



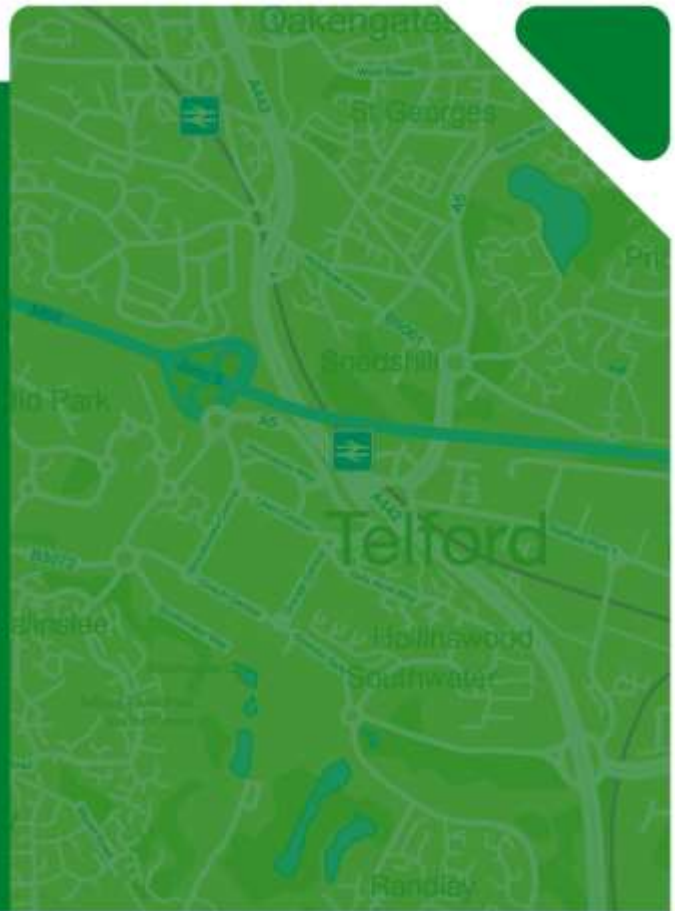
Telford & Wrekin
Co-operative Council

Protect, care and invest
to create a better borough

Telford and Wrekin Local Plan Review

DRAFT PLAN

Schedule of Proposed Changes to
The Draft Policies Map



2020 - 2040



October 2023



Schedule of Proposed Changes to Policies Map

1 Schedule of Changes

1.1 The schedule below lists proposed changes to the existing Telford & Wrekin Policies Map as a result of the Local Plan review process. The proposed changes have been proposed due to:

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

1.2 Further changes to the Draft Policies Map may be required following the Regulation 18 consultation.

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

TABLE 1: Schedule of Proposed Changes to the Draft Policies Map		
Layer	Proposed Change	Reason for Proposed Change
Proposed Housing Sites	Additional layer showing proposed housing sites	Housing sites have been proposed as potential allocations.
Proposed Employment Sites	Additional layer showing proposed employment sites	Employment sites have been proposed as potential allocations.
Proposed Mixed Use Sites	Additional layer showing proposed mixed use sites	Sites have been proposed in Telford Town Centre as potential allocations. The Telford Town Centre area supports main town centre uses – mixed uses have been proposed recognising the potential for residential led regeneration.
Proposed Sustainable Urban Extensions	Additional layer showing proposed Sustainable Urban Extension sites	The Council have identified 3x potential Sustainable Urban Extension sites. These have been include on the Draft Policies Map.
Housing and Employment Allocations to be carried forward	Housing and employment allocations carried forward from the Telford & Wrekin Local Plan 2011-31.	These are housing and employment sites adopted in the Telford & Wrekin Local Plan 2011 – 2031 that will be carried forward (remain allocations) in the new Local Plan without change.
Other Adopted Development Plan Documents	The addition of parish areas where Neighbourhood Development Plans (NDP) have been made.	Neighbourhood Development Plans form part of the overall development plan for the borough.

Schedule of Proposed Changes to Policies Map

TABLE 1: Schedule of Proposed Changes to the Draft Policies Map		
Local Centres	Additional proposed Local Centre designation at Dale End.	Dale End has been identified as a proposed local centre due to the concentration of commercial activity in the area and the day to day shopping facilities.
Rural Settlements	Additional proposed Key settlements at Allscott, Crudgington and Roddington.	Additional key rural settlements have been identified due to existing levels of development, available services and facilities and potential suitability for housing allocations.
Built up areas	Amended built up area boundary down Woodhouse Lane to the A5.	There has been development at Redhill / A5 which has extended the built urban form out to Woodhouse Lane.
Primary Centre Areas	Amended boundaries for Wellington, Oakengates, Dawley and Newport	The four centres listed have extended commercial areas that have been recognised by the proposed changes.
Strategic Employment Area – Central Telford	Amended boundary to remove overlap with Telford Town Centre area.	The existing SEA area for Central Telford that overlaps the Telford Town Centre area boundary has been deleted to remove the potential for B2 (Industrial) and B8 (Logistics and Warehousing) proposals coming forward within the town centre as these would be inappropriate and conflict with maintain town centre uses.
Strategic Employment Area – Newport	Amend boundary to reflect developer's aspirations for housing on the north western portion of the SEA area.	There has been an application lodged for housing development on the site TWC/2022/0854. The loss of employment land is offset by the retention of industrial / commercial units on Audley Avenue.
Conservation Areas	Inclusion of adopted boundary for Kynnersley Conservation Area.	Kynnersley Conservation Area was formally designated August 2022.
Strategic Green Gaps	Addition of Strategic Green Gaps between Lilleshall and Telford and Wrockwardine and Telford.	The Landscape Character Assessment study 2023 has provided evidence that supports the use of Strategic Green Gaps to protect Lilleshall and Wrockwardine from coalescence from Telford.
Existing Local Nature Reserves	An updated layer showing newly adopted Local Nature Reserves.	Since the adoption of the Telford & Wrekin Local Plan a number of Local Nature Reserves that were 'proposed'

Schedule of Proposed Changes to Policies Map

TABLE 1: Schedule of Proposed Changes to the Draft Policies Map

		at the time have now been adopted and this is reflected in an updated set of LNR's on the draft policies map.
Proposed Local Nature Reserves	A layer showing proposed Local Nature Reserves for adoption during the new plan period.	A number of potential new Local Nature Reserves have been identified for designation and these have been include on the draft policies map.