict operation of the facility; and
   b. 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.

8.26 Through a municipal waste contract the borough treats suitable residual household waste at Energy from Waste facilities in Shropshire and Staffordshire. The facilities have capacity to accommodate the borough's household waste needs throughout the plan period. Council contractors operate a large household recycling centre and waste transfer station at Hortonwood which provides strategic capacity to manage Local Authority Collected Waste in the borough.

8.27 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 on an existing waste site will need to demonstrate that the site has been marketed for a minimum 12 month period for a similar or alternative waste use.

8.28 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.

8.29 The recycling and re-use of waste from industrial processes is a broad issue and can include, for example, the transfer of heat from one production process to another. This can broaden the scope of 'waste' infrastructure to include networks that facilitate the transfer of energy.

8.30 Strategic employment areas are considered the most appropriate locations for new waste facilities due to their existing mix of uses and land availability. Tweedale also has a cluster of similar businesses. Due to the concentration of certain industrial sectors on the strategic employment areas, such as plastics and polymers and hi-tech, there will be a need for specialist waste facilities to meet the needs of new, expanding and existing businesses. These industrial areas are segregated from residential areas and benefit from excellent highway connections for waste transportation.

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8.31 The Council, through the Waste Arising Study (2021), has identified potential waste capacity gap for organic treatment capacity which includes anaerobic digestion and composting facilities[21].

8.32 Consideration will be given to proposals that can demonstrate where they add value to the circular waste economy. Landfill will only be considered where evidence is provided for why a more sustainable option cannot be used.

8.33 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:

- No adverse impact on water quality;
- 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.

8.34 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.

Hierarchy of Centres

8.35 The Council strongly supports the protection, diversification and enhancement of the boroughs centres including through initiatives such as Pride in Our High Street. The Council continue to invest into the borough centres including the launch of diversification grants to help businesses sustain themselves and increase sales; and the Revive and Thrive grants which reflect ongoing pressures facing all high streets and extra pressures such as the cost of living crisis.

8.36 Policy EC5 establishes the boroughs hierarchy of centres to help direct types of development and secure the long term viability of the centres.

Policy EC5

Hierarchy of centres

1. The Council will maintain and enhance the vitality and viability of the centres, as shown on the Policies Map and in Appendix C. Retail, office and leisure developments and community

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facilities including the provision of entertainment and cultural activities (for example, health centres, education and social services, residential accommodation, religious buildings) will be focused in the hierarchy identified below (please note that a number of local centres are emerging as part of sustainable communities sites and will be identified in the hierarchy as they become a recognised local centre):

a. **Principal Town Centre:** Telford Town Centre;
b. **Market Towns**: Newport and Wellington;
c. **District centres**: Dawley, Donnington, Hadley, Ironbridge, Lawley, Madeley and Oakengates;
d. **Local centres** (listed in Appendix C)

2. Proposals which will make a positive contribution to the diversity and vitality of these centres and have regard to their role in the hierarchy will be encouraged and promoted.

8.37 The borough has a number of retail centres ranging in size, character and provision. The hierarchy of retail centres set out Appendix F, and is shown on the Policies Map. A summary of the role of each type of centre is included below:

- **Principal Town Centre –** Telford Town Centre has an established economic, social and environmental role across the region. It is a regional attraction and has had recent investment into the Northern Quarter, Fashion Quarter and Station Quarter.
- **Market Towns -** Newport and Wellington offer a more localised roles, have a range of services and facilities and serve a wider catchment. Both centres have a strong leisure offer and vibrant night time economies.
- **District centres -** such as Madeley and Dawley, provide locally important shopping and community facilities to serve the general needs of residents. Oakengates is also home to the Telford Theatre.
- **Local centres -** such as Woodside and Lightmoor, should be on maintaining a level of services and shopping to serve local catchments.

8.38 Main town centre uses are defined in the NPPF and include retail, leisure, restaurants, bars and pubs, health and fitness centres, offices and arts, culture and tourism development. The Council recognise that some residential development is appropriate in centres to aid regeneration.

8.39 A recent example of investment into centres is the investment and planning consent for the remodelling and regeneration of Oakengates Theatre Quarter. The project will increase footfall and investment into the centre, provide new employment and housing opportunities as well as support the sustainability of the Telford Theatre which is a key asset to the town.

8.40 The Council acknowledge that out of centre retail parks such as those in Telford, Newport and Wellington contribute to meeting local shopping needs but does not seek to direct new development to these areas in the first instance so as to protect the vitality and viability of defined centres.

Telford Town Centre

8.41 The Local Plan supports the continued investment into enhancing the sustainability and role of Telford Town Centre. The Centre is undergoing change through the introduction of more leisure uses and the new Station Quarter development which will bring residential led mixed use development. It is important the Local Plan

supports this transition to facilitate the regeneration of the Centre as well as ensuring the Centre maintains its primary role as the focus for main town centre uses.

Figure 22: Station Quarter Development



8.42 Policy EC6 sets out the vision for new development in Telford Town Centre to protect and enhance its role as a destination for shopping and leisure.

Policy EC6

Telford Town Centre

1. The vitality and viability of Telford Town Centre and its role as a destination for retail and leisure activities will be supported by:

    a. Encouraging the diversification of activities and services within Class E that complement main town centre uses**;**
    b. Encouraging high-tech, research and development, Information Technology industries, knowledge based industries and complimentary 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. New development requiring planning permission in the Town Centre area, defined on the Policies Map, will be supported where it:

    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;

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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.

Retail and Leisure

3. The retail and leisure function of the Town Centre will be maintained and enhanced by:

   a. Supporting retail and complementary leisure uses within the Primary Shopping Area (PSA) where there are active frontages at ground floor level;
   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
   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.

4. Residential development in Telford Town Centre will be supported where:

   a. The proposal is appropriate to the location;
   b. The mix and type of units are appropriate to town centre living;
   c. It encourages active travel, including improvements to the legibility and accessibility of walking and cycling routes and access to public transport;
   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
   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.

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.
6. The Council 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.

8.43 Telford Town Centre is a well-connected destination for shopping and leisure facilities. 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 town centre, which guide users towards the centre. 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.

8.44 As such Policy EC6 supports mixed use development including residential, employment, education and leisure uses where it is well connected to and enhances the function and role of Telford Town Centre.

8.45 The Council 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. 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.

8.46 A Primary Shopping Area (PSA) is identified on the Policies Map and includes Southwater and the indoor shopping area where retail should remain the prominent use, alongside other complementary uses. Within the PSA Secondary Frontage, a wider range of uses will be supported at ground floor where they are complementary to the function of the Centre and have active frontages. Beyond the PSA and Secondary Frontage, development in the Town Centre will be expected to support main town centre uses at ground floor which are complementary to the Centre.

8.47 The Town Centre is a highly sustainable location with good access to the open space of Telford Town Park, services and facilities and therefore can support residential development. However, a coordinated, at scale, approach needs to be taken to avoid small piecemeal development that is isolated from other residential schemes and local services. Well designed, higher density major mixed use development schemes that include residential development will be supported. The mix and type of housing should be appropriate to multi-generational town centre living and make efficient use of land, whilst promoting the regeneration and enhancing the vitality of the Town Centre. Whilst the densification of development in the Centre is generally supported, where this might impact existing parking provision, evidence will be required to be submitted with planning applications to ensure the development would not displace parking to surrounding areas.

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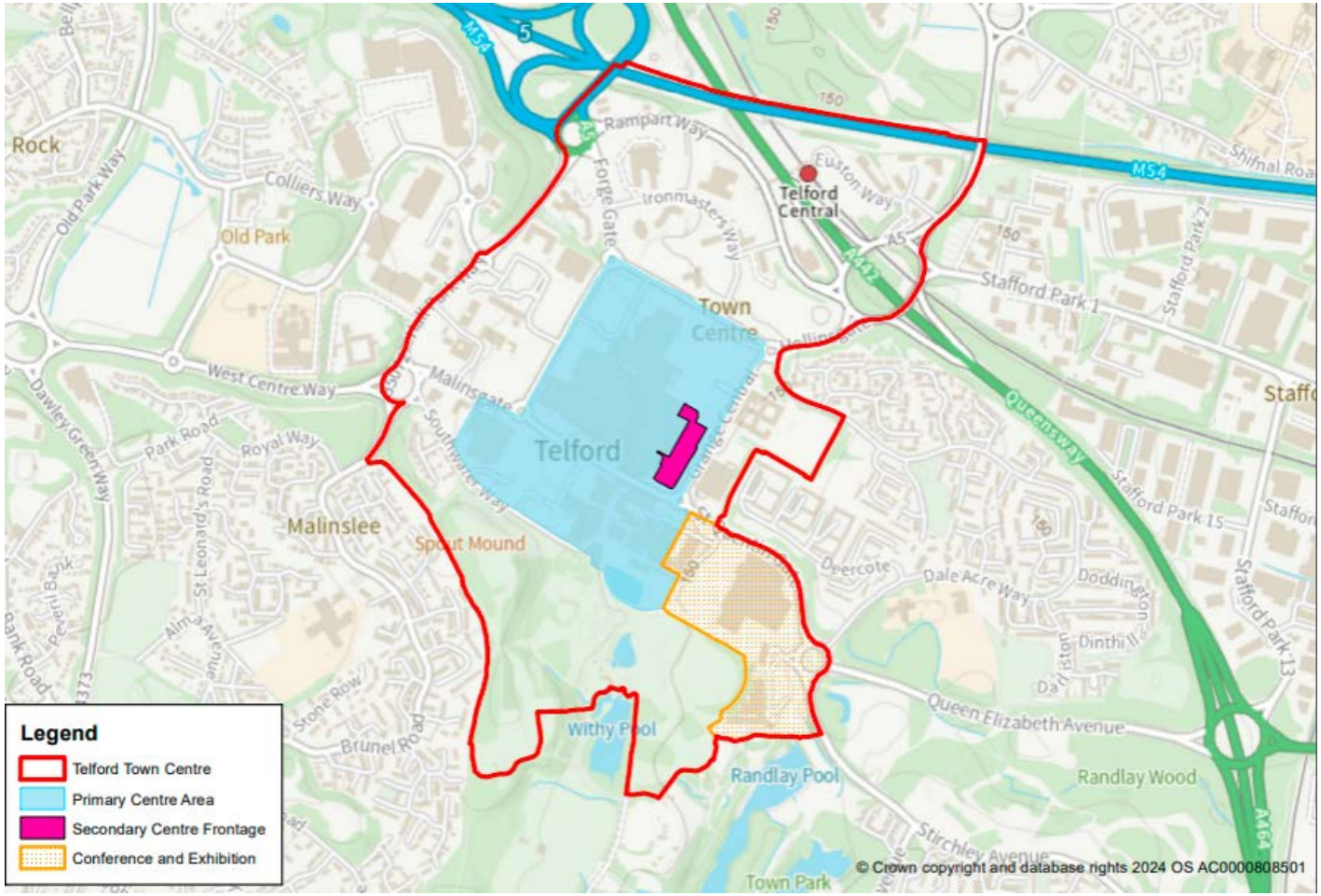
Figure 23: Telford Town Centre



8.48 Telford Town Park provides a high quality outdoor leisure and recreation space. The Council will protect and enhance the Park's recreation and leisure uses. The impact of development on the setting of the Town Park will be considered in determining planning applications. Maintaining and enhancing wildlife and habitat areas in the Town Park is supported. Connectivity and legibility between the Town Park and the Town Centre is very important.

Market Towns and District Centres

8.49 The Council has a strong record of supporting its markets and district centres including through purchasing and renovating property and providing grants to support businesses. The boroughs market and district centres have an important role supporting independent local businesses and commercial development. Each market town and district centre has its own distinctive character with key facilities, amenities and services such as the thriving indoor markets at Wellington and Newport and the Anstice Community Hall in Madeley.

8.50 Policy EC7 seeks to encourage the diversification and regeneration of the borough's market towns and district centres while supporting new complementary uses to their retail functions.

Policy EC7

Market Towns and district centres

1. Within the Primary Shopping Area (PSA) of the borough's Market Towns and District Centres, as defined on the Policies Map, the Council will support changes of use from Class E (Commercial, business and service uses) to other uses where the proposal would:

    a. Complement the shopping, leisure and commercial function of the centre and protecting the retail character of the Market Town or District Centre;
    b. Not result in an over proliferation of non-Class E Uses particularly hot food takeaways, betting shops, vaping shops and off licences;
    c. Not result in 3 or more adjacent units that have no active daytime frontage;
    d. Have no significant adverse impact on surrounding amenity and health and wellbeing of the community (noise, odour, waste collection, highways and parking);
    e. Where a conservation area is present be designed in accordance with policy HE4 (Conservation Areas); and

2. Proposals in the PSA that make use of outdoor space and which positively contribute to the vitality of centres will be encouraged, including:

    a. Outdoor seating in support of a cafe, restaurant or public house, provided this:

        - Does not unduly restrict pedestrian movement
        - Is restricted to an appropriate area; and
        - Does not adversely impact nearby uses; or

    b. Public events such as outdoor markets and entertainment.

3. Proposals for residential development in the PSA of Market Towns and District Centres will be supported where:

    a. There are non-residential uses maintaining an active frontage at street level;

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b. The mix and type of development is appropriate for the centre setting and would not lead to conflict with surrounding business uses; and
c. The parking needs of residents can be appropriately addressed.

4. Outside of the PSA and within the Market Town and District Centre areas a change of use to Class E uses is supported. In addition, the following ground floor level uses will be supported subject to their size, design and overall impact on the vitality of the centre:

   a. Small scale business and service units conforming to complementarity of the centre;
   b. Supported and specialist accommodation and hotels (Use Classes C1 and C2);
   c. Residential proposals that are of a mix and type in keeping with the centre (Use Class C3);
   d. Local leisure, community and education facilities (Use Class F);
   e. Any retail and non-retail use subject to the provisions of Policy EC10; and
   f. Restaurants and cafes (Use Class E-b) and public houses (Sui generis) subject to criteria 1(a), 1(d) and 1(f) above.

Figure 24: Oakengates Centre



8.51 The Council strongly support the boroughs market and district centres and encourage development which will improve the sustainability of the centre and its function to the community. Opportunities for well-designed regeneration of the centre which will improve its function and sustainability will be supported.

8.52 Within the Primary Shopping Areas in Market Towns and District Centres, commercial, business and service uses are supported. The over proliferation of similar uses such as hot food takeaways and betting shops, by reason of litter and odours, can negatively impact on health and wellbeing, Having regard to local amenity, planning decisions should take into account the following:

1. The level of traffic likely to be generated, with regard to the impact of on-street parking and waiting, waste collection, delivery times, trading hours and use of forecourts and rear areas

2. The effectiveness of measures to mitigate litter, odours, vibration and noise from the premises, including the satisfactory arrangement of flues; and
3. The likelihood of nuisance and anti-social behaviour including cumulative impacts arising from the density of other related uses in the area.

8.53 Generally, more than 3 adjacent non E Class Uses will be considered an over proliferation, unless appropriate justification is provided and appropriate conditions secured to protect the vitality and viability of the Centre.

Local Centres and Rural Services

8.54 Local centres and rural services are essential for the sustainability of the boroughs villages and urban area communities. These centres serve the local daily needs of residents and support vulnerable residents in not only their daily shopping needs but also provide opportunities for social interaction. Reducing the need to travel by car for day to day needs such as bread and milk positively contributes to the Councils climate change objectives as well as providing small scale, local employment opportunities.

8.55 Policy EC8 seeks to protect and enhance the viability and vitality of local centres and rural services to support sustainable communities.

Policy EC8

Local centres and rural services

1. The Council will support proposals for multi-use buildings, community facilities and services to improve the sustainability, wellbeing and cohesion of local communities where supported by Policy CI1.
2. The Council will not support development resulting in the loss of floor space within Use Classes E and F in Local Centres or in the rural area unless:

    a. There is an equivalent alternative use or service nearby that meets residents' needs;
    b. Robust marketing evidence is provided to demonstrate that over a minimum of 12 months has been undertaken and there has been no interest for the current use or any other use within Use Class E or F; or
    c. The proposal will provide a community facility for which there is a demonstrable need.

8.56 Development resulting in the loss of local retail and service provision will not be supported unless there is alternative equivalent provision within 400 metres, a reasonable walking distance. Provision will be considered equivalent where it provides a similar offer which meets the same day-to-day need, such as the need for fresh food.

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8.57 Marketing of a vacant unit should be undertaken through a commercial agent that genuinely reflects the market value based on its use, condition, quality and location of floor space. This should generally be undertaken for a minimum of 6 months, unless otherwise agreed by the Local Planning Authority.

8.58 A change of use from retail to a community facility such as a community centre will be supported where it can be demonstrated there is a need for such provision and having regard to Policy CI1. Demonstration of need should include evidence of consultation with service providers and the local community.

Out of Centre and Edge of Centre Development

8.59 The Council wants to support the boroughs centres by first directing main town centre uses development to the centres. To maintain a flexible approach the Council may consider development outside of those centres, but only where strict conditions have been met in order to protect the boroughs centres.

8.60 Policy EC9 sets out the approach for considering proposals for main town centre uses outside of the hierarchy of borough centres in policy EC5.

Policy EC9

Out of centre and edge of centre development

1. The Council will only support proposals for main town centre uses (as defined in Policy EC4) in an outside of or edge of centre location where suitable sites within these centres cannot be identified through a sequential test.
2. Where a suitable a site cannot be identified through the sequential test, proposals for retail and leisure uses will require the submission of an Impact Assessment where the proposal provides a floorspace greater than:

    a. 500 square metres gross on the edge or outside Telford Town Centre; or
    b. 300 square metres gross on the edge or outside a District Centre; or
    c. 200 square metres gross 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.

3. Impact Assessments (RIA) should consider the impact of the development as well as the cumulative impact[(22)] 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:

22 Paragraph 90 in National Planning Policy Framework.

a. Town centre vitality and viability; and / or
b. Existing, committed and planned investment in a centre or centres in the catchment area of the proposal.

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 and/or the type of Class E use permitted may be restricted either through planning conditions or legal agreement.

8.61 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. Therefore, to protect the vitality and viability of town centres, uses permitted within Class E may be restricted by condition.

8.62 A sequential approach to site selection will be applied to applications for main town centre uses (as defined in the NPPF) outside or on the edge of centres. Best efforts will need to be made to demonstrate that there are no other reasonable sites within or closer to town or district centres that could accommodate development proposals. This should include active engagement with land owners within and around town centres that may reasonably be deemed to have available sites. Where suitable and available sites cannot be identified proposals will require the submission of an impact assessment in accordance with the floor space thresholds in Policy EC9. These thresholds are proportionate to the hierarchy of centres.

8.63 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.

8.64 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.

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8 Economy and centres

Evening and Night Economy

8.67 Night-time economies are an important part of towns and cities across the UK and are estimated to bring in over £60billion to the economy every year. However, these uses can also pose challenges and are often associated with noise, crime, anti-social behaviour and community safety problems. Mitigating the impact of these issues is critical to a successful and sustainable economy.

8.68 The purpose of EC 10 is to ensure that new evening and night-time economy uses in Telford and Wrekin are appropriate to their location and appeal to a wide range of age and social groups.

Policy EC10

Evening and night time economy

1. The Council will support evening and night time uses if they are located within the borough's hierarchy of centres identified in Policy EC5, subject to the following criteria:

    a. Their likely impact, including the cumulative impact of new and existing night time uses on the character and function of the centre in accordance with policy EC7;
    b. Their impact on the living conditions of nearby residents, with particular reference to the impacts for health and wellbeing of more vulnerable residents;
    c. Whether they would result in adverse public health impacts, anti-social behaviour, extra litter, noise and crime, including security issues raised by crowded places;
    d. Whether the centre can accommodate movements associated with late night visitors including public transport provision, the location of safe taxi/private car pick up / drop off points;
    e. Their overall impact on the vitality and viability of existing centres throughout the day including how a proposal interconnects with other uses.
    f. They help protect and support existing evening and night-time cultural venues such as pubs, night clubs, theatres, cinemas, music and other arts venues; and
    g. They diversify the range of night-time activities, including extending the opening hours of existing daytime facilities such as shops, cafés, markets galleries and museums.

8.69 The evening and night time economy includes retail, leisure, entertainment and arts, culture and tourism development. The Council's preferred locations for evening and night time economy uses are Southwater and Central Square in Telford Town Centre, the Market Towns of Wellington and Newport and the District Centres. Other centres could accommodate some extra evening economy uses at a scale that is appropriate to the centre.

8.70 The Council are generally supportive of proposals that seek to expand operations beyond the usual daytime economy into evening/night-time economic opportunities. Careful consideration must be given to the appropriateness of certain uses and opening hours. It is important that cumulatively, such development does not harm the character and function of a centre, disorder and noise that would impact on those living and working in the area.

8.71 Public health and the needs of vulnerable residents should be considered and any unacceptable impacts should be treated in balance against a proposal. Vulnerable residents could include; elderly, less able-bodied, those at risk of substance abuse and young people.

8.72 Measures to minimise environmental and visual impacts should be provided. The applicant should be required to provide suitable mitigation before development has been completed (and similarly for proposals that could affect existing businesses and facilities). The cumulative impact of proposals must not unreasonably harm the living conditions of nearby residents, including noise and disturbance from users, smell, litter, light pollution or unneighbourly opening hours. The impact of development on the vitality and viability of centres includes proposals that would result in blank or inactive frontages onto streets and public spaces during daytime hours and how the proposal would integrate with other uses, for example lighting arrangements.

Shop Front and Advertisement Design

8.73 Attractive shopfronts and signage contributes towards the high quality design of centres and plays a key role in creating attractive and vibrant areas.

8.74 Policy EC 11 sets out the issues to consider in designing shopfronts and advertisements.

Figure 25: Community Event in Southwater



8 Economy and centres

Policy EC11

Shopfront and advertisement design

1. The Council will support proposals for new shopfronts and alterations to existing shopfronts provided that:

   a. High quality design which complements adjoining properties and the building of which it forms part;
   b. The use of high quality and durable materials that are compatible or complementary in colour and texture to the surrounding area;
   c. Historic shop fronts with traditional facades are retained and repaired;
   d. The use of blinds, shutters and canopies are appropriate to the character of the shopfront;
   e. Signage and illumination is sited and designed in a way that does not:

      - Prejudice highway safety; or
      - Causes visual intrusion from light pollution to adjoining or nearby residential properties; and

   f. Signage should:

      - 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.

   g. Proposals are designed with regard to the Shop Fronts, Signage and Design Guidance in Conservation Areas Supplementary Planning Document.

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
3. The 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.

8.75 A carefully designed and visually appealing shopfront is good for business and can make a positive contribution to the character of the street and the vitality of retail centres. Conversely, a poorly designed shop front can be visually intrusive and harm the retail centres.

8.76 Shopfront design should be considered with creating rhythm and harmony in mind, whilst also avoiding monotony. Existing character, architectural and historic merit of the building and its shop front, including details and materials should be respected, particularly in heritage and conservation areas which are addressed through the Shop Fronts, Signage and Design Guidance in Conservation Areas Supplementary Planning Document.

8.77 Development in conservation areas should also refer to Policy HE4. The Council has produced an SPD on shopfronts and advertisements within conservation areas and listed buildings.

Figure 26: Southwater



9 Housing

9 Housing

9.1 Every resident of the borough should have a safe, warm and affordable home. A key ambition for the Council is to build better homes for all. This includes building homes that are in sustainable locations that meet resident's needs including for supported, specialist and affordable homes. The Council also wants to support residents who want to build their own homes, which are well designed, meet their needs and are in sustainable locations.

9.2 The Council's specialist and supported accommodation strategy (2020-25) and Homes for All SPD (2022) sets out how the Council will make best use of existing accommodation, develop a range of specialist and supported accommodation, and ensure that support and care services promote people's wellbeing and independence.

9.3 The following housing supply and delivery policies build on the Council's priorities to ensure that every resident has a safe and affordable home.

Housing Allocations

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 as set out in Policy S4 - Housing Delivery Strategy.

9.5 Policy HO1 allocates sites for housing led development to meet the housing requirement, except for the Sustainable Communities sites, these are addressed under Policy HO2 – New Sustainable Communities.

Policy HO1

Housing Allocations

1. To contribute towards meeting the housing requirement, housing site allocations (other than Sustainable Communities) are set out in Appendix A 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 A.
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 supported by the following, with the level of detail commensurate to the scale of development proposed:

    a. An indicative layout for the entire site with clearly labelled quantum of development, site densities, phasing and uses proposed;
    b. A Design Brief and Access Statement to support a development of this size;
    c. Measures of how flood risk and surface water will be addressed, having regard to the Strategic Flood Risk Assessment Level 2 – Site sheets;
    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;
    f. Details of the land conditions and site levels information;

9 Housing

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 development; and
i. Demonstration of how the development will comply with all relevant planning policies in the Local Plan.

9.6 Appendix A lists the housing site allocations including the indicative number of dwellings the site should deliver. The indicative housing number is derived from the Council's updated Site Density Study and the site assessment process. It is recognised that, at the application stage, there may be some variation to the number of homes delivered on sites, however, where this is the case, this should be supported by up to date technical evidence and justification.

9.7 The Local Plan allocates a number of major sites and it is acknowledged that through the planning application process other windfall sites 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 development including key infrastructure such as local shops, services and facilities, where appropriate. Therefore Policy HO1 sets out guiding development principles for these sites and policy DD1 sets out more detailed requirements for the design of residential led development.

9.8 It is important that the information required in this policy is provided at an early stage in the planning process to ensure the decision maker has all necessary information to deliver sustainable development. The Council will produce further design guidance which should be used as a starting point for all applications, alongside National Design Guidance.

9.9 Instances where more than one site may need to work together and submit a combined masterplan could include where:

- An access is likely to be shared;
- There could be a cumulative impact on infrastructure such as roads or schools; or
- The sites are submitted for planning permission at a similar time and are adjacent to each other.

New Sustainable Communities

9.10 This policy establishes the framework for the development of three new sustainable communities within our local plan, aimed at addressing the housing, employment, and infrastructure needs of our growing community. These will be formed from extensions to the north of Telford that are strategically positioned to minimise environmental impact while providing essential services, accessible green spaces, and transport links that support sustainable and active living.

9.11 The Council will work in partnership with the three New Sustainable Communities to coordinate an approach to successfully deliver infrastructure and resolve issues that may arise through the organisation of a joint development board.

9.12 The New Sustainable Communities – Land at Bratton, Land North East of Muxton, and Land North of the A442 Wheat Leasows – have been designated as SC1, SC2, and SC3 respectively. Each site will offer a mix of housing types, including accessible homes as

outlined in the Homes for All SPD, alongside supported and specialist housing provision. All the of the New Sustainable Communities will be assessed against housing policies HO3, HO4, HO5 and HO6.

9.13 In addition to housing, these developments will provide vital community facilities and employment opportunities, integrated with enhanced public transport networks and extensive green infrastructure. They will be developed in line with the forest community principles to ensure that these communities maintain Telford's role as a community set in the landscape. Active travel options, such as safe cycling routes and pedestrian pathways, will be prioritised to reduce reliance on private vehicles, promote healthier lifestyles, and lower carbon emissions.

9.14 This policy ensures that these New Sustainable Communities not only support the creation of new, vibrant communities but also deliver valuable facilities and services for existing neighbourhoods. By incorporating sustainable travel options and green infrastructure, the sustainable communities will create more connected and inclusive neighbourhoods.

9.15 Using relevant policies in the local plan and phased implementation, these developments must align with the Telford and Wrekin Council's priorities. All three sustainable community developments must adhere to the policies of the Telford and Wrekin Local Plan and meet the infrastructure requirements set out in the Infrastructure Delivery Plan.

9.16 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.

9.17 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.

9.18 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.

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

Policy HO2

Sustainable Communities

SC1 Land at Bratton

The land is within the built-up area of northwestern Telford, adjacent to residential settlements to the south of the site in both Bratton and Shawbirch.

Site area: approx. 113ha (gross)

9 Housing

Vision for the site

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

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

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

The employment land will consist of use classes E(g). Conditions will be used to protect employment uses from changes to any other uses.

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

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

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

In line with Policy S6 the Council are looking to create sustainable communities that are improving the health and wellbeing of residents. A network of formal and informal public open and recreation spaces will be provided having regard to the Council's Playing Pitch and Outdoor Recreation Strategy and the Play Strategy.

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

The site will provide one primary school with capacity to provide up to three forms of entry and nursery provision. The primary school should be delivered at a stage agreed with the Council in line with projected housing delivery rates.

Delivery

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.

The development of the site will be in accordance with a Design Brief and Masterplan for the whole allocation, which will be 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 Design Brief and Masterplan will represent a significant material planning consideration. It must address the following strategic requirements for this site:

1. Infrastructure delivery. The Design Brief and Masterplan must detail:

    - What infrastructure is required, having regard to the Infrastructure Delivery Plan;
    - 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
    - The apportionment of contributions for the infrastructure required to bring forward the allocation, in its totality.

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.

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

2. Phasing. The proposed phasing of the development of the site should be detailed in phasing plans, including the quantum of development proposed in each phase and the parameters of each phase. Any planning applications should be supported by a detailed phasing plan for that phase and delivery trajectory for that phase.
3. Access, egress, site circulation strategy and details of how the development will link with sustainable routes (rights of way etc) adjacent to the site.
4. A design vision for the site which establishes design principles for ensuring the Sustainable Community is a high quality development with well-designed spaces and is a healthy and inclusive place.
5. Landscaping strategy. Where appropriate, a suitable buffer should be included to clearly maintain a physical separation to protect existing communities.
6. Flood mitigation. The development of the site needs to incorporate the recommendations from the Level 2 Strategic Flood Risk Assessment for this site.
7. The context of any Heritage assets to be reflected in the Design Brief and Masterplan.

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8. A comprehensive Green Infrastructure strategy which should incorporate the Council's vision for a Forest Community as defined in the Local Plan vision and include details of:

    - Existing woodland, trees and hedgerows;
    - Proposed structural landscaping and public open space strategy, including extension of the borough's Green Network; and
    - Footpath (includes public rights of way) and cycleway connections into and around the site, including connection to the Silkin Way.

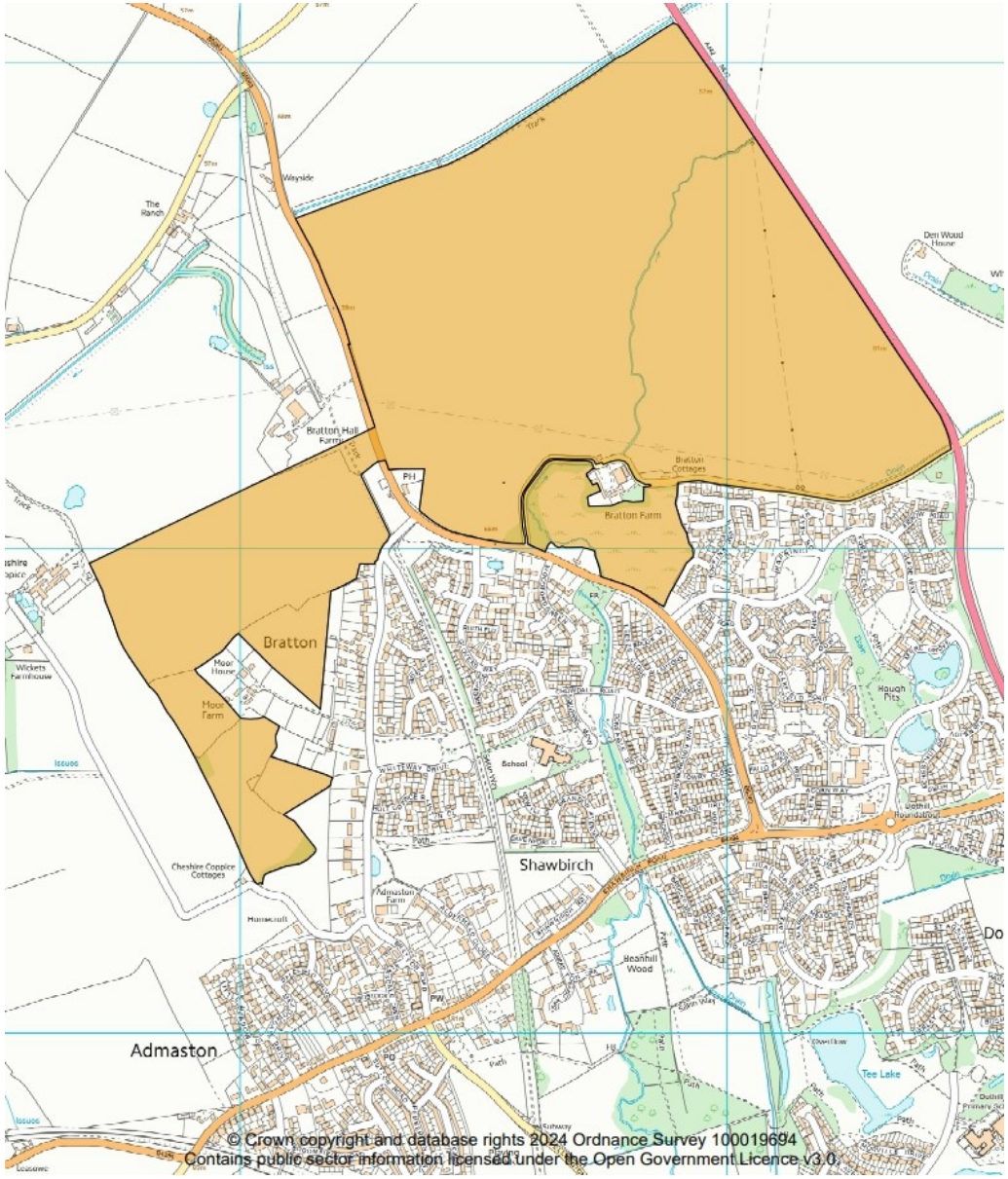
9. Delivery of play, recreation and outdoors sports infrastructure on site, having regard to the Councils adopted Playing Pitch and Outdoor Recreation strategy, using Sport England's Pitch Calculator. Offsite provision or contributions to offsite provision may be required to meet needs identified.

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

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.

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.

SC1: Land at Bratton



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Policy HO2

Sustainable Communities

SC2 - Land North West of Muxton

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

Site Area: approx. 182ha (gross)

Vision for the site

Land within the strategic allocation at Muxton will be developed to deliver a new sustainable community of approximately 2,700 dwellings with 2,665 of those to be delivered in the plan period. The site will also provide 5.6ha of employment land (gross), and two or three local centres delivered over the plan period.

Site SC2 will deliver a well-connected, comprehensive and well served community to the northwest of 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 or three local centres, and new areas of open space and recreational facilities. The site is well connected to sustainable travel routes including National Cycle Route 55 and wider local bus network providing connections to mainline railway stations at Oakengates and Telford.

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

The majority of the 5.6ha of employment land will be located on the Venning Barracks site, adjacent to the existing operational MoD Donnington site and will consist of B2, B8, E(g) and appropriate sui generis 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.

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

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

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

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

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

The site will provide two primary schools, with the capacity for up to two forms of entry and nursery provision. The primary schools should be delivered at a stage agreed with the Council in line with projected housing delivery rates.

Delivery

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.

The development of this site will be in accordance with a Design Brief and Masterplan for the whole allocation, which will be 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 Design Brief and Masterplan will represent a significant material planning consideration. It must address the following strategic requirements for this site:

1. Infrastructure delivery. The Design Brief and Masterplan must detail:

    - What infrastructure is required, having regard to the Infrastructure Delivery Plan;
    - 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
    - The apportionment of contributions for the infrastructure required to bring forward the allocation, in its totality.

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.

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

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2. Phasing. The proposed phasing of the development of the site should be detailed in phasing plans, including the quantum of development proposed in each phase and the parameters of each phase. Any planning applications should be supported by a detailed phasing plan for that phase and delivery trajectory for that phase.
3. Access, egress, site circulation strategy and details of how the development will link with sustainable routes (rights of way etc) adjacent to the site. 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. Existing lanes from Wellington Road into the site should be used to provide access for pedestrians and cyclists rather than creating additional access points.
4. A design vision for the site which establishes design principles for ensuring the Sustainable Community is a high quality development with well-designed spaces and is a healthy and inclusive place.
5. Outline assessment of any site constraints and detail as to how they have informed the Masterplan of the site.
6. Landscaping strategy. Where appropriate, a suitable buffer should be included to clearly maintain a physical separation to protect existing communities.
7. Flood mitigation. The development of the site needs to incorporate the recommendations from the Level 2 Strategic Flood Risk Assessment for this site.
8. A comprehensive Green Infrastructure strategy which should incorporate the Council's vision for a Forest Community as defined in the Local Plan vision and include details of:

    - Existing woodland, trees and hedgerows;
    - Proposed structural landscaping and public open space strategy, including extension of the borough's Green Network; and
    - Footpath (includes public rights of way) and cycleway connections into and around the site.

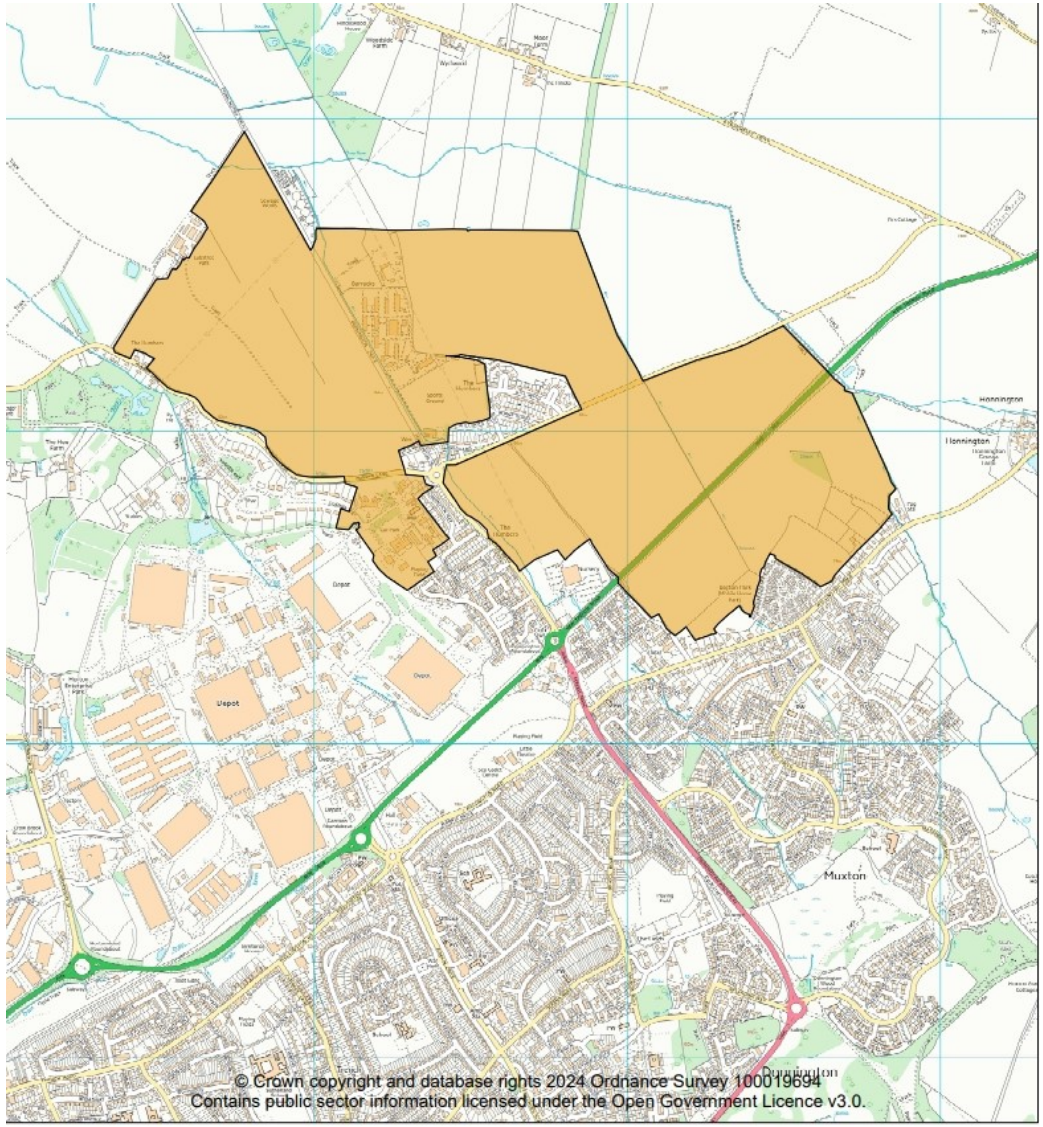
9. Delivery of play, recreation and outdoors sports infrastructure on site, having regard to the Councils adopted Playing Pitch and Outdoor Recreation strategy, using Sport England's Pitch Calculator. Offsite provision or contributions to offsite provision may be required to meet needs identified.

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.

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.

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.

SC2: Land North West of Muxton



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Policy HO2

Sustainable Communities

SC3 Land North of A442 Wheat Leasows

The land is within the built-up area of the northern part 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 and Eyton upon the Weald Moors.

Site Area: approx. 274.1ha (gross)

Vision for the site

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

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

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

The employment land will consist of B2, B8, E(g) uses, 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.

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

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

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

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

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

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

The site will provide two primary schools, with the capacity for up to two form entry and nursery provision.

Land for a Secondary School will also be provided on site to serve the needs of this and the other allocated Sustainable Communities (SC1 and SC2), with an appropriate mechanism in place within a Section 106 Agreement to compensate for provision of land and build cost.

Delivery

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.

The development of this site will be in accordance with a Design Brief and Masterplan for the whole allocation, which will be 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 Design Brief and Masterplan will represent a significant material planning consideration. It must address the following strategic requirements for this site:

1. Infrastructure delivery. The Design Brief and Masterplan must detail:

    - What infrastructure is required, having regard to the Infrastructure Delivery Plan;
    - 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
    - The apportionment of contributions for the infrastructure required to bring forward the allocation, in its totality.

The required infrastructure shall include: the provision of two primary schools; a secondary school; highway and transport infrastructure; and any other essential infrastructure necessary

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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

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

2. Phasing. The proposed phasing of the development of the site should be detailed in phasing plans, including the quantum of development proposed in each phase and the parameters of each phase. Any planning applications should be supported by a detailed phasing plan for that phase and delivery trajectory for that phase.
3. Access, egress, site circulation strategy and details of how the development will link with sustainable routes (rights of way etc) adjacent to the site.
4. A design vision for the site which establishes design principles for ensuring the Sustainable Community is a high quality development with well-designed spaces and is a healthy and inclusive place.
5. Landscaping strategy. Where appropriate, 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.
6. Flood mitigation. The development of the site needs to incorporate the recommendations from the Level 2 Strategic Flood Risk Assessment for this site.
7. The context of any Heritage assets to be reflected in the Design Brief and Masterplan.
8. Retention of the functionality of the Northern Interceptor Channel as a strategic drainage asset.
9. A comprehensive Green Infrastructure strategy which should incorporate the Council's vision for a Forest Community as defined in the Local Plan vision and include details of:

    - Existing woodland, trees and hedgerows;
    - Proposed structural landscaping and public open space strategy, including extension of the borough's Green Network; and
    - Footpath (includes public rights of way) and cycleway connections into and around the site, including connection to Apley Woods.

10. 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.

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.

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.

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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.

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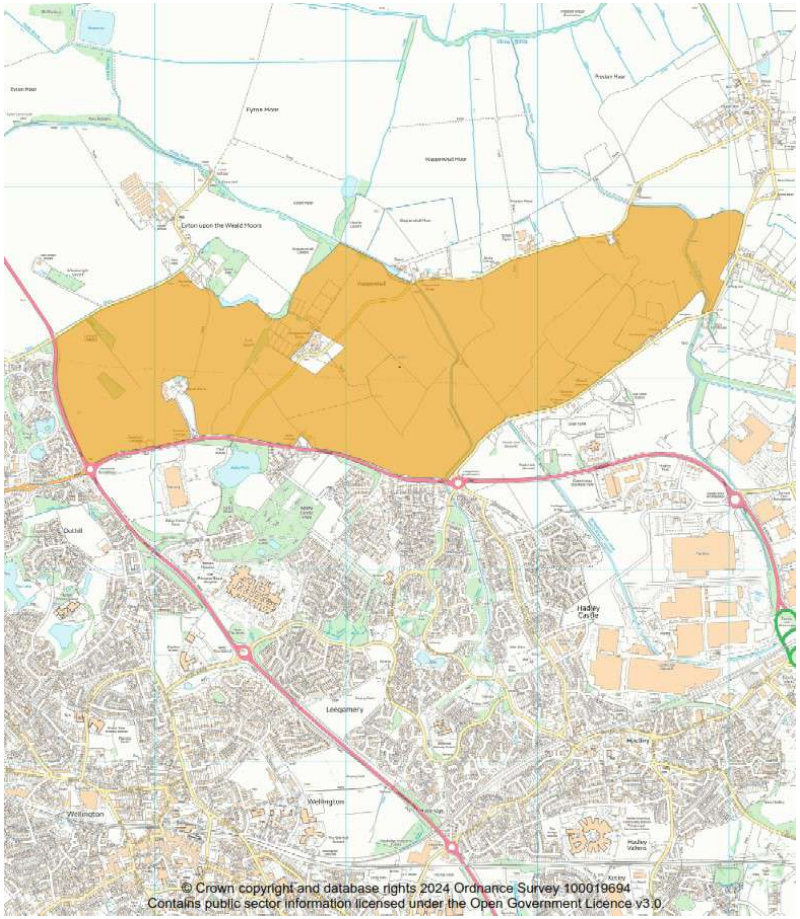
SC3: Land North of A442 Wheat Leasows



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Housing Mix and Quality

9.20 There are a range of housing needs that the Councils must plan for. The Local Plan provides a route to address these needs and improve the quality and mix of housing in the borough, this includes; space standards, amenity (garden) space and accessible housing. The Local Plan helps meet the housing needs of a diverse range of residents from the elderly to key workers.

9.21 Policy HO3 establishes the Council's overall approach to promoting housing schemes that meet a range of housing needs for the residents of the borough.

Policy HO3

Housing mix and quality

1. All major residential 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:

    a. Homes for families with children
    b. Looked after 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 new residential 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 new residential 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 certain circumstances, where it can be demonstrated that the creation of private amenity space is not possible due to land availability and/or property constraints**.** Alternative outdoor spaces such as useable balconies and roof gardens would be acceptable in lieu of ground floor outdoor amenity space, where it is practicable to provide them.
5. 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, with consideration of the Council's Homes for All SPD, unless superseded by Government policy.
6. All major developments must include M4 (2) / M4 (3) housing in accordance with the Councils requirements or national standards (whichever is higher).

9.22 Policy HO3 requires all development to provide a mix of house types and sizes in accordance with local housing needs evidence; this includes the Council's Housing Strategy, Specialist and Supported Accommodation Strategy and the Economic and Housing Development Needs Assessment (EHDNA) (2025). The evidence recognises the

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benefits that certain types of homes such as bungalows and other level access accommodation can provide to meet changes in people's needs over their lifetime.

9.23 The NPPF defines 'essential local workers' (also referred to as key workers) as public sector employees who provide frontline services in areas including health, education and community safety – such as NHS staff, teachers, police, firefighters and military personnel, social care and childcare workers.

9.24 Table 6 below provides a summary of the EHDNA housing mix recommendations by sub areas of the borough, these will be used to guide the mix of units on major developments. On small developments the Council will work with developers to achieve an appropriate housing mix having regard to the needs evidence, the site character and location, and the viability of delivering the recommended housing mix.

9.25 However, there are instances where adjustments may need to be applied due to the latest local profile of housing, character of the area and viability depending on the surrounding submarket characteristics. The final mix of housing/types will therefore be subject to negotiations and applicants are expected to provide robust evidence relating to the identified level of housing need, deliverability and financial viability. Early discussions with the Council are therefore advised.

Table 7 Recommended housing mix by sub-area (source: Telford and Wrekin Economic and Housing Development Needs Assessment, 2021)

	1 bedroom	**2 bedrooms**	**3 bedrooms**	**4+ bedrooms**
Overall range	5-15%	20-40%	30-50%	15-30%
Newport	↓ (lower end of range)	↔ (centre of range)	↑ (higher end of range)	↑
Rural	↔	↔	↑	↑
North West	↑	↔	↔	↔
North Central	↔	↑	↑	↔
North East	↑	↑	↔	↔
South	↔	↔	↑	↓
South Central	↔	↔	↑	↓
South East	↑	↑	↔	↓

9.26 Note: the table identifies priorities within the overall recommended ranges. Please refer to the EHDNA for further details.

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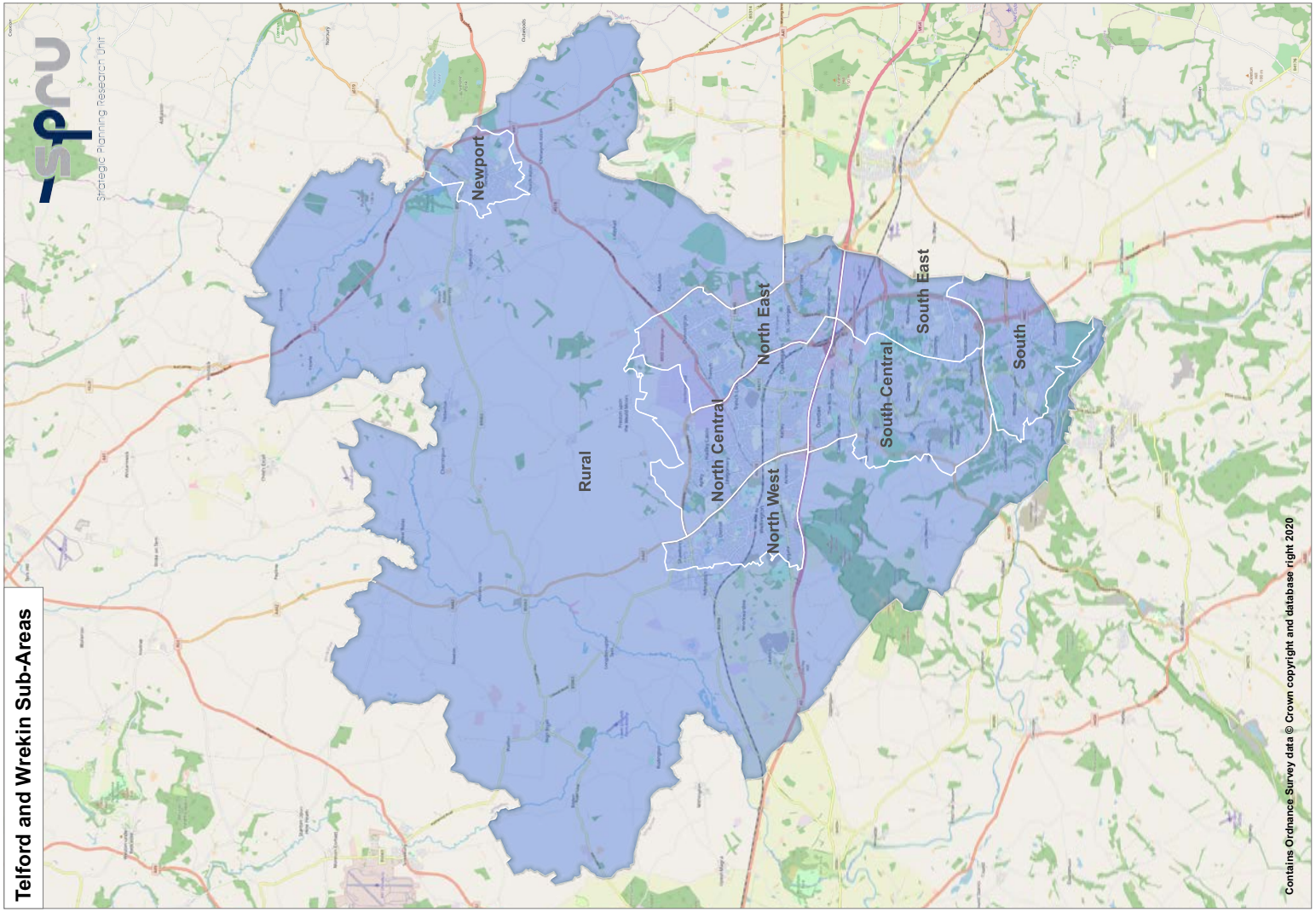
Figure 27: Housing Sub Areas



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9.27 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[23]. 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.

9.28 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 latest guidance[24].

9.29 The policy preference is for on-site private outdoor amenity space. Outdoor communal space will only be accepted where outdoor private amenity space is likely to cause significant adverse impacts related to noise, overlooking, lack of natural light, or cause harm to the setting of heritage assets; or communal outdoor space would deliver a higher quality development overall.

9.30 Local housing needs evidence in the EHDNA supports well-designed and accessible homes that respond to changing demographic needs through the use of requirement M4 (2) (accessible and adaptable dwellings), and M4 (3) (wheelchair user dwellings), of the optional requirements in Part M of Schedule 1 of the Building Regulations 2010. The Council supports proposals that exceed the current standards, as a positive approach towards delivering homes for changing needs.

9.31 The expectation is that requirement M4 (3) (2) (a) wheelchair adaptable dwellings (a home that can be easily adapted to meet the needs of a household including wheelchair users) are delivered through Policy HO3 and only where the Council is responsible for allocating or nominating a person to live in a dwelling would requirement M4 (3) (2) (b) wheelchair accessible homes (a home readily useable by a wheelchair user at the point of completion) be required.

9.32 The Council would expect ground floor apartments to be built to requirement M4 (2). If requirements M4 (2) or M4 (3) dwellings are flats above ground then a passenger lift must be provided to achieve step-free access. Where step-free access is not viable on a development, neither optional requirements should be applied.

9.33 Planning conditions will be used to ensure that a specified number of dwellings on a scheme meet requirements M4 (2) or M4 (3) in this policy. The applicant must demonstrate that specified dwellings achieve the policy requirements.

9.34 Further detail can be found in the Councils Homes for All Supplementary Planning Document[25], including requirements for accessible, adaptable and wheelchair user dwellings.

23 Technical housing standards – nationally described space standard - GOV.UK (www.gov.uk)
24 https://www.telford.gov.uk/planning-and-building-control/planning-applications-and-advice-appeals-enforcement-and-guidance/planning-application-process/
25 www.telford.gov.uk/spd

Affordable Housing Requirements

9.35 The Local Plan helps to deliver better homes for all, securing new affordable homes through section 106 and Homes England grant. Affordable homes are required to meet a range of local housing needs across the borough and offset stock losses thorough schemes such as 'right to buy'. These homes should be genuinely affordable based on local incomes and house prices, and provide tenures that meet local need; the delivery of high quality affordable homes for rent is a priority.

9.36 Policy HO4 seeks to maximise affordable housing delivery across the borough with developments providing up to 100% provision being supported where they contribute to mixed and balanced communities.

Policy HO4

Affordable housing requirements

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:

    a. 20% affordable homes without public subsidy in the Telford built-up area, including the sites allocated as Sustainable Communities; and
    b. 35% affordable homes without public subsidy in Newport and the rural area

2. Proposals involving affordable housing contributions below the requirements in part 1 of this policy will only be considered in exceptional circumstances, including:

    a. 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
    b. 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 that they have made reasonable endeavours to make up the shortfall in affordable housing including taking steps with the aim of securing 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.

3. The Council 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, informed by the latest Government guidance.
4. 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.

9.37 Early involvement with the Council 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

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HO4. 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.

9.38 The thresholds for affordable housing delivery in part 1 of the policy are based on the Council's Economic and Housing Needs Assessment Part 1[(26)], the Whole Plan Viability Assessment (WPVA) 2023 and the WPVA Updated December 2024.

9.39 The NPPF defines the types of affordable housing, this includes affordable housing for rent, discounted market sales housing and other affordable routes to home ownership.

9.40 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.

9.41 The Council, 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, using Homes England grant, 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.

Figure 28: Affordable Housing scheme Smithfields



Affordable Housing Delivery

9.42 As well as meeting the overall need for affordable housing it is important for the Local Plan to clarify how this will be delivered over the plan period. This is about creating the mixed and balanced communities that the borough needs to thrive and seeks to ensure that there is little or no difference in the type, quality and mix between affordable and open market homes.

9.43 Policy HO5 sets out the mechanism by which affordable housing contributions will be secured through new mixed tenure housing development.

Policy HO5

Affordable housing delivery

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:

    a. 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.
    b. Affordable housing being sensitively integrated across the site in, where possible, small manageable clusters, including each phase of larger sites.
    c. Affordable housing being tenure neutral in its design, materials, compliance with internal space standards and private amenity space, and parking provision
    d. 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:

        - 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.

2. Section 106 Affordable housing provided under Part 1 of this policy (either on or off site) will be secured through a planning obligation, and:

    a. Will be transferred to a Registered Provider or other body providing affordable housing prior to the completion of all open market housing on-site;
    b. Remain affordable in perpetuity; and
    c. Enable affordable housing to be provided elsewhere in the borough via off-site contributions.

3. Proposals for reduced affordable housing contributions, below the requirements of Policy HO5, will only be considered in exceptional circumstances, including:

    a. 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
    b. Where a viability appraisal has been submitted and agreed by the Council, with an appropriate review mechanism as set out in Policy S7.

9.44 General needs affordable housing should deliver a range of property sizes suitable for meeting the needs of families, singles and couples

9.45 The following housing types are required to contribute towards affordable housing:

- C3 dwelling houses

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- Self-contained units for people of pensionable age; and
- Sheltered or extra care development that comprise self-contained apartments

9.46 The following housing types are typically not required to contribute towards affordable housing:

- C2 residential institutions (that do not comprise self-contained dwellings); and
- Specialist and supported housing schemes provided by the local authority or a Registered Provider (that are not self-contained dwellings).

9.47 The majority of affordable housing is expected to be delivered on-site and based on evidence in the EHDNA should comprise 70% affordable rent, 10% social rent, and 20% intermediate (including shared ownership).

9.48 The definition of Affordable Housing for rent is set out in the NPPF and is housing that meets the following criteria:

- The rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent.
- The landlord is a Registered Provider and appropriate local connection and nomination rights are given to the Council via a suitable planning obligation; and
- It includes provision to remain are an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

9.49 Housing for social rent offers tenants a secure form of housing with lower rents that helps ensure the long term affordability for local people on low incomes.

9.50 Affordable homes should be provided at either social rents and / or affordable rent which should be provided up to 80% of market rent or at the published Local Housing Allowance. Intermediate housing should apply an appropriate discount/cap to reflect local purchasing power (based on local incomes).

9.51 To ensure affordability the Council will need confirmation that the total monthly costs of shared ownership (mortgage payment and rent) will be significantly less than the cost of renting or purchasing a suitable home on the open market. If this is not the case an alternative product should be considered.

9.52 The sensitive integration of affordable housing on sites will be achieved where different types and tenures are proportionally distributed on major developments but always through more than one cluster, including each phase of larger developments; for example, clusters of up to six dwellings on developments up to 50 dwellings and clusters up to eight dwellings on developments of 50 dwellings or above, to avoid overconcentration of one house size, type or tenure in a single on-site location.

9.53 In smaller schemes clustering in smaller groups or 'pepper potting' may be appropriate.

9.54 Affordable housing provision should be tenure neutral; that is, indistinguishable in design and specification from market housing on the same development.

9.55 The Council recognise that local housing need is not always readily met through general needs affordable housing this includes the needs of residents identified in the Housing Strategy, Specialist and Supported Accommodation Strategy, Empty Homes Strategy and

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the Economic and Housing Development Needs Assessment. Therefore, the Council will take a more proactive approach to securing offsite financial contributions in order to deliver:

- Supported and specialist housing for older and vulnerable people,
- Care leavers
- Temporary accommodation for the homeless,
- Bringing empty homes back into use as affordable housing,
- Rural affordable accommodation enabling people to remain within their local community
- Affordable accommodation for the gypsy and traveller community

9.56 This is likely to require the consolidation of developer contributions which can then be deployed to meet affordable housing needs at a borough wide level. This approach provides the Council with discretion when allocating funds which helps the creation of mixed tenure affordable housing that meets the needs of communities. The level of commuted sum sought will reflect the developer the cash equivalent of onsite delivery. The contribution should include an enabling fee to reflect the additional costs of delivering homes elsewhere; for example, project management and professional fees.

9.57 Where the Council does have discretion in deciding how financial contributions are allocated for affordable housing, it will:

- Purchase land and create new affordable housing schemes, where a need has been established.
- Provide funding to secure more affordable homes on specific developments in addition to those secured through S106 agreements.
- Buy and repurpose properties for use as affordable accommodation.

9.58 In the event there are no appropriate developments or no outstanding planning permissions which would then be appropriate for use of the funds, the Council will liaise with Parish/Town Councils and Registered providers to identify specific housing sites or those coming onto the market in the near future, that could benefit from additional support in meeting wider affordable housing needs.

9.59 Where the proportion of affordable housing results in part units this part unit will form part of the overall offsite contributions for the site; for example, an 11 dwelling (net) scheme in Telford providing 2.75 affordable dwellings, two dwellings could be delivered on-site and the 0.75 fraction could be provided as an off-site contribution equivalent in value to the part dwelling.

9.60 Where affordable housing contributions are secured through a legal agreement that specifies provision, affordable housing on mixed tenure developments should be transferred to a Registered Provider prior to completion of all open market housing on the site. The aim is to maximise delivery and dwellings should remain affordable in perpetuity.

9.61 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 Council may seek external evaluation of the viability evidence, to be funded by the applicant. The Council also reserves the right to claw back funding as per the review mechanism set out in Policy S7.

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Supported and Specialist Housing

9.62 The UK population, as reflected in Telford, is ageing with wide consequences for society and the economy. The Telford and Wrekin Specialist and Supported Accommodation Strategy and Homes for All Supplementary Planning Document (SPD) aim to ensure there is good quality housing to meet the needs of the growing number of older, vulnerable adults and young people in the borough. They will be used to determine applications under this policy.

9.63 The purpose of Policy HO6 is to clarify the requirements for the delivery of supported and specialist accommodation in the borough.

Policy HO6

Supported and specialist housing

1. Development proposals for specialist and supported housing, that increase choice for older, vulnerable and disabled residents, including any individual units of accommodation, that supports local needs will be supported where:

    a. It meets an identified local need
    b. It is supported by Local Authority commissioners
    c. It makes provision for a mix of tenure and types of accommodation including, where relevant, affordable housing
    d. The design is high quality and meets relevant best practice guidance for the specific use or group it is intended for, whilst being adaptable and responsive to changing needs over the lifetime of development;
    e. Appropriate levels of amenity space and associated landscaping should be provided in a form specific to the needs of the end user;
    f. It is well related to the local context in form, function, design and scale;
    g. Location and design features to assist the predicted impacts of climate change, flooding and air pollution on more vulnerable residents are included in the design of the development.
    h. Where relevant there is a clear plan of where and when domiciliary services and graduated levels of care will be provided;
    i. Appropriate levels of car parking to meet the operational requirements of the use for staff and visitors
    j. The development meets the day to day needs of intended residents by either; 1) a range of onsite services and facilities, or 2) it is reasonably accessible to local services, community and support facilities including health facilities and public transport, enabling residents to live independently as part of the community.

2. Applicants are strongly advised to engage with the Council at an early stage in the planning process to consider;

    a. the mix of specialist and supported housing needs within the borough, including defined user groups;
    b. where proposals are over and above local need, suitable alternatives that meet a deficiency in other

accommodation types will need to be discussed with the Council; and

c. to discuss the scale, tenure, layout and type of accommodation to be provided.

3. Evidence to be provided of engagement with local health services (GP practice groups etc.) that the care needs (commensurate with the level of care required) of the residents can be sustainably accommodated in that location.

9.64 Specialist and supported accommodation includes supported living housing where care and/or support is a core part of the offer; specialist accommodation that is specifically for people with particular needs or characteristics; and supported accommodation that might suit those with particular needs and characteristics.

9.65 The different types of specialist and supported housing include:

- **Age-restricted general market housing -** generally for people aged 55 and over and the active elderly. It may include some shared amenities but does not include support or care services.
- **Retirement living or sheltered housing -** usually purpose-built flats or bungalows with limited communal facilities. It does not generally provide care services, but provides some support to enable residents to live independently, such as on-site assistance (alarm) and a warden.
- **Extra care housing or housing-with-care -** usually purpose-built or adapted flats or bungalows with extensive communal areas and a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, with meals available.
- **Residential care homes and nursing homes -** individual rooms within a residential building that provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living.

9.66 Other types of supported and specialist accommodation could include care leaver accommodation or accommodation for survivors of domestic abuse. As well as children's care homes which would fall under the description of Extra Care Housing or housing with care.

9.67 Specialist and supported accommodation includes both use class C2 (residential institutions) and C3 (dwelling house) of the planning use classes order. The use class depends on factors such as the level of care and scale of communal facilities provided. The Government's definition of a self-contained dwelling is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use. The distinction will guide application of other Local Plan policies, for example policies HO 4 (affordable housing), NE 6 (public open space) and C 5 (design of parking). Specialist and supported accommodation that provides self-contained dwellings will require affordable housing, having regard to scheme viability.

9.68 The Council encourages dispersed specialist and supported housing provision approach. On large strategic sites including Sustainable Communities additional supported or specialist homes should be considered as part of creating multi-generational communities.

9.69 High quality design includes appropriate step-free access, movement, layout, provision of support facilities and external amenity spaces that meet the needs of residents. Where appropriate, the

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proposed scheme should provide necessary storage for mobility scooters. The use of Housing our Ageing Population Panel for Innovation (HAPPI) key design criteria is strongly encouraged.

9.70 Specialist and supported accommodation will be supported where it is reasonably accessible to local services and facilities including shops, community facilities and healthcare provision. Access to public transport should also be demonstrated. The 'core and cluster' approach is encouraged where self-contained property has support provided on-site by carers and support workers. Bungalows can provide benefits to residents through step-free access and adaptability for an ageing population.

9.71 Applicants are strongly encouraged to engage with the Council early in the process to discuss needs and provision. For example, the planning process can facilitate discussions with the Council's Social Care Commissioners to discuss local issues. It is also recognised that where the residents have higher care needs there will need to be evidence that these can be reasonably supported by, for example, local GP provision. In addition, when considering local need, there should be consideration given to the Supported and Specialist Accommodation Strategy which identifies housing need across various cohorts in the borough[27].

Houses in Multiple Occupation (HMO)

9.72 Houses in multiple occupancy are increasingly common these can meet a range of housing needs from student accommodation to affordable move on accommodation. They are an element of the boroughs housing mix and benefit from permitted development rights where housing up to six people. Where the Local Plan can it is important to control the impact of HMO's on local communities as well as ensuring the quality of the homes themselves.

9.73 Policy HO7 aims to protect existing family homes and ensure where larger HMO's (as defined nationally) are proposed then these provide good quality accommodation.

Policy HO7

Houses in multiple occupation (HMO)

1. In circumstances where planning permission is required for the subdivision of dwellings into Houses in Multiple Occupation (HMOs), the Council will support the proposal where:

    a. There is no significant adverse impact on the amenity of existing and future residents, including the homes and gardens of neighbours and they do not change the character of the area;
    b. There is not an over proliferation of HMO's in the surrounding area;
    c. The HMO would offer a good standard of living accommodation including access to communal and outdoor amenity space;
    d. Safe, well designed vehicle access and parking is provided to meet the needs of the development and prevent any foreseeable parking issues in the surrounding area;

27 Specialist and Supported Accommodation Strategy.pdf

e. There is provision for waste/recycling storage to meet the needs of the development;
f. There is provision for cycle storage to meet the needs of the development;
g. The proposal complies with other relevant policies in the Local Plan including on design, landscape and historic environment; and
h. For larger HMO's, there should be a consideration for onsite management staff ensure that the building is managed.

9.74 The Council has adopted local amenity standards for HMO's. Any development for HMO's in the borough should comply with these, or any subsequently published, standards.

9.75 Generally HMO's that require planning permission are of a scale where there would be an increased demand for vehicle parking spaces, cycle storage and waste storage. To ensure high quality homes are provided, such developments should provide sufficient facilities and storage. The Council has published its vehicle parking and cycle storage requirements in the Highways Design Guide.

Gypsy, Traveller and Showpeoples Accommodation

9.76 The Council has identified the need for gypsy, traveller and showpeoples accommodation in the borough through an updated Gypsy and Traveller and Travelling Showperson Accommodation Assessment (GTTSAA) (2023). It is a requirement of the NPPF that Local Plans positively address the need for gypsy and traveller accommodation.

9.77 Policy HO8 sets out the level of need for new pitches the Council will need to plan for as well as a positive set of criteria to help bring sites forward.

Policy HO8

Gypsy, Traveller and Showpeoples Accommodation

1. The Council's Gypsy and Traveller Accommodation Assessment identifies a need for 26 additional pitches over the plan period.
2. The Council have identified provision of two permanent pitch sites.

    a. Lawley Furnaces expansion to accommodate a further 3 pitches; and
    b. Lodge Road to accommodate at least 13 pitches.

3. Proposals for new sites will be supported where:

    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;
    e. The application addresses climate change such as, where appropriate, the provision of on-site renewable

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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.

4. A planning condition or legal agreement will be required to control the future use of sites.

9.78 Policy HO 8 sets out the Council's approach to meeting the identified need for additional pitches, through the expansion of existing provision and criteria for the development of new sites. This policy has been prepared having regard to the Government policy document Planning Policy for Traveller Sites (2015).

9.79 The Council will monitor the number of pitches in the borough to meet the identified need.

9.80 Proposals for new traveller sites are supported where they help meet any unmet need for sites as identified in the GTTSAA 2023 update or any subsequent update. Where the Council's identified need for sites has already been met, new windfall sites will be permitted where the applicant can provide appropriate justification showing there is a need for the accommodation and the application complies with the criteria in Policy HO 8.

9.81 Where permanent buildings such as those housing communal facilities are provided, opportunities to improve their energy efficiency, thermal efficiency and produce and use renewable sources of energy should be taken. This could include installing solar panels or connecting to a network for power. It could also include using water efficient appliances being installed.

9.82 It is essential that everyone has access to a good broadband connection. Sites should be served by a good broadband connection to help facilitate, for example, home school and working on the site.

9.83 New sites need to be located and designed to not have a significant adverse impact on the surrounding area including nearby residents living conditions. Other policy constraints could include the impact on heritage assets, impacts on health and to or from air quality, climate change, water quality and flooding. The impact of development would be assessed as part of a planning application, and where reasonable, appropriate mitigation such as boundary treatments may be sought to address identified harm.

Housing Development Regeneration

9.84 The Council supports the regeneration and renewal of housing across the borough, as a meansof ensuring that everyone has access to a good decent home. The Council has already undertaken successful, targeted interventions in older New Town Estates, with partner agencies, such asthe redevelopment of local centres and through initiatives such as Telford and Wrekin Homes. Housing associations in the borough are taking a proactive approach, in partnership with the Council, to improve and modernise their housing stock through asset management strategies and redevelopment initiatives.

9.85 Policy HO9 encourages and supports measures to improve the liveability, quality and wellbeing of existing housing estates through regeneration opportunities. This approach aligns with National Policy requirements to consider the benefits of estate regeneration.

Policy HO9

Housing development regeneration

1. The Council will support large-scale refurbishment and/or redevelopment proposals which will secure regeneration benefits for existing communities where:

    a. They are supported by a masterplan and Design Brief document which demonstrates:

        - the regeneration benefits of the proposal;
        - that the accommodation will be of a high quality;
        - that an assessment of the site and surrounding area has been undertaken and it is demonstrated that the proposal will make a positive contribution to the local character and distinctiveness of the area such as improved connectivity, open space, landscape and access to community facilities and services.

    b. It has been demonstrated that community engagement has been undertaken as part of the preparation of the proposal;
    c. Any net loss of housing is appropriately justified, such as through the provision of better quality homes;
    d. There would be no net loss of community facilities, unless in compliance with Policy CI1;
    e. Proposals address climate change amelioration and adaption including delivering homes which are cheaper to run through improving insulation, ventilation and inclusion of renewable energy technology;
    f. Proposals deliver a mix of homes in compliance with HO3 to deliver multi-generational communities and homes for rent and sale;
    g. Proposals comply with all other relevant policies in the Local Plan.

2. Development contributions (including, but not limited to, affordable housing, education, open space and play/sport) will only apply to net new dwellings to encourage the regeneration of existing housing stock and re-use of brownfield land.
3. Where appropriate, the Council may use Compulsory Purchase Order powers to assemble ownership within an estate to enable a cohesive approach to estate regeneration.

9.86 There are a number of new town estates and older pre-war public housing in areas such as Donnington. The purpose of this policy is to provide a positive policy framework that can help facilitate regeneration and redevelopment opportunities, of these areas, as and when funding opportunities become available.

9.87 Estate regeneration includes the conversion, redevelopment or replacement of existing housing. In determining a planning application for estate regeneration, the social, economic and environmental benefits of the development will need to be clearly demonstrated. The Council recognise that future opportunities are likely to be complex due to the increasingly diverse ownership especially in former areas of public housing.

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9.88 Where major redevelopment schemes come forward the developer will need to demonstrate how they have engaged with the local community to seek input into and feedback on the scheme proposals.

9.89 Proposals to improve the public realm on estates and accessibility to open space, leisure facilities, retail centres and employment areas (including Strategic Employment Areas) will be supported. The Council supports the positive adaptation of existing homes to address climate change and making homesmore affordable to live in and run.

9.90 Due to the scale and complexity of estate regeneration schemes it is recognised that developer contributions will only be secured on net new housing in order to mitigate the additional needs of those homes for, for example, new school places.

9.91 Where necessary as a last resort the Council, its partners or developers may utilise Compulsory Purchase Orders to facilitate site assembly where all other means of doing so have been exhausted.

Stalled Development Sites

9.92 There are a significant number of instances where existing development sites and assets become stalled and remaining vacant, derelict or undeveloped for extended periods of time even after receiving planning permission. These sites are often smaller scale, brownfield sites where their original use is no longer viable including, for example, a number of former public houses. The delay in their reuse, redevelopment and regeneration of these sites can blight communities and detract from wider regeneration efforts.

9.93 Policy HO10 will establish a clear framework for the Council to collaborate with land owners in addressing issues that have delayed the progress in bringing sites back into a beneficial use to deliver sustainable developments including housing and other infrastructure that supports communities.

Policy HO10

Stalled development sites

1. The Council 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 Council or brought to the Councils addition:

    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 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 Councils 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 Council 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 it 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.

9.94 There are a number of identified 'stalled' development sites within the borough, these are defined as vacant or derelict sites that are brownfield with the majority within the existing urban areas. The sites tend to be smaller scale and include a number of former public houses and other facilities where there former use is no longer viable. In addition there may be other sites that may be required to support the local communities by way of infrastructure, for example this could include the need to provide and protect community facilities; but have been closed.

9.95 A stalled site will be identified by the Council where one or more of the following criteria has been identified:

- A site or building has been vacant for more than 12 months
- There is a reported planning enforcement case on the site.
- There is reported anti social behaviour or criminal activity on site due to the site being vacant.
- Where planning permission has been granted but no works has been undertaken on site after 12 months.
- Where work has started on site, but no progress has been made after a 6 month period.

9.96 Sites will be removed from the list of identified stalled sites when it has a practical completion certificate.

9.97 Due to the nature of former uses and the predominance of sites being in close proximity to existing communities failure to bring sites forward for reuse or redevelopment can cause issues of blight to the surrounding area.

9.98 The Council are working proactively with a number of land owners and or / developers to bring these sites forward, however policy HO11 will provide a more formal framework of support and clarification for land owners and / or developers to bring these sites forward. As a last resort, where all other options have been exhausted and, it is clear that a site is unlikely to come forward in either of the following circumstances the Council reserves the right to take more formal action through the use of a Compulsory Purchase Order:

1. A reasonable period i.e. where a site has not progressed to planning within a 12 month period of being identified (in writing to the owner) as a 'stalled' site.

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2. Where an existing grant of planning permission has lapsed.
3. No reasonable progression has been made on site to complete extant planning approvals or reuse buildings within a reasonable period.

Self-Build and Custom Housebuilding

9.99 The Council supports opportunities to develop self-build and custom housebuilding. A register of people interested in building their own homes is maintained by the Council and the Council are required to support the delivery of permissioned self build and custom build plots through planning.

9.100 Policy HO11 supports self-build and custom housebuilding in suitable locations and as part of the overall housing mix on larger housing led developments.

Policy HO11

Self-Build and custom housebuilding

1. The Council 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 3% 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:
    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 Council 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 reasonable price that reflects a professional valuation, 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.

9.101 Self-build or custom-build housing plots must be fully serviced in accordance with the Self-build and Custom Housebuilding Act (2015), or any subsequent updates. Plots are typically detached, although semi-detached dwellings may come forward should their proposed homes meet the relevant definitions.

9.102 Outline planning applications for self-build or custom-build plots, including those that form part of the housing mix on a wider site, provide the opportunity for plots to be marketed to prospective purchasers to build their own home. The Council would expect these plots to be marketed for sale, with outline consent, for a minimum period of 6 months (unless otherwise agreed with the Council), with plots fully serviced to the boundary. Marketing will be required as part

of any application to remove self-build or custom-build restrictions and should include those on the Council's self-build and custom housebuilding register.

9.103 A professional valuation should be carried out by a Royal Institute of Charted Surveyors (RICS) valuer or other appropriate competent professional.

9.104 Should no interest in the plots be received during the marketing period, subject to approval from the Council, the plots may be built out as other forms of housing where acceptable under Local Plan policies. Evidence must be provided that the plot has been marketed at a local market level and the marketing has included , but not limited to, direct contact to those on the Councils Self-build and custom build register.

9.105 A professional valuation should be carried out by a Royal Institute of Charted Surveyors (RICS) valuer or other appropriate competent professional.

9.106 As a general rule, where self-build plots are included within the overall housing mix, the plots should be fully serviced and marketed prior to 75% of the scheme being built out. This is to ensure the plots are provided, and where necessary the plots are subsequently built out by the developer whilst on site, should there be no interest shown for self-build or custom-build.

9.107 The Council may in exceptional circumstances support the development of self-build and custom build accommodation in areas not cover by point 1 in policy H012. This is provides some flexibility where small scale development might be acceptable in for example a village not defined as a key settlement. Such develops would need to demonstrate exceptional design quality, sustainability credentials (zero carbon development) and successful mitigation of technical issues such as access.

9.108 Although small scale self-build and custom housebuilding are expected to be exempt from the statutory biodiversity net gain requirements, the Council requires compliance with Plan policies including S4, S5, NE3 and NE4 to promote the borough's Forest Community approach.

Housing Development in the Rural Area

9.109 It is important to plan for housing delivery across the borough including the rural area. New development in the boroughs villages can have positive benefits not least maintain the long term sustainability of these areas as the population generally ages, housing becomes less affordable and it becomes harder to maintain local services in the community.

9.110 Policy HO12 sets out the criteria for determining planning applications for housing in the rural area, which for the purposes of the policy this is any site outside the built up areas of Telford and Newport as shown on the Local Plan Policies Map.

Policy HO12

New Housing in the Rural Area

1. The Council will support housing development in the rural area by:

    a. Directing new rural housing to sites with unimplemented planning permission;

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b. Allocating housing sites in some rural villages to support local services;
c. Allowing proposals for non-major development within or immediately adjoining the built confines of Key Rural Settlements;

Infill Development

2. 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.

Replacement Dwellings

4. Proposals for replacement dwellings outside the Key Rural Settlements will be permitted where:

   a. The development would not have a significant detrimental impact on local amenity or the character and appearance of the area;
   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;
   c. 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;
   d. Development represents exceptional quality or innovative design;
   e. There would be no net increase in number of residential units on the site;
   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
   g. Permitted development rights will generally be removed from replacement dwellings in the rural areas.

Conversions and Change of Use

5. Proposals to convert or change the use of existing buildings to residential use will be supported where:

   a. It has been demonstrated the current use of the building is no longer needed or viable;
   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;
   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 DD2 (Residential alterations and extensions);
   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.

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 enabling development to secure the future of the heritage asset(s)
f. The design protects or enhances any local heritage value of the building, including non-designated heritage value;
g. The site has a safe and suitable access; and
h. The future residents of the proposal would not have an unacceptable amenity level due to conflicting neighbouring uses.

Rural Workers

6. Proposals for new dwellings for rural workers will be supported where:

   a. The application demonstrates there is an essential need to live permanently at or near the applicants place of work in the countryside;
   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
   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

9.111 The Council has identified housing allocations in several villages These site allocations contribute to meeting the overall housing requirements of the borough and the rural area as well as addressing local needs identified in the EHDNA.

9.112 The Council has conducted an audit of all rural settlements in a 'Rural Settlement Technical Paper', the paper identifies key rural settlements 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 Key Rural Settlement 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.***

9.113 The Key Rural Settlements are set out below:

- Edgmond;
- High Ercall;
- Lilleshall;
- Tibberton;
- Waters Upton;
- Crudgington; and
- Allscott.

9.114 Non-major development is considered to be planning applications consisting of 9 homes or fewer or the site has an area less than 0.5 hectares.

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9.115 Infill development for the purposes of this policy is considered to be sites within an existing settlement (identified in Appendix H) which front a road and have built development on at least two sides immediately adjoining the site.

9.116 Infilll development for single self-build or custom-build dwellings with the confines of existing rural settlements will require a legal agreement/conditions to ensure the dwellings is delivered with the appropriate occupancy conditions.

9.117 Where a building is proposed to be converted to housing, evidence will be required to be submitted with the planning application. Depending on the current use of the building this could be the submission of an appropriate marketing report to show there has been no reasonable interest in the current use of the building; or it could be the submission of a business case setting out why the building is no longer needed, and confirming that the conversion or the building would not lead to subsequent proposals for further development on the site, unless appropriately justified.

9.118 Development that represents exceptional quality and outstanding design will require an independent design review with details to be agreed between the applicant and the Council.

Affordable Rural Exception Sites

9.119 Given the overall strategy to direct rural housing to particular locations identified in Policy HO12, 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.

9.120 Policy HO13 sets out the circumstances under which proposals would be acceptable.

Policy HO13

Affordable rural exception sites

1. The Council will support affordable housing schemes as an exception to normal rural housing policy where:

   a. Development is defined as minor development and consists of 100% affordable housing.
   b. The site is within or immediately adjoining and well-related to the built up area of a rural settlement and does not result in development in an isolated location.
   c. There is robust evidence that the proposal will meet a local affordable housing need for people with a local connection to the area as well as a need to live in the specific location;
   d. Adequate controls are in place to ensure the dwelling meets the needs of current and future occupiers and remains affordable in perpetuity, in line with Policy HO6; and
   e. The proposal is of an appropriate scale and design for the location.

9.121 Affordable rural exception sites should be capable of management by an appropriate body i.e. registered social landlord, the Local Authority or any other organisation or body that is legally able to provide affordable housing. Where housing is delivered as

intermediate tenure(shared ownership, for example) this should be secured through a Section 106 agreement or appropriately worded condition.

9.122 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 rural settlements identified in Appendix H. Sites should be located within or immediately adjoining a rural 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.

9.123 Proposals must also demonstrate a local connection. A local lettings plan should be agreed and secured through legal agreement, or applicants for single dwelling schemes should demonstrate a strong local connection, either through residency or employment in the local area:

- **Residency qualification –** have been resident in the parish for 12 continuous months at the time of application; have lived in the parish for three out of the previous five years; or have close immediate family who have been resident for five continuous years and continue to reside in the parish. As an example this could be demonstrated in the form of continuous Council tax records
- **Employment qualification –** the individual or their partner is in employment and the main place of work is in the parish; they are in paid employment; they work a minimum 16 hours a week; they have been employed for a minimum 12 continuous months at the time of application and is currently in employment; and has a permanent contract or is self-employed.

9.124 Affordable rural exception sites should be well-designed and proportionate in scale and design to the location and to meet current and future needs. Proposals should meet the internal space standards in Policy HO3 and the dwelling size will be controlled to ensure it remains affordable in relation to local incomes.

10 Development design

10 Development design

10.1 To design a successful place, all types of development should aim to meet the highest quality for sustainability in both their design and layout.

10.2 The Council is committed to promoting high quality design which includes its scale, massing, form, density, orientation and layout, as well as the proportions, materials, landscape elements, access and overall spatial quality. The NPPF and National Design Guide recognises design as a key aspect of sustainability, that informs how places function socially, economically and environmentally as well as the design of special places such as the Ironbridge Gorge World Heritage Site.

10.3 Telford & Wrekin's character is split between a number of locally distinctive settlements including; urban and rural neighbourhoods; district centres; industrial and commercial estates; historic environments and variety of natural forms and features, that contribute to the rich and varied character of Telford & Wrekin.

10.4 Due to their differences in size larger settlements (town and district centres) vary greatly from smaller neighbourhoods due to their different roles in delivering growth within the borough. The Local Plan is a strategic document and therefore is not the appropriate mechanism to undertake a detailed assessment of the character of every settlement, instead the Local Plan and the policies within this chapter should provide a framework for applicants, decision makers and communities to undertake such assessment and deliver high quality design throughout the borough.

Design Criteria

10.5 Design quality is concerned with how places look as well as how they function socially, economically and environmentally. It is recognised that a key aspect of sustainable development is indivisible from good planning, and should contribute positively to making places better for people.

10.6 The Governments National Design Guide and National Model Design Code (the primary basis for the preparation of Local Design Codes) ensures that the requirement for good design is embedded in planning policy and is ultimately delivered through the development being built and the places being created.

10.7 The National Design Guide sets out the characteristics of well-designed places under 10 themes:

1. Context
2. Identity
3. Built Form
4. Movement
5. Nature
6. Public spaces
7. Uses
8. Homes and buildings
9. Resources
10. Lifespan

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.

10 Development design

10.8 Policy DD1 provides a design criteria for development that complement these key themes and guidance set within the NPPF, against which all planning applications will be assessed.

Policy DD1

Design criteria

1. To ensure good place-making the Council will support development which:

    a. Makes a positive contribution to an area's character and enhances the quality of the local built and natural environment to facilitate interaction throughout the community;
    b. Is appropriate in the context of its location in the borough and its future use in terms of its building types, street layout, 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;
    c. Includes residential garages that are in keeping with general building style;
    d. Respects the landscape, setting, topography and vision for Telford and Wrekin as a Forest Community, and integrates natural features into development such as public open spaces, street trees, grass, planting and water, supporting quality of place;
    e. Where relevant, respects and reinforces historic street patterns, groups of buildings, layouts, traditional frontages and boundary treatments to satisfactorily integrate the development into the surrounding area;
    f. Maintains and exploits important landmarks, gateways, views to and from the site and respects or enhances the quality of the skyline;
    g. Is use appropriate, using high quality durable materials which reinforce or enhance local distinctiveness;
    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, lighting, landscaping, open space and parking;
    i. Provides homes with good quality internal environments with adequate spaces for users and good access to private, shared or public spaces;
    j. Demonstrates that there is no significant adverse impact on nearby properties by noise, dust, odour or light pollution and that the new development can be effectively integrated with existing businesses and facilities in its vicinity;
    k. 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
    l. Has arrangements of streets and buildings which offer a convenient choice of routes that are easy to

10 Development design

understand, connecting with surrounding neighbourhoods and town centres.

2. 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.

10.9 There are a range of tools available to ensure good quality design in developments. 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.

10.10 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.

10.11 Additional tools such as local design reviews provide constructive, impartial and expert guidance to applicants as they develop their proposals to ensure high standards of design. The Council 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 Council will have regard to the recommendations of the design review and how these have been reflected in the submitted design when determining an application.

10.12 Where relevant, developers will be expected to demonstrate how their proposal is good design, explaining how the policy matters have been addressed within their development proposals in supporting evidence such as in the Design and Access Statement submitted with their planning application. Development should be bespoke and respond positively to and be informed by local context and vernacular but without stifling innovation and new technologies which sympathetically complement or contrast with the local architectural style. 'Standard' house types or the repetition of layouts, development densities, and the use of construction materials mimicking schemes elsewhere will seldom be acceptable.

10.13 The Council supports the use of masterplans and design briefs 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 Community 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 Council at the earliest opportunity in the design process.

10.14 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, linked with these priorities that should be considered in development proposals from the outset. To help create safe and secure environments which in turn creates cohesive

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neighbourhoods that promote health and wellbeing, Secured by Design[28] 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 Charter[29] provides a regional base for design through its 6 themes and 12 principles. Sport England's Active Design and Design Coding Guidance[30] also provides a useful tool to help shape developments at an early stage.

10.15 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.

10.16 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.

Residential Alterations, Extensions and Annexes

10.17 The Council recognises that well-designed buildings, including alteration and extensions to existing properties, make an important contribution to the character and quality of an area. While encouraging architectural expression, the Councils considers that some policy guidelines are necessary to help promote and reinforce the local distinctiveness of the area and avoid adversely affecting adjacent properties and uses and the living conditions of neighbouring residents. The NPPF seeks to secure high quality design and makes clear that poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions should be refused.

10.18 Policy DD2 aims to improve the quality of existing housing and deliver high quality urban design which is locally distinctive.

Policy DD2

Residential alterations, extensions and annexes

1. The Council will support alterations or extensions to residential buildings where:

    a. It is not disproportionate in size in relation to the existing building/plot and preserves and enhances the existing character of the dwelling or the prevailing character of the area;

28 Secured By Design https://www.securedbydesign.com/
29 West Midlands Design Charter https://www.wmca.org.uk/media/lc0izu0n/wm-design-charter.pdf
30 Active Design | Sport England

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b. Can be adequately accommodated within the curtilage of the existing property without adversely affecting its amenity or that of neighbouring properties/uses;
c. Is designed in keeping with surrounding buildings;
d. The design includes features which are energy, waste and water efficient;
e. The proposals are well built, accessible, fit for purpose, and adaptable to changing lifestyles, demography and climate;
f. The alteration or extension will not result in adverse environmental impacts such as noise, odour, dust or light upon the immediate area;
g. The proposal respects existing natural features, including landform, trees and biodiversity, responding positively to biodiversity net gain, and where possible integrates greening measures such as green roofs; and

2. In respect of residential annexes the Council will support development where:

a. The proposal is proportionate and subservient to the main dwelling
b. Is capable of satisfactory conversion for use in association with the main dwelling when it is no longer required by a relative or dependant;
c. The proposal is fit for purpose and its use is justified; and
d. The proposal is incidental in use to the main dwelling.

10.19 Policy DD2 covers alterations and extensions of dwellings. It also provides control regarding the conversion of houses into flats or shared housing (including Houses in Multiple Occupation as referred to in Policy HO7) so that they respect their local context. Furthermore, it anticipates demographic changes facing the borough such as an ageing population and a continued forecast reduction in mean household size. The policy recognises the need to promote sustainable development including the use of micro energy generation and measures to reduce water use.

Figure 29: Residential Extension



Commercial and Industrial Development Design

10.20 Successful communities require a range and variety of local services and community facilities, such as workplaces, civic and commercial facilities. These should represent the varied needs and aspirations of the existing and future community as well as supporting everyday life and encouraging sustainable lifestyles.

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10.21 Policy DD3 aims to enhance the design of commercial and industrial development, whilst detailing a specific criteria of which these planning applications will be assessed against.

Policy DD3

Commercial and industrial design

1. The Council will support commercial and industrial development where:

   a. The orientation and siting of buildings is considered at the outset of development;
   b. Developments minimise the visual impacts of service and equipment areas from adjoining streets, publics paces and adjacent properties;
   c. The development re-uses vacant or under-utilised sites, regard should be had to the potential environmental value of vacant, derelict or under-used sites in any development proposal;
   d. Site drainage is designed to minimise water collection near building foundations, entrances and service ramps;
   e. The parking/access/circulation system provides for the safe, efficient, convenient and functional movement of multiple modes of transportation both on and off site;
   f. Convenient and appropriate routes for all required service, emergency and utility accessways shall be easily discernible and clearly marked.
   g. The installation of secure parking areas for bicycles, located conveniently to building entrances avoiding conflicts with vehicular and pedestrian circulation;
   h. Pedestrian walkways will provide connections between buildings, land use areas and adjacent existing and new development, connecting residential, office and retail/commercial areas and transit stops;
   i. The development includes where appropriate accessible public spaces implementing a variety of urban design elements, including but not limited to, plazas, seating areas, public transport stops and other public uses as well as street furniture, trees and other landscape features;
   j. The development takes into account the existing landscape through its siting and orientation and where possible retains and enhances the natural landscape;
   k. Provision is made for electric vehicle charging infrastructure in line with Policy ST5; and
   l. Integrates renewable and low energy infrastructure in line with policy CC2.

10.22 The Council supports sustainable economic development that supports local communities with new and retained jobs, and businesses to start-up, grow, expand and invest in the borough.

10.23 Telford and Wrekin has a long history as a major focus for economic activity in the West Midlands. Telford is still a fast growing, diverse modern business location at the forefront of opportunities and challenges around productivity and automation in advanced manufacturing.

10.24 It is therefore integral that the borough continues to deliver high quality commercial and industrial development. Applying urban design principles to both commercial and industrial design

10 Development design

demonstrates Telford & Wrekin Council's dedication to creating sustainable developments. This type of design is concerned with the nature and quality of the public realm, and the way in which buildings, and the activities they accommodate, relate to the streets, squares and public spaces we all share and use. Aspects of landscaping, architecture and placement are all taken into account.

Figure 30: Employment development layout



10 Development design

Waste Planning for Residential Developments

10.25 Waste arises as a result of domestic consumption, commercial or industrial production processes or through construction and development activities. The diversion of waste including recycling and reuse is an increasingly important consideration, both environmentally and economically, in the aim of breaking the link between economic growth and the environmental impact of waste. There is a need for development management policies to make sure:

- Good quality housing design which incorporates appropriate refuse and recycling storage which is conveniently located, has a limited visual impact and is safe;
- High quality areas of public realm and open space which are safe, well maintained and easily cleaned;
- The ongoing costs of managing waste are reduced through good urban design;

10.26 Policy DD4 sets out a framework for integrating sustainable waste management into new residential developments and support the implementation of the municipal waste contract.

Policy DD4

Waste planning for residential developments

1. The Council will support residential development that helps drive waste management up the waste hierarchy by providing, with regard to national design standards, local waste guidance[31] and waste collection regime at the point of application, the following:

    a. Sufficient space for the well-designed storage of recycling and refuse containers;
    b. An accessible and conveniently located storage area with a step free route to the collection point from the outside and, where practical, sited to the rear of the property;
    c. Where this is not possible storage at the front of the property should be secure and its visual impact minimised; or
    d. Where communal storage areas are provided these should be within a high quality enclosed space, capable of storing all require waste receptacles for the properties they serve, have step free access to / from the properties and be readily accessible to collection vehicles.

2. In the case of shared housing, flatted development residential homes or mixed use development;

    a. Where appropriate and related to the size and nature of development, provide shared recycling and refuse facilities at a capacity to be agreed with the Council;
    b. Where storage is not fully enclosed and secured it should be at least five metres away from the building and be separate from cycle storage, car parking and key circulation areas in order to reduce risk of fire from flammable materials;
    c. Communal storage areas need to be accessible to collection crews with a hard surfaced, step free route between the storage area and collection point, which should be kept clear of parked vehicles;

d. Management arrangements for communal waste storage areas should be provided; and
e. Access and storage for commercial waste must be separated from domestic waste storage provision.

3. Collection points for all developments should be accessible for standard sized waste collection vehicles, details of which can be obtained from the Council; and
4. Demonstrate how construction and excavation waste from development sites will be recycled on-site or, where this is not possible, the destination and end use of waste taken off-site

10.27 Adequate space to store containers should generally be provided to the rear of the property. Where this is not possible, for example with terraced properties, adequate space should be provided at the front of the property which minimises its visual impact. Well-designed screening of refuse and recycling storage can minimise the impact on visual amenity.

10.28 Poorly sited or designed refuse storage can become a safety issue and be harmful to the health and amenity of occupants through odour, loss of privacy or outlook. This can be avoided by ensuring that refuse and recycling storage is separate from all habitable and circulation areas, and is separately ventilated.

10.29 Refuse and recycling vehicles need to carry out efficient and timely collections whilst maintaining health and safety. Routes and public spaces should be robust in its construction for the length of the route the collection vehicle is required to pass over including, for example, drain covers. More guidance for developers on waste design is set out in the Waste Design Supplementary Planning Guide, including:

- Details of how household and commercial waste is collected
- Specifications for vehicles and access allowances
- Specifications for household waste containers for planning purposes
- Household containers for Communal areas such as flats / apartment / multiple occupancy
- Waste/recycling storage areas for flats and apartments
- Communal storage Chamber/Bin Stores
- Communal Containers
- Bulky Waste Collections for properties with communal areas
- Commercial Waste Guidance
- New developments collection considerations

10.30 In order to improve climate change outcomes construction and excavation waste from residential development should be managed in a way that minimises its environmental impact. Developers need to consider issues such as the appropriate re-use of materials on-site. Where waste needs to travel off-site, local opportunities for recycling and reuse which will support the local economy and local infrastructure provision should be considered.

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Waste Planning for Commercial, Industrial and Retail Developments

10.31 Commercial, industrial and retail development will be expected to provide an appropriate level of storage for recycling and refuse to helps increase recycling rates and promote waste management in the waste hierarchy.

10.32 Policy DD5 sets out the Council's approach to waste management in non-residential development.

Policy DD5

Waste planning for commercial, industrial and retail developments

1. The Council will support commercial, industrial and retail developments that integrate requirements for storage and the collection of refuse and recycling, subject to the following:

    a. It provides centralised storage for waste which should be designed to meet the needs of the business and encourages recycling. For multiple businesses a communal area should be provided;
    b. The storage area is accessible to collection crews with a hard surfaced route to the collection point, which should be kept clear of parked vehicles;
    c. Where appropriate, storage areas are expected to include power for lighting and compaction equipment; and
    d. Where storage is not fully enclosed and secured it should be at least five metres away from the building and be separate from cycle storage, car parking and key circulation areas in order to reduce risk of fire from flammable materials.

10.33 Developers should demonstrate a clear understanding of the waste streams generated from the development and provide appropriate general and specialist storage as required. For phased development, suitable space should be factored in for waste and recycling facilities.

10.34 The Council is aware, in trying to improve recycling for small and medium sized enterprises (SMEs), that the design and layout of existing industrial and business parks in the borough do not lend themselves to managing waste higher up the waste hierarchy because of the lack of individual or shared facilities or the space to provide them. Commercial waste should be strictly segregated from residential waste when mixed use development is proposed.

11 Sustainable travel and transport networks

11 Sustainable travel and transport networks

11.1 A sustainable transport network is vital for access to jobs, education, healthcare, shops, leisure and new developments. Sustainable travel will help reduce the impact of climate change by promoting walking, cycling, public transport and electric vehicle infrastructure. The aim of these policies is to ensure that the land use planning process meets the need for connectivity and mobility whilst reducing carbon emissions.

11.2 The Local Plan will re-shape and create an urban form and density that is more conducive for cycling, walking and public transport provision. The emerging Telford and Wrekin Local Transport Plan (the LTP) also identifies the need to make better use of the existing infrastructure, decarbonise transport, and implement an 'Avoid, Shift, Improve' framework. Following adoption of the final LTP the policies in this section should be read alongside it to inform the submission of planning applications.

Figure 31: Telford Cycle Route



11 Sustainable travel and transport networks

Sustainable Travel

11.3 Sustainable travel is defined in the NPPF as *"any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport."*

11.4 Policy ST1 will help reduce car use through a balance of travel options for residents, employees and visitors with improved access and connectivity to meet every day needs.

Policy ST1

Sustainable travel

1. The Council will require, where appropriate, major development in the urban areas of Telford and Newport and, on a case by case basis in rural areas, to:

    a. Adopt site based or area wide Travel Plans for major traffic generating destinations to optimise sustainable transport modes;
    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;
    c. Design developments to meet multi-generational needs for travel and physical activity, including:

        - The use of Dementia friendly design principles
        - On-site opportunities for physical activity (circular walking routes, for example)
        - Step free access; and
        - Good connections to wider walking and cycling networks.

    d. Enhance existing public transport services or provide new services to cater for additional users generated by the development. Funding mechanisms should be demonstrated, to ensure the services can be secured as required by the Travel Plans.;
    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;
    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;
    g. Demonstrate, on a case by case basis, where it is not practical or feasible 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.

2. Where a development is in close proximity to 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

11 Sustainable travel and transport networks

better access arrangements for walkers, cyclists and public transport users.

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). The Councils Local Cycling and Walking Infrastructure Plan (LCWIP) provides further guidance for applicants on these matters.

11.6 The rural area has an extensive network work of cycleways, footways, bridleways and byways. This interconnected network provides cyclists, equestrians and pedestrians with access to the open countryside and green space. Development in the rural area can help enhance this network through targeted improvements to these routes.

11.7 Development should be designed to meet multi-generational needs for travel and physical activity. Access to and ease of movement around places and spaces is important; development should provide and/or integrate into a clear hierarchy of streets with walkable routes that allow people of different ages and needs to move around an area and reach places and facilities.

11.8 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.

11.9 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. The Councils Bus Service Improvement Plan (BSIP) provides further guidance for applicants regarding bus routes and service improvements.

11.10 Where it is not feasible 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.

11.11 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. 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.

11 Sustainable travel and transport networks

Safeguarding Rail and Transport Corridors

11.12 The purpose of Policy ST2 is to achieve the Council's development strategy for the borough through:

- A better connected place where it is easy to travel between the different parts of the borough including Telford, Newport and the rural area;
- Enabling residents and visitors to access and enjoy the green open spaces of the borough for leisure, recreation and commuting journeys;
- Creating a healthier community which enjoys increased travel choices and new employment opportunities; and
- Protecting key transport corridors in advance of future improvement schemes.

Policy ST2

Safeguarding rail and transport corridors

1. The Council will expect development to:

   a. Safeguard land required for the implementation of priority transport projects, as identified in the Infrastructure Delivery Plan, in order to assist in their future implementation; and

   b. Ensure that current and former rail lines will be protected for future use as Transport Corridors (as displayed on the Policies Map).

   c. Where lines are demonstrated as not being commercially viable, for either freight or passenger rail services, their use for walking and cycling routes will be supported.

   d. Development adjacent to existing rail lines will not prejudice the use of the line for either heritage or commercial use.

11.13 The borough has several existing and former rail routes shown on the Policies Map which are protected for walking, cycling and/or rail use. The significance of the routes lies in the length of off road connections often between centres, the fact that they are relatively flat when considering the uneven topography of much of the borough and that they are largely within the ownership of single organisations including the Council and Network Rail. The closure of Ironbridge Power Station provides an opportunity to consider the future use of the existing freight line for new rail uses, a mix of rail / light rail, walking and cycling routes and also prevent the fragmentation of ownership of a strategic transport asset.

11.14 As part of the Council's Capital Highway Programme, in support of both the delivery of the LTP there will be a need to ensure that adequate land is safeguarded for future highway and transport needs. Details of sustainable transport and highway projects will be provided in the Infrastructure Delivery Plan which developers should refer to in advance of submitting a planning application.

Impact of Development on Highways

11.15 When developments are considered in isolation, the cumulative impact on the transport system is not properly accounted for. This can lead to a 'first past the post' approach to mitigation

11 Sustainable travel and transport networks

whereby an initial development does not trigger an improvement to transport capacity only for a subsequent developer to have to bear the full cost of the mitigation.

11.16 The purpose of Policy ST3 is to support plan-led development by assessing the cumulative impact of all planned developments and deriving a costed strategy to mitigate the impact.

Policy ST3

Impact of development on highways

1. The Council requires all development to mitigate site specific highway issues and for major developments to:

    a. 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 residual cumulative impact on the road network, having regard to the Infrastructure Delivery Plan;
    b. 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 Council's Highways Service;
    c. Provide a Transport Assessment, where relevant, as part of any planning application; and
    d. Provide Travel Plans as per Policy ST1; and
    e. 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.

11.17 The ability of the existing highway network to absorb additional traffic growth and the design life of the existing highway network both affect the efficient operation of the highway network. The two issues are interconnected as the majority of the borough's highway network was constructed over a relatively short period (1970s - 1980s) and requires regeneration.

11.18 The Infrastructure Delivery Plan (IDP) and the Telford Growth Strategy (2025) set out the strategic impact of site allocations on the transport system and assess mitigation of 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.

11.19 In addition to their strategic impact, individual developments also have their own more localised impacts on the highways network. These often require more specific measures relating to pedestrian and cycle access, safety improvements, traffic calming and bus improvements. All on-site infrastructure should be provided at the developer's expense and designed to an agreed standard.

11.20 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) as identified on the Policies Map.

11.21 With regard to the SRN, development will be expected to liaise with National Highways in the first instance. The Secretary of State for Transport will retain the statutory role as Highway Authority for the SRN. Telford & Wrekin Council is the Highway Authority for all adopted roads that are not on the SRN.

Design of Roads and Streets

11.22 The design and accessibility of a development is critical to its long term sustainability. The borough has a varied legacy of road and street design with the biggest impact a result of the New Town legacy including the 'Radburn' layout of the New Town estates with the predominance of car use over sustainable modes.

11.23 Policy ST4 seeks to ensure the design of roads and streets are to the highest standards and provides the maximum benefits, balancing the needs of cars, service and freight vehicles with the needs of the pedestrian, cyclist and public transport user for safe accessible circulation and connectivity to the wider community.

Policy ST4

Design of roads and streets

1. All development proposals should be designed with regard to 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:

   a. 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;
   b. 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;
   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;
   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;
   e. Be designed in a way that enables the adoption of road networks in the most timely and efficient manner;
   f. Demonstrate that street trees on new developments:

      - Are carefully positioned and of an appropriate species to avoid interference with property,

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infrastructure and highways access and visibility; and

- Have appropriate measures in place to secure their long-term maintenance (i.e. tree pit details etc.).

2. 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.

11.24 As a former New Town the Telford urban area also has a legacy of segregated land uses with the needs of car users prioritised over walking, cycling and public transport, which has led to large areas such as industrial estates being separated from residential areas by dual carriageways and shopping areas separated by busy distributor roads.

11.25 New development provides opportunities for safe and convenient internal circulation, improvements to connectivity encouraging walking, cycling and public transport, avoiding isolated land use and access to local facilities especially for short to medium journeys. Where developments are to be served by bus routes the spinal road infrastructure should be of an appropriate width and design to allow services to operate free from obstruction.

11.26 The ability to adopt highways in a timely manner is critical to the delivery and completion of development. Developments should be designed to enable the highway network within phases of development to be adopted as quickly as possible. Where network routes are required for construction traffic, but may also carry public transport services prior to adoption these should be maintain in the best possible condition for all potential road users.

11.27 Applicants will be required to demonstrate that an appropriate mechanism is in place to secure the future management and maintenance of streets within a development. The Council will control this through an appropriately worded pre-commencement conditions

11.28 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.

Electric Vehicle (EV) Infrastructure and Parking Design

11.29 The Government published the UK electric vehicle infrastructure strategy in March 2022[(32)] It identifies transport as the UK's largest emitting sector, with 91% of these emissions being from road transport. All new petrol and diesel cars and vans will be phased out by 2030 and therefore ensuring the infrastructure to support the transition to electric vehicles is in place at the outset is essential.

11.30 Policy ST5 seeks to ensure development incorporates well-designed parking, including provision for charging electric vehicles.

32 Telford & Wrekin Council | Public electric vehicle charging infrastructure strategy

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Policy ST5

Electric vehicle (EV) infrastructure and parking design

1. All new development should have regard to the parking standards set out in the Councils latest parking guidance document.
2. New electric charging infrastructure should be designed with regard to the relevant guidance and design standards in the Council's latest parking guidance document.
3. Development will be supported where it is demonstrated that the following cycle parking design elements have been considered:

    a. Secure, covered, convenient on-plot space to park cycles (including charging for e-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 Councils 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 in convenient, 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:

    a. The location, quantity and quality of car parking, 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.

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11.31 The Council encourage and support the move to electric vehicles. The Council published its Public Electric Vehicle Charging Infrastructure Strategy[33] in June 2022. This Strategy acknowledges the importance of decarbonising road transport and sets out the Councils vision to support electric vehicle users with accessible charge points across the borough to ensure electric vehicles are a viable option for residents, visitors and businesses.

11.32 Charging facilities should be provided in locations where, when in use, there would not be concerns of highway safety. As such, parking should generally be off-road, next to properties, with electric vehicle charging facilities co-located in order to remove risk of on-street charging which can lead to trailing cables that are a highway safety risk. Within areas that have tighter restrictions such as the World Heritage Site or Conservation Areas, a sensitive approach would be required to reduce visual impact.

11.33 The Council is producing updated parking guidance. The purpose of the guidance is to provide parking standards and detailed guidance on design of highways in the borough. By providing parking standards through this document, the Council can be proactive to changes locally or nationally such as to technology and demand for electric vehicles or Government policy changes.

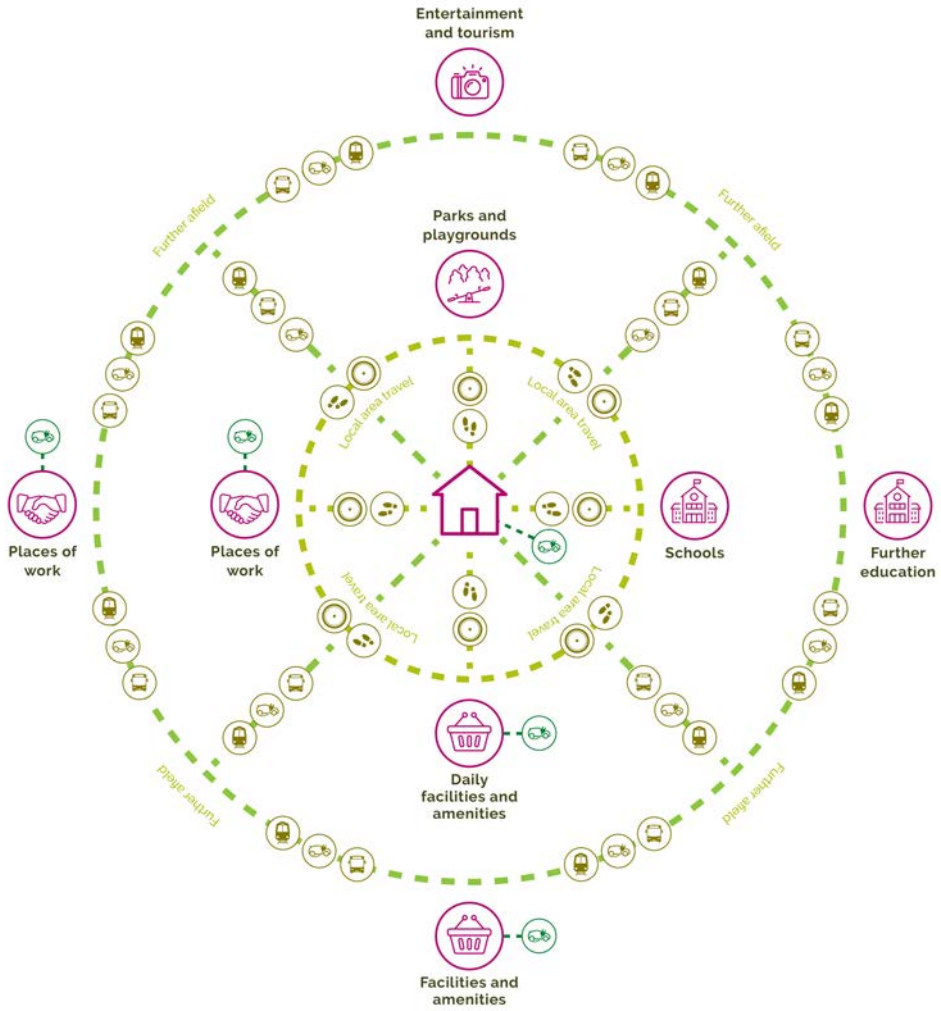
11.34 The Council will resist garages as allocated parking provision except where it is considered that appropriate conditions such as the removal of permitted development rights would be appropriate. The Council will accept well-designed car ports as allocated parking provision.

11.35 Parking provision should be convenient located to homes and businesses to encourage the use of designated parking, and lower the likelihood of ad-hoc off-road parking which can lead to highway issues.

33 https://www.telford.gov.uk/downloads/file/21522/public_electric_vehicle_charging_infrastructure_strategy

11 Sustainable travel and transport networks

Figure 32: Sustainable Travel



12 Community infrastructure, culture and open space

12 Community infrastructure, culture and open space

12.1 Communities need a range of education, health, social, community and cultural facilities and services to support their wellbeing. It is important for these facilities to be accessible to all and respond to needs of all ages and groups within the community.

12.2 Cultural facilities in the borough are diverse. They include leisure and entertainment venues such as Southwater and The Place in Oakengates as well as historic centres such as Ironbridge and facilities in Town and District Centres. Ironbridge is a substantial part of the borough's culture, local identity and distinctiveness and attracts tourism to the borough. Telford Town Park and The International Centre also host many cultural events and shows.

Figure 33: Telford Town Park



Community Facilities

12.3 Provision of a range of facilities and services that are accessible to all and respond to the needs of all ages and groups within the community is vital to supporting stronger communities and community wellbeing.

12.4 The purpose of Policy CI1 is to identify how the borough should meet the needs of existing and new communities through the retention, maintenance and enhancement of existing community facilities and the provision of new community facilities on or off-site, including construction of facilities, the provision of land or financial contributions.

Policy CI1

Community facilities

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 Council 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 Council will support the delivery of new community facilities in the following locations:

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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 Council 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:

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; or
c. 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.

12.5 The Council 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;

- 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);
- Health Facilities including GP, dentistry and pharmacy provision; and
- Public houses.

12.6 The rural area of the borough has significantly fewer community facilities, reflecting the dispersed rural settlement pattern outside of Telford and Newport and it is especially important that these facilities are protected and retained to help communities remain sustainable in the long term.

12.7 The demand for community facilities arising from development is addressed through Policy CI1. The amount and type of provision will vary by development and the different needs of areas across the borough. The Council is allocating sites to deliver new sustainable communities which will include new community facilities. The co-location of community facilities is strongly supported where this strengthens provision, supports the viability of facilities, promotes social benefits and encourages linked trips.

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12.8 Development should address shortfalls in provision either through onsite or offsite provision which should be considered through engagement with key stakeholders. The Council 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 Council 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.

12.9 Where access to existing community facilities is affected, appropriate mitigation measures should be considered including, for example, promotion of new bus, walking and cycling routes or changes to parking provision. Development will be expected to take account of the capacity of existing community facilities to accommodate the needs of current residents and the increased demand created by the new development.

12.10 Where the loss of a community facility is proposed the applicant should either provide:

- Evidence of a lack of need through a 12 month period of marketing (through local and national agents and channels) 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
- Demonstrate that acceptable alternative provision exists or is proposed in the local area and is accessible to people.

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.

12.11 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).

Existing Public Open Space

12.12 Public open spaces are a vital and integral part of the quality and function of places and have always formed an integral part of the planning of Telford. The Council places considerable emphasis on creating and maintaining healthy spaces which provide residents with ample opportunities to undertake a range of healthy activities in close proximity to where they live. Public open space is defined in the Play, Recreation and Open Space – Developer Contributions Strategy (2023).

12.13 Policy CI2 protects existing public open space in the borough.

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Policy CI2

Existing public open space

1. The Council will protect, maintain and enhance the provision of formal and informal sports and recreation facilities, play facilities and public open space throughout the borough. The Council will only support development which involves the loss or harm of open space, play, sports and recreational facilities in the following circumstances:

   a. An assessment had been undertaken that clearly demonstrates that the land is surplus to requirements;
   b. Where it can be demonstrated that the proposal will provide a replacement facility to an equal or improved quality and quantity in a suitable alternative location; or
   c. Where the proposal can secure other wider benefits to play, sport and recreation facilities and public open space which outweigh the disadvantages of the loss of such open space.

12.14 The Council works in line with the Sport England Playing Field Policy[(34)] and includes within its definition of playing pitches any area which meets the definition set out within the Sport England guidance.

12.15 The Council has a new Playing Pitch and Outdoor Recreation Strategy[(35)] and will continue to regularly review this evidence base throughout the plan period. The Council have also carried out an Open Space Needs Assessment as part of a broader Play, Recreation and Open Space study (2023) which will form part of the evidence base for the Local Plan.

12.16 The Council recognises the need for a wide range of play, sport and recreation facilities and includes the provision of Local and Neighbourhood Equipped Areas of Play (LEAPS and NEAPS), ball courts and wheeled sports provision as well as sport facilities for a wide range of sports including football, rugby, netball and basketball, lawn bowls, cricket and athletics as well as infrastructure including changing rooms and parking facilities within this policy.

12.17 Open spaces perform a range of different functions including informal and formal recreation, biodiversity-rich habitat, climate amelioration, amenity and sustainable travel as well as making the borough look attractive. For green space to have the greatest benefit and value it needs to be accessible, located in the right place, be of the right type, the right quality and to be well managed.

12.18 The Council recognises that harm can be both direct and indirect. Harm includes physical infringement on an existing facility but also indirect impacts such as the potential for residents in new development to object to ongoing use of a neighbouring existing facility by virtue of noise, parking or perceived safety issues. The Council seeks to protect existing facilities from both direct and indirect forms of harm.

34 Playing Fields Policy and Guidance, Sport England's policy and associated guidance on planning applications affecting playing fields. Sport England (2018).
35 Telford & Wrekin Playing Pitch and Outdoor Recreation Strategy. Telford & Wrekin Council. (2025).

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Provision and Management of Public Open Space

12.19 New development introduces new demands upon public open space including the need for more provision, improving the performance of existing open space or the provision of new types of open space. It is critical that ongoing management and maintenance of public open space, sports, play and leisure and recreation facilities is considered at the outset of the planning and design of a development and informs the type, amount and layout of provision.

12.20 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. This is supported by Policy S7 for developer contributions.

Policy CI3

Provision and management of public open spaces

1. The Council 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 Council will require development to provide:

    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 on site-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 dwellings 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 latest Council guidance.
4. The Council 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 Council 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.

12.21 New open space must be designed to be multi-functional and be of a size, type and quality to meet site, local and strategic needs. The Council supports the provision of a range of public open space typologies including children's play, recreation, sport, formal village greens, open space for community use in the heart of new

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developments, allotments, community orchards, open space including public art, locally important incidental open spaces and well designed and integrated landscaping. Further guidance will be provided in the SPD.

12.22 Where new sport and recreation facilities are provided as part of a development, they will be designed in accordance with Sport England technical standards and technical guidance from National Governing Bodies for Sport. Any replacement facilities provided must be of equivalent quality or greater.

12.23 Development will be required to address deficiencies in the provision of play and recreation open spaces. Proposals must provide an assessment which demonstrates how they have responded to and addressed the issues and requirements of the Council's strategies as identified in the Play, Recreation and Open Space – Developer Contributions Strategy (2022), the Playing Pitch and Outdoor Recreation Strategy (2025), the Council's Play Strategy and other relevant strategies and their subsequent updates. Proposals will be expected to address the type and quality of public open space as well as the amount through new provision and/or by improving existing provision.

12.24 The Council strongly encourages new school developments to include the use of a Community Use Agreement to set out and secure ongoing public use of sports facilities and playing pitches.

12.25 The Council considers, for the purpose of securing on and offsite infrastructure, the use of bed spaces in the calculation of requirements for play provision to be the most accurate measure of need. 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 in on and offsite infrastructure provision.

12.26 Development will be expected to provide for the ongoing maintenance of public open space including informal and formal recreation spaces, play and sports provision and biodiversity mitigation and compensation areas which are provided as part of the development. The Council will require developers to establish a mechanism by which public open space will be maintained to an agreed standard. This must be secured and in place prior to commencement, and, in the case of residential schemes, it must be operational prior to occupation of no more than 80% of the development.

12.27 The Council recommends that management and maintenance in perpetuity can be achieved through:

1. A resident managed management company funded by an annual service charge;
2. A management company funded by an annual service charge; or
3. Adoption by the Council accompanied by an appropriate commuted sum.

12.28 The Council has a preference for option 1 which allows residents to be involved in the management company and in the management of the area where they live.

12.29 Developers who wish to transfer ownership of public open space, sport, play or leisure and recreation facilities to the Council must conform to its policies regarding its management and maintenance. Development will normally be required to manage and maintain open space for the first 12 months and is required to provide a commuted sum for its continued maintenance thereafter.

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12.30 Landscape Management Plans are a vital part of the mechanism by which public spaces are managed. The Council will work with developers, before the determination of a full or reserved matters application, 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:

- 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/art work/bridges/signage/street furniture), footpaths and play areas and equipment;
- Maintenance operations covering:
    - 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)
- A map should be included which shows the area to be managed.
- Approved landscaping plans should be appended to the LMP.

12.31 The LMP should specify that it is not to be amended without the written approval of the LPA.

Leisure, Cultural and Tourism

12.32 To future proof the borough's competitiveness as a destination for business and tourism, combining the borough's assets into an inclusive marketable package will safeguard attractions, encourage competition with other destinations and increase local business growth within the tourism sector.

12.33 Policy CI4 supports increases in the number of overnight stays at local visitor accommodation and an increase in footfall to attractions as well as increased connectivity, transport integration and visitor way finding to support the delivery of a central, well connected and welcoming visitor destination.

Policy CI4

Leisure, cultural and tourism

Cultural and tourism development

1. The Council will support development for new cultural, tourism and leisure (indoor and outdoor) activities (including ancillary development associated with these uses) and improvements to existing facilities where:

    a. They are located in an accessible location within or adjacent to the borough's hierarchy of centres;
    b. They include high quality design and public realm;
    c. They are well connected via travel plans to secure links to walking and wheeling routes, electric vehicle charging

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infrastructure at destinations, public transport services, parking and visitor wayfinding; and

d. 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.

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.
3. Elsewhere in the borough's urban areas, the Council will support leisure (indoor and outdoor), cultural and tourism facilities (including ancillary development associated with these uses) 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.
4. In rural areas, proposals for new cultural, tourism and leisure (indoor and outdoor) activities should accord with National policy.

Tourist accommodation

4. The Council 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.
5. The Council 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.

Shrewsbury to Newport Canal

6. The Council 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:

   a. Protect and enhance the canal alignment and its associated structures; or
   b. A suitable alternative alignment is provided, where the original alignment is in use as (and continues to be required for) strategic drainage infrastructure.

12.34 The Council 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 across the urban areas of the borough and 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.

12.35 The Council 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 Southwater 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, glamping and caravanning.

12.36 Proposals for the restoration of the Shrewsbury and Newport Canal will be supported where they can demonstrate there will be no adverse impacts upon the natural and historic environment in accordance with Policies NE1, NE2, HE3, HE5 and HE7. Proposals must also demonstrate no adverse impacts on strategic drainage infrastructure and where it is necessary to provide replacement infrastructure, this provides betterment. It is recognised that the reinstatement of the canals could deliver additional visitors to the area. There are many barriers to the restoration of the borough's old canals, however schemes which relate to their restoration will be considered on their individual merits.

Enhancing Communication Networks

12.37 Digital infrastructure is driving changes in the way we work, interact and spend leisure time. The Council recognises the social and financial benefits of digital infrastructure are critical to the borough's economy and a key consideration for residents in where they choose to live due to increased homeworking. The Local Plan supports the expansion of communications networks, including telecommunications, high speed broadband and 4G and 5G mobile networks. Improved communications networks will also play a key role in the delivery of the *'internet of things'* which will be focused around 5G networks.

12.38 Policy CI5 provides a framework for enhancing communications networks and ensuring that where development comes forward it has access to fast fibre and wireless networks.

Policy CI5

Enhancing communication networks

1. The Council will support development that improves the coverage of broadband and mobile signals and will lead to better access for businesses and residents. This includes:

    a. Continuing to work with mobile phone network providers to support the delivery of excellent mobile phone and data coverage across the borough;
    b. Ensuring that when new development takes place, infrastructure is in place for the future residents and businesses to access fibre broadband services on occupation of the development; and
    c. Developers will be required to demonstrate that they have designed in the provision of enabling infrastructure for telecoms and broadband services as part of their initial proposal.

2. The Council will support proposals for telecommunications development provided that:

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a. The installation(s) will be kept to a minimum, consistent with the efficient operation of the network;
b. If proposing a new or extended/adapted mast, it should be demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, masts or other structures, including shared structures. Such evidence should accompany any application made to the local planning authority;
c. Where appropriate/feasible proposed new or extended/adapted masts should be designed in such a way as to allow future sharing with other operators in order to minimise any future requirement for additional infrastructure in the immediate vicinity of the site;
d. The siting and appearance of the proposed apparatus and associated structures should minimise impact on the visual amenity, character and appearance of the surrounding area;
e. Development should not have an unacceptable effect on highways safety, areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas, and buildings of architectural or historic interest or other heritage assets; and
f. There will be no significant and irremediable interference with electrical equipment, air traffic services or instrumentation in the national interest.

12.39 Fixed high speed broadband is the cornerstone of digital connectivity reaching into resident's homes and businesses, it also provides the backbone to mobile networks and wireless connectivity.

12.40 Applications for major residential and employment development should be supported by a Digital Infrastructure Statement that delivers future proofed digital infrastructure appropriate to the development. Developments should ensure that their future occupiers have access to a digital infrastructure upon occupation giving appropriate thought to the choice/availability of UK communications providers which can offer high speed data connections. As a minimum the Digital Infrastructure Statement should include the following:

- Evidence of engagement with broadband providers (some providers require registration at least six months before the first broadband connection is needed)
- Which kind of physical infrastructure is to be provided (FTTP, FTTC or any other solution such as Hybrid Fibre Coaxial); and
- The provisions which will be made on-site to enable internet connection upon occupation of each individual residential or commercial unit.

12.41 The Council has partnered with Virgin Media O2 Business to deliver a multi-million pound boost to digital connectivity which will provide fast fibre connectivity for more than 200 public buildings and an additional 12,000 homes in the borough which are not currently connected to the network. This will support the Council ensure high levels of connectivity throughout the borough and also support policies such as diversification of the rural economy.

12.42 Telford and Wrekin will ultimately reach comparable levels of Gigabit-capable connectivity as the rest of the UK based on commercial investment and Government intervention via its Project Gigabit programme.

12 Community infrastructure, culture and open space

12.43 The Council will generally be supportive of new telecommunications development but recognises that some parts of the borough are especially sensitive; for example, conservation areas, the World Heritage Site and the borough's Strategic Landscapes).

12.44 The Government has given permitted development rights to a variety of minor forms of telecommunications development. In such cases, although the Council cannot object to the principle of development, it can exercise control over the siting and appearance with the aim of protecting amenity.

13 Historic environment

13 Historic environment

13.1 Telford and Wrekin has a rich and diverse heritage. This includes a World Heritage Site, listed buildings, seven conservation areas, scheduled monuments, registered 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 The historic environment connects people with the land around them, bridging nature with cultural identity; it enables people to understand the past use of their area and to build a future that respects our heritage in all its diversity. It takes the form of multiple different features ranging from historic homes, places of industry, places of cultural importance, landscapes and a number of other historically important sites and areas.

13.3 The NPPF requires local authorities to support applications that sustain and enhance the significance of heritage assets. Applications for development which are consistent with their conservation value are considered a sustainable form of development as this helps provide social, economic and cultural benefits to the local community and for future generations. Proposals that seek to alter heritage assets should be considered as part of the wider overall quality of place.

Figure 34: Madeley War Memorial



13 Historic environment

Heritage Assets

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 (listed buildings) and non-designated heritage assets that include buildings of local interest identified by the Local Planning Authority. Within Telford and Wrekin heritage assets include:

- The Ironbridge Gorge World Heritage Site
- Listed Buildings
- Conservation Areas
- Buildings of Local Interest
- Registered Parks and Gardens
- Scheduled Monuments

13.5 Policy HE 1 applies to all heritage assets within the borough.

Policy HE1

Heritage assets

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 Council's duty to preserve and enhance our historic environment.
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.
3. Any harm or loss to the significance of or to the setting of a heritage asset must be avoided in the first instance. Any harm should be wholly exceptional and require clear justification.
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.
5. Proposals must take into account the existing historic landscape and the impact on existing habitats and species in line with Policies NE1 and NE6.
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 and setting of heritage assets.
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, or all of the following circumstances are met:

    a. The heritage asset cannot be sustained in its current use; and
    b. The heritage asset prevents all reasonable use of the site; and
    c. Conservation by grant-funding or some form of non-profit, charitable or public ownership is demonstrably not possible; and

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d. The harm or loss to it is outweighed by the benefit of bringing the site back into use; and
e. It can be demonstrated that planning permission has been secured for a viable future use.

8. Harm to a heritage asset is unacceptable except in wholly exceptional circumstances as set out above.
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 Council 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 Council's Historic Environment Record (HER).
10. The Council 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.
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.

13.6 The NPPF requires local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment within the Local Plan and should recognise that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

13.7 Whether an asset has a statutory designation or not it is equally important to protect, conserve and enhance these historic places within our planning system, positively managing them for the duration of the Local Plan period.

13.8 Conserving our heritage is important but the Council recognise that there is a need to adapt to climate change and carefully consider use of technology can help, this could include, for example:

- making historic buildings more energy efficient
- implementing microgeneration technologies, including, for example the use of heritage solar thermal and solar photovoltaic panels and slates
- Carefully situated ground and air source heat pumps and biomass heating systems within buildings where appropriate.

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:

- The National Heritage List for England
- Local Heritage Impact Assessment
- Conservation Area Appraisals
- Shropshire - Historic Environment Record
- Register of Local Interest Buildings
- Ironbridge Gorge World Heritage Site Statement of Outstanding Universal Value and Management Plan

13.10 This is to ensure that proposals are based on an understanding of the significance of any heritage assets that may be affected. 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

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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.

13.11 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[(36)], the Ironbridge Gorge World Heritage Site Management Plan and Landscape Appraisals.

Ironbridge Gorge World Heritage Site

13.12 The Ironbridge Gorge World Heritage Sites was designated by UNESCO in 1986 in recognition of its role as the birthplace of the industrial revolution within the landscape of the Severn Valley. The majority significance of the World Heritage Site is described in a Statement of Outstanding Universal Value 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.

13.13 The purpose of Policy HE2 is to provide the highest level of planning protection for the World Heritage Site and meet the Councils, stakeholders and residents obligations as custodians of the area.

Policy HE2

Ironbridge Gorge World Heritage Site

1. The Council 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 Council 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 archaeological remains of sites and monuments.
4. The Council will not support proposals in, or within the setting of, the World Heritage Site that adversely affect the following key features:

    a. The significance of the World Heritage Site and its Outstanding Universal Value including the authenticity and integrity of its attributes;
    b. The existing topographical character and landscape quality, including the stability of the slopes and river banks;
    c. The significance of the World Heritage Sites Outstanding Universal Value, including the existing skylines and views to, and from, the Gorge;

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d. The area's natural diversity and ecology, including amongst others, Sites of Special Scientific Interest and Local Wildlife Sites;
e. The area's distinctive archaeological resource;
f. Key gateways to the World Heritage Site; or
g. 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 Council 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.
7. The Council 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.
8. Where a proposal is identified as having potentially adverse impacts on the Outstanding Universal Value of the World Heritage Site 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 ICOMOS International (International Council on Monuments and Sites).

13.14 The Ironbridge Gorge area is also designated as a conservation area (Severn Gorge Conservation Area) that was originally designated in 1971 and extended in 1980. There is an Article 4(2) Direction designated in 1998 that restricts permitted development rights across the whole site to preserve the visual quality of the streetscape, meaning that planning permissions may be needed for certain works. The Article 4(2) Direction controls minor works including most alterations to houses, to gardens visible from the public realm 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.

13.15 In July 2023, the Council adopted the Ironbridge Gorge World Heritage Site Supplementary Planning Document (IGWHS SPD), in order to provide guidance on the application of Local Plan policies and form a material consideration in the planning application process, as well providing further guidance for the protecting and enhancing the Outstanding Universal Value, preventing loss through deterioration and disappearance of its heritage value, whilst providing a consistent set of guidelines to help businesses and residents play their part in maintaining what makes the IGWHS so universally special.

13.16 Additional guidance for the IGWHS includes detail on shopfronts and signage that also has a SPD status which should be considered alongside Policy EC11 (shopfront and advertisement design), as well as the Conservation Area Management Plan and Ironbridge World Heritage Site Management Plan. 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

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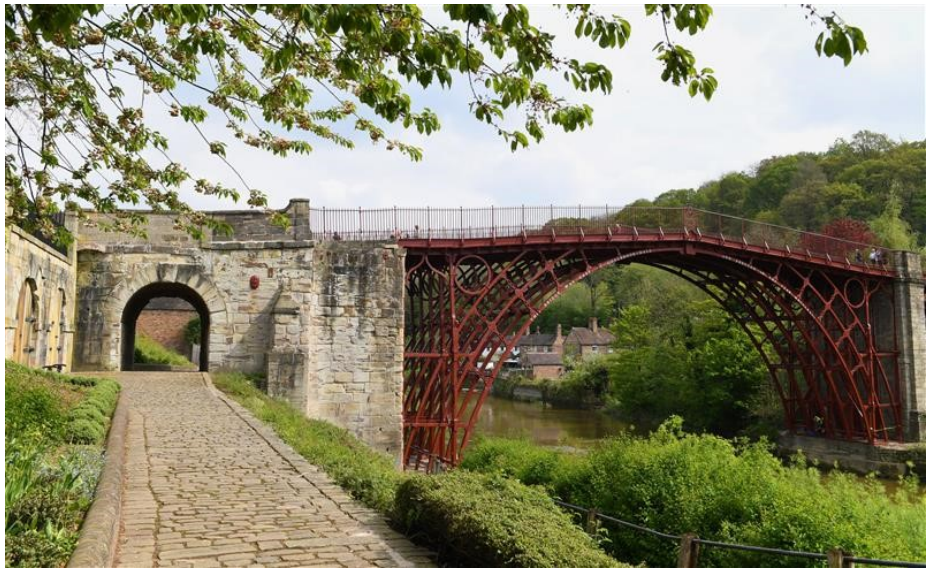
holistically and balancing the desire to protect and enhance the Outstanding Universal Value of the WHS alongside its role as a major tourist attraction and contributor to the local economy.

13.17 The Council work in close partnership with the local community, 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 Historic England will help determine whether issues can be overcome early in the development process and whether notification to UNESCO will be required.

Figure 35: Ironbridge



Listed Buildings

13.18 Listing a building marks and celebrates a building's special architectural and historic interest, and also brings it under the consideration of the planning system, so that it can be protected for future generations.

13.19 Policy HE3 relates to the protection of listed buildings.

Policy HE3

Listed buildings

1. The Council will have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The Council will not support development that would detract from or damage the setting of a listed building.
2. Harm to a Grade II listed building is unacceptable other than in exceptional circumstances. Harm to a Grade I or II* listed building is unacceptable other than in wholly exceptional circumstances.
3. The Council will only support applications for alterations, extensions and other changes to listed buildings if the following criteria are met:

    a. The essential form, character and special interest of the building are maintained and the historic interest of the building and its setting are not adversely affected;
    b. Its architectural features, both internal and external, are preserved intact, including those within the curtilage;

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c. The proposed development is of an appropriate design in terms of massing, scale form, proportion, details, colour and materials which is appropriate to the listed building and its context;
d. An alteration, extension or new use can be demonstrated to be in the interest of the long term survival of the building;
e. Where an extension is proposed, it should be designed to complement the character of the building, be generally subservient in scale and of a suitable form, material and detailed design; and
f. The development is located in a way which respects the setting and form of the listed building and respects its relationship to surrounding buildings, features, street scene or skyline and does not otherwise impair important views of and from the building;

13.20 The NPPF states that, when assessing development that could affect a heritage asset, such as a listed building, consideration should be given to the asset's conservation since insensitive alterations can harm its significance.

13.21 In considering applications relating to a listed building the Council will, therefore, require that proposals do not have a detrimental effect upon the building's integrity and character or its setting. When listed building consent and planning permission are required it is recommended that both applications are submitted to the Council at the same time, this will allow the full impact of alterations or development to be assessed.

13.22 The Council will require all applications that include the alteration, extension and repair of a listed building to limit the loss of its historic character and the scale, materials, intricate details and structure of the building should be respected. When larger alterations, such as extensions, are required it is vital that they are carefully located to create a balance with the rest of the building, not altering views adversely and not changing elevations. Alterations should not remove or hide original features or result in a significant removal of the buildings fabric.

13.23 The setting of a listed building is often linked to its character and its gardens, grounds, appearance and layout are vital to the overall design of the building. The open space and curtilage of the building, including hedges, walls, trees and buildings, can form intrinsic parts of its setting. Where a building is located can make a significant contribution to the street scene.

13.24 The conservation of heritage assets requires a holistic approach to understand how development can impact on their significance and how they can be viewed. The setting of heritage assets can directly impact on their significance. The NPPF requires local authorities to identify and assess the particular significance of any heritage asset that may be affected by a development proposal and requires them further to secure the enhancement of such an asset where possible.

13.25 The Council will take enforcement action against unauthorised and unacceptable works to listed buildings. Poorly designed additions and alterations to listed buildings, or poorly sited development close to these heritage assets, can damage the historical significance of a building and damage its special interest and value. Even minor repairs

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and alterations can significantly affect a heritage asset or its setting if carried out insensitively. This includes alterations to the exterior and interior since both are included under listed building designation

Figure 36: Listed Building in Ironbridge



Conservation Areas

13.26 These are areas of special historic or architectural interest, the character of which it is desirable to preserve or enhance. When defining a conservation area it is the special architectural or historic interest of the whole area, rather than the merits of individual buildings and features, that is important.

13.27 Policy HE4 relate to the protection of conservation areas.

Policy HE4

Conservation areas

1. The Council will support development in conservation areas where it will preserve or enhance its character or appearance. Development will not be supported where:

    a. It would prejudice the essential features of the conservation area, the relationship or appearance between buildings, the arrangement of open areas and their enclosure, grain, or significant natural or heritage features;
    b. The design of any new buildings and their additions, including height, density, mass, layout, proportions, or materials would not respect the character or appearance of a Conservation Area;
    c. The development would not be in keeping with the setting and surroundings of a conservation area or would impair views of the area; or
    d. Where a proposed use of land would adversely affect the appearance or environment of a conservation area.

2. Applications affecting a conservation area should identify the significance of any heritage assets within the conservation area and provide a clear justification as to why the development is considered appropriate. The Council will expect proposals to:

a. Reinstate original features and elements to add to the heritage asset's significance where these have previously been lost;
b. Remove modern additions or modifications to reveal the significance of any heritage asset. This could include the removal of pebbledash, paint from brickwork, non-original style windows, non-original doors, satellite dishes or other equipment; and
c. Use the heritage asset in a way which complements its conservation significance.

3. The Council will require traditional shopfronts and associated features which contribute to the character of a conservation area to be retained and repaired as part of any development proposal.

13.28 The Council has a duty under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act (1990) to designate as conservation areas any areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance.

13.29 To date eight conservation areas have been designated and each of these make a valuable contribution to the borough as an attractive place to live, work and visit. These areas are defined as heritage assets in their own right. The eight conservation areas are:

A. Edgmond;
B. Wrockwardine;
C. High Ercall;
D. Kynnersley;
E. Horsehay
F. Wellington
G. Severn Gorge; and
H. Newport.

13.30 There are extra controls imposed on development in these areas. Permission is required to fell most trees whether or not they are covered by a Tree Preservation Order.

13.31 Consistent with its statutory obligation to make sure that conservation areas are preserved or enhanced the Council has established locally applicable principles that will be applied to all applications in these areas. It is important that development both within and outside of a conservation area does not harm the character or appearance of the conservation area by impacting on important views and groups of buildings from inside or outside the boundary. The character of conservation areas is rich and varied and each area requires a sensitive but differing approach to ensure that future change preserves and enhances the area's role and character.

13.32 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[37] setting out how the Council plan to approach the future development of each area.

13.33 In order to determine the effect of any new building in a conservation area, the Council will require the submission of detailed plans and will not ordinarily support an application for outline planning permission. The Council will expect applications to be accompanied

37 Conservation Area Management Plans https://www.telford.gov.uk/planning-and-building-control/listed-buildings-conservation-areas-and-heritage-assets/conservation-areas/

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by a design and access statement and a heritage significance statement (this can be included with the design and access statement or as a separate document).

Buildings of Local Interest

13.34 Buildings of local interest have been identified as having a degree of significance meriting consideration in planning decisions. Significance is the value a heritage asset has to this and future generations because of its heritage interest.

13.35 Policy HE5 relate to the protection of buildings of local interest.

Policy HE5

Buildings of local interest

1. The Council will maintain and update a list of buildings of local interest. It will seek to preserve these buildings and will encourage their full and appropriate use. The Council will not support development which:

    a. Involves the demolition or partial demolition of buildings of local interest fabric unless replaced by development of equal or better quality;
    b. Would have an adverse impact upon the character, form and fabric of a buildings of local interest or would remove or mask major features of interest; or
    c. Would have a detrimental impact on the setting of the building or damage traditional boundary treatments, floor space materials or other features.

13.36 The Council has established a list of buildings of local interest. It is national policy to conserve and support restoration of such buildings and guidance on appropriate restoration and alteration can be provided by the Council. The Council will resist applications for development that fail to preserve or better reveal the significance of a buildings of local interest.

13.37 This local list covers a substantial span of buildings. These include, for example, a number of buildings built in the Duke of Sutherland style which represent an attractive and distinctive element of the borough's visual and historic environment. These buildings are not generally listed and, consequently, do not benefit from any additional statutory protection.

13.38 The Council will review this list on a periodic basis and will add additional buildings to this list following a detailed assessment against a set of design criteria.

Registered Parks and Gardens

13.39 These are sites which have been assessed to be of particular significance, in terms of their special historic interest. The record of registered parks and gardens includes, gardens, grounds and other planning landscapes and open spaces. The register focuses on the significance of the designed landscape, rather than on planting or botanical species.

13.40 Policy HE6 relates to the protection of Registered Parks and Gardens.

Policy HE6

Registered parks and gardens

1. The Council will resist development that would harm the significance or be detrimental to the setting, character, quality and historic integrity of Registered Parks and Gardens and make sure their associated features and settings are preserved and enhanced. The Council will:

    a. Resist any development which would adversely affect their special historic interest, or result in the loss of, or damage to, their form and features;
    b. Seek to conserve their landscape and architectural features;
    c. Resist development which would impair direct / indirect views to and from of these sites and their wider landscape and setting;
    d. 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
    e. Require any development that potential impacts Registered Parks and Gardens to be supported by a Landscape and Visual Assessment.

13.41 The borough currently has three sites identified on the Historic England Parks and Gardens on the Special Historic Interest Register (Chetwynd Park, Orleton Hall and part of Lilleshall Hall estate) designated under the National Heritage Act 1983. These parks are shown on the Policies Map. All three of these parks are currently Grade II listed. The Council is required to consult The Gardens Trust when considering applications affecting these registered sites.

13.42 Development both within and close to these sites should aim to preserve the setting of these historic parks and gardens so that they can continue to be enjoyed by future generations. This policy draws on the best practice guidelines from Historic England.

Scheduled Monuments and Archaeology

13.43 These are sites of national archaeological importance. They are nationally designated heritage assets. Scheduled of sites as monuments is the oldest form of heritage protection, and started in the Ancient Monuments Act 1882 and subsequently superseded by the Ancient Monuments and Archaeological Areas Act 1979.

13.44 Policy HE7 relates to the protection of scheduled monuments and the assessment of archaeology.

Policy HE7

Scheduled monuments and archaeology

1. The Council 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.
2. Where archaeological remains are known to exist as part of the established record or research indicates that they may exist, the Council will require development proposals to be

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accompanied by an assessment of the site's archaeological features.

3. When development is considered to be acceptable in principle, the Council will require that:

   a. Any archaeological remains are preserved in situ by the careful design, layout and the siting of new development; and
   b. Where in situ preservation is not justified or proves impractical or inappropriate, provision will be made for appropriate mitigation 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 Council's Historic Environment Record (HER).

13.45 Although recent archaeological studies and surveys have revealed much about the borough's rich archaeological heritage, they also suggest that much is still hidden, and other archaeological sites and remains may be revealed during the plan period.

13.46 Archaeological assets are often fragile and therefore vulnerable to damage and destruction. They contain information that is invaluable, both for its own sake and for its role within education, leisure and tourism. As with the borough's other heritage assets, the Council considers its archaeological heritage to be an irreplaceable resource that should be conserved in a manner that is appropriate to its significance for present and future generations. The Council has the power to require developers to submit heritage statements which identify the site's archaeological features with planning applications and encourages pre-application discussion to ascertain if sites are close to a heritage site.

14 Minerals and land

14 Minerals and land

14.1 It is crucial to ensure an adequate supply of minerals to support new housing, industry, infrastructure, and employment opportunities. Whilst minerals can only be extracted where they are naturally found, it is crucial that existing and future extraction activities are limited to environmentally acceptable locations, with minimal impact on the quality of life for the borough's existing communities.

14.2 Moreover, it is important that we reduce our reliance on primary materials by promoting the reuse, recovery, and recycling of secondary minerals, which may lead to a reduced need for mineral extraction. This sustainable approach, of limiting mineral extraction by reusing existing resources available not only reduces carbon emissions by decreasing the need for road transport, the dominant method of mineral transportation, but also safeguards these finite resources for future generations.

14.3 In addition to mitigating carbon emissions, minerals policies should also consider opportunities for combating the effects of climate change. Restoration schemes, for instance, offer a chance to not only provide flood alleviation projects but also create habitats for species potentially adversely affected by development. It is important to acknowledge the potential conflicts between economic benefits derived from exploiting mineral resources and achieving long term environmental goals. The aims of these policies is to address and mitigate this potential conflict by ensuring that all social, environmental, and economic factors are given appropriate weight when determining planning applications to ensure the long term sustainability of both the mineral resource and the communities within the locale.

14.4 Significantly, a large peat resource is situated within the Weal Moors, to the north of Telford. This area contains important Local Wildlife Sites and an Iron Age Fort Wall, which is designated as a scheduled ancient monument in addition to its designation as a Strategic Landscape. These factors have resulted in there being no extant peat extraction planning permissions within the borough. In accordance with the NPPF, it is not expected that any plans will be supported for peat extraction within the borough.

14.5 Every effort must be made to avoid sterilising mineral-rich land through development and to identify the value of minerals for suitable end uses, ensuring their optimal utilisation and preservation.

Mineral Safeguarding

14.6 Mineral safeguarding is a critical process aimed at preventing non-minerals development from adversely affecting or unreasonably constraining the future extraction of valuable mineral resources. By implementing this policy, the Council aims to promote responsible planning that considers the long-term economic significance of mineral resources.

14.7 Policy ML1 acknowledges the importance of carefully managing non-mineral activities to ensure they do not compromise the future extraction potential of economically valuable minerals.

Policy ML1

Mineral safeguarding

1. Mineral resources within the Mineral Safeguarding Areas and buffer zone areas will be protected from unnecessary sterilisation by other development unless:

    a. The development cannot reasonably be sited or relocated to avoid mineral areas;
    b. Mineral resources are either not present or are of no economic value;
    c. The mineral can be extracted without unacceptable impacts on neighbouring uses, local amenity or other environmental assets prior to the development taking place;
    d. The overriding need for the development outweighs the need to safeguard the mineral resources present; or
    e. 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 timescale that the mineral is likely to be needed; or
    f. Sites have been allocated for development in the Local Plan.

2. Major development proposals within the urban areas abutting a Mineral Safeguarding Area should demonstrate:

    a. That the mineral resource is not economic to work or is not present; or
    b. That the proposed development will not permanently sterilise the mineral; or
    c. That the mineral resource will be prior extracted to prevent it being sterilised.

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.
4. 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 ML3 Mineral development.
5. The Council will apply the following exemptions to parts 1, 3 and 4 of this policy:

    a. Applications for house holder development (except for new dwellings);
    b. Applications for alterations and extensions to existing buildings and for change of use of existing development, unless intensifying activity onsite;
    c. Applications for advertisement consent;
    d. Applications for reserved matters including subsequent applications after outline consent has been granted;
    e. Prior notifications (for example, telecommunications, forestry, agriculture, demolition);

14 Minerals and land

f. Certificates of Lawfulness of Existing Use or Development (Section191) and Certificates of Lawfulness of Proposed Use or Development (Section 192);

g. Applications for works to trees and other miscellaneous minor works / applications (e.g. fences, gates, access etc);

h. Applications for temporary planning permission.

6. In the urban and rural areas the Council 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:

a. An alternative site within an acceptable distance can be provided, which is at least as appropriate for the use as the safeguarded site; or
b. It can be demonstrated that the infrastructure no longer meets the current or anticipated future needs of the minerals, building and construction industry.

14.8 The Council engaged the British Geological Survey (BGS) in 2008 to define the broad extent of the boroughs Mineral Safeguarding Areas (MSAs) and appropriate buffer zones. 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.

14.9 Policy ML1 has adopted an alternative approach to protect mineral resources in Telford and Wrekin by excluding the urban area from the definition of MSAs. This exclusion does not imply that prior extraction of minerals is unsuitable in the urban area. Rather, it acknowledges that there has been limited interest from developers seeking to extract minerals in recent times and that resources of economic significance have either been previously worked or sterilised by built development. Applications for prior extraction within the urban area will be assessed on a case-by-case basis.

14.10 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 Local Plan 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.

14.11 To determine the feasibility of prior extraction, a comprehensive assessment of the mineral resource should be conducted by a qualified consultant. This assessment should:

- Evidenced detailed site investigations to identify the exact location, quality, quantity, and extent of the resource;
- Evaluate the economic viability of prior extraction, the proportion of the mineral to be used on-site versus sold as aggregate, and factors such as the size, nature, and need for the non-mineral development; and
- Demonstrate that mineral interests have been adequately considered by marketing the resources for a reasonable period.

14.12 Critical mineral-related infrastructure will also be safeguarded. This infrastructure includes facilities for storage, handling, and processing (including waste processing into aggregates). Applications

for non-mineral uses should demonstrate that the site lacks realistic potential for the development of mineral-related infrastructure or no longer fulfils the needs of the minerals industry. This should be demonstrated by marketing the sites for a minimum period of six months for minerals related uses.

14.13 The Mineral Safeguarding Area buffer zones for Telford and Wrekin can be seen on the Councils online interactive policies map[(38)]. Further guidance on the location of mineral resources and mineral-related information is available through the BGS website.

Maintaining Aggregate Supplies

14.14 Ensuring a steady and adequate supply of aggregates (crushed rock and sand and gravel) is a responsibility of Mineral Planning Authorities (MPAs) including Telford and Wrekin. The National Planning Policy Framework (NPPF) mandates the preparation of Local Aggregates Assessments (LAAs) to assess provision based on average annual sales over the previous ten years, relevant local information, and an evaluation of all supply options. Telford & Wrekin Council and Shropshire Council have cooperated as a single sub-region for joint planning of aggregate supply, a practice approved by the West Midlands Regional Aggregates Working Party.

14.15 Policy ML2 sets out the criteria for mineral extraction proposals that may come forward in the future.

Policy ML2

Maintaining aggregate supplies

1. The Council will support proposals for crushed rock, clay or sand and gravel working if one or more of the following circumstances apply:

    a. Working would prevent the sterilisation of the resource; and/or
    b. Significant environmental benefits would be obtained.

2. In such circumstances, proposals for new extraction should demonstrate that they are environmentally acceptable to work and be consistent with Policy ML3 and other relevant plan policies.
3. 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.

14.16 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 2025 and includes the following:

- 26 year’s land bank for crushed rock
- 23 year’s land bank for sand and gravel
- 30 years’ land bank for clay

14 Minerals and land

14.17 For sand and gravel, the most recent LAA data for the sub-region shows that in 2023, there were ten permitted sites for sand and gravel extraction in Shropshire, eight of which were operational. Sand and gravel production in Shropshire and Telford and Wrekin, at 0.88 million tonnes, has significantly recovered from previous years and now surpasses the ten-year rolling average (0.68 million tonnes). The three-year average sand and gravel production is 1.17 million tonnes. 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.

14.18 Considering the ample and consistent supply of sand and gravel resources from existing sites in other parts of the Shropshire sub-region, there is no need for the Local Plan to identify additional extraction sites. In exceptional circumstances where the need for additional sand and gravel reserves can be demonstrated, new sites will be considered as long as they meet acceptable environmental standards.

14.19 The sub-region produced 2.5 million tonnes of crushed rock in 2023 against a 10 year average of 3 million tonnes. In 2023 there were 8 permitted sites in Shropshire, 5 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 2023 was below both the 10 year trend (2.98 million tonnes) and the 3 year trend (2.73 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.

14.20 There are active minerals sites in the borough including;

14.21 **Leaton Quarry –** this site provides a significant amount of crushed rock providing around a quarter of the areas production. The Council are assessing a current application to extend the workings and life of the Quarry in order to maintain supplies of crush rock to the local economy.

14.22 The quarry plays a vital role in meeting the sub-regional demand for crushed rock. The primary market for crushed rock is predominantly local, serving various industries such as ready mix and precast concrete manufacturing, road construction and surfacing, rail track ballast, and water and effluent filtration pipe bedding. The quarry's output directly contributes to fulfilling these requirements and supporting the local economy.

14.23 **Hadley Quarry –** this site is situated next to Blockleys Brick Works and directly supplies clay for the manufacture of bricks and clay related products. It is expected that quarrying operations will cease before the end of the plan period and the land will become available for housing development.

14.24 Significant environmental benefits from mineral development are often achieved during the restoration and aftercare process, these can include creation of:

- Sustainable drainage and water management areas
- New habitats
- Space for farming
- Areas for forestry

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.

Mineral Development

14.25 The impacts of minerals development on the quality of life of local communities and the environment are crucial factors that must be carefully evaluated when determining suitable locations for new minerals development.

14.26 Policy ML3 sets out the general requirements for mineral infrastructure and mineral working developments to ensure a suitable fit within its surroundings.

Policy ML3

Mineral development

1. The Council 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:

    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, groundwater 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 and their setting.

2. The Council 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.

14.27 The NPPF requires the Council to establish criteria for planning applications for mineral works to be assessed against to ensure that there are no adverse or unacceptable impacts on the natural and historic environment, or the health of local populations. Mineral working activities can potentially impact on a multitude of environmental factors, including groundwater and surface water. It is important that applications consider such impacts at an early stage. Where necessary applications should be accompanied by a risk assessment to examine the potential impacts of the proposal on

14 Minerals and land

environmental features supported by groundwater. Such assessments must consider whether potential impacts are deemed acceptable or can be appropriately managed through mitigation measures.

14.28 It is essential to establish policies that support mineral working practices aligned with local sensitivities, ensuring high-quality restoration and aftercare of mineral sites at the earliest feasible opportunity. Whenever possible, these practices should contribute to green infrastructure or facilitate environmental and community benefits outlined in the relevant local Plan Policy. The restoration of mineral sites can and should have a positive impact on addressing Climate Change by fostering multi-functionality in after-use schemes, including environmental enhancements that promote biodiversity, habitat creation, and sustainable land management practices.

Land Stability

14.29 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, or where development has the potential to lead to land stability issues, 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, visitors, private property and public property including all highway assets and third party assets (e.g. statutory authorities and service providers) is minimised.

14.30 The Council anticipates development continuing to come forward in areas that could be affected by land stability issues and Policy ML4 sets out how development proposals will be assessed.

Policy ML4

Land stability

1. The Council will support development proposals within the Mining Consideration Area, areas of suspected slope stability issues or where it is suspected there is poor ground conditions provided that the proposal demonstrates that:

    a. Its structural integrity will not be compromised by slope stability issues or poor ground conditions, demonstrated through the submission of a land stability report, appropriately detailed ground investigation, stability calculations, remedial design calculations (where deemed necessary) appropriately prepared reports and slope stability declaration form. All shall be prepared by suitably qualified and experienced geotechnical engineers;
    b. Where active systems exist, the development does not exacerbate any land or slope stability issues;
    c. The development can tolerate the ground conditions by special design without causing any adverse effects;
    d. All calculations and design shall be carried out to appropriate standards and acceptable demonstrable Factors of Safety;
    e. There is long term stability of any structures built on filled ground;
    f. Remedial works have been undertaken, in accordance with relevant legislation and the approved plans, prior

to occupation of a development to the satisfaction of the Council.

g. The nature of the Land Stability has been assessed to the satisfaction of the Local Planning Authority and a land stability report has been provided and agreed before an application is determined

14.31 It is important to make sure that any new development does not adversely affect the stability of the area and is not itself vulnerable to the presence of unstable land

14.32 Parts of the borough have localised land instability issues due to a number of factors, such as the safety risks associated with historical coal mining activities including risk from collapsing mine workings and mineshafts as well as mines gases.

14.33 Where there is the potential of significant risk from coal or ironstone relate mining, the Mining Remediation Authority has defined such areas as high risk areas. They include areas of known/suspected shallow coal mining, recorded mine/audit entries and areas of former surface extraction. These Mining Consideration Areas are shown in Appendix J.

14.34 The Council is required by reason of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to consult the Mining Remediation Authority when planning applications involve the provision of buildings or pipeline in the Coal Mining Consideration Area. In accordance with this legal obligation developers are required to submit coal mining risk assessments with their proposals.

14.35 Policy ML4 applies to all planning applications in the Mining Consideration Area; however, exceptions include:

- Reserved matters/reserved details
- Householder development (for example, an extension to a dwelling)
- Changes of use (unless the application is for a change of use to housing)
- Variation or removal of conditions unless the application relates to land instability
- Applications for listed building consent or conservation area consents
- Lawful Development Certificates; and
- Tree or hedgerow works needing consent.

14.36 The Council will expect developers to complete the following list of reports and surveys for all development:

- A desk study;
- Walkover survey;
- A Coal Mining Risk Assessment (CMRA);
- A topographic survey;
- Intrusive ground investigation (including a detailed assessment of the data in the form of a report prepared by a professional Geotechnical Engineer);
- Instrument installation for gas and groundwater monitoring, sampling and testing;
- Ground movement monitoring, both surface and at depth;
- Slope stability assessment; and
- When requested by the LA, the developer will provide a Stability Declaration Form.

14 Minerals and land

14.37 Ground movement related problems in the Ironbridge and Coalbrookdale area are related to three key factors: geology, stream incision and human activity. Human activity relates primarily to historical mining in the area (including extensive Clay mining which is not a Coal Authority consideration) and historic building methods. Two reports have been produced to provide guidance on ground stability conditions and are available on the Council's website. These reports are:

- Ironbridge Gorge Landslides, Ironbridge and Coalbrookdale Ground Behaviour Study (2005); and
- The Ironbridge Gorge Geomorphological Mapping Report (2009)

14.38 These reports are provided as high level information and it is the developers responsibility to submit additional, relevant and comprehensive details with their proposals.

14.39 For the avoidance of doubt, the term "poor ground conditions" referred to in Policy ML4 may include, but is not limited to, the following:

- Poorly consolidated made ground and fill material
- Soft, weak and wet natural soils
- Areas of shallow mine-workings and mineshafts; or
- Colliery spoil mounds.

14.40 Some small scale works will not require Planning Permission or Building Regulations Approval. Before starting on such works you are strongly advised to take appropriate professional advice and also to discuss your proposals with a Planning Officer or Building Control Officer from the Council.

14.41 Developers are therefore encouraged to have pre-application discussions with the Council to be advised on the specific requirements. Where appropriate developers should also consult with the Canal and River Trust.

Land Contamination

14.42 The term 'land contamination' covers a wide range of situations where land is contaminated in some way. In a small number of these situations where certain criteria are met, a site might be determined 'contaminated land' which has a specific legal definition set out in Part IIA of the Environmental Protection Act 1990. Within the borough this is associated with industrial processes or activities that have now ceased, but where waste products or remaining residues present a hazard to the general environment. The Council wishes to encourage the re-use of previously developed land but is aware that contamination may exist as a result of past activities especially in the Telford urban area.

14.43 The purpose of Policy ML5 is to protect controlled waters, 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.

Policy ML5

Land contamination

1. The Council will consider the following factors for the effective and most appropriate re-use of previously developed land:

    a. 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

b. The need to protect any buildings or services (like water) from hazards

c. The need to prevent unnecessary dispersal or disturbance of contaminants if this would cause water or air pollution and/or adverse health effects; and

d. 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).

2. Development proposals should secure appropriate remediation of sites where contamination is present.

14.44 The NPPF advises that planning policies and decisions should contribute to, and enhance, the natural and local environment through the remediation and mitigation of despoiled, degraded, derelict, contaminated, or unstable land (Para 170 f). This guidance places onus on the developer and/or landowner for securing safe land/development free from pollution (NPPF Para 179).

14.45 It also requires that investigations and a risk assessment of land potentially affected by contamination be undertaken by a suitably qualified competent person (NPPF Annex 2) in accordance with established practices such as BS10175 (2017) 'Code of Practice for the Investigation of Potentially Contaminated Sites'.

14.46 The Council's contaminated land strategy provides information about the industrial heritage of the borough and how previously developed land should be investigated assessed and brought back into beneficial use.

14.47 Before determining planning applications for sites which show evidence of past contaminative use the Council will require the developer, via a suitable qualified competent person and in accordance with relevant guidance and legislation[39].

- Prepare a thorough Desk Study for the site;
- Design and implement a site specific ground investigation within the site;
- Assess the nature and degree of contamination using a method of investigation agreed in writing with the Council;
- Determine the current contamination risks and methodologies for mitigating those risk;
- Identify specific remedial measures required to deal with any hazard, with the method to be agreed in writing with the Council.

14.48 If the degree of contamination requires remedial action then planning permission will only be granted subject to conditions (or with a Section 106 agreement) specifying the measures to be carried out and their method of implementation.

14.49 Where evidence suggests that the potential for contamination is slight, the minimum information that should be supplied is a desk study to include a site reconnaissance report. The Desk Study or an

39 Groundwater protection position statements - GOV.UK and Land contamination risk management (LCRM) - GOV.UK

addendum letter/report should clearly state the reasons why the risk from contamination is considered slight and should include advice to developers on ‘what to watch out for’ when breaking ground on the development in the event that the Desk Study was not sufficient to identify all risks (e.g. buried asbestos, mass animal carcass burials etc).

14.50 In some instances further site investigation may be required before planning permission can be granted. Site investigations should be prepared by a competent person, and 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.

15 Appendix

15 Appendix

A. Housing Allocations

15.1 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.

Table 8

Site Reference	Site Name	Estimated Housing Numbers
HA1	Lodgewood Farm, Redhill	203
HA2	Old Park	200
HA3	Land South of the Dale Church Aston	166
HA4	Former Phoenix School, Manor Road	207
HA5	Land North of Allscott Meads	105
HA6	Land South of Holyhead Road	105
HA7	Pink Skips	90
HA8	East of Dawley Road	89
HA9	Land at Hilltop Farm, Waterloo Road	80
HA10	Land South of Plough Lane	80
HA11	Land off Church Road, Lilleshall	46
HA12	Land West of Wellington Road	80
HA13	South of Hutchinson Gate	69

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HA14	Tafs Salop LTd, Gower Street	65
HA15	Land West of Allscott Meads	60
HA16	AGA Site	60
HA17	Vasey Court	45
HA18	Old Railway Line, Church Aston	41
HA19	Malinslee, Telford	41
HA20	Brandon Avenue, Shawbirch	35
HA21	Land at Park Road, Dawley	28
HA22	Former Bush Hotel	30
HA23	Land southern side of Waters Upton	40
HA24	Land at junction of Hay Street, Tibberton	7
HA25	Car Park adjacent to Police Station, Legges Way	21
HA26	Little Dessert Shop, Bratton	17
HA27	Land south and west of Somerfield Road	515
HA28	Long Barn Stables Equestrian Centre	15
HA29	Land South of St Michael's Church, Lilleshall	10
HA30	Land at Badhan Factory	10
HA31	Land between hartbridge Road and Beverley Roundabout, Oakengate	10
HA32	Land Opposite Shawbirch Public House	10

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HA33	Former Cross Keys Public House	5
HA34	Land at 2 Arleston Lane	5
HA35	Lawley West	250

15 Appendix

B. Employment Allocations

15.2 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.

Table 9

Site Reference	Site Name	Estimated Employment	Use Classes
EA1	East of Dawley Road	20.19	E(g), B2, B8
EA2	Land East of A518	17.53	E(g), B2, B8
EA3	Land north of A518	4.47	E(g), B2, B8
EA4	Land southeast Newport town centre	2.90	E(g), B2, B8
EA5	Land at AGA Rangemaster, Waterloo Road	1.67	E(g), B2, B8
EA7	Hortonwood 35	0.86	E(g), B2, B8
EA8	Hortonwood 50	1.39	E(g), B2, B8
EA9	Hortonwood 60	3.32	E(g), B2, B8
EA10	Land at Telford International Rail Freight	2.48	E(g), B2, B8
EA11	Telford Way	3.13	E(g), B2, B8
EA12	Halesfield 24	1.97	E(g), B2, B8
EA13	Halesfield 15	1.46	E(g), B2, B8
EA14	Deer Park Court	2.74	E(g), B2, B8
EA15	Wheat Leasows	7.8	E(g), B2, B8

15 Appendix

C. Mixed Use Allocations

15.3 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.

Table 10

Site Ref	Site Name	Estimated Housing Numbers	Estimated Commercial / Town Centre Uses	Use Classes
MU1	Land off Ironmasters Way	333	2.53	C2, C3, Main Town Centre Uses
MU2	Blue Willow Car Park	158	1.02	C2, C3, Main Town Centre Uses
MU3	Lime Green Car Park	138	0.87	C2, C3, Main Town Centre Uses
MU4	Land at Southwater Phase 2	46	0.21	C2, C3, Main Town Centre Uses
MU5	Agriculture House, Southwater Way	11	0.31	C2, C3, Main Town Centre Uses
MU6	Former Wilkinson Site	15	0.34	C2, C3, Main Town Centre Uses
MU7	Telford Station	100	2.99	Class E, C2, C3

15 Appendix

D. Sustainable Community Allocations

15.4 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.

Table 11

Site Reference	Site Name	Estimated Housing Numbers	Estimated Employment Land (ha)	Use Classes
SC1	Land at Bratton	2100	2	E(g)
SC2	Land North West of Muxton	2700	5.6	B2, B8, E(g)
SC3	Land North of A442 Wheat Leasows	3100	68	B2, B8, E(g)

15 Appendix

E. Developer Contributions Policy List

15.5 The Following policies will be used by the Council to secure developer contributions.

Table 12

Policy Reference	Policy
S7	Developer Contributions and Infrastructure Delivery
HO2	Sustainable Communities
HO4	Affordable Housing Requirements
HO6	Supported and Specialist Housing Needs
HO9	Housing Development Regeneration
NE1	Biodiversity and Geodiversity
NE2	Trees, Hedgerows and Woodland
NE3	Biodiversity Net Gain
NE4	Development Greening Factor
CC5	Flood Risk Management and Sustainable Drainage Systems
CC6	Managing Air Quality
CI1	Community Facilities
CI3	Provision and Management of Open Space
ST1	Sustainable Travel
ST3	Impact of Development on Highways

15 Appendix

F. Hierarchy of Centres

Table 13

Principal Town Centre	Telford Town Centre
Market Towns	Newport and Wellington
District Centres	1. Oakengates; 2. Hadley; 3. Lawley; 4. Donnington; 5. Dawley; 6. Ironbridge and 7. Madeley.
Local Centres	Adamston, Allscott, Apley, Arleston, Brooklands, Brookside, Dale End, Hadley (Haybridge Road), Hills Lane, Hollinswood, Ketley (Station Road), Ketley (Orchard Close), Leegomery, Lightmoor, Malinslee, Muxton, Priorslee (Priorslee Avenue), Priorslee (Gatcombe Way), Randlay, Redhill, St Georges, Shawbirch, Stirchley, Sutton Hill, Trench (Teagues Crescent) and Woodside Emerging local centres at the three sustainable community sites.

15 Appendix

G. Strategic Employment Areas

Table 14

Strategic Employment Area	Site area (ha)
Newport	41.74
Hortonwood, Donnington and Hadley Park	489.77
Donnington Wood	28.19
Land at AGA Rangemaster, Waterloo Road	1.67
Land East of Dawley Road, Lawley	20.19
Stafford Park, T54 and Central Telford	253.75
Halesfield	211.13

15 Appendix

H. Rural Settlements

15.6 Rural settlements within the borough as identified in the Council's Rural Settlements Technical Paper.

Table 15

Adeney	Ellerdine/Ellerdine Heath	Poynton Green
Aston	Haygate	Preston upon the Weald Moors
Bolas Heath	Honnington	Puleston
Brockton	High Ercall	Roden
Brocton Leasows	Howle	Rodington/Rodington Heath
Calvington	Huntington	Rowton
Charlton	Edgmond Marsh	Overley
Cherrington	Isombridge	Rushmoor
Cheswell	Kynnersley	Sambrook
Chetwynd Aston	Leaton	Sleapford
Cluddley	Little Wenlock	Steeraway
Coal Moor	Longdon on Tern	Stockton
Cold Hatton Heath	Longford	Sugdon
Cold Hatton Heath Lanes	Lynn	Tibberton
Conquermoor Heath	Marsh Green	Walcot
Cotwall	Meeson/Meeson Heath	Walton

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Crudgington/Crudgington Moor	Moortown	Wappenshall
Edgmond	New Works	Waters Upton
	Osbaston	Wrockwardine

15 Appendix

I. List of Designated Sites of Biodiversity and Geodiversity

Designated sites of biodiversity and geodiversity

15.7 The following provides a list of designated sites of biodiversity, geodiversity and Ancient Woodlands in the borough of Telford & Wrekin.

Table 16

Site of Special Scientific Interest (SSSI)	
Allscott Settling Ponds	Lydebrook Dingle
Lincoln Hill	Muxton Marsh
New Hadley Brickpit	Newport Canal
The Wrekin and The Ercall	Tick Wood and Benthall Edge

Table 17

Local Nature Reserves - Designated	
Granville Country Park	Limekiln Wood
Lodge Field	Holmer Lake and Madebrook
Telford Town Park	The Ercall & Lawrence's Hill
Apley Woods	Dawley Hamlets
Dothill and Shawbirch	Ketley Paddock Mound
Lightmoor	Lilleshall Hill
Madeley Pit Mounds	Randlay Valley

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Rough Park	The Beeches
The Cockshutt	Langley Field
Horsehay and Simpsons Pool	Central Hall
Heath Hill and Pool Hill	Priorslee Flash
Local Nature Reserves - Proposed Designations During Plan Period	
Kemberton Meadows and Pitmounds	Heath Hill and Pool Hill
Hurley Brook	Snedshill and Albion Hill
Central Newport	Redhill

Table 18

Local Wildlife Sites	
Apley Woods	Central Hall
Coalbrookdale Woodlands	Donnington Freehold & NE Telford
Dothill Park	Ercall Wood Reserve
Granville Country Park	Hinkshay Field Studies Area
Isombridge Pasture	Kynnersley Moor Woods
Ladywood	Langley Fields
Leasowes Farm	Lightmoor Reserve
Lightmoor, Vane Coppice & Oilhouse Coppice	Lilleshall Hill

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Limekiln Wood	Lloyds Coppice, Blists Hill and Valley
Loamhole & Lydebrook Dingles (non SSSI)	Long Plantation
Mad Brook & Stirchley Dingle	Maddocks Hill Quarry
Madeley Court	Marmers Covert
Mill Pond Sambrook	N.E. of Lincoln Hill
Platt Brook	Poynton Springs
Priorslee Lake	Puleston Common
Quarry at Barracks Lane	Randlay Wood
River Severn (Coalport Bridge to Bailey's Rough)	River Severn (Cressage Bridge to Coalport)
Rough Marl	Rough Park
Shortwood	Smalley Hill
Southall Road Wood	Stoney Hill
Telford Town Park	The Beeches
The Old Wind Wood	The Wrekin (non SSSI area)
Tweedale Wood (Halesfield West)	Whitchurch Drive, Telford
Wrockwardine Wood	

Table 19

Local Geological Sites

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Doseley Quarry - Dawley	Ercall Hill
Great Bolas (W)	Jiggers Bank – Coalbrookdale
Lawrence Hill Forest Glen – Little Wenlock Lilleshall (N) (limestone quarries)	Lilleshall Hill Lincoln Hill – Ironbridge 1
Lincoln Hill – Ironbridge 2	Lincoln Hill - Ironbridge 3
Loamhole Dingle –The Gorge	Longswood Farm – Crudgington
Lydebrook Dingle	Lydebrook Dingle
Lydebrook Dingle (N)	Lydebrook Dingle (N)
Lydebrook Dingle (S)	Lydebrook Dingle (S)
Maddock's Hill Quarry	New Hadley Brickpit
Overley Hill	Shray Hill – Cherrington
Telford Town Park – Blue Pool (SE)	Telford Town Park – Randlay Pool (SW)

Table 20

Ancient Woodland		
Site Name	**AW Classification**	**Grid Reference**
Abbey Wood	Ancient and Semi-Natural Woodland	SJ742140
Abbey Wood	Ancient and Semi-Natural Woodland	SJ744147
Abbey Wood	Ancient Replanted Woodland	SJ742143

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Benthall Edge Wood	Ancient and Semi-Natural Woodland	SJ659033
Buggy Coppice	Ancient and Semi-Natural Woodland	SJ553180
Coalbrookdale	Ancient and Semi-Natural Woodland	SJ666042
Coalbrookdale	Ancient and Semi-Natural Woodland	SJ670047
Coalbrookdale	Ancient and Semi-Natural Woodland	SJ665047
Corbett Dingle/Preenshead	Ancient and Semi-Natural Woodland	SJ694021
Devil's Dingle	Ancient and Semi-Natural Woodland	SJ641058
Devil's Dingle North	Ancient and Semi-Natural Woodland	SJ637059
Ercall Wood	Ancient and Semi-Natural Woodland	SJ639086
Ercall Wood	Ancient and Semi-Natural Woodland	SJ643096
Ercall Wood North	Ancient and Semi-Natural Woodland	SJ648104
Ercall Woodd	Ancient and Semi-Natural Woodland	SJ643089
Gibbons Coppice	Ancient and Semi-Natural Woodland	SJ628071
Greens Wood	Ancient Replanted Woodland	SJ757159
Halesfield	Ancient and Semi-Natural Woodland	SJ717053
Halesfield	Ancient and Semi-Natural Woodland	SJ716055
Harris Coppice	Ancient Replanted Woodland	SJ644059
Holbrook Coppice	Ancient Replanted Woodland	SJ651052
Holbrook Coppice	Ancient and Semi-Natural Woodland	SJ648056

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Holbrook Coppice	Ancient and Semi-Natural Woodland	SJ656050
Holbrook Coppice	Ancient Replanted Woodland	SJ652047
Hoo Coppice	Ancient and Semi-Natural Woodland	SJ586179
Lady Wood	Ancient and Semi-Natural Woodland	SJ677030
Limekiln Wood	Ancient and Semi-Natural Woodland	SJ652093
Lloyds Coppice	Ancient and Semi-Natural Woodland	SJ687033
Loamhole Dingle	Ancient and Semi-Natural Woodland	SJ657065
Loamhole Dingle	Ancient and Semi-Natural Woodland	SJ662058
Loamhole Dingle	Ancient Replanted Woodland	SJ657058
Loamhole Dingle	Ancient and Semi-Natural Woodland	SJ656074
Loamhole Dingle	Ancient Replanted Woodland	SJ665053
Loamhole Dingle	Ancient Replanted Woodland	SJ656059
Loamhole Dingle	Ancient Replanted Woodland	SJ664057
Loamhole Dingle	Ancient and Semi-Natural Woodland	SJ656066
Loamhole Dingle	Ancient and Semi-Natural Woodland	SJ656070
Lynn Wood	Ancient Replanted Woodland	SJ786150
Marmers Covert	Ancient and Semi-Natural Woodland	SJ634068
Millingtons Coppice	Ancient and Semi-Natural Woodland	SJ736130
Myttons Coppice	Ancient and Semi-Natural Woodland	SJ553174

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Randlay Wood	Ancient and Semi-Natural Woodland	SJ706080
Randlay Wood	Ancient and Semi-Natural Woodland	SJ707079
Randlay Wood	Ancient and Semi-Natural Woodland	SJ706081
Roden Coppice	Ancient Replanted Woodland	SJ575155
Rough Marl	Ancient and Semi-Natural Woodland	SJ591162
Short Wood	Ancient Replanted Woodland	SJ658097
Short Wood	Ancient and Semi-Natural Woodland	SJ658094
Sutton Wood	Ancient and Semi-Natural Woodland	SJ706019
Sutton Wood	Ancient Replanted Woodland	SJ711014
The Old Wind Wood	Ancient and Semi-Natural Woodland	SJ669051
The Old Wind Wood North	Ancient and Semi-Natural Woodland	SJ669055
Wenlocks Wood	Ancient and Semi-Natural Woodland	SJ636078

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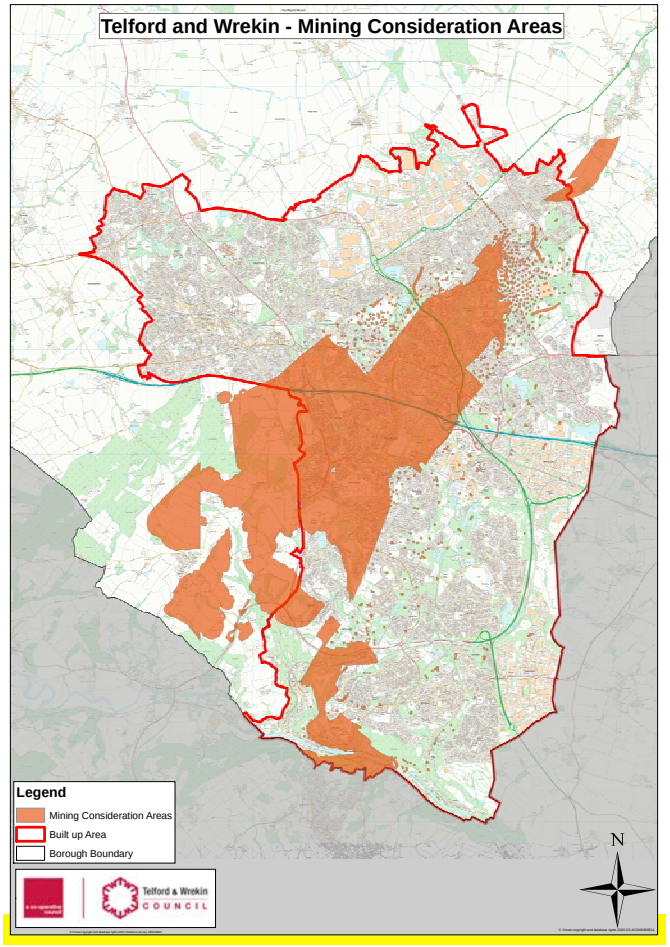
J. Mining Consideration Area Plan

15.8 This map depicts areas which may have been previously minded for coal and ironstone. This map is provided for guidance only.

15.9 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.



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K. Housing Trajectory

15.10 The Council's Housing Trajectory as set out within the Council's Housing Delivery Topic Paper and Mastersheet.

		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**	
1	**Supply**																						
	Exsiting 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**	
a	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**
b	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 Constuction	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**	
c	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 Constuction	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**	
d	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		

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L. Monitoring Framework

Table 21

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 existing

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						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	285 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 168ha from 2021-2041	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.

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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 2030	7 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)						

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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
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)						

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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	19 units Telford 7 units Wellington 2 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,	Local Authority monitoring	To maximise vitality of the	Not previously tracked	No target	

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	Newport and Wellington)		boroughs town centre			
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 centres 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.
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	2 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)						

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MI22	Net change in indoor and outdoor sports facilities	Local Authority monitoring	To meet local need	12 indoor facilities and 211 outdoor facilities	No specific target	
MI23	Number of LEAP and NEAP secured through s106 agreements	Local Authority monitoring	To meet local need	103 LEAP's 90 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)						

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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	Review local protections
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	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

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	Telford and Wrekin Council)					
MI31	Applications permissioned for new or extension to existing mineral working facilities	Local authority monitoring of planning applications	To ensure a necessary supply of aggregates is maintained within the borough	2 sites active	No Target	Review LAA data

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M. Glossary

Glossary

- **Affordable housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
- **Allocated land:** Land which has been set aside for a specific land use within a development plan, for example housing or employment land.
- **Annual monitoring report/authority monitoring report:** A document which is prepared by the Council to set out how planning policies have been implemented for the previous financial year and whether milestones in the Local Development Scheme have been achieved.
- **Brownfield land register:** A list of previously developed sites that may be suitable for potential future development.
- **Committed land:** Land that has planning permission for development or has been allocated for development in a development plan.
- **Convenience goods:** consumer goods which are bought frequently, quickly and with a minimum of emotional involvement, such as newspapers, magazines and most grocery items.
- **Comparison goods:** Any other goods, including clothing, shoes, furniture, household, appliances, tools, medical goods, games and toys, books and stationery, jewellery and other personal effects.
- **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.
- **Development Brief:** A document, produced by the Local Planning Authority, 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.
- **Development plan:** A document that sets out the priorities and requirements for future development to take place in an area. This includes plans that have been formally adopted by a Local Planning Authority (Local Plan) and Parish Councils or Neighbourhood Forums (Neighbourhood Plan).
- **District centres:** Economically and commercially self-sustaining centres, comprising core services and facilities, often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as public facilities such as a library.
- **Duty to co-operate:** A requirement set out in section 110 of the Localism Act, which places a legal duty on public bodies to engage constructively, actively and on an ongoing basis with each other to maximise the effectiveness of local plan preparation relating to strategic cross-boundary matters.

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- **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).
- **Flood risk assessment:** An assessment of flood risk required to be completed and submitted alongside a planning application.
- **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 with in the Plan to help create vibrant communities that are well adapted to climate change.
- **General permitted development order:** The Town and Country Planning (General Permitted Development)(England) Order 2015 sets out developments that, which provided that it is carried out in accordance with the terms of the Order do not need planning permission.
- **Greenfield:** Land which has not previously been developed.
- **Green guarantee sites:** 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.
- **Green infrastructure:** A network of multi-functional urban and rural green space which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
- **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.
- **Heritage statement:** A statement that identifies the special character and significance of any heritage asset; whether there is a demonstrable need for the works to it; assesses the likely impact of the development on that asset; and how this has been addressed through design considerations.
- **Homes England:** The national housing and regeneration agency for England, who contribute to economic growth by helping communities realise their aspirations for prosperity and deliver high-quality housing that people can afford.
- **Housing trajectory:** A graphical tool used to show past and future housing delivery performance by identifying the predicted provision of housing over the lifetime of the Local Plan.
- **Infrastructure delivery plan:** A planning document which sets out what infrastructure is needed to support delivery of the Local Plan; for example transport, open space, schools, utilities and health and leisure services.
- **Key Settlement:** A village identified as having a number of services and facilities such as shop, school, post office, public house and play and recreation facilities.
- **Local development scheme:** The Local Development Scheme sets out the Council's timetable for preparing documents which form part of its development plan. It is a project plan and provides a summary for each policy document being prepared, details of the areas they relate to and a timetable for their preparation.
- **Local Enterprise Partnership:** A voluntary partnership between Local Authorities and businesses set up to determine local economic priorities and lead economic growth and job creation. The Marches LEP covers Telford & Wrekin, Shropshire and Herefordshire.
- **Local Plan:** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community.

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- **Local transport plan:** A document prepared by the Council which sets out a strategy and action plan for improving local transport.
- **Large major development:** 100 units plus, these are large developments that should be take into account development and design principles set out in policies.
- **Main town centre uses:** Retail development (including warehouse clubs and factory outlet centres); leisure; entertainment facilities; and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
- **Major development:** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- **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.
- **Mineral safeguarding area:** An area designated by minerals planning authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.
- **National Landscapes:** An area of countryside which has been designated by Natural England as an area considered to be of significant landscape value.
- **National Planning Policy Framework:** The government's national planning policy document. It provides a framework within which locally-prepared plans for housing and other development can be produced.
- **Neighbourhood development plan:** A plan prepared by a Parish Council or neighbourhood forum setting out a vision for their area using planning policies to guide development of land within the Neighbourhood Area.
- **National Planning Practice Guidance (PPG):** A web-based resource which brings together planning guidance and which should be read alongside the NPPF.
- **Previously developed land (PDL):** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
- **Primary shopping area:** Defined area where retail development is concentrated.

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- **Public right of way:** Public rights of way are open to everyone. They can be roads, paths or tracks, and can run through towns, countryside or private property.
- **Ramsar sites:** Wetlands of international importance designated under the 1971 Ramsar Convention.
- **Self-build and Custom Build Register:** Introduced in the Self-Build and Custom Housebuilding Act 2015, which places a duty on Councils across England to keep and have regard to a register of people who are interested in self-build or custom build projects in their area.
- **Sequential test:** An approach that directs planning applications for main town centre uses to centres, then in edge of centre locations, and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.
- **Strategic economic plan:** A plan prepared by the Local Enterprise Partnership.
- **Strategic flood risk assessment:** A study carried out by the local planning authority to assess the risk to an area from flooding from all sources, now and in the future, taking account of the impacts of climate change, and to assess the impact that land use changes and development in the area will have on flood risk.
- **Strategic housing and economic land availability assessment:** An assessment which identifies sites with housing and employment potential and assesses their deliverability.
- **Supplementary Planning Document:** A document which provides guidance to supplement policies and proposals contained within the Local Pan.
- **Sustainability appraisal:** An appraisal of the potential impacts of policies from an environmental, economic, and social perspective. This will inform the Council of the potential implications of different alternatives. Strategic Environmental Assessment and Sustainability Appraisal will be undertaken together.
- **Sustainable development:** Development that meets the needs of the present, without compromising the ability of future generations to meet their own needs.
- **Tree Preservation Order:** An order made by the Council which protects trees, groups of trees and woodlands. An order prohibits cutting down, topping, lipping, uprooting, wilful damage or destruction of trees without the Council's written consent.
- **Unitary authority:** A local government authority with responsibility for all local government functions in that area.
- **West Midlands Combined Authority:** The Mayoral Authority which covers the west midlands metropolitan area.
- **Windfall:** Sites that have not yet been identified, either through a planning application or development plan allocation.
- **World Heritage Site:** Cultural and/or natural sites considered to be of ‘Outstanding Universal Value’, which have been inscribed on the UNESCO World Heritage List.