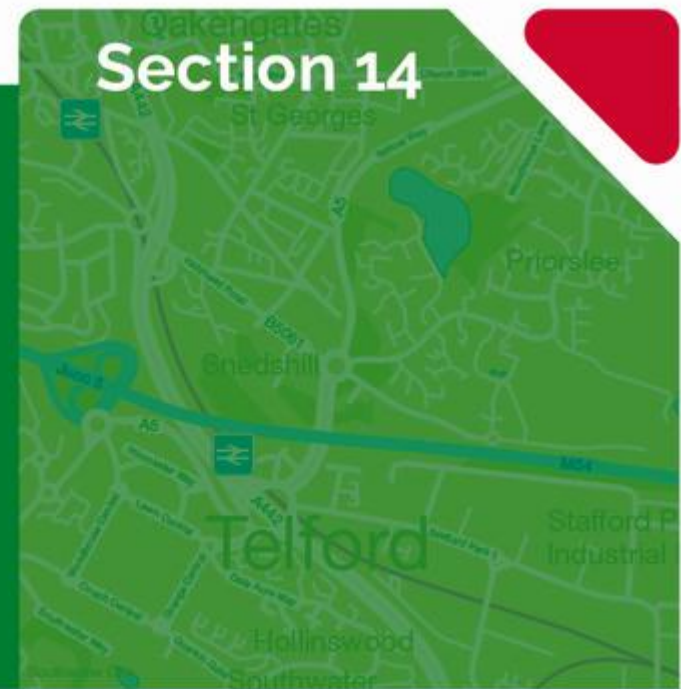


Appendix

Section 14



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14 Appendix

A. Proposed Housing Sites, Mixed Use Sites and Sustainable Urban Extension Sites

Proposed Housing Sites

Table 8

Site Reference	Site Name	Housing Yield
130	Village Farm Preston on the Wealdmoors	10
171	Roden Nurseries	37
187	Land West of Wellington Road	70
197	Land West of Roddington	201
200	Land adjoining Cemetery Rodington	48
202	Land South of Sunningdale, Rodington Heath	89
220	Land Adjacent Yew Tree Farm, Tibberton	25
245	Land Adjacent Roden Hall	5
251	Land South of Holyhead Road, Wellington	105
269	Land at Park Road Dawley	29
274	Land off Church Road, Lilleshall	74
302	Meadowdale Nurseries & Garden Centre	150
320	Ridgeways, Hem Lane off Halesfield 1	28
324	Land West of Pipers Lane, Edgmond	64

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326	Land West of Kilvert Close, Edgmond	80
327	Land at Flatt Pitt Farm Edgmond	60
328	Land Adj to Shrewsbury Road, Edgmond	104
334	Former Bush Hotel, Hadley	27
337	Land Opp the Shawbirch PH, Trench	10
339	Land Between Hartbridge Road and Beverley Roundabout, Oakengates	10
349	Land West of Stainburn Road, Lawley	120
378	Land East of Vasey Court and South of Barnfield Road	45
411	Land off Hay Street Tibberton	25
412	Land at Hilltop Farm, Waterloo Road, Ketley	80
413	Land at Upper Coalmoor Farm	200
422	Former Phoenix School, Manor Road	128
424	Brandon Avenue, Shawbirch	37
445	Land at Arleston Manor Drive	5
449	Land East of Dawley Road. Lawley	89
450	Land North and West of Allscott Meads (Larger Site)	350
459	Malinslee Telford	41
463	Land off Audley Avenue, Former Combat Stress Facility, Newport	40
472	Land South of The Dale, Church Aston	160

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483	Car Park Adj to Police Station, Legges Way	21
601	Land surrounding Sunkyst Towers, to South of Vesey Court	52
647	Long Barn Stables Equestrian Centre, Field Aston, Newport	31
665	Land on the East side of Rose cottage, Allscott	89
685	Land South and West of Sommerfield Road, Telford	455
689	Land Southern Side of Waters Upton	75
695	Former Dairy Crest Foods, Crudgington	20
696	Land south of Coalmoor Road, Telford	200
699	Tafs Salop Ltd, Gower Street, St Georges	65

Mixed Use Sites

Table 9

Site Reference	Site Name	Housing Yield
630	Agriculture House, Southwater Way, Telford	11
301	Land off Ironmasters Way	477
303	Land at Southwater Phase II	15
499	Ash Grey Car Park North	152
513	Ash Grey Car Park South	121
516	Lime Green Car Park	138

514	House of Frazer site	38
515	Blue Willow Car Park	158

Sustainable Urban Extension Sites

Table 10

Emerging SUE Site	Site Name	Housing Yield
Land North East of Muxton	Land North of the Humbers, Donnington	2, 700
	Land North of 55 Wellington Road, Muxton	
	Land off A518 Donnington	
	Land North of 59 Wellington Road, Muxton	
	Land to rear of Wellington Road, Muxton	
	Land off Station Road, Donnington	
	Land Off Humber Lane	
	Land off New Trench Road	
	Parsons Barracks & Venning Barracks, Humber Way, Donnington	
Land North West of Bratton and Shawbirch	Land at Bratton Farm, Telford	2, 100
	Land West of Bratton	
Land North of A442 Wheat Leasowes	Land either side of Crow Brook West of Horton	3, 100
	Wheat Leasowes, Horton Road, Horton	

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	Wheat Leasows	
	Land at Wappenshall	
	Wappenshall West	
	Land north of A442	
	Kinley Farm, Preston	

B. Proposed Employment Sites

Table 11

Site Reference	Name	Size (ha)
287	Shropshire Star, Waterloo Road, Keltey	2.1
263	Wheat Leasows, Western and Eastern Site	10.2
356	Site 1 Land North of Junction 7 M54	3.5
362	Site 2i Land West of Cluddley Lane Northern Side	1.4
364	Site 2ii Land West of Cluccley Lane Southern Side	0.5
352	Land South of Holyhead Road	10.5
399	Land East of A518 Newport	17.5
398	Land North of A518 Newport	7.6
462	Land Southeast of Newport Town Centre	2.9
472	Land East of Dawley Road, Lawley	18.8
498	Land at Aga Rangemaster, Waterloo Road	1.7
525	Land at Hortonwood_Wheat Leasows	11.6
450	Land North and West of Allscott Meads (Smaller site)	3.3

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C. Developer Contributions Policy List

14.1 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 Urban Extension Sites
HO4	Affordable Housing Requirements
HO6	Supported and Specialist Housing Needs
HO9	Estate Regeneration
NE3	Biodiversity Net Gain
CC5	Flood Risk Management and Sustainable Drainage Systems
CC6	Managing Air Quality
CI1	Community Facilities
CI3	Provision and Management of Open Space
ST1	Active Travel
ST3	Impact of Development on Highways

D. Hierarchy of Centres

Table 13

Principal Town Centre	Telford Town Centre
Market Towns	Newport and Wellington
District Centres	Dawley, Donnington, Hadley, Ironbridge, Lawley, Madeley and Oakengates
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, Storchley, Sutton Hill, Trench (Teagues Crescent) and Woodside

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E. List of Designated Sites of Biodiversity and Geodiversity

Designated sites of biodiversity and geodiversity

14.2 The following provides a list of designated sites of biodiversity, geodiversity and Ancient Woodlands in the borough of Telford & Wrekin.

Table 14

Site of Special Scientific Interest (SSSI)	
Alscott Settling Ponds	Lydebrook Dingle
Lincoln Hil	Muxton Marsh
New Hadley Brick Pit	Newport Canal
The Wrekin and The Ercall	Tick Wood and Benthall Edge

Table 15

Local Nature Reserves - Designated	
Granville Country Park	Limekiln Wood
Lodge Field	Madebrook Pools & Stirchley Dingle
Telford Town Park	The Ercall & Lawrence's Hill
Apley Woods	Dawley Hamlets
Dothill	Ketley Paddock Mound
Lightmoor	Lilleshall Hill
Madeley Pitmounds	Randlay Valley

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Rough Park	The Beeches
The Cockshutt	
Local Nature Reserves - Proposed Designations During Plan Period	
Central Hall	Heath Hill and Pool Hill
Holmer Lake with Kemberton Meadow and Mounds	Horsehay Pool with Simpsons Pool
Langley Fields	Snedshill and The Flash
Shawbirch	Extension to Granville
Dothill	

Table 16

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 17

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 Hill
Lilleshall (N) (limestone quarries)	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 18

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
Benthall Edge Wood	Ancient and Semi-Natural Woodland	SJ659033

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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
Holbrook Coppice	Ancient and Semi-Natural Woodland	SJ656050

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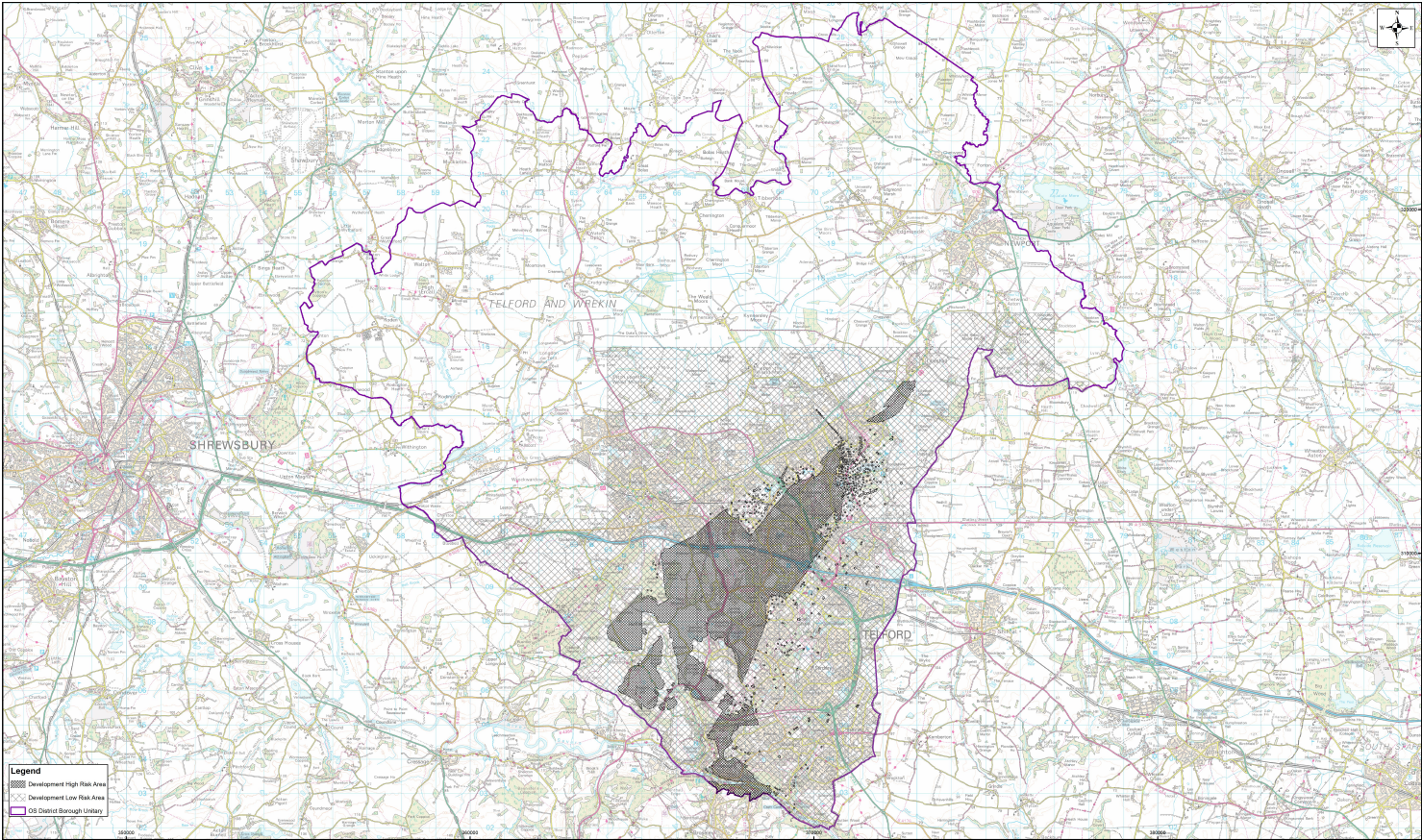
Holbrook Coppice	Ancient Replanted Woodland	SJ652047
Hoo Coppice	Ancient and Semi-Natural Woodland	SJ586179
Lady Wood	Ancient and Semi-Natural Woodland	SJ677030
Limekiln Wood	Ancient and Semi-Natural Woodland	SJ652093
Lloyds Coppice	Ancient and Semi-Natural Woodland	SJ687033
Loamhole Dingle	Ancient and 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
Randlay Wood	Ancient and Semi-Natural Woodland	SJ706080

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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

F. Mining Consideration Area

Telford and Wrekin (B) - Development Risk



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Published on: 20/04/2016



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G. 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.
- **Area of outstanding natural beauty:** An area of countryside which has been designated by Natural England as an area considered to be of significant landscape value.
- **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.
- **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.
- **Flood risk assessment:** An assessment of flood risk required to be completed and submitted alongside a planning application.
- **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:** The Council's commitment to the promotion, protection and enhancement of green infrastructure.

- **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.
- **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.
- **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.
- **Local transport plan:** A document prepared by the Council which sets out a strategy and action plan for improving local transport.
- **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.
- **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 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.

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- **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.
- **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 Plan.
- **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, lopping, 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.