



Telford & Wrekin Council Local Plan

2011 - 2031

CONSULTATION



Telford & Wrekin
COUNCIL

Foreword

Welcome to the Telford & Wrekin Local Plan: Consultation Version.

Telford & Wrekin Local Plan is the name of the new Local Plan for the Borough of Telford & Wrekin. It will replace the existing Core Strategy, the Central Telford Area Action Plan, the Wrekin Local Plan and the Shropshire and Telford & Wrekin Minerals Local Plan and Structure Plan. Its purpose is to provide a framework for new development in the borough until 2031.

The borough is a place of great contrasts lying as it does between the urban conurbations of Birmingham and the Black Country to the east and the rural areas of Shropshire and Wales to the west. It has extensive green spaces and woodland a substantial industrial heritage, strong communities and a prosperous economy but it also has issues relating to social and physical regeneration and public health.

The aim of the Local Plan is to sustain and enhance the borough and the quality of life of the people who live, work in and visit it. It has to achieve a balance between protecting the borough's natural and built assets whilst meeting the need for growth to strengthen communities, sustain services and grow employment opportunities. The plan is concerned with providing the necessary infrastructure to serve the needs of the community, helping to address a national housing shortage and responding to the effects of climate change.

The Local Plan includes a green guarantee that commits the Council to establishing 100 green spaces as part of the overall protection and enhancement of open space provision. The green guarantee will formally recognise and consolidate areas of open space for leisure, recreation and biodiversity including the designation of additional parks and Local Nature Reserves.

This document is part of the statutory and important public consultation process in adopting the new Local Plan. It provides an opportunity for you to comment on what has been produced so far. Whether it is a detailed response or just a few lines, I hope you will be able to let the Council know what you think, so we can continue to shape a plan which delivers a lasting healthy and prosperous legacy for the borough and responds to the needs of all our communities.



Cllr Richard Overton

Deputy Leader of the Council and Cabinet Member for Housing, Public Health & Protection

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Contents

1 Introduction



1 Introduction

1.1 About this document

1.1 The Council has a legal obligation to have an up-to-date Local Plan. 'Telford & Wrekin Local Plan' is the name of the Local Plan for the Borough of Telford & Wrekin for the period 2011 to 2031. It replaces the *Core Strategy (2007)* and the policies which were saved from the *Wrekin Local Plan (2000)*, the *Central Telford Area Action Plan (2011)*, the *Shropshire and Telford & Wrekin Minerals Local Plan (2000)* and the *Shropshire and Telford & Wrekin Joint Structure Plan (2002)*.

1.2 Telford & Wrekin Council pledged in its *Business and Development Charter* to '*maintain an up-to-date Development Plan*' for the purpose of '*providing certainty to the market and enabling the delivery of investment and growth*'. The Local Plan also links directly with other key Telford & Wrekin Council strategies such as the *Health and Wellbeing Strategy*.

Picture 1 Southwater, Telford Town Centre



The aim of the Local Plan

1.3 The aim of the Local Plan is to help sustain and enhance the best of the borough for those who live, work and visit Telford & Wrekin.

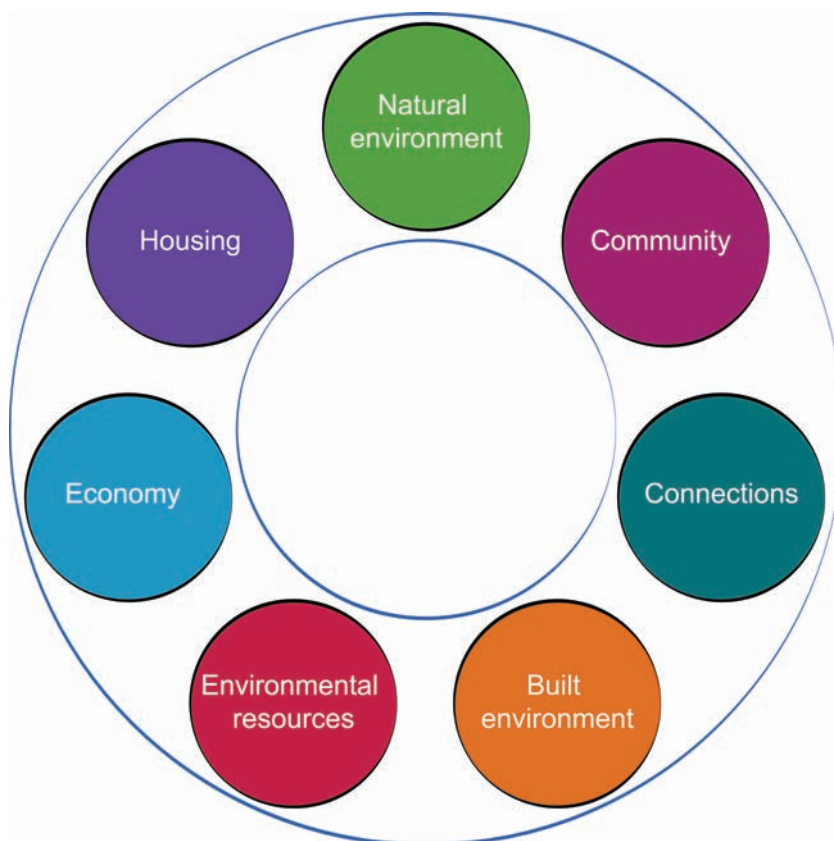
The purpose of the Local Plan

1.4 The purpose of the Local Plan is to explain what type of place the Borough of Telford & Wrekin is today, the type of place we aspire to in the future and to provide a framework to help manage change and development until 2031.

1.2 How to use this document

1.5 It is important that in all decisions, the Local Plan is read and applied as a whole. To help navigate the document and to indicate some of the more direct relationships between subjects, the Local Plan has been arranged around seven themes.

Figure 1 Themes in Telford & Wrekin Local Plan



How each policy is organised

1.6 The policies in the Local Plan are organised in the following way :

Figure 2 Policy structure



1 Introduction

1.3 Plan process

1.3.1 Plan preparation

1.7 The Local Plan has been prepared in accordance with the *National Planning Policy Framework (2012)* (the NPPF) and the *Town and Country Planning (Local Planning) (England) Regulations (2012)* which sets out the requirements for producing a Local Plan including requirements for consultation. Details regarding the related stages and our commitments regarding consultation is contained in the Council's 2015 Local Development Scheme and its Statement of Community Involvement (2012).

1.8 A full account of the Local Plan consultation process will be contained in a supporting 'Consultations' Technical Paper.

1.3.2 Duty to Co-operate

1.9 Many issues such as flood risk, the provision of strategic infrastructure, sustainability, the supply and distribution of housing, employment needs and working with the Local Enterprise Partnership extend beyond local authority boundaries and require a partnership and cross agency approach.

1.10 The Localism Act 2011 and the NPPF require local authorities to fulfil a Duty to Co-operate on planning issues, to ensure that approaches are consistent, and to address issues that have cross border implications with neighbouring authorities and key statutory agencies.

1.11 Telford & Wrekin Council has had and continues to have discussions on cross boundary planning issues with other Councils across the West Midlands (particularly Shropshire Council) and key statutory agencies. A full account of the Council's Duty to Co-operate will be contained in a supporting Technical Paper 'Duty to Co-operate' which will accompany the final draft of the Local Plan.

1.3.3 Sustainability Appraisal

1.12 The Council is required to ensure that planning policy documents are subject to a Sustainability Appraisal which incorporates the requirements of Strategic Environmental Assessment. Appraising the social, environmental and economic effects of all potential strategies and policies in the Local Plan helps ensure that decisions are made that accord with the principles of sustainable development, as defined in the National Planning Policy Framework.

1.13 A Sustainability Appraisal was conducted in 2013 which helped inform the Strategy and Options consultation document. A second Sustainability Appraisal was conducted in 2015 which has informed this Local Plan.

1.14 The 2015 report, known as an Integrated Appraisal, accompanies the Local Plan; it comprises a Sustainability Appraisal (SA), a Strategic Environmental Assessment (SEA), a Habitats Regulations Assessment (HRA), a Health Impact Assessment (HIA) and an Equalities Impact Assessment (EqIA).

1.3.4 Policies map

1.15 Regulation 22 (1)(b) of The Town & Country Planning (Local Planning) (England) Regulations 2012 requires the Council to provide a Policies Map with the Local Plan.

1.16 The Policies Map reflects the most up-to-date spatial plan for the borough and will continually be updated as new policies are adopted. The Telford & Wrekin Local Plan Policies Map replaces both the Wrekin Local Plan (WLP) Proposals Map and the Central Telford Area Action Plan (CTAAP) Proposals Map.

1.17 The purpose of the Policies Map is to show the location of policy designations and allocations which are contained and explained in the Local Plan.

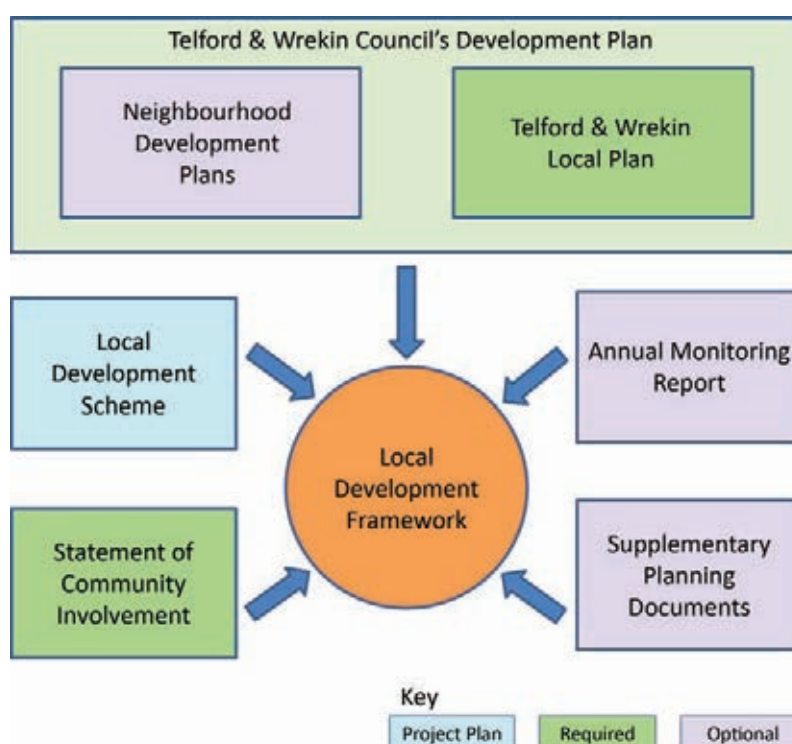
1.18 The Local Plan is accompanied by a **printed version** of the Policies Map. This is the definitive legal copy of the Policies Map.

1.19 The Council will also produce an **interactive version** of the Policies Map which will be located on the Telford & Wrekin Council website. This is an online mapping tool which will allow users to select an area on a map, or locate an area using a postcode and see whether any Local Plan designations and allocations apply.

1.3.5 Policy context

1.20 The content and policies contained in the Local Plan have been prepared to be in conformity with current national policy and guidance, in particular the NPPF and the National Planning Practice Guidance (the PPG) and part of what is called the Local Development Framework. Figure 3 below sets out how the Local Plan will fit into this framework.

Figure 3 Local Plan in the context of the Council's Local Development Framework



1 Introduction

1.21 The Local Plan will, in combination with the Madeley Neighbourhood Development Plan and any Neighbourhood Plans completed up to 2031, form the development plan for Telford & Wrekin. The Local Plan will also be supported by the Council's existing suite of Supplementary Planning Documents (SPDs) and a number of new SPDs that will be prepared to support the policies in the Local Plan. These will give guidance on residential alterations, the built environment and the management of the Ironbridge Gorge World Heritage Site.

1.3.6 Neighbourhood planning

1.22 The Localism Act 2011 enables local communities to shape the future development of their neighbourhoods through a new legal process of 'neighbourhood planning'. This allows local communities to produce neighbourhood development plans, neighbourhood development orders and community right to build or buy orders. Madeley Town Council made the first neighbourhood development plan in the borough.

1.23 Once a neighbourhood development plan has been made it becomes a part of the development plan for Telford & Wrekin and a core part of the Local Development Framework. Decision makers must take its policies into account when determining planning decisions for that area. Further information for neighbourhood development plans in Telford & Wrekin can be found at www.telford.gov/neighbourhoodplanning.

1.24 Alongside neighbourhood development plans are neighbourhood development orders which, once in place, allow parish/town councils or neighbourhood forums to grant planning permission for a specific development that complies with the order. These could include homes, shops, businesses or community facilities. Communities can also make a community right to build order giving permission for small-scale, site-specific developments by a community group.

2 Shaping the borough



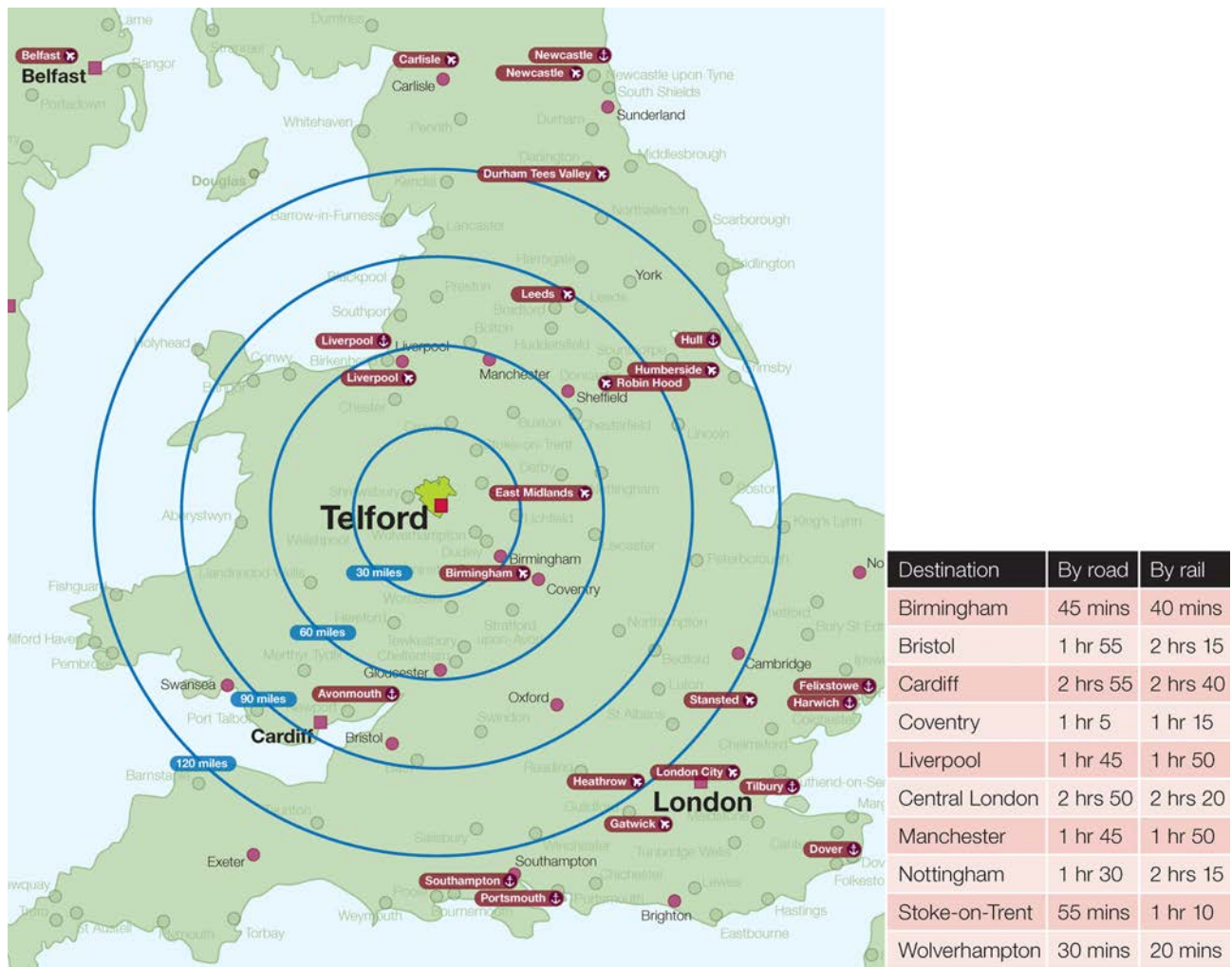
2 Shaping the borough

2 Shaping the borough

2.1 The borough profile

2.1 The Borough of Telford & 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.

Figure 4 Location plan with travel distances



2.2 The borough is a combination of old and new, urban and rural, traditional and modern. It has an area of 290 sq km of which 72 sq km is made up of the town of Telford. The town of Newport is more compact (around 3 sq km). The borough extends 24 km from the most eastern point near the village of Chetwynd Aston to the most western point near the village of Roden and 24 km from the most southerly point in Ironbridge to the most northerly point near the village of Sambrook.

Natural environment

2.3 The natural environment and open space within and between the borough's communities form one of the most distinctive and defining characteristics of the borough. The quantity and quality of the natural environment in the borough continue to be one of the primary reasons why many people choose to come and live and invest in the borough. Local residents enjoy good access to attractive countryside and good quality open space.

2.4 The borough's landscape has been shaped by centuries of both natural and man made processes and includes several significant landscape features including the Wrekin Hill (within the Shropshire Hills Area of Outstanding Natural Beauty) and the Ironbridge Gorge which includes the River Severn (a UNESCO World Heritage Site). It has a very varied topography which ranges from the River Severn at approximately 40m above sea level to the top of the Wrekin Hill at over 400m (or 1,330 feet). The urban areas of Telford are also hilly and this serves as an opportunity to site new housing in locations with expansive views over the surrounding countryside. Land levels fall again north Telford and the surrounding rural land forms part of the North Shropshire Plains. It is farmed intensively reflecting its fertility and relative flatness. Much of the character of the open countryside is distinguished by its agricultural use.

Picture 2 The Wrekin



2.5 Over 90% of the borough is covered by green space and natural features. Almost 75% of urban Telford (and 60% of Newport) is composed of green infrastructure, much of it formed by the pioneering "Green Network" designation which has helped to provide protection for much of its green space.

2.6 The borough has many valuable green and natural places including Telford Town Park, several formal parks and gardens and a large number of designated sites of local and national biodiversity and geodiversity interest. In addition to being part of an Area of Outstanding Natural Beauty (AONB), the borough has eight Special Sites of Scientific Interest (SSSI's) and a range of Local Nature Reserves and Local Wildlife Sites. It has more than 500 Tree Preservation Orders (TPO's), over 400 hectares of managed woodland and in excess of 15 million trees.

2 Shaping the borough

Connections

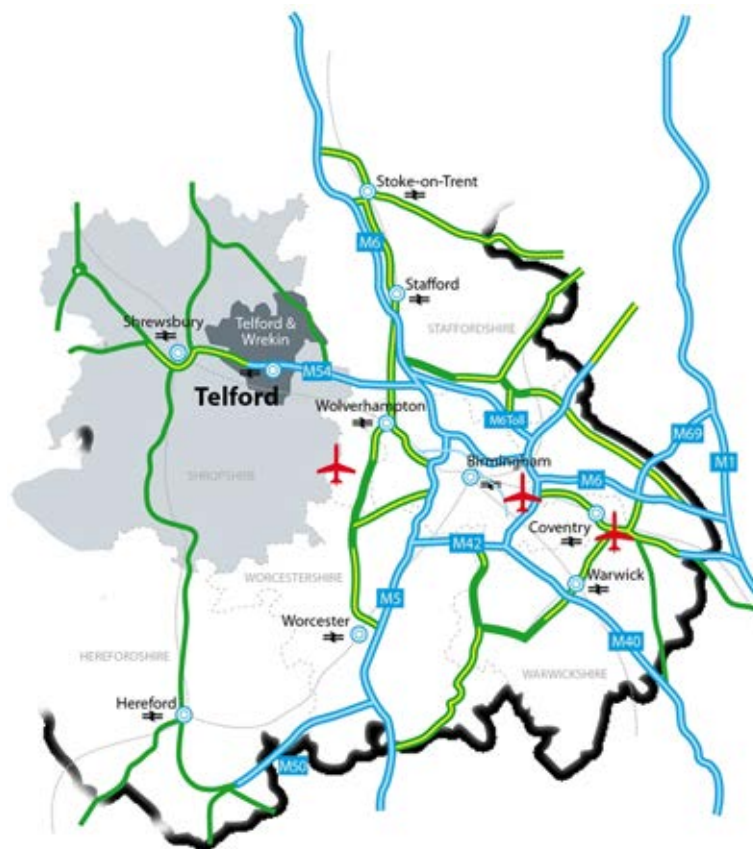
2.7 The Borough of Telford & Wrekin is located in the centre of England. It has excellent connections to the rest of the country and to key ports and airports.

2.8 The M54 motorway, which provides direct connection to the rest of the national motorway network, runs through the heart of the borough with four junctions providing unrivalled vehicle access. All of the borough's major employment sites are within a few minutes of the M54. The A5 forms part of the UK/Ireland-Benelux road axis of the Trans-European Network.

2.9 The borough is connected to the national rail network and has a direct service to London. It has three railway stations (Telford Central, Oakengates and Wellington) with extensive park and ride facilities as well as an International Railfreight terminal.

2.10 The borough has a largely uncongested and efficient road system and over 210 kms of cycleways and an extensive pedestrian footway network, much of which runs through attractive green spaces and is used for leisure and work-related commuting.

Map 1 Excellent Connections



2.11 The public transport system is based upon a "hub and spoke" arrangement with Telford Town Centre at its core as the key interchange supported by smaller bus stations located in other smaller centres. The system is served by a core network of high frequency services as well as a number of local routes.

Community

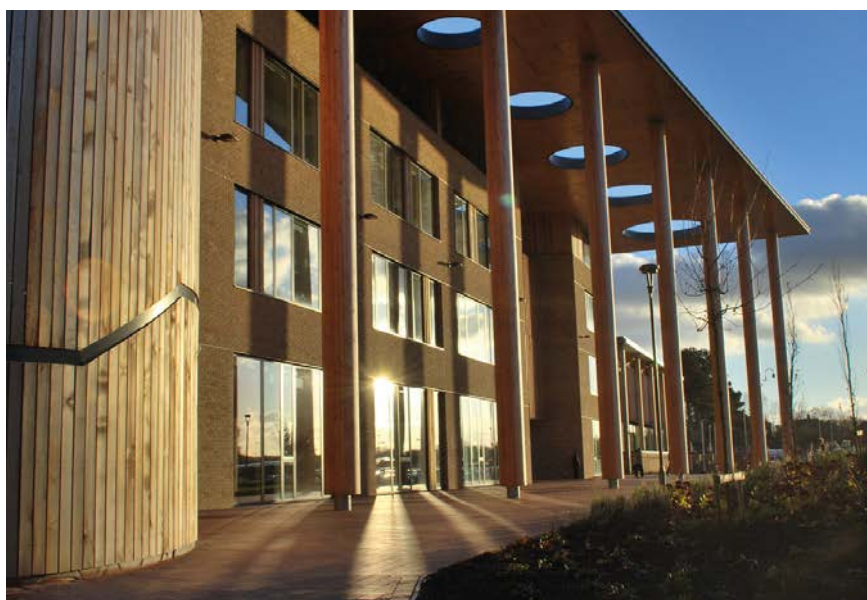
2.12 The 2011 Census recorded a borough population of approximately 167,000 with 86% of all households living in Telford, around 8% in Newport and 6% in the rural area of the borough.

2.13 Its central location means that over 615,000 people live within 30 minutes' travel time of Telford. The borough has a large working age population with a relatively high proportion under the age of 16.

2.14 In 2011 a relatively small proportion of the borough's population was over the age of 65, but this is projected to change significantly over the plan period as the borough follows the national trend of an ageing population.

2.15 The borough has a mixed demographic profile. It has a number of affluent wards in the east of the borough, in Newport and the rural area. By contrast, the latest Index of Multiple Deprivation issued by the Department of Communities and Local Government in 2011 showed that several wards in Telford were in the 10% most deprived nationally (Woodside, Malinslee, College and Brookside). The 2011 Census reveals that around a quarter of Telford & Wrekin residents aged 16 and over have no academic qualifications, slightly higher than the national average but similar to the rate across the West Midlands. Educational attainment has improved in recent years and children attending local schools performed equally well at Key Stage 2 and Key Stage 4 (GCSE) in 2014 compared to the average in England. The 2014 Key Stage 5 (A Level) show a mixed performance across the borough. Three schools (Wrekin College, Newport Girls' High School and Adams' Grammar School) each had more than 90% of pupils achieving at least three A Levels at A* to E grade.

Picture 3 Abraham Darby Academy, Madeley, Telford



2.16 The 2014 Public Health England health profile states that the borough performs better than the rest of England in some areas. For example, there are lower levels of road-related deaths and serious injuries and relatively low levels of winter deaths. These factors may be a direct result of the borough's low levels of congestion and its relatively modern housing stock. However, other indicators of poor local health in the 2014 profile include:

2 Shaping the borough

- Lower life expectancy (77.9 years for men and 81.6 years for women) in comparison with the average for England (79.2 years and 83 years for men and women respectively) with higher local rates of death caused by cardiovascular illness, cancer and other smoking-related disease;
- Rates of obesity above the average for both the West Midlands and England; and
- Marginally higher numbers of children living in poverty (25% compared to 20.6% of all children across England).

2.17 The Council is continuing to work with partners to reduce these indicators of poor health including early deaths from cancer and heart disease, reducing smoking especially during pregnancy, tackling unhealthy weight and improving emotional health and wellbeing. An important priority for the Local Plan will be to ensure that new development is designed to help promote better health.

Built environment

2.18 The mix of old and new in the borough's built environment is a legacy of its industrial past, its rural heritage and the creation of Telford New Town in the second half of the 20th century. It has many historic places including the Ironbridge Gorge World Heritage Site, seven conservation areas (Newport, Severn Gorge, Wrockwardine, High Ercall, Wellington, Horsehay & Spring Village and Edgmond) as well as a high number of historically important structures such as the Iron Bridge and 820 Grade I, Grade II* and Grade II listed buildings.

Picture 4 Coalbrookdale Viaduct, Coalbrookdale, Telford.



2.19 The borough varies in character from the medieval market town of Newport and the industrial settlements of the 18th and 19th centuries to the Radburn layout housing estates of the New Town and recent award winning developments such as Southwater (part of Telford Town Centre). Some of the most recent housing within the borough has been of exemplary planning and design standards. The Telford Millennium Community, Lawley and Lightmoor are nationally renowned developments which set a precedence for the quality of their urban design as well as the use of design codes and masterplans to help and direct the way in which they were built.

2.20 In 2018 Telford New Town will be 50 years old. As the town matures it creates a greater and more established sense of place and identity, but as with other New Towns from the same period, it also brings with it the need to support regeneration and maintain infrastructure.

Environmental resources

2.21 The impact of geology on the borough cannot be overestimated. Geology was a critical factor in Ironbridge becoming recognised as the birthplace of the Industrial Revolution. Extensive mining for coal and other resources in the 19th and 20th centuries and its subsequent reclamation was a key factor behind the establishment of Telford New Town in 1968. The borough now only has a limited amount of viable sand, gravel and clay resources and will need to manage this resource carefully. The last coal mine closed in 2013.

2.22 The legacy of this industrial past has also resulted in land instability and land that cannot be developed but has also left many areas of green open space which characterise Telford and has resulted in the creation of many valuable ecological habitats.

2.23 The Shelton Water Resource Zone covers the borough and provides residents with its water supply.

2.24 Parts of the borough are in high risk flood zones, particularly the Ironbridge Gorge.

2.25 The Council is committed to addressing and responding to climate change, from actively promoting renewable energy with the development of a Council-owned solar farm, to the promotion of Sustainable Urban Drainage systems (SUDs) and the most efficient use of environmental resources.

Economy

2.26 The borough of Telford & Wrekin continues to be true to its roots as a place of innovation and entrepreneurship.

2.27 With 160 hectares (400 acres) of serviced employment land, some of the most competitive land and property prices in the UK and good transport connections including links to freight airports at Manchester and the East Midlands, the borough is now home to more than 150 foreign companies, with large numbers of American, German, Japanese and Taiwanese investors, including household names such as Ricoh, Epson, Xerox, Denso Europe and Maxell. The Ministry of Defence is developing a new logistics base at Donnington. Advanced manufacturing, defence, engineering, plastics, IT outsourcing and data centres, construction, retail, food and drink and tourism are amongst the industries that continue to help deliver successful economic growth. The borough has a strong small and medium sized enterprise sector which supports the automotive and manufacturing supply chain in the borough and beyond.

2.28 Many of the existing high-tech firms and large employers are centred around the industrial estates and business parks of Halesfield, Hortonwood, Tweedale and Stafford Park. This employment land is highly accessible to Wolverhampton, Birmingham and beyond. New business and employment opportunities on a major scale are increasing in the automotive industry as a direct result of the new Jaguar Land Rover engine plant at i54, only a 10 minute drive away

2 Shaping the borough

from Telford. This will enable the borough to capitalise on its strengths in existing automotive supply chain and distribution industries and provides opportunities for Telford based small and medium employers to expand.

2.29 Telford and Wrekin's unemployment rate is falling (5.9% as of December 2014) and is now below the regional average. The Council is also taking further initiatives to boost educational attainment. It invested in a £200m investment in new schools funded in part by the Building Schools for the Future programme. The borough is home to two universities: the University of Wolverhampton and Harpers Adams University. Both institutions are vocationally orientated, supporting the local economic base.

2.30 Newport and the rural area's existing economic strengths are in agriculture and food production industries. There has been a decline in large format employers in the rural area in recent years with the closure of the Allscott sugar beet factory and the Dairy Crest creamery plant at Crudgington. At the same time, Harpers Adams University - with its international reputation in the field of agri-engineering - provides new opportunities to exchange technical know how agricultural technologies.

Picture 5 Southwater



2.31 The borough and especially the urban area of Telford is made up of a hierarchy of centres. Telford centre is at the top of the hierarchy and has a sub regional function with an extensive catchment area attracted to its broad mix of nationally recognised shopping stores, the Telford International Centre for conferences and Telford Town Park for public events. Newport and Wellington are important historic towns with a mix of services. Telford also has a number of smaller centres such as Dawley and Hadley as well as a series of local centres such as Leegomery and Stirchley. New local centres are being established at Lawley and Lightmoor. The borough also includes three significant out of town retail centres (Bridge, Forge and Wrekin Retail Parks).

2.32 Like all town centres and high streets in the UK, the borough's centres are having to adapt to changes in how people shop and spend their leisure time. These centres are having to evolve into places which combine retail, social, leisure and residential uses.

Housing

2.33 The borough offers a wide choice of housing as well as some of the most competitive house prices in the UK. There are around 67,000 homes in the borough and the average house price was £142,000 (December 2013) compared to £255,000 across England. The 2011 Census indicates that over 63% of households own their own home. Nonetheless, later research (2014) suggests that housing affordability remains a challenge locally. Across the borough, the cost of a typical house is seven times mean income, rising to nine times mean income in parts of the rural area and Newport. In the period between the 2001 and 2011 Census, the proportion of households who rent in the private sector was recorded as having increased by 130%. One in seven households rents in the private sector, marginally more than the average for the West Midlands.

Picture 6 Trenchwood Gardens, Telford



2.34 Over four fifths of the borough's population live in Telford. A far greater proportion of its stock is relatively new compared to the UK as a result of the considerable house building associated with the creation of Telford New Town. Much of the borough's housing is located on housing estates and includes significantly more detached and semi-detached houses (67%) than the region (61%) or England (53%).

2.35 Newport is a distinctive market town in the north of the borough with a population of around 15,000 people.

2.36 The rural area includes over sixty named settlements which ranging from a small cluster of buildings such as Isombridge to large villages with many facilities such as Edmond which is also home to many students enrolled at Harpers Adams University.

2.37 The borough has a substantial supply of housing land. Up until April 2015, there were planning permissions for over 8,000 homes where construction works had not started.

2 Shaping the borough

2.1.1 Strengths and challenges

2.38 The following table provides a summary of the strengths and challenges associated with the borough profile. These provide a foundation from which the aims and objectives in the Local Plan are derived and the policies which help deliver those aims and objectives.

Table 1 Strengths and challenges

Themes	Strengths	Challenges
Economy	<ul style="list-style-type: none"> • Good supply of competitively priced employment land • Strengths in the manufacturing and engineering sectors • Preferred destination for logistics groups • An emerging defence hub around the MOD site in Donnington • Over 600,000 residents in travel to work area • Knowledge transfer opportunities with two universities • A growing business/leisure/ tourism offer in Telford Town Centre on the back of investment in Southwater and Telford Town Park 	<ul style="list-style-type: none"> • Diversifying the employment offer and local skills to ensure all communities benefit from investment and growth • Capturing new businesses • Retaining and supporting new businesses • Creating the right environment for business innovation and new technology including improved educational attainment and links between industry and universities • Ageing infrastructure on some industrial estates • Ensuring Telford Town centre remains its sub regional appeal • Ensuring other centres remain viable, vital and deliver a complementary range of services • Improving educational attainment at local schools
Housing	<ul style="list-style-type: none"> • Competitive house prices • Good supply of housing land • A wide choice of housing options 	<ul style="list-style-type: none"> • Affordable housing • Meeting the accommodation needs of all the community including Gypsy and Traveller accommodation needs • 'Unlocking' the development of brownfield sites and directing development to sites which benefit from planning permission • Some ageing housing stock and infrastructure especially on former New Town estates • Planning for an ageing population including for more variety in the borough's housing stock

Themes	Strengths	Challenges
Natural environment	<ul style="list-style-type: none"> • High quantity of accessible and ecologically diverse green space • Large rural area • Area of Outstanding Natural Beauty • 110 designated ecological sites including eight SSSIs 	<ul style="list-style-type: none"> • Having the resources to maintain and improve green space • Increasing the benefits, accessibility and quality of urban green space • Protecting green spaces whilst meeting the needs for growth
Community	<ul style="list-style-type: none"> • Many local centres with distinct identities • A wide and extensive distribution of facilities • A major hospital • Recent capital investment in eight schools under Building Schools for the Future programme 	<ul style="list-style-type: none"> • Need to promote social/ physical regeneration of some older New Town estates • Ageing population • Need to address deprivation and social exclusion including poor health and inequalities • Improving infrastructure in the rural area
Connections	<ul style="list-style-type: none"> • Excellent road connections including four motorway junctions • Three railway stations and nationally connected railway transport links and an international rail freight depot • Investment in road and cycling infrastructure 	<ul style="list-style-type: none"> • Sustaining and improving rail links • Dispersed town affects public transport patronage and walking • Need to deliver high speed broadband across the rural area • Encouraging healthy forms of travel
Built environment	<ul style="list-style-type: none"> • Mix of old and new places and buildings • National and internationally valuable historic environments including a World Heritage Site 	<ul style="list-style-type: none"> • Maintain the quality of new development and promote innovative, environmentally sustainable new homes and settlements and on previously developed land • Continue to create high quality, locally distinct places • Sustaining valuable historic places and buildings • Adapt to land instability and contamination issues across the borough, especially in Ironbridge • Maintain awareness of geotechnical issues affecting formed industrial land

2 Shaping the borough

Themes	Strengths	Challenges
Environmental resources	<ul style="list-style-type: none">• Extensive green spaces• Modern housing• Mineral reserves	<ul style="list-style-type: none">• Need to reduce flood risk and protect the borough's water resources• Need to promote energy efficiency and renewable energy sources

2.2 The borough vision

2.39 The purpose of the Local Plan is to help sustain and enhance the quality of Telford & Wrekin and the quality of life for those who live and work in and visit the borough. To achieve this purpose the Local Plan sets out a description of the type of place we aspire to in the future.

2.40 The Local Plan vision for the year 2031 can be summarised as follows:

- *By 2031, Telford & Wrekin will be a healthier, more prosperous and better connected place*
- *It will have a population of approximately 198,000 people.*
- *Development will be focused in Telford and Newport.*
- *Communities in the rural and urban area will be supported.*
- *The environment and community green spaces will be protected and enhanced.*
- *New development and investment will provide a high quality of life for those who live and work in and visit the area.*

2.41 The vision involves the responsible and sustainable stewardship of natural and man made resources including green spaces, historical and cultural heritage as well as delivering new development that is distinctive in its design and quality. It means making best use of the borough's road and rail connections whilst at the same time promoting and providing for healthier, more sustainable ways of getting from place to place and maximising connectivity for trade and growth in the supply chain.

2.42 It is a vision that includes the provision of sufficient homes of the right type and quality in the right places to meet a growing and ageing population, the right businesses and jobs to provide employment, economic prosperity and education to deliver the skills required by growing businesses as well as the provision of services and facilities to meet our communities' current and future needs.

2.43 It is a vision that seeks to improve the health and wellbeing of the borough's residents through the provision and quality of its housing, community green space, transport, social, cultural and health infrastructure.

Aims and objectives

2.44 The aims and objectives expand the vision and provide the basis for the Spatial Strategy and a range of Detailed Policies. They also enable the Council to monitor the performance of the policies in the Local Plan. The aims and objectives also respond to the Council's Health and Wellbeing Strategy and have been tested through the sustainability appraisal to ensure they contribute towards the delivery of sustainable development.

Table 2 Economy

Aim 1: Promote prosperity and opportunity for everyone

Objectives:

1. Support the delivery of at least 110 hectares of employment land on a range of sites across the borough;
2. Support and enhance the network of local urban centres in Telford as the focus for local business, shopping, community facilities and residential development well served by public transport, walking and cycling;
3. Consolidate and strengthen Newport's role as a market town;
4. Support and enable the development of rural enterprises;
5. Expand the leisure, tourism and business visitor offer supporting Destination Telford;
6. Support actions to sustain business and equip the local workforce for future opportunities;
7. Support measures which reduce youth unemployment and promote employment

Table 3 Housing

Aim 2: Meet local housing needs and aspirations

Objectives:

8. Support the delivery of 15,555 new dwellings across the whole borough by 2031;
9. Make sure new developments deliver a range of housing types and tenures that meet the needs of household groups;
10. Ensure an appropriate proportion of new dwellings are affordable;
11. Improve the quality of new and existing housing;
12. Meet the identified housing needs of gypsies and travellers.

Table 4 Natural Environment

Aim 3: Harness the borough's natural environment

Objectives:

13. Make sure that green infrastructure is planned, designed and managed to meet site, local and strategic needs including the delivery of 100 new 'community green spaces' under the Council's Green Guarantee';
14. Make sure that nationally and locally significant natural landscapes such as the Area of Outstanding Natural Beauty are protected and managed appropriately;
15. Safeguard and enhance the borough's biodiversity.

2 Shaping the borough

Table 5 Community

Aim 4: Promote socially cohesive, healthy and active communities

Objectives:

16. Enable healthier lifestyles and improve the health and wellbeing of the population;
17. Address social and economic deprivation;
18. Enhance the borough's education and training facilities;
19. Support the creation of safe and secure environments;
20. Enable people to live independently for longer;
21. Sustain and enhance the vitality of rural settlements.

Table 6 Connections

Aim 5: Enhance the infrastructure for improved access and communication

Objectives:

22. Support the continued provision of an accessible and integrated transport network;
23. Encourage and help enable greater access by non-vehicular means to local green space, services and locations of employment;
24. Enhance broadband and mobile networks across the borough.

Table 7 Built environment

Aim 6: Value the cultural and heritage assets

Objectives:

25. Achieve high quality urban design which responds to local context and provides opportunities for innovation;
26. Safeguard the character and setting of the borough's built and natural heritage, including Ironbridge Gorge World Heritage Site and the Wrekin;
27. Protect and enhance the borough's local distinctiveness.

Table 8 Environmental resources

Aim 7: Reduce the environmental impact of new development

Objectives:

28. Promote solutions that reduce energy demands on non-renewable energy sources;
29. Safeguard the borough's limited minerals resources for future generations;
30. Support measures to increase household recycling rates;
31. Make sure development mitigates for and enables adaption to the effects of climate change;
32. Encourage the most efficient use of land and existing buildings to meet local needs;
33. Protect the borough's water quality and reduce the risk of flooding.

3 Spatial strategy



3 Spatial strategy

3.1 The spatial strategy identifies the roles that the different areas of the borough will play in responding to the vision, aims and objectives. It has been informed by the vision, aims and objectives, by the responses received from previous consultations on the Local Plan and partnership working with service providers and other public bodies under the Council's duty to co-operate. It has endorsed:

- The importance of the borough continuing to grow and to meet the needs of local communities;
- The importance of safeguarding the borough's green resources and identity;
- That development should principally be focused within the urban areas of the borough; and
- The need to support rural communities.

3.2 The key challenge for the borough in coming years will be to provide a balance of appropriate land for a growing population and associated employment. The Local Plan contains a housing growth target over the plan period of 15,555 new homes and an associated amount of employment land of at least 110 hectares. Approximately 80% of this housing already has planning permission. The spatial strategy directs new investment to sites and locations that make best use of existing infrastructure without harming the borough's substantial heritage and environmental assets.

3.3 In apportioning where new development should go there are three distinct parts of the borough. These are: Telford; Newport; and the rural area. Table 9 identifies the role of each of these three areas.

Table 9 Spatial Strategy for Telford & Wrekin

Settlement	Role	Spatial Strategy
Telford	<p>Home to 85% of the borough's population.</p> <p>Telford Town Centre is a sub regional centre with a growing leisure offer and the best public transport connectivity in the borough.</p> <p>Wellington is an historic Market Town that has good transport connections.</p> <p>Telford also has five smaller District Centres at Dawley, Donnington, Hadley, Madeley and Oakengates and a number of more Local Centres that serve daily shopping and community needs.</p> <p>Telford has extensive areas of deliverable housing and employment land which is well connected internally and externally.</p>	<p>The overwhelming majority of new investment should be directed towards the Telford urban area to exploit its infrastructure strengths.</p> <p>There is a distinct hierarchy of centres in the Telford urban area and planning policy should strengthen their identity</p> <p>The borough's District Centres should be supported and strengthened as community hubs.</p>
Newport	<p>Home to 9% of the borough, Newport is an historic Market Town with close associations with Harpers Adams University.</p>	<p>It is appropriate that some new investment should be directed to Newport to help support its role as a growing Market Town and to facilitate opportunities.</p>
Rural area	<p>Home to 6% of the borough, the rural areas are sparsely populated (there are some 62 separate settlements) with limited infrastructure.</p> <p>Much of the rural area is of high agricultural quality too.</p>	<p>Restrict development in the open countryside.</p> <p>New investment should be promoted in areas with access to services and other infrastructure.</p>

3 Spatial strategy

3.1 Key Diagram

3.4 The Key Diagram in Figure 5 identifies a hierarchy of centres and key infrastructure that connects the borough with other parts of the UK. It includes strategic employment areas and urban extensions, areas of important landscapes and the Ironbridge Gorge World Heritage Site.

Figure 5 Key diagram



3.5 Policies SP1 to Policies SP3 set out in more detail the roles of each of these three areas and Policy SP4 explains how the Council will discharge its responsibility to promote sustainable development consistent with the Government's advice set out in the National Planning Policy Framework (the NPPF) and its Planning Practice Guidance (the PPG).

3.2 Areas of the borough

3.2.1 Telford

3.6 Telford forms approximately 25 percent of the borough (72 sq km). It is the borough's principal urban area and has an important and established economic, social and environmental role in the wider region.

3.7 Telford is a collection of several centres which were brought together as a New Town in 1968 making a single urban area. It is therefore formed of not one but several distinct centres, each one possessing a different character. Most of the centres are based upon settlements which pre-date the designation of the area as a New Town. The most significant centre in terms of status and shopping is Telford Town Centre, which was entirely created as part of the New Town and lies near the physical centre of Telford.

Picture 7 Green landscape, Central Telford



3.8 Telford has a strongly identifiable centre hierarchy. The town is dispersed and its development is substantially low density and suburban in character. Almost 75 percent of its area is made up of green infrastructure, and the town was described as a 'Forest City' in previous Local Plans.

3.9 The town has a rich industrial past and the area continues to provide the borough's largest and most extensive employment areas. Whilst substantial parts of the town were purchased by the government and reclaimed in the latter half of the 20th century, there remain areas of previously-developed land and Telford still contains some of the highest amounts of land in public ownership in England.

3.10 The Local Plan therefore continues to view Telford as the most appropriate location to deliver the majority of the borough's development needs up to 2031.

3 Spatial strategy

Policy SP 1

Telford

Telford will be the principal focus for growth to meet the borough's development needs during the plan period. The presumption will be to support development in Telford, unless it is contrary to the policies and proposals set out in the Local Plan or national policy.

The Local Plan identifies sufficient land to provide the delivery of approximately 13,400 new homes (net of clearance) in Telford up to 2031. This includes a number of strategic extensions to the town that are considered appropriate for development, identified in Policy HO2.

This policy contributes towards achieving all of the objectives.

3.11 Telford is an area that has been transformed over the last 50 years into a major location for inward investment and employment, housing, leisure and tourism, and commercial activities, including a sub-regional centre. It is also a town with a diverse range of communities and neighbourhoods, built within the backdrop of an abundance of green space and natural open features. This gives Telford its distinctive purpose and character.

3.12 The continued growth of Telford is important for the future economic prosperity of the whole borough. It will continue to be the focus for growth and development due to the significant supply of land that is currently committed across the town, which is likely to form a large part of the land developed in the short to medium term.

3.13 Telford is also where there are significant economic and social challenges. Therefore, it is important that the Local Plan sets out a positive approach for the town by directing regeneration and investment, wherever possible, towards the principal urban area of the borough.

3.14 The identification of a specific housing requirement for Telford is based on the distribution of overall requirement set out in Policy HO1, which has been apportioned in line with the corresponding distribution of households across the borough, based on the Census 2011. For Telford, this equates to approximately 86% of the total number of households of the borough.

3.2.2 Newport

3.15 Newport is an historic market town in the north of the borough. Like many other market towns across England, Newport's traditional role has been significantly challenged by rapid changes in the national economy and wider society in recent decades. A restructuring agricultural sector and increasing personal mobility, among other things, have undermined the town's self-sufficient nature as a rural service centre. The town's economy and its service and facility base will benefit from being revitalised and expanded.

Picture 8 High Street, Newport



3.16 A key objective in creating a more prosperous borough is to consolidate and strengthen Newport's role as a market town. The aim will be to achieve a sustainable economy based on an appropriate balance between the quantity and type of employment opportunities available in the town, and the available quantity and type of local skills in close proximity to major concentrations of employment in Telford and the growing agri-engineering reputation of Harper Adams University.

Policy SP 2

Newport

Development in Newport will support its role as a market town, as defined in Policy EC4. The Plan supports the delivery of approximately 1,200 new homes (net of clearance) in Newport up to 2031. Additional housing development, over and above that already committed or identified in the Local Plan, will be prioritised on previously-developed sites within the town.

Additional employment land within the town will be identified to provide local employment opportunities. The Local Plan will support the need of between 8 to 9 hectares of employment land.

All development will respect and enhance the quality of the town's built and natural environment.

This policy contributes towards achieving all of the objectives.

3.17 Development associated with promoting the town as a visitor destination, such as pursuing the reinstatement of the Shrewsbury-Newport Canals, where this demonstrates a direct benefit to the economy of the town and the sustainability of its central area.

3 Spatial strategy

3.18 A large amount of Newport's housing needs has been met through a number of developments in the south of the town that have already been approved. Any further development will be to meet the local requirement for new homes.

3.19 In terms of employment land, the Newport: The Need for Employment Land (2011) study assessed the amount of land that is required. The study looked at take up of sites, employment forecasts and growth in the resident workforce. This concluded that there was a requirement for an additional 8 to 9 hectares of employment land. An allocation of 10 hectares will broaden the range of options for the market and provide more flexibility in the event that market conditions improve over the lifetime of the Local Plan.

3.20 The identification of a specific housing requirement for Newport is based on the breakdown of the overall requirement set out in Policy HO1, which has been apportioned in line with the corresponding breakdown of households across the borough, based on the Census 2011. For Newport, this equates to approximately 8% of the total number of households in the borough.

3.2.3 Rural area

3.21 Over 60 percent of the borough is rural. For the purposes of the Local Plan the rural area is defined as the area in the west and north of the borough and which lies outside the urban areas of Telford and Newport.

3.22 With the notable exception of the areas to the west including The Wrekin Hill, the rural area is predominantly low lying and level. It includes large areas of farmland, a number of nationally designated sites including an Area of Outstanding Natural Beauty and Conservation Areas, listed buildings, scheduled ancient monuments and other sites of biodiversity and geodiversity interest.

Picture 9 Maize crops



3.23 Changes in the farming industry and greater access to telecommunications has resulted in some new rural employment opportunities. However, an increasingly older population together with limited local paid employment and fewer rural-based businesses has resulted in rural housing being the least affordable in the borough. There are also issues relating to the limited choice of homes and access to services such as public transport and community facilities.

3.24 The rural area is a very significant part of the borough. It is important that it is protected and enhanced environmentally, socially and economically to help sustain the best of its natural character and support, in a sustainable way, the people and communities which live and work in the area.

Policy SP 3

Rural area

Development within the rural area will address the needs of rural communities. Development will make the most effective and efficient use of land, giving preference to the reuse of previously-developed land where this is in a sustainable location. The Plan supports the delivery of approximately 900 new homes (net of clearance) in the rural area up to 2031.

Where development is brought forward in the rural area, the Council will support:

1. The retention and appropriate expansion of businesses on existing sites, through the location, redevelopment, modernisation and expansion of businesses to be provided in sustainable locations;
2. Provision for the essential needs of agriculture, forestry or rural businesses;
3. Provision of infrastructure needed to support a sustainable rural economy;
4. Proposals which meet the local housing needs of a community, to be evidenced by the developer, consistent with the housing policies of the Local Plan;
5. The appropriate diversification of the agricultural economy;
6. Recreation uses appropriate to a rural location;
7. Provision for renewable energy projects;
8. The sustainable re-use of rural buildings for employment uses, which support the rural economy and communities, and the provision of re-use for housing in sustainable locations;
9. Protection of the best and most versatile agricultural land by using areas of poorer quality land in preference to higher quality land for new development.

This policy contributes towards achieving all of the objectives.

3.25 The Council will support a limited amount of new housing to meet the needs and aspirations of the rural community, including provision for affordable homes and for specialist needs and the elderly. It will support increased rural employment through agricultural businesses, the provision of renewable energy schemes, low impact industries in agricultural buildings, suitable uses based around leisure and tourism such as farm shops, bed and breakfast accommodation, conversion of barns to holiday cottages and / or small scale offices. There may also be the opportunity for the development of live-work units. The Council will support the retention and alteration, expansion and modernisation of rural shops, services and community

3 Spatial strategy

facilities and the re-use and conversion of rural buildings that enhance the high quality environment of the area. Should new development exceed existing services and infrastructure it will be supported providing the required improvements can be made.

3.26 The identification of a specific housing requirement for the rural area is based on the breakdown of the overall requirement set out in Policy HO1, which has been apportioned in line with the corresponding breakdown of households distributed across the borough, based on the Census 2011. For the rural area, this equates to approximately 6% of the total number of households of the borough.

3.3 Presumption in favour of sustainable development

3.27 A key principle of the NPPF is the need to deliver sustainable development by balancing economic, social and environmental objectives and by meeting the needs of the present without compromising the ability of future generations to meet their own needs.

3.28 The Local Plan provides locally specific policies to deliver new development and address local issues in the context of a presumption in favour of sustainable development.

Policy SP 4

Presumption in favour of sustainable development

The Council will support development proposals that are considered to be sustainable. Development is considered sustainable, where it is in accordance with:

- A. National and Local Plan policies, taking into account other material considerations;
- B. The following criteria:
 1. The overall scale of development planned for across the borough;
 2. The requirement to make provision for development needs where these arise;
 3. The priority given to focusing development on the urban areas of Telford and Newport through the use of previously-developed land;
 4. The significance of sustaining and promoting the vitality and viability of Telford town centre and the other designated centres within the borough;
 5. The priority given to maintaining the character and appearance of the countryside;
 6. The need to maintain and enhance the vitality of rural communities;
 7. The protection and enhancement of the borough's green infrastructure assets;
 8. The need for appropriately located development that is accessible by public transport, walking and cycling;
 9. The need to properly manage the impacts of development on existing infrastructure, and ensure additional infrastructure is provided where required;
 10. The contribution that development can make to increasing energy efficiency, reducing greenhouse gas emissions and increasing the resilience of development to the effects of climate change;
 11. The need to protect and enhance the borough's historic, biodiversity and geodiversity assets, in particular the Ironbridge Gorge World Heritage Site;
 12. The need to safeguard environmental standards, public safety, and residential amenity; and
 13. The need to achieve high standards of design in development that have regard to local context, both visually and functionally.

This policy contributes towards achieving all of the objectives.

3.29 The Council will work in a proactive way with developers and communities to achieve proposals which can be approved wherever possible.

3.30 Where there are no Local Plan policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

3 Spatial strategy

4 Economy



4 Economy

4.1 Employment

4.1 Telford & Wrekin has a long history as a major focus for economic activity in the West Midlands. The Ironbridge Gorge and the East Shropshire Coalfield played an essential role in the development of industry in Britain. Telford New Town was planned as a regional focus for employment development, a role which is continuing to be fulfilled today.

4.2 Telford is identified as an "urban powerhouse" in the Marches Local Economic Partnership's Strategic Economic Plan. It has established employment areas in Donnington Wood, Hadley Park, Halesfield, Hortonwood, Stafford Park, T54 and in Telford Town Centre. These areas contain a range of existing businesses including key sectors such as advanced manufacturing, automotive, defence, food and drink with household names including BAE, Xerox, Heinz, Rioch and Muller. These areas continue to have an ample supply of highly accessible and serviced development land, which provides capacity for the borough's economy to grow and consolidate its position as a regional powerhouse.

4.3 The Ministry of Defence (MOD) at Donnington have confirmed that Donnington will be the location of new Defence Fulfilment Centre. This will safeguard existing jobs at the site as well as creating more jobs contributing approximately £60m a year to the local economy and consolidates the borough's reputation as an efficient logistics hub.

Picture 10 Employment Development on Hortonwood



4.4 Industries in Newport and the rural area are more strongly related to agriculture and food production. The Audley Avenue area in south east Newport contains a mixture of small industrial units, silos, warehouses and an enterprise park. Newport Town Centre contains a number of office suites above shops and units in the shopping frontage. This is the main location for offices, including, professional services such as solicitors and estate agents. To aid the delivery of Newport's employment land, the Local Plan includes an allocation to the south of the town.

4.5 In the rural area, employment development is dispersed. Large format employers have been in decline in recent years with the closure of the Allscott sugar beet factory and the announced closure of the Dairy Crest creamery at Crudgington. Smaller enterprises have grown within new developments such as Rodenhurst Business Park. Also there is large scale employment facilities provided within the rural area, at Harper Adams University.

4.6 A key priority of the Council's Medium Term Plan is to "...*protect and create jobs as a Business Supporting, Business Winning Council*". This means working co-operatively with local people, organisations and partners in the public, private and third sectors and the borough's two universities to support existing businesses and to attract new businesses and investment into the borough in order to create jobs. This will ensure economic growth and therefore will benefit the community in increasing employment opportunities and skills.

4.7 The Council is committed to building a strong and resilient economy and has invested significantly in infrastructure including a £200m school investment programme and a drive to raise educational attainment in its schools alongside substantial investment in the borough's road infrastructure funded by the Local Enterprise Partnership. With Telford continuing to fulfil its role as a regional hub for economic growth, job opportunities will be maximised by making the most effective use of its large land resource and continuing to address skill levels in the workforce. Existing businesses are being supported to expand and new investment is being attracted that will deliver the borough's potential as a business growth hub. This will continue to raise the profile of the borough as a top destination for business and investment.

4.1.1 Employment site allocations

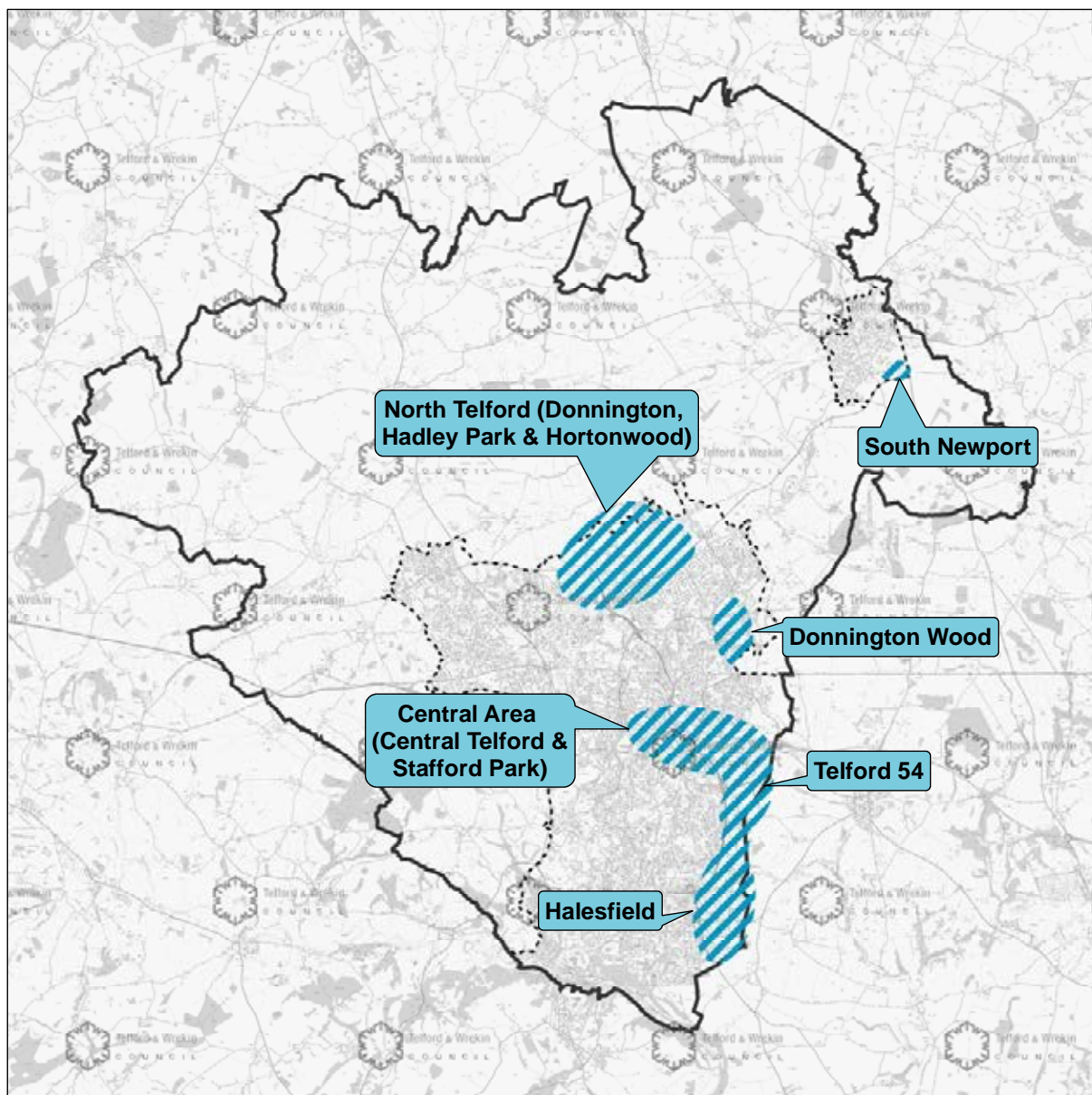
4.8 To deliver improvements to the employment in the area and support local growth, the Council needs to set out how proposals for employment development will be assessed. Within this section a strategy is set out for the allocation of land for employment development and criteria for assessing employment development away from these allocated areas.

4.9 The vision aims to realise the economic potential of the borough. To deliver this the Council has recognised a minimum requirement for 110 hectares of employment land over the lifetime of the Local Plan until 2031. This growth will help facilitate and sustain the additional housing being delivered in the Local Plan.

4.10 To make sure that there is an adequate range of sizes and types of sites to attract business developments, and ensure that there is an adequate choice, 149 hectares of employment land has been identified but it is anticipated that an element of this will be delivered outside the Local Plan period. By allocating sites now, the Council seeks to promote a choice of sites to maximise the attraction of the Borough for investment, recognise the diversity in the manufacturing sector and providing opportunities for business expansion. This is based upon the gross site area. The net site area of some sites will be lower where there are physical features that need to be incorporated into any design.

4.11 Within the borough there is an arc of employment to the north and east of Telford along with areas to the south of Newport, as shown on Map 2. These broad locations provide scope for the expansion of employment opportunities in accessible locations with excellent connections to the M54 and other main roads (the "Primary Road Network") and proximity to new housing proposals, supporting regeneration in some of the most deprived parts of the borough.

Map 2 Strategic employment areas



4.12 The majority of the employment land allocations are in Telford. These are focussed around four existing employment areas in the town. To the north of the town at Hortonwood, there is a mix of large and medium allocations. This takes advantage of a well connected industrial area with serviced land available and close proximity to the rail freight terminal. It also supports delivery of jobs around MOD Donnington. Halesfield is one of Telford's oldest employment areas and is able to deliver several smaller sites for development. At Donnington Wood there are existing logistics and warehousing uses, the sites allocated here look to strengthen this offer. Within Central Telford, three sites are allocated. These are intended to meet the office need within the central area of the town.

4.13 Within Newport there is an identified need for an additional eight to nine hectares of employment land to be allocated. Ten hectares of land has been identified as an allocation within the Local Plan to give the market a flexibility of supply and to respond to any future upturn in economic conditions. This will support Newport's Market Town position, attract inward investment to the town, take advantage of the strong representation of the food and drink

industries and the potential for growth in agricultural engineering and technology linked with nearby Harper Adams University. The site allocations link positively with the existing industrial areas to the south of the town. Further development is expected to be delivered at Water Lane. However, this site is not considered large enough to require an allocation.

4.14 The Council will support the expansion of employment in the rural area. It is not necessary to allocate employment sites within the rural area. Some smaller sites are considered through Policy EC 3 which sets a list of criteria for such development. This gives opportunities for the improvement of existing sites and, where appropriate, mixed use developments.

Policy EC 1

Employment site allocations

The Council anticipates a minimum of 110 hectares employment land to be required over the lifetime of the Local Plan for uses within the B Use Classes. The sites shown on the Policies Map and listed in Appendix C are allocated for employment uses to meet the needs of the employment sector within the borough.

Where non-employment uses are proposed on allocated employment sites, these will be considered against the following criteria:

1. The developer can demonstrate there are no other appropriate sites that could be used available;
2. There is no reasonable prospect of the site being used for the allocated employment use;
3. The need of the proposed use to support sustainable local communities can be proven.

This policy contributes towards achieving objectives 1, 3, 4, 6 and 7.

4.15 Applications to use land allocated for employment for other uses will be strictly controlled to ensure that there is a continued supply of land for business, general industrial and storage/distribution uses. Applications will be expected to demonstrate that other sites have been assessed, and provide evidence as to why these sites are not appropriate or available. The developer has a responsibility for and will be expected to demonstrate that the site has been actively marketed for the proposed employment use.

4.1.2 Employment uses on unallocated sites

4.16 Whilst the allocated employment sites are key to delivering the plan strategy, it is noted that some businesses will need to expand at their existing premises and that the allocated sites may not suit all business requirements. To ensure that investment opportunities are not missed Policy EC 2 gives guidelines to employment development on windfall sites.

Policy EC 2

Employment uses on unallocated sites

The Council will support employment development for activity within the B Use Classes on unallocated sites subject to the following criteria. They should:

1. Be within the urban areas of Telford or Newport;
2. Provide adequate access, including walking, cycling and public transport, and parking;
3. Have access to appropriate infrastructure;
4. Not have a significantly adverse impact on adjacent land uses; and
5. Not adversely affect the character of the area;

Sites for development of 1,000 square metres or more should also be:

1. Located within the urban area of Telford or Newport or, where there are no suitable sites available, adjacent to these urban areas;
2. Well served by public transport;
3. There is a preference for the use of previously developed land (PDL) in order to bring it back into use. Greenfield sites will be considered where no appropriate PDL is identified.

This policy contributes towards achieving objectives 1, 3, 4, 6, 7 and 25.

4.17 The Council adopts a positive approach to supporting new and expanded employment on other unallocated sites where it can be seen as contributing to the borough's economic prosperity. However, applications on such sites need to be handled with sensitivity.

Picture 11 Plaza Offices, Telford



4.18 Development should not lead to any unneighbourly uses. What is acceptable in one area may not be so in another area. Therefore each development and any proposed mitigation measures will be assessed on its own merits. Smaller unallocated sites present potential problems of parking and the Council will need to be satisfied that the development will comply with the parking and servicing standards set out in the 'Connections' section of the Local Plan and Appendix E should be strictly complied with. This will make sure that the development does not have unsustainable impacts on the surrounding transport network and/or contributes towards sustainable development principles.

4.1.3 Employment in the rural area

4.19 In order to generate extra employment in the rural area and promote the expansion of existing business, the Council will provide flexibility to develop diversification opportunities. This is key in promoting rural employment and strengthening rural communities and includes rural tourism/leisure, renewable energy (for example, biomass, solar farms and anaerobic digestion) and other new uses of land and buildings.

Policy EC 3

Employment in the rural area

In the rural area new employment development will be supported where it involves the re-use of previously developed land, the conversion/re-use of of redundant buildings and extension of existing sites and where:

1. Development relates to agriculture, forestry or assists in the diversification of the rural economy;
2. The local highway network is capable of accommodating the traffic generated by the proposed development; and
3. The proposal is supported by an appropriate business case which demonstrates that the proposal will support the local economy, and help sustain rural communities.

Where it can be demonstrated that no suitable building capable of conversion/re-use is available or the re-use of previously developed land is not available or unsuitable, new development will be supported providing development complies with the above criteria and the design is responsive to the local context.

This policy contributes towards achieving objectives 1, 4, 6 and 7.

4.20 The NPPF supports the conversion of existing buildings and well designed new buildings in the countryside for economic development purposes. Conversions or refurbishment to provide facilities for manufacturing, crafts or service business, office premises or retail are a number of uses that would be considered suitable. However, the Council must balance the desire to promote rural employment with the need to protect the existing character and fabric of the countryside.

4.21 To ensure that any developments that are brought forward are acceptable, they must be assessed against other Local Plan policies, such as on transport and urban design.

4 Economy

4.2 Managing our urban centres

4.22 Our local high streets and shopping centres play important roles in the borough, providing opportunities to shop and socialise. They also serve as hubs for a range of local services and facilities. However, like many other areas in the UK, centres within Telford & Wrekin face a number of challenges, as evidenced by the recent closure of many major high street retailers. Other challenges include changing consumer behaviour, new forms of retailing such as online shopping and car based out of centre retail and leisure development. Our major centres will have to take on new roles that continue to respond to meet the needs of local people across the borough while being resilient to economic change and changes in consumer behaviour.

4.23 Although there has been an economic impact on the retail market in general, the need for convenience goods (food shopping) in Telford & Wrekin over recent years has not changed dramatically. The pressure for additional space or additional large stores (particularly in the food grocery sector) is anticipated to decline and the borough's future need for convenience goods within Telford and the wider area likely to be met by existing commitments. Therefore, there is no need for the Council to identify additional sites for convenience shopping to meet any potential need arising in the short to medium term.

4.24 In terms of comparison goods (non food) retail evidence shows that since 2006 there has been a decline in the market share of established Town and District Centres. It is therefore recommended that there should be focus on improving the comparison goods offer within them. The borough's centres should be the first preference for any other additional retail development.

4.25 The Council has been working with local communities to transform and improve the borough's towns and centres. Some of these have undergone regeneration with significant investment into District Centres such as Hadley, Dawley and St Georges. The Council is working with town centre groups to make improvements and projects are currently underway such as the Pride High Street funding. Recently, national government has relaxed permitted development rights to make changes of use cheaper and quicker and to encourage more investment into the high street.

Picture 12 Telford Town Centre



4.2.1 Hierarchy of centres

4.26 One of the objectives of the Local Plan is to enhance the network of local urban centres across the borough and to support and strengthen their development with a healthy diversity of uses which will continue to meet the needs of Telford & Wrekin's residents and visitors. These centres perform different roles and functions. The NPPF directs councils to acknowledge these centres as the heart of their communities. It is appropriate that the Council identify its network and allocate roles and functions to each of these centres as a means of supporting their viability and vitality.

Policy EC 4

Hierarchy of centres

The vitality and viability of the centres within the hierarchy identified below will be maintained and enhanced. Retail, office and leisure developments and community 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:

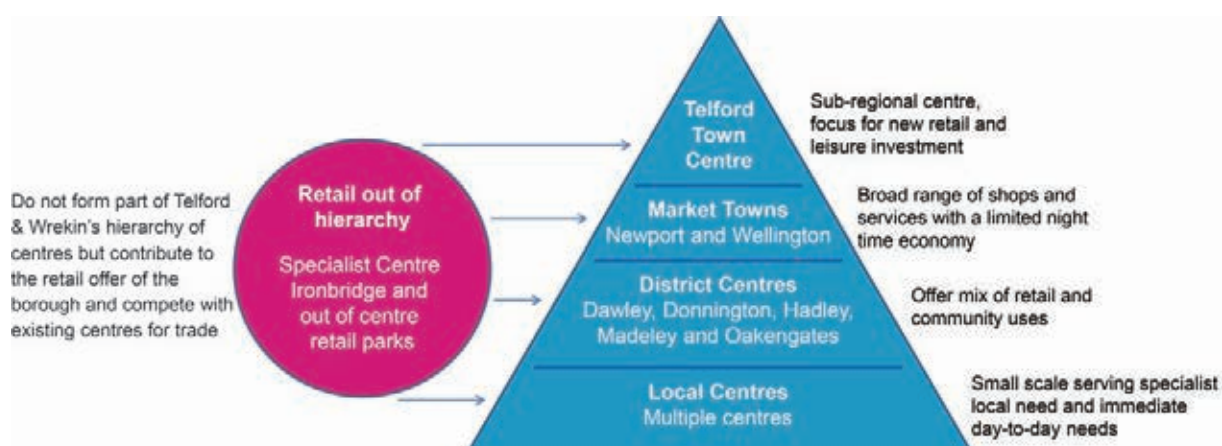
1. Principal Town Centre: Telford Town Centre;
2. Market Towns of Newport and Wellington;
3. District Centres of Dawley, Donnington, Hadley, Madeley and Oakengates;
4. Local Centres

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

This policy contributes towards achieving objectives 2 and 3.

4.27 The borough is made up of a network of centres which range from the Telford Town Centre that holds a sub regional position as a retail destination to Local Centres which meet day-to-day needs. These are shown on the Policies Map. This hierarchy of centres is set out at Figure 6.

Figure 6 Hierarchy of centres in Telford & Wrekin



4 Economy

4.28 A key element in the delivery of the Vision, Aims and Objectives and the Spatial Strategy is the focus of planned growth and development on Telford urban area. As the borough's Principal Town Centre, and being one of the main urban areas serving the West Midlands, Telford has an established economic, social and environmental role to play across the wider sub-region. Newport and Wellington offer a more localised experience but one that serves a wider catchment and provides a mix of shops, restaurants, banks and markets. There is a vibrant night time economy at Wellington with a mix of pubs, live music and night clubs.

4.29 District Centres have evolved out of the five centres that merged to become part of the Telford New Town. They are locally important settlements and provide a range of commercial facilities to serve the general needs of the population of the town and its immediate hinterland.

4.30 Below this are our many Local Centres - see appendix H for a list of existing Local Centres. These comprise groups of shops that largely meet local convenience needs and contribute to wider sustainability objectives by meeting the needs of local residents and encouraging short distance walking and cycling. These centres are varied in terms of size, offer and who they serve. They play a vital role in local communities, whilst their roles differ they each provide individual qualities and a focus for convenience, shopping and places to meet supporting local communities. The Council expects more Local Centres to be created over the lifetime of the plan as other major sites are developed (for example, at Lightmoor).

4.31 Whilst it is important to encourage new investment into the borough's centres, development should make a positive contribution and avoid the impact on other uses and local residents. The NPPF requires local plans to take account of and support local strategies to improve health, social and cultural wellbeing for all and work with public health leads and organisations to understand and take account of health status and needs of the population, including expected changes and my information about relevant barriers to improving health and wellbeing.

4.32 The Council recognises that it may not always be possible to identify a suitable site for development within one of these centres. Where this is the case the applicant must demonstrate a site outside such a centre is sustainable; that it is located on a public transport route, provides suitable access and parking arrangements, does not pose detrimental harm to its surroundings and accords with other Local Plan policies. The Council will support modest expansion to facilities in existing and new Local Centres provided expansion meets local needs. The focus in Local Centres should be on maintaining basic levels of services and shopping to serve a local catchment.

4.33 Outside of the centres hierarchy are the out of centre retail parks and what we term a specialist centre. There are four out of centre retail parks located in Telford Town Centre. The Council acknowledges these retail parks provide an important offer with regards to shopping and will therefore continue to support these existing uses. However an extension in size or further retail uses in these areas will not be supported in order to protect the vitality and viability of Telford Town Centre. Ironbridge has been defined as a specialist centre given its role in serving the World Heritage Site. Ironbridge is a popular retail and leisure destination attracting tourists. When compared to other centres within the borough this centre is slightly under-represented in terms of convenience, comparison, retail service and financial and business floorspace. Due to the high proportion of leisure services in the centre, Ironbridge's role and function Ironbridge is not a typical service centre.

4.2.2 Telford Town Centre Shopping Core

4.34 Telford Town Centre is well connected to surrounding areas by rail and has excellent road links to the M54 and the A5. Telford Town Centre provides an indoor shopping mall which in itself is surrounded by surface car parks, a bus station and the entrance into the newly developed Southwater. The Town Centre provides an increasing evening economy offer, by means of a number of new restaurants, and an IMAX cinema. Southwater is home to 11 restaurant chains and coffee houses which wrap around a new lake and public square.

4.35 There is an important cluster of entertainment and exhibition activity at The International Centre (TIC) that attracts significant numbers of visitors to the region and is an important part of the economy of the town. East of Southwater lies Telford Town Park which offers recreational provision and a venue for concerts.

Picture 13 Southwater, Town Centre, Telford



4.36 The retail and leisure offer at Telford Town Centre makes an important contribution to the borough's economy, representing a valuable source of employment too.

4.37 The comparison retail floorspace figures derived from the Retail and Leisure Capacity Study revealed that there is enough capacity in central and edge-of-centre locations to meet retail need. Nonetheless, the Council is planning for substantial housing growth generating a need for additional convenience goods facilities. Therefore the Local Plan identifies a need for an additional 25,000 square metres gross convenience retail by 2025 for the Telford Urban area. The Town Centre will be the focus for retail, leisure development. Future growth will be in line with the role of the centre and need to ensure it remains competitive.

Policy EC 5

Telford Town Centre Shopping Core

Within Telford Town Centre new comparison (non food) and convenience (food) retail development will be supported to meet the identified need in the Town Centre and facilitate its regeneration. This should come forward in the form of mixed use proposals.

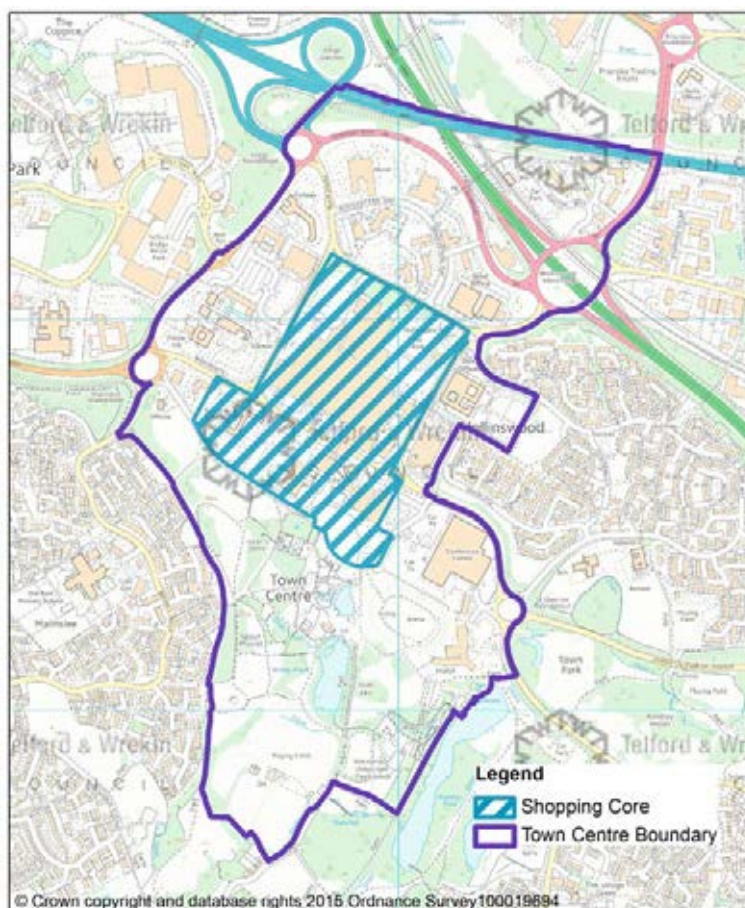
No more than an additional 25,000 sq. m (gross) comparison retail development will be provided in the Town Centre Shopping Boundary over the period to 2031.

Existing retail frontage in Telford Town Shopping Core will be protected by resisting the loss of retail to other uses, and by ensuring that any future development is located where it does not undermine the role of the Primary Shopping Area as the main location for town centre shopping.

This policy contributes towards achieving objective 2.

4.38 The boundaries of the original Primary Shopping Area in Telford Town Centre defined in an early stage of the New Town's evolution have extended southwards to incorporate Southwater. This area is designated as a Primary Shopping Core on the Policies Map, and is also displayed on Map 3.

Map 3 Telford Town Centre Shopping Core



4.2.3 Non-retail uses

4.39 Within each of the Market Towns and District Centres there is a clearly defined primary shopping frontage where retail uses predominate. Beyond this area there is a secondary shopping frontage of mixed non-retail uses which includes commercial buildings and vacant units with the potential for a variety of uses. Whilst non-retail uses can add to the vitality and vibrancy of centres the Council would not like to see such uses dilute or undermine the essential retail character of the primary shopping frontage which is fundamental for drawing in customers. Furthermore, poorly placed non-retail uses such as takeaways, by reason of litter and odours can negatively impact on the local amenity.

Policy EC 6

Non-retail uses

A Within the Primary Shopping Core of Telford Town Centre and the primary shopping frontages of the borough's Market Towns and District Centres, as defined on the Policies Map, the Council will only support changes of use from shops (Class A1) to other uses within the A class uses where the proposal would:

1. Not harm the retail character of the shopping frontage;
2. Generate significant pedestrian visits during shopping hours;
3. Complement the shopping function of the centre;
4. Not create a concentration of more than 3 contiguous similar uses; and
5. Have no significant adverse impact on surrounding amenity (noise, odour, waste collection and highways, parking).

B Secondary shopping frontages

Within a secondary shopping frontage a change of use of existing non-retail premises to retail uses will be encouraged. The following ground floor uses will be supported subject to their size, design and overall impact on the quality of the centre.

1. Small scale business and service units conforming to A2 and offices falling within Class B1;
2. Housing including hostels and hotels within Use Class C1 and Class C2;
3. Local leisure and community facilities within Use Class D2;
4. Any retail use subject to the provisions of policy EC10; and
5. Restaurants, cafes and public houses within use Classes A3, A4 and A5 subject to the limitation set out above.

The Council will therefore control the changes that contribute to the displacement of important retail uses by non-retail uses (non retail uses are defined as uses that fall within A2, A3, B, C and D of the Use Classes Order 1987).

This policy contributes towards achieving objectives 2 and 16.

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4.40 This policy ensures that the Market Towns of Newport and Wellington and the District Centres continue to fulfil their primary role of providing convenient and accessible shopping facilities within reasonably compact areas. To ensure A2, A3, A4 and A5 uses do not negatively impact on local amenity planning decisions should take into account factors relating to opening hours, waste collection, delivery times, use of forecourts and rear areas, the disposal of refuse, orientation of extract ducting, vibration and/or noise insulation.

4.41 Applications will be determined taking into account the following considerations relating to their impact on local amenity:

1. The level of parking and traffic likely to be generated, with regard to the impact of on-street parking and waiting at A5 takeaway uses;
2. The effectiveness of measures to mitigate litter, undue smell, odours and noise from the premises, including the satisfactory arrangement of flues; and
3. The likelihood of nuisance and anti-social behaviour resulting from the proposed use including any cumulative impacts.

4.42 In the UK obesity is one of the most widespread threats to health and wellbeing. Obesity is a complex problem that requires action from individuals and society. National and local studies have found that uses such as hot food unhealthy takeaways (A5 class use) are impacting negatively on the health, particularly of young people. Therefore preventing an over-concentration of uses such as takeaways will contribute to promoting healthy eating in the borough and reducing health inequalities.

4.43 The Council is mindful of recent changes to permitted development rights. The Council notes that these rights apply to buildings of a particular size, therefore units that fall outside of this threshold should be accounted for. To ensure Market Towns and District Centres are not overly dominated by particular uses Policy EC6 sets a limit of no more than three contiguous non-retail uses on a primary frontage. Whilst the above policy does not resist applications for uses that bring negative impacts, that is, unhealthy takeaways, its proximity to a use of a similar nature should be taken into account in decisions.

Picture 14 Leegomery Local Centre, Telford



4.2.4 Shopping centre design

4.44 The Council attaches great importance on the need to promote high quality design for its centres so that they remain popular places for people to shop, meet, dine out and relax.

Policy EC 7

Shopping centre design

A Shopfronts

The following principles apply for the design of shopfronts:

1. Shopfronts and signs shall contribute to attractiveness, safety and vitality of the centre and avoid blank frontages to the street. Proposals for new shopfronts and alterations to existing shopfronts must demonstrate a high quality of design which complements adjoining properties and the building of which it forms part. Shopfronts should employ materials of high quality and durability that are compatible or complementary in colour and texture to the surrounding area.
2. Blinds, canopies or shutters, where acceptable in principle, must be appropriate to the character of the shopfront.
3. Illumination to shopfronts must be sited and designed so not to cause visual intrusion from light pollution into adjoining or nearby residential properties.
4. Shop signage should generally be limited to the strip above the main shopfront, not encroach on upper stories and not have more than one projecting sign.
5. New shopfronts must be designed to allow access for people with disabilities and older people.

B Extensions

Extensions should retain adequate space for secure storage and rear servicing to prevent vehicles from adding to local congestion.

C Shop fronted/forecourt trading

Forecourt trading will be supported where such development does not cause obstruction to pedestrians, prams, or people with disabilities nor result in an adverse effect upon the character and appearance of the area which it is to be located.

This policy contributes towards achieving objectives 2 and 25.

4.2.5 Evening and night-time economy

4.45 Some of the centres within the borough provide a diverse range of evening and night-time uses such as a theatre, restaurants, public houses, bars, nightclubs and cafés appropriate for local leisure and cultural activities and in enhancing the tourism 'offer' of the Southwater and

4 Economy

the Ironbridge area. These evening and night-time economy uses and other uses that are open outside normal shopping hours represent a particular facet of the economy which poses both major opportunities and challenges.

4.46 Evening economy activities generate jobs adding to the vitality of centres and making them safer by increasing activity, patterns of movement and opportunities for natural surveillance. However, such activities can also be associated with noise, crime, anti-social behaviour and community safety problems, particularly in the case of nightclubs large drinking establishments and late-night take-aways. Therefore the purpose of Policy EC8 is to ensure new evening and night-time economy uses are appropriate to their location as well as appeal to a wide range of age and social groups.

Policy EC 8

Evening and night-time economy

New leisure and similar service uses, including evening and night-time uses, will be considered positively if they are located within the borough's hierarchy of centres identified in Policy EC4.

They will be assessed against the following criteria:

1. Their likely impact, including their cumulative impact, on the character and function of the centre/area;
2. Their impact on the living conditions of nearby residents;
3. Whether they would result in anti social behaviour, extra litter and crime, including security issues raised by crowded places; and
4. Whether the centre can accommodate comings and goings associated with late night visitors including the provision of public transport, the location of safe taxi/ private car pick up and drop off.
5. Their overall impact on the vitality and viability of existing centres.

This policy contributes towards achieving objectives 2, 19 and 25.

4.47 The Council recognises that if its centres are to remain viable, they should provide a broader range of uses with a seamless flow of activities from daytime into the evening and night-time, with activities changing with time but always maintaining interest, inclusiveness and vibrancy. What must remain as an unmoving principle is that the leisure needs of people of all ages are met in a safe and enjoyable environment without causing nuisance to other users of a centre. The Council's preferred location for major evening economy uses will be within Southwater in the Telford Town Centre. In order to gain maximum benefit from Southwater Square with the aim of building on the emerging cluster of bars, clubs and restaurants at Central Square. The Council recognises that other centres could accommodate some extra evening economy uses but these will be expected to be smaller and of a scale appropriate to the centre.

4.48 Development must contribute positively to the centre and not harm in any way the character of the area. Additionally, the cumulative impact of the proposal must not unreasonably harm the living conditions of nearby residents, by reason of noise and disturbance from users and their vehicles, smell, litter, light pollution or unneighbourly opening hours.

4.2.6 Community life

4.49 Outside the hierarchy of centres the Council recognises that it is important to maintain a spread of facilities to meet the day to day needs of the residents in both Local Centres and rural areas of the borough, not only as an essential component of sustainable development but to promote social inclusion too. The purpose of Policy EC9 is therefore to promote sustainable communities by resisting and managing the loss of retail and services in areas which are under-served.

Policy EC 9

Community life

Development resulting in the loss of floorspace within Use Classes A1, A2, A3, A4 or community use (D1) in Local Centres or in the rural area will not be supported unless:

1. There is an equivalent alternative use or service nearby that provides a similar offer which meets the needs of residents;
2. It has been vacant for a period of more than 12 months and robust evidence is provided of efforts to market the unit over that period or appropriate rent; or
3. The proposal will provide a community facility for which there is a demonstrable need.

Where the loss is in a settlement in the rural area, the most appropriate re-use would be affordable housing, providing satisfactory residential environment and good quality of design can be achieved.

The Council will work positively to help support proposals for multi-use buildings, community facilities and services to improve the wellbeing and cohesion of local communities and ensure that communities are sustainable.

This policy contributes towards achieving objective 2.

4.50 The loss of shops outside designated centres and in rural settlements will be resisted where it will have a detrimental impact on the ability of local people to access basic goods and services. Development resulting in the loss of local retail and service provision will not be supported unless there is alternative equivalent provision within 400 metres, which is considered a reasonable walking distance to access convenience shopping and local services. 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 or a financial service.

4.51 Marketing should be done through a commercial agent that genuinely reflects the market value in relation to the use, condition, quality and location of floorspace. A change of use to a community facility such as a community centre will be submitted where it can be demonstrated

4 Economy

there is a need for such provision. Demonstration of need should include evidence of consultation with service providers and the local community and a survey of existing provision within that local area. The Council wants to ensure that both urban and rural settlements retain a range of essential facilities and services such as social, health care, education, open space and recreation and that these are accessible to local people. It is important that established primary and secondary services such as shops and facilities are able to develop and modernise in a way that is sustainable, and be available for the benefit of the community.

4.2.7 Out of town and edge of centre development

4.52 There are four out of centre retail parks in the Telford & Wrekin area. There are three located in Telford Town Centre known as Forge Retail Park, Telford Bridge Retail Park and Rampart Court Retail Park. The fourth is located 4km to the west of the Town Centre on the outskirts of Arleston known as the Wrekin Retail Park.

4.53 The Retail and Leisure Capacity Study has revealed that the combined market share of the retail parks and other out-of centre retail facilities (39%) is greater than the market share of the Primary Shopping Area of Telford Town Centre (35%). This not only underlines the significant strength of comparison goods retail facilities contained within the retail parks, but also reinforces planning objectives previously outlined⁽¹⁾ whereby future investment and development needs to be focused on Telford Town Centre to deliver the wider vision for the centre and ensure the centre remains the focus for retail, leisure and office development over the Local Plan period.

Policy EC 10

Out of town and edge of centre development

Development that attracts large numbers of people and has a town centre function should be consistent with the scale and the function of the centre defined in Policy EC4. Proposals for development outside or on the edge of a Principal Town, Market Town, District or Local Centre location will only be considered where suitable sites within these areas cannot be identified and a need is demonstrated for the proposed development.

Where a site cannot be identified and a need is justified proposals will require the submission of an impact assessment, where:

1. The proposal provides a floorspace greater than 500 square metres gross; or
2. The proposal is located within 500 metres of the boundary of a District Centre and is greater than 300 square metres; or
3. The proposal is located within 500 metres of the boundary of a Local Centre and is greater than 200 square metres.

If planning permission is granted for retail development in an edge-of-centre or out-of-centre location, the range sold at the development may be restricted either through planning conditions or legal agreement.

This policy contributes towards achieving objective 2.

1 Central Telford Area Action Plan (2011)

4.54 The NPPF promotes competitive town centre environments and recognises that the borough's centres are integral to communities and therefore their viability and vitality should be supported. One way of positively contributing to the vitality of the borough's centres is by encouraging major new development into these centres and restricting it away from locations outside centres which would divert visitors and trade.

4.55 When determining applications for retail development outside or on the edge of the centres within the borough a sequential approach to site selection must be applied. Thresholds for the scale of edge of centre and out of centre retail and leisure developments should be subject to an assessment in accordance with the NPPF.

4.56 The Council does not consider that a blanket threshold is suitable for all types of centres. For example, a 500 square metre convenience store (which could be operated by Tesco Express, Sainsbury's Local or similar) will likely have a greater impact on a small centre than a similar facility would on Telford Town Centre. Therefore, in developing an appropriate policy relating to the assessment of impacts, it is appropriate to have a range of thresholds, relevant to different centres

4.57 For Telford Town Centre, Newport and Wellington the Retail and Leisure Capacity Study recommends that development proposals providing greater than 500 square metres gross floorspace for retail, leisure or office uses in an edge or out-of-centre locations should be the subject of an impact assessment. It is considered appropriate to reduce the threshold for smaller District Centres to 300 square metres gross and 200 square metres gross for Local Centres.

4.58 The thresholds for District and Local Centres are set at a manner 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.

4 Economy

4.3 Tourism

4.59 Telford & Wrekin's credentials as a tourism destination have developed rapidly over the last 30 years. Today the visitor economy combines both leisure and business tourism to create a rich and dynamic offer.

4.60 As the widely recognised birthplace of the Industrial Revolution, Ironbridge has a global reputation recognised by UNESCO as a major international landmark. Ironbridge is viewed as one of England's leading heritage destinations.

4.61 With a leading UK convention centre, The International Centre (ranked top ten in the country), a plentiful supply of natural open spaces, attractive countryside and Market Towns, the destination offers the perfect choice for both families and business visitors alike. The borough also offers a range of venues with ample capacity to accommodate events of all genres and sizes.

4.62 Attracting even more footfall from out of the area, via attractions, business conferences and events, the borough's tourism offer is a key driver for inward investment, business growth and job creation not to mention providing a high quality of life for residents.

Picture 15 Ironbridge Gorge World Heritage Site



4.63 Tourism in the UK generates over £113 billion to the economy. Telford's growing success in this sector makes it a major contributor through its reputation to attract national and international business. In context, tourism in the borough attracts over 4.6 million visitors spending over £415 million per annum from over 5,000 events.

4.64 The tourism sector supports over 5,000 jobs, representing 7% of employment in the borough. Averaged out and including the wider supply chain, over £13 million is spent in the local economy each month.

4.65 The Local Plan aims to develop this offer further, growing existing markets through a more targeted and packaged approach to marketing to attract even more visitors. This will ensure that the boroughs tourism offer gains a higher return and is seen as a destination to visit all year round.

4.3.1 Tourism links

4.66 There are key links between tourism assets such as Southwater and the World Heritage site through Telford Town Park and along the Silkin Way. Policy EC11 Tourism links is aimed to enhance such transport links to increase connectivity, transport integration and visitor way finding to help the Council achieve it's aspiration to be a central, well connected and welcoming location.

Policy EC 11

Tourism links

Development should take appropriate account of the need to contribute to improved links and connectivity between Southwater, Telford Town Park and the Ironbridge Gorge World Heritage Site (via the Silkin Way Cycle route). The Council will seek to protect and enhance this connection.

The Council will seek to improve connections between the Town Centre and the railway station, including across to Southwater and The International Centre.

This policy contributes towards achieving objectives 5, 22, 23 and 25.

4.67 Whilst Telford Town Centre in itself provides an accessible and protected internal environment for pedestrians, the pedestrian routes to and from the rest of the Town Centre are poorly defined and require improvements. Access between the existing main shopping area and the rest of the Town Centre is particularly constrained in the evening by the closure of the shopping centre. Furthermore access from the Town Park into Southwater is difficult for people with disabilities.

4.3.2 Leisure, cultural and tourism development

4.68 The Local Plan seeks to promote the development of the new business district and around the Telford Town Centre in order to generate business tourism and enable public events with the facilities and infrastructure to meet the needs of the visitor encouraging their return. It is vital to deliver quality and differentiation through distinctive developments. Consistent improvements to infrastructure will be key to this including transport, connective technology including high speed broadband, visitor way finding and signage.

Picture 16 Public Event, Telford Town Park, Telford



4.69 In the business tourism market, priority will be given to developments that stand out, unusual or alternative in size, scale and offer to ensure distinctiveness.

Policy EC 12

Leisure, cultural and tourism development

The Council will support development proposals for new cultural, tourism and leisure activities and improvements to existing facilities where they meet the following criteria:

1. They are located in an accessible location within or adjacent to the borough's centres set out in Policy EC4;
2. They include a high quality public realm in line with Policy BE1; and
3. They should be well connected via sustainable access plans with links to key gateways, public transport, parking and visitor wayfinding.

New conferencing and business tourism facilities will be concentrated in Central Telford. Consideration will also be given to enhancing unique venue development and creation of outdoor venues and activity centres around key tourist destinations.

Elsewhere in the borough, leisure, cultural and tourism facilities will be supported provided it can be demonstrated that they cannot be accommodated in the centres as well as complying with (1) and (2) above.

This policy contributes towards achieving objective 5.

4.70 To future proof the borough's competitiveness as a destination for business and tourism the Council needs to ensure the borough's attractions are fresh and attractive to visitor markets. Certain areas will need to increase the depth of their offer to attract even more short break and return visits. This will also ensure that the borough sees more business visitors who choose to extend their stay. Combining the borough's assets into an inclusive marketable package will

safeguard attractions, encourage the borough to compete with other destinations and increase local business growth within the tourism sector – strengthening Telford and Wrekin’s local visitor economy.

4.71 Investment in new wayfinding has transformed the visitor welcome and navigation around Telford and also enhanced visitor footfall. Signage around Telford Town Centre, visitor information and electronic signage should be enhanced along with developing gateways signage to capture traffic into and passing the destination.

4.3.3 Tourist accommodation

4.72 Another way of increasing the borough’s profile as a tourism destination is by packaging its offer to attract more overnight and repeat visits. This policy aims to increase stays/occupancy rates at local hotels and increase footfall to attractions.

Policy EC 13

Tourist accommodation

Hotel accommodation will be supported within or immediately adjacent to Telford Town Centre, Newport and Wellington Market Towns and the Ironbridge Gorge World Heritage Site.

Other forms of tourist accommodation will be considered in the above locations, along major routes and close to tourist attractions and local facilities.

All applications for additional accommodation should demonstrate how they will broaden the range of quality of provision.

This policy contributes towards achieving objective 5.

4.73 The Council wishes to promote a broader offer of tourist accommodation, particularly in the four star end of the market. The Council’s preference is to direct major hotels (50 plus bedrooms) into Telford Town Centre to take account of the presence of the International Centre and other business conference centres to raise the town’s profile for visitors relative to other nearby alternative destinations. Both the 2012 Marches Hotel Study and the Telford & Wrekin Destination Management Plan 2014/17 recognise that the borough has a growing tourism market around Ironbridge and this policy therefore supports hotel development in this area. Newport and Wellington’s appeal as a Market Towns would be reinforced by the promotion of more visitor accommodation.

4.74 A varied accommodation offer is expected to be delivered through the provision of bed and breakfast and guest house accommodation, self catering, camping and caravanning.

4 Economy

5 Housing



5 Housing

5.1 Housing growth and delivery

5.1.1 Housing requirement

5.1 This section of the Local Plan establishes the borough's overall housing requirement to meet the development needs of Telford & Wrekin until 2031. Government policy commits Councils to boost the supply of new homes significantly to meet the national shortage of housing. Fundamental to the soundness of the Local Plan, but more importantly the delivery of the Local Plan vision and its Spatial Strategy, will be to ensure that the borough's future housing needs, both for market and affordable homes, are met in full over the plan period. This is to ensure that every household has access to a good quality home at a price they can afford in appropriate locations.

5.2 The approach set out in Policy HO1 draws on detailed analysis of the borough's needs and the need to address Government requirements. It also takes account of the responses received during previous stages of consultation of the Local Plan.

Policy HO 1

Housing requirement

The Council will make provision for delivery of 15,555 new dwellings (net of clearance) across the borough up to 2031. The Council has identified sufficient specific deliverable sites to meet the first five years of the plan and a further supply of developable sites for the remainder of the lifetime of the Local Plan.

This policy contributes towards achieving objectives 2, 3, 8, 9, 10 and 13.

5.3 The Council identified in a housing requirement consistent with the NPPF, advice in the Planning Practice Guidance (PPG), and other recently published guidance.

5.4 The housing requirement set out in Policy HO1 is higher than the objectively assessed needs identified in the PBA report, which identified an overall housing need of 9,940 dwellings up to 2031. The housing requirement is therefore not solely based on the overall housing need. It also allows for additional development of an appropriate scale, nature and location which will support delivery of the overall plan vision and growth strategy, including supporting the delivery of affordable housing. Further, the requirement also recognises Telford & Wrekin's key role as a sub-regional hub in promoting future prosperity across the Marches Local Enterprise Partnership area.

5.5 The Council has prepared a Housing Requirements Technical Paper, which draws together relevant technical evidence, takes account of the comments received during the previous consultation stages of the emerging Local Plan, and other obligations such as the Council's duty to cooperate with neighbouring local authorities.

5.1.2 Housing site allocations

5.6 Alongside proposals setting out the overall scale of development for new housing up to 2031, the Local Plan also proposes a number of site allocations where new development will be specifically promoted. The purpose of Policy HO2 is therefore to clearly set out, in broad terms, the sites and locations critical to the delivery of the Local Plan strategy, as well as other allocations that will contribute towards meeting the growth requirements up to 2031.

Policy HO 2

Housing site allocations

The Council has identified the housing supply, including additional site allocations, that will contribute towards the delivery of the Council's housing requirement set out in Policy HO1.

Two of the sites allocations are also identified as Strategic Urban Extensions (land at Muxton - Site H1; and Land at Priorslee - Site H2) which will be required to deliver a range of uses, including housing, open space, employment, local services and facilities, and other supporting infrastructure as necessary to ensure the delivery of sustainable places, in line with Policy SP4.

The site allocations are defined on the Policies Map and listed within the list of Housing site allocations at Appendix D.

This policy contributes towards achieving objectives 2, 3, 8, 9, 10 and 13.

5.7 The Council must ensure that sufficient land for the period 2011-2031 is identified to deliver the housing requirement set out in Policy HO1. To do this, various sources of supply must first be accounted for. These comprise both existing and future sources of supply. The detailed figures are set out in the housing land provision calculation in Table 10 below.

Existing supply

5.8 At April 2015, the date of the latest full set of monitoring figures available, indicate a total of 3,243 dwellings were already built for the period 2011-15. These completions need to be taken into account as part of the overall supply. The number of dwellings under construction at April 2015 was 968. In addition, 8,339 dwellings had the benefit of planning permission but where construction had not yet started. The council has made an assumption that some of those dwellings not yet built are unlikely to be delivered due to site-specific problems or expiry of permission. Consequently, as shown in Table 10, a discount of 20% for 'non-implementation' has been deducted from this figure. This leaves a net supply of 6,671 from permissions that have not yet started. The existing supply also excludes all site approved under Section 7(1) of the New Towns Act that haven't previously come forward, with the exception Land at the Hem (reference H10) which is included as a site allocation.

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Table 10 Housing land provision for the borough 2011-31 (at April 2015)

		Gross	Net
A	Net Completions (2011-15)		3,243
B	Dwellings with Planning Permission (under construction)		968
C	Dwellings with Planning Permission (not started)	8,339	
	Less a 20% allowance for non-implementation	(1668)	
D	Net supply from dwellings not started		6,671
E	Total existing supply (A+B+D)		10,882
F	Supply from resolution to grant sites	1,680	
	Less a 20% allowance for non-implementation	(336)	1,344
G	Site allocations	3,499	
	Less a 20% allowance for non-implementation	(700)	2,799
H	Windfall allowance (sites 0.1 ha or less)		480
I	Madeley Neighbourhood Development Plan Site - Rough House Park		50
J	Total Future Supply (F+G+H)		4,673
	Total housing planned to be delivered 2011-31 (E+J)		15,555

5.9 The total 'assumed' supply at April 2015, after making such deductions, is therefore 10,882 dwellings. This represents a substantial amount of existing supply already identified to meet the housing requirement.

Future Supply

5.10 In order to support the delivery of the strategy and growth aspirations of the local plan, the council has identified other sources of housing supply. These include: sites with 'resolution to grant' status, site allocations, and windfall sites. The figures relating to these elements are also set out in Table 10.

5.11 In Telford & Wrekin, a number of sites have already been approved subject to the signing of a legal agreement (otherwise described as 'resolution to grant' sites). Due to the legal obstacles surrounding these sites, they cannot be included as commitments within the total assumed supply at this time. The sites, currently totalling 1,680 dwellings, have also not been allocated in the Local Plan as they are likely to form part of the existing commitments once the legal issues have been resolved. Consequently, they have been included in table 10 as part of the balance necessary to meet the housing requirement. After applying a similar allowance (20%)

for non-implementation consistent, this reduces the likely supply from the resolve to grants sites to 1,344 dwellings. By including these sites in the supply, this reduces the number of dwellings that will be required as site allocations.

Picture 17 Telford Millenium Community, Ketley, Telford



5.12 As set out in Table 10, the number of dwellings that are likely to come forward from site allocations in the plan period is 2,793. This is because it cannot be assumed that all the site allocations will come forward for development and be completed during the plan period. Therefore, the capacity of 3,491 from sites identified in Appendix D assumes an uplift of around 20% to reflect the potential for non-implementation towards the end of the plan period.

5.13 In assessing the range of potential site options, the Council has also considered potential contribution from both private and public sector sites in line with the Government's objective to see more public land brought forward for development. Consequently, the Council has assessed a number of publicly-owned sites against the various assessment criteria to ensure that those sites identified are located sustainably and are deliverable. The range of sites identified also vary in size in order to provide opportunity for a wide range of developers to access the local housing market, rather than catering simply for those builders of very large sites.

5.14 Policy HO2 identifies two strategic urban extensions that are critical to the delivery of the housing requirement, due to the amount of new homes planned for and the extended timescales involved in delivering them. These are: land at Muxton off the A518 (approximately 750 dwellings); and land at Woodhouse, Priorslee (approximately 1,100 dwellings). Whilst the delivery of these sites will most likely progress over the medium to long-term, there is already an application submitted for the extension in Priorslee. If approved, the relatively early starting point for the progression of the site will support the housing trajectory by delivering completions in the early part of the plan period. The progression of sites in the early phases of the plan period will be helpful to maintaining a positive five year land supply position during the plan period.

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5.15 A small allowance of 480 dwellings has also been included in the supply to take into account small windfall sites. This is based on past trends in delivery of sites less than 0.1 hectare, and do not assume any dwellings built on residential garden land.

5.16 The future supply also includes the existing site allocation in the adopted Madeley Neighbourhood Development Plan (Rough House Park), identified for 50 dwellings.

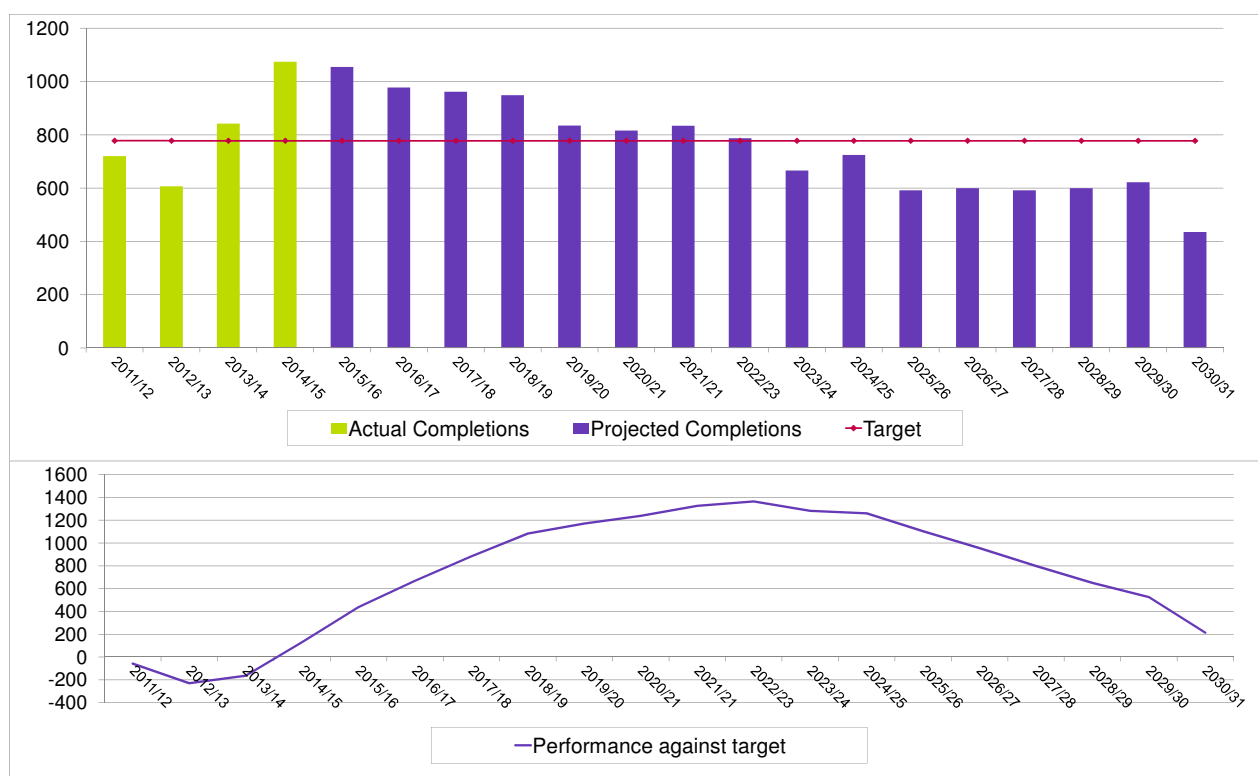
5.17 As set out in table 10, the total future supply from resolved to grant sites, site allocations and windfall sites, and existing site allocated in adopted neighbourhood plans is therefore estimated to be 4,673.

5.18 Consequently, having built in a measure of flexibility into the supply from the existing and future supply, the Council is confident that it has identified a sufficient supply of land to deliver the housing requirement in Policy HO1.

5.1.3 Housing trajectory

5.19 An important function of the Local Plan is to help manage housing development in a way which is responsive to need and availability and that it is delivered in and managed way over the plan period.

Figure 7 Housing Trajectory



5.20 The housing trajectory set out in Figure 7 shows the predicted build out of development over the plan period. The build out rate for the early years is predicted to be high from dwellings that already benefit from planning permission. The sites allocated within this document are predicted to start on site relatively early in the plan period. However, these will not gain momentum until later in the Local Plan. As the smaller allocations start to near completion the annual rate falls gradually away below the target line.

Policy HO 3

Housing trajectory

The delivery of dwellings will be monitored against the trajectory on an annual basis as part of the overall monitoring of the Local Plan.

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, if necessary, implement measures to facilitate an increase in supply of sites through the planning process. Such measures, though not exhaustive, are identified in more detail in the Delivery and Monitoring section.

The Council will, if required, implement this approach through proactive discussions with landowners and agents to establish any barrier and seek to determine appropriate remedies, and consider the appropriateness of the site as part of any subsequent review of the Local Plan.

This policy contributes towards achieving objectives 2, 3, 8, 9, 10 and 13.

5.21 Early on within the plan period the delivery rate is high and stays well above target for the first half of the plan. This is due to the build out rates of existing housing commitments. It is reasonable to assume that this high delivery will not be sustained for the whole of the plan period and will tail off in later sections. Nonetheless, the site allocations and proposed sustainable urban extensions will continue to deliver. In total, the Council forecast the delivery of housing slightly above the 15,552 dwelling requirements over the lifetime of the Local Plan.

5.22 To be able to create the trajectory, the build out rate has been considered for each site based on viability and market intelligence. A very modest allowance has been included for future windfall sites (0.1 ha or less) likely to come forward during the next five year period which has been based on an assessment of delivery during the last ten years. This does not have a major effect on the delivery picture but accounts for a proven element of supply historically.

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5.2 Housing mix and tenure

5.2.1 Housing mix

5.23 National planning policy supports the delivery of a wide choice of high quality homes, including opportunities for home ownership and the creation of socially mixed communities. Policy HO4 establishes the Council's overall approach to promoting housing schemes that meet a range of housing needs.

Picture 18 Lawley, Telford



Policy HO 4

Housing mix

Proposals for new housing developments providing a mix of housing types, sizes and tenures to meet a range of household needs, will be supported. Homes that are provided to meet the changing needs of households over time will also be supported, including properties built to lifetime homes standards and the Government's nationally described space standards.

Where proposals are brought forward for a single type, size or tenure development, this should be justified by relevant evidence. Proposals for new housing development will also have to accord with other relevant policies of the plan, in particular Policies HO5 and HO6.

This policy contributes towards achieving objectives 9, 20 and 25.

5.24 Councils are required to plan for the needs of all households across the full range of tenures, but also give consideration to the type and size of homes required. The inclusion of a policy on the mix of housing to be delivered during the lifetime of the Local Plan is therefore

informed by the latest evidence in the Strategic Housing Market Assessment. At the same time, it provides sufficient flexibility over the longer term to allow for changing needs and preferences in the local housing market.

5.25 Current evidence on the projected changes in age structure across the borough till 2031 suggest the composition of new housing will need to respond increasingly to the needs of older people. Future trends also suggest an increasing demand for housing to meet the needs of single person households as well as those households seeking to occupy larger properties to meet the needs of working families.

5.26 A number of residential schemes have been brought forward recently for single tenure developments, in particular 100 percent affordable housing schemes promoted by registered providers. Such schemes could compromise the objective of delivering mixed communities and proposals need to be balanced by evidence of housing need in the locality and delivery of the wider housing objectives of the Local Plan.

5.2.2 Affordable housing thresholds and percentages

5.27 The NPPF defines affordable housing as social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regards to local incomes and local house prices. The NPPF also advises that 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.

5.28 Affordable housing is mainly provided by a local authority or registered provider for people in housing need, but can include dwellings for sale (known as 'intermediate' housing), provided the price is below market levels and that all other aspects of the affordable housing definition are met. The NPPF clarifies that low cost market housing, housing simply sold at a discounted price, cannot be considered as affordable for planning purposes.

5.29 Ensuring that all households have access to decent, affordable homes is a key aspect of housing and planning policy at both the national and local level. This has become increasingly more challenging in recent years due to the significant rise in house prices compared to more modest increases in incomes. Where it is established that a need for affordable housing exists, local planning authorities should set policies for meeting the need, based on a clear understanding of what those needs are. Tackling affordable housing need is an issue that affects the borough as much as it does the rest of the country. It is therefore important that the new Local Plan sets out a clear policy approach on affordable housing so that needs can be met where it arises, taking into other relevant planning considerations. Policies should also be flexible enough to remain relevant even where market conditions change over a period of time.

5.30 Therefore, it is proposed to adopt two policies. The first defines the circumstances where contributions will be sought (Policy HO5), and the second identifies the form the contribution should take and how it will be secured (Policy HO6).

Policy HO 5

Affordable housing thresholds and percentages

All residential developments shall contribute towards meeting the affordable housing needs of the borough on schemes comprising 11 dwellings or more, or where gross floorspace is greater than 1,000 square metres.

To ensure that new residential development sites (including mixed use schemes containing residential development) provide for the range of housing needs identified and create a balance of tenures, the following percentages will be applied:

1. 25% to be applied to Telford; and
2. 35% to be applied to Newport and in any other location.

In applying these percentages, schemes that seek to deliver a higher percentage may be appropriate, depending on individual site circumstances, subject to other relevant policies of the plan, in particular Policy HO1.

This policy contributes towards achieving objectives 8, 9, 10, 18 and 21.

5.31 Successive studies over the years have identified a substantial level of affordable housing need in the borough. The current evidence base on need which supports Policy HO5 is the Strategic Housing Market Assessment (SHMA) for Telford & Wrekin (2014). This assessment considered a range of data sources to quantify the scale of the needs likely over the plan period. By doing so, the assessment was able to consider the breakdown of need by tenure in relation to future household growth, as well as factoring in the needs of existing households. The SHMA (2014) has been used to inform the draft policies dealing with affordable housing need. The evidence base on housing need will be kept up to date as the plan progresses towards adoption.

Picture 19 Affordable Housing - Newport



5.32 Taking future household growth as a starting point, the SHMA indicates that of the total housing need identified up to 2031, approximately 38% equates to those households who could only access what might be defined as 'social rented' housing. This percentage increases to around 46% of households if shared ownership and affordable rented categories are included, otherwise known as 'intermediate' tenure housing. Currently, the 'affordability ratio' between prices and incomes is in the region of 7:1 across the borough. For the rural area and Newport, this increases to at least 9:1. Such ratios make home ownership impossible for many families. It is reasonable to assume there will be a continuing need for affordable housing to be provided during the plan period. Policy HO5 seeks to establish the thresholds against which schemes of an appropriate size would contribute a proportion of dwellings as affordable. In terms of what that proportion should be, the Council's approach balances the scale of the need identified and takes into account other matters such as the economics of development.

5.33 The Planning Practice Guidance (PPG) stipulates that generally affordable housing contributions should not be sought on any proposals involving ten or fewer dwellings, or where gross floorspace is less than 1,000 square metres. This nationally-set threshold of ten dwellings or fewer is an appropriate starting point for securing contributions in the borough. This reflects both the objective of meeting housing need and the ability of the local housing market to do so whilst remaining viable. This approach is consistent with national policy.

5.34 The SHLAA Viability Study (2014) prepared by Peter Brett Associates (PBA) analysed the economic viability of sites put forward for consideration. The findings of this study support the Council's approach of setting a lower percentage for the Telford urban area and a higher percentage in the rural area which reflects differences in prices in different parts of the borough.

5.35 The Council accepts there may be situations where a developer cannot deliver the amount of affordable housing required. Where evidence is provided that proves that enforcing the affordable housing percentages sought by Policy HO5 would render development undeliverable, then modifications to the scheme should be considered to ensure delivery. This may mean securing a reduced level of provision or altering the mix of development.

5.36 Registered providers in Telford have recently brought forward schemes for predominantly or solely affordable housing. Such schemes can make a positive contribution to meeting identified need, but this should not become the default position in terms of how local needs are to be met, particularly in terms of the wider objectives of the plan promoting mixed and balanced communities. Therefore, the Council will only support such schemes providing sufficient justification is given and that the scheme will deliver value for money where public funding is part of the delivery model.

5.2.3 Delivery of affordable housing

5.37 As outlined above, the approach to affordable housing policy is in two parts. Policy HO6 below sets out the mechanism by which affordable housing contributions will be secured through new mixed-tenure housing development. Other sources of supply exist that will contribute toward meeting local needs too, including schemes brought forward by registered providers, often utilising public funding secured through the Affordable Homes Programme managed by Homes and Communities Agency (HCA).

Policy HO 6

Delivery of affordable housing

When assessing proposals, the Council will have regard to the following:

1. The identified need for affordable housing;
2. The economics of providing affordable housing; and
3. Any other relevant planning consideration related to the delivery of affordable housing on the site.

The presumption will be for the provision of new affordable housing on-site, unless there are compelling reasons why this would be inappropriate. In applying the presumption, the Council will consider alternative means of delivery of affordable housing, including a mixture of on-site and off-site contribution, provided that the overall number of units to be delivered accords with Policy HO5.

When built out by a private house builder as part of a larger mixed tenure development, the affordable dwellings will be transferred to an appropriate registered provider or other appropriate managing organisation to ensure that dwellings remain available in perpetuity to meet local need, at a price that maintains their affordability without the need for external grant funding. Other models for delivering affordable housing will be supported, providing that the resulting provision meets identified housing need and that the dwellings will remain affordable in perpetuity.

To support the delivery of socially mixed and balanced communities, affordable housing will be integrated across sites and be 'tenure-blind' in terms of their design, unless it can be justified to the Council's satisfaction that this would be inappropriate. The distribution of dwellings across the site will be agreed by the Council. The tenure split within the affordable housing to be provided will reflect local needs and circumstances.

Any contribution, both on-site and off-site, will be secured through a planning obligation. Where off-site or financial contributions are agreed, the contribution should broadly reflect the equivalent benefit to local affordable housing need were this to be provided on site. The Council will also include a clause, as part of any legal agreement, that the lower or waived affordable housing contribution will be reviewed prior to implementation of the development, if this is more than two years after the date of the planning permission.

This policy contributes to achieving objectives 8, 9, 10, 17 and 20.

5.38 The most appropriate and efficient means of delivering affordable homes is to secure such provision on-site, in line with government policy. However, there may be circumstances where on-site provision may not be appropriate, for example, where there is a high level of existing affordable housing in the area already.

5.39 The Council has been taking a pragmatic view in terms of deliverability, particularly during the recent economic downturn. This does not mean that applicants will be able to ignore the policy or seek to argue for reduced, or zero, contributions without sufficient evidence to

justify such an approach. Furthermore, in circumstances where a financial contribution is secured, this should facilitate the provision of a broadly similar number of affordable homes elsewhere. This is considered appropriate as it will be the Council or its registered provider partners who will have to identify a suitable site and build out the units, potentially involving additional costs relating to site preparation, planning applications and other expenses.

5.40 A key objective of the Local Plan is to support the delivery of sustainable communities, ensuring that these are mixed and balanced in terms of tenure, type and size. Policy HO6 will contribute toward this objective by ensuring that, as far as possible, the distribution of units across sites and the design of individual dwellings, do not openly identify the affordable dwellings as different to market properties for sale or rent.

5.41 There are other mechanisms exist to support the delivery of new homes that meet local needs, including Local Lettings Plans. Local Lettings Plans (LLPs) are essentially agreed local plans for the allocation and letting of properties, and can ensure that new homes are prioritised for those households with local connections to the site. The Council would encourage all providers and developers to establish LLPs and to incorporate their provision within any planning obligations involving the delivery of new affordable homes.

5.42 The Council has historically sought a tenure split of 80% social or affordable rented and 20% shared ownership (with a minimum 25% initial equity stake). Policy HO6 does not propose a specific tenure split now. This is because the tenure split is a dynamic issue that could change over the lifetime of the Local Plan. It is therefore important that the policy remains suitably responsive to such changes were they to happen.

5.2.4 Specialist housing needs

5.43 The Strategic Housing Market Assessment (SHMA) report 2014 and the Office for National Statistics (ONS) population projections for the borough indicate that there will be an increase in the need for specialist accommodation such as supported housing, retirement housing and other specialist accommodation across the borough to reflect an ageing population.

Picture 20 Specialist housing, Newport



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5.44 The changing emphasis towards community care, rather than hospital care, has also increased the need to adapt accommodation for people who are disabled and who wish to live at home. Consultation responses received at Strategy and Options stage of the Local Plan supported in broad terms the inclusion of a policy approach on specialist housing in the new Local Plan. The purpose of Policy HO7 is therefore to facilitate the provision of specialist housing for older people in appropriate locations.

Policy HO 7

Specialist housing needs

Proposals for retirement accommodation, residential care homes, close care, extra care and assisted care housing, Continuing Care Retirement Communities, or other specialist accommodation, will be supported provided that such schemes meet the following criteria:

1. The proposed development is designed to meet the specific needs of residents, including requirements for disabled persons, where appropriate;
2. The location of the development (including where such provision is part of a larger scheme) should be in close proximity to community and support facilities, shops and services, and public transport connections; and
3. The proposed development does not create an over concentration of similar accommodation in any one street or neighbourhood.

Extensions and alterations to existing accommodation for older people will be supported provided a need is demonstrated, and the scale of development is appropriate and in character with the surrounding area.

This policy contributes towards achieving objectives 9, 11, 17 and 20.

5.45 The NPPF requires all local plans to be underpinned by a clear understanding of housing need that identifies the scale and mix of housing and the range of tenures required over the plan period, including the housing and accommodation needs of older people and other vulnerable groups in the borough. The term "older people" refers to a range of people with differing needs. These can be addressed through a number of housing options either within specialist housing (for example, supported housing, extra care, assisted living, retirement villages, care homes and continuing care communities) or mainstream housing (that is, people living independently in their own home, usually with some adaptations to their properties) depending on the level of care and support provided. The vast majority of older people and other vulnerable people will be expected to continue to live at home. The Council will consider applications to adapt/or extend such houses in a positive and supportive manner as a means of helping more people to grow old at home consistent with Policy BE2.

5.46 However, it is appropriate to plan for more specialist housing and, in particular, those models that address the needs of those people of retirement age and older. Consequently, Policy HO7 establishes a positive approach to meeting the needs of older people, which seeks to direct new provision into sustainable locations. Nonetheless, schemes of this institutional

type can potentially impact on the character and appearance of neighbouring areas in terms of environmental, amenity or traffic implications of new developments, particularly if located within existing residential areas.

5.47 The local market is likely to be a key driver in terms of meeting certain elements of housing need for older people in time to come. This is particularly true of Continuing Care Retirement Communities (CCRCs). A concept popular in the USA, CCRCs have been developed in Britain over the last 15 years and therefore are a relatively new phenomenon. Such schemes are beginning to emerge locally in response to a perceived gap in the local market. For example, a CCRC was recently approved in Newport (TWC/2014/0333), which formed part of the larger housing-led development. Such schemes deliver a wide range of supporting services and activities for residents, recognising the different levels of care required. Such sites can be substantial in size and will need careful planning in terms of design and appearance, parking and their relationship to local services available in the locality.

5.48 The Council will require applications to extend existing care homes to be in scale with the existing building, ensuring that the extended building would not dominate the plot or its surroundings and would not generate significant additional trips to or from an unsustainable location.

5.2.5 Meeting the needs of the Travelling community

5.49 Section 225 of the Housing Act 2004 places a duty upon Local Authorities to produce assessments of accommodation need for Gypsies and Travellers. Planning guidance at the national level also requires local authorities to plan positively for the needs of the traveller community and to ensure fair treatment for travellers. By planning effectively for such needs, this can also help to reduce the incidence of unauthorised encampments. Specifically, national policy⁽²⁾ requires that the Council set local targets for traveller accommodation in line with an objectively assessed need, and to plan for sites to meet the targets over a reasonable timescale. The Council is also required to be proactive in meeting local targets and demonstrate that five years' worth of new supply is identified against these targets.

5.50 The Council commissioned a Gypsy and Travellers Accommodation Assessment (GTAA) in March 2014. The findings of the assessment form the evidence base that underpins the Council's approach to planning for Gypsy and Travellers in the Local Plan. The content of the policies and reasoned justification have also taken into account previous consultation responses. Policies HO8 and HO9 establish the Council's approach to addressing these legal and policy requirements.

2 Department of Communities & Local Government (2012) "*Planning policy for traveller sites*", DCLG

Policy HO 8

Meeting the needs of the Travelling community

The Local Plan will support the provision of 32 permanent pitches to meet the accommodation needs for Gypsy and Travellers over the plan period.

The Local Plan will also support the provision of at least 11 permanent pitches specifically to accommodate transit movements.

Based on the latest evidence, no additional provision is required to meet the needs of travelling show people over the plan period.

Where the proven need is short term the development will be limited by a temporary permission.

The Council will regularly update the assessment of need in line with the latest guidance and where evidence suggests the targets do not reflect local need.

This policy contributes towards achieving objective 12.

5.51 The 2014 GTAA provides an up-to-date of the borough's need to provide accommodation for Gypsies, Travellers and travelling show people. The GTAA has identified a net need (taking into account sources of known supply) for 32 additional permanent pitches during the plan period. In addition, there is an identified need for transit provision in order to reduce the potential for unauthorised encampments, particularly problematic in the established industrial estates in Telford.

5.52 The Council considers that the provision of at least 11 pitches for transit movements is appropriate, reflecting the GTAA analysis of unauthorised encampments, likely future demand for transit provision, and the current level provision on the temporary site in St. George's, Telford. This site has been adequate in meeting such needs, but will cease to operate shortly. Consequently, an alternative site of comparable scale is required and, once brought forward, will help ensure that inappropriate speculative development for such sites can be resisted elsewhere in the borough.

5.53 Of the additional permanent pitches required during the plan period, four are estimated as being needed in the period up to the end of 2018. It should be noted, this takes into account additional supply already programmed to come forward to assist in meeting future need, including 12 additional permanent pitches to be provided as part of an upgrade to a public-owned site at Lodge Road, Donnington. The figure of four pitches is therefore a net requirement.

5.54 Whilst the policy is based on the most up-to-date assessment of need, the requirements will be kept under review and, if necessary, amended to reflect changes in need based on fresh evidence. The Council may, if necessary, prepare a Gypsy and Travellers Sites Allocations Development Plan Document to address local identified needs to address the immediate shortfall.

This approach is in line with guidance issued by the Planning Advisory Service (PAS)⁽³⁾, which advises that separate plans may be acceptable depending on the urgency and level of need for sites in the area.

5.2.6 Gypsy and Traveller developments

5.55 The purpose of Policy HO9 is to establish the broad location and more site-specific considerations that would apply to Gypsy and Traveller developments. This relates to the scale and design of proposals, their potential for impact on local services and environmental quality, accessibility, as well as seeking to safeguard the amenities of both travellers and settled communities.

Policy HO 9

Gypsy and Traveller developments

The Council will support planning applications for Gypsy and Traveller accommodation, subject to their meeting the following criteria:

1. The applicant can demonstrate there is a need for such provision;
2. The proposal is well-related to local shops, community facilities, public transport connections, and local employment opportunities;
3. The proposal does not dominate local settled communities by way of its size, population density and impact on local infrastructure;
4. The proposal would not provide accommodation of an unacceptable quality for residents occupying the site;
5. The proposal would not unacceptably prejudice the amenities of adjoining or adjacent occupiers;
6. Provision is made for an appropriate means of vehicular access to and from the public highway;
7. Suitable provision can be made for access to essential utilities and other services;
8. The scheme incorporates well-designed landscaping and other features to safeguard visual amenity;
9. In the rural area, proposals will need to ensure the proposal would also not detract from the undeveloped open and rural character and appearance of the locality.

A condition or legal agreement will be required to control the future use of sites for gypsies and travellers, as appropriate.

This policy contributes towards achieving objectives 12 and 25.

3 Planning Advisory Service (2014) *Good Plan Making Guide: Plan Making Principles for Practitioners*, PAS, paragraph 2.10

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5.56 Gypsies and Travellers have the same rights and responsibilities within the planning system as every other citizen. In line with national planning guidance, plan policies and criteria for the establishment of Gypsy and Traveller sites should be fair, reasonable, realistic and effective, and written in a positive manner that offer some certainty that where the criteria are met planning permission will be granted.

5.57 Policy HO9 establishes criteria that future proposals would have to address prior to any approval. They balance the need to identify sites that are suitably for traveller households' requirements but also to ensure that development responds positively to the locality and the communities most likely to be affected.

5.3 Housing in the rural area

5.3.1 Residential development in the rural area

5.58 The Council has assessed its housing need across the borough and has identified a requirement for 15,555 new homes, consistent with Government advice that requires local authorities to boost significantly the supply of housing. A more restrictive approach to the rural areas of the borough is appropriate given the limited amounts of physical and social infrastructure; additionally, other Local Plan policies that seek to protect the character of the rural area, its strategic landscapes, protect mineral safeguarding areas and seek to protect the borough's natural resources including its most versatile and productive agricultural land. Much of the borough's rural area is identified as being of Grade 2 (very good) or Grade 3A (good) agricultural quality.

Picture 21 Lilleshall, rural settlement



Policy HO 10

Residential development in the rural area

Provision will be made for a net increase of approximately 900 dwellings in the rural area up to 2031.

- A. The Council will direct the bulk of this new housing to the following sites and areas:
1. Sites with unimplemented planning permissions; and
 2. Areas with extensive amounts of previously developed land including redundant buildings that are not suitable for other rural uses, including Allscott and Crudington.
- B. The Council will also support a limited amount of new housing in the following villages: Edgmond, High Ercall, Lilleshall, Tibberton and Waters Upton that can demonstrate that they will help meet the requirement.
- C. Elsewhere in the rural area, the Council will only support applications for new housing that:
1. Represent exceptional quality or innovative design;
 2. Would result in the optimal use of a heritage asset (a listed building, conservation area or Building on the Local List) and would be appropriate enabling development;
 3. Can demonstrate that they will help enhance or maintain the vitality of nearby rural settlements; or
 4. Are consistent with Policy HO11.

This policy contributes towards achieving objectives 4, 8 and 21.

5.59 The Council recognises that many of its residents aspire to live in the rural area. It also recognises that some provision should be made for the children of existing residents in the rural area who wish to live in rural locations. A requirement of 900 net new homes (or 6%) of the Council's housing requirement has therefore been set which broadly reflects the current mix between the rural and urban populations of the borough set out in the latest Strategic Housing Market Assessment.

5.60 A significant proportion of the future housing supply in the rural area to meet the overall rural requirement has already been identified through the planning application process which will be expected to come forward during the plan period. Nonetheless, some additional supply will be needed to deliver the requirement in suitably located settlements.

5.61 The Council has conducted an audit of all of its rural settlements. The findings of this audit suggest there may be scope for a limited amount of new housing in five villages at strategic locations across the rural area. These villages have the highest concentration of primary services (for example, primary school, village centre, shops and some level of Post Office service and/or access to local employment) as well as other services that help promote community life. However, many of these settlements are highly constrained in the amount of new housing they can deliver especially with regard to schools provision, limited bus services and drainage infrastructure.

5 Housing

The Council anticipates these five villages accommodating in total around 80 new homes over the lifetime of the Local Plan and will expect this to be delivered on small infill sites within existing village boundaries. Development proposals will need to demonstrate that they relate appropriately in scale to the community in which they are located without representing a visually undesirable encroachment into the open countryside. They should also provide an appropriate mix of housing size and tenure.

5.62 The rural areas also contain some large areas of previously developed land (for example, the Dairy Crest site at Crudgington and the former Sugar Beet Factory at Allscott) where it would not be desirable to promote extensive amounts of new industrial uses. Such sites might be suitable for mixed use and/or housing. In these situations, developers will need to provide sufficient provision of infrastructure to make these development sites and adjacent settlements more sustainable in terms of community infrastructure while demonstrating compliance with other Local Plan policies which seek to protect the rural area's character. In the case of Allscott, the development proposals are advanced and, if delivered, will be expected to provide around 470 new homes.

5.63 The Council's approach elsewhere in the rural area will be one of strict control and only to support new housing in exceptional circumstances.

5.3.2 Rural exceptions

5.64 In rural areas national planning policy states that Councils should be responsive to local circumstances and plan to reflect local needs including through rural exception sites where appropriate. It states that new isolated homes in the countryside should be avoided unless they are of innovation design or to meet identified needs such as agricultural, forestry or other workers who have to live at or in the immediate vicinity of their place of work.

5.65 Residential development in isolated areas will therefore be strictly limited to house extensions, replacement dwellings, agricultural and forestry worker dwellings, custom house builds, and conversions of appropriately located and suitably constructed buildings.

Picture 22 Rural residential extension



Policy HO 11

Rural exceptions

As an exception to normal rural housing policy, the following residential development may be supported.

A. Solely affordable rural housing

Small scale affordable schemes provided that the proposal meets an identified local need.

B. Self and custom build housing

Self-build and custom-build housing proposals where a local connection can be demonstrated. Housing of this kind should be appropriately located and be of an appropriate scale and design for the location.

C. Conversions and re-use of redundant buildings

Conversion to residential will only be supported where:

1. The building is of sufficient architectural or historical merit or makes a significant contribution to the character of the local area, to justify residential conversion to ensure retention; or
2. The use would meet an essential rural workers need or be part of a scheme for the re-use of a building or complex of buildings for employment purposes providing that the building is of a permanent and substantial construction and are capable of conversion without major or complete construction

The conversion should not lead to dispersal of activity on such a scale as to prejudice a town and village vitality, and should ensure that their form, bulk and general design are in keeping with surroundings.

D. Agricultural and forestry workers accommodation

Permanent accommodation for rural workers will be supported by the Council providing applicants can demonstrate that there is an essential need to live permanently at or near their place of work. In assessing the need the Council will take into account whether:

1. There is a clear functional need for the person to be readily available on the site at most times;
2. The worker is fully or primarily employed on the site to which the proposal relates;
3. The business is financially sound and has a clear prospect of remaining so;
4. The dwelling sought is of an appropriate size commensurate with the established functional requirement; and
5. The need cannot be met by an existing dwelling on the unit or by other existing accommodation in the area.

5 Housing

Where there is insufficient evidence temporary permission for temporary accommodation may be granted for a period of three years provided the above criteria is sought to be met. Where a dwelling or temporary form of accommodation is granted under this policy, an appropriate condition or legal agreement restricting occupancy may be required to ensure it remains for the purpose of which it was built or accommodated. The granting of any workers dwelling primarily on the ground of providing security will not be supported.

This policy contributes towards achieving objectives 4, 21 and 25.

5.66 The Local Plan supports proposals within the rural area which aim to diversify and support the rural economy. In instances where a rural worker can not find sustainable or suitable accommodation the Council will support applications for permanent accommodation providing sufficient evidence of need is provided. For the purpose of this policy rural workers are defined as workers engaged full-time or primarily in farming, forestry or any other rural-based other rural industrial or business enterprise.

5.67 Planning permission for a self-build dwelling outside the villages identified in Policy HO10 will be supported, provided that applicants:

1. Demonstrate that they have a local connection (see below);
2. Undertake in a section 106 agreement that the occupancy of the property will be restricted to people with a local connection in perpetuity;
3. Undertake in a section 106 agreement that they will live in the property once it is complete; and
4. Undertake in a section 106 agreement that once the development has commenced, they will complete the building of the dwelling within 2 years.

5.68 For the purposes of this policy only, a local connection is classed as either being by residency or by employment and is defined as follows:

A. Residency Qualification:

1. Have been resident in the parish in question for 12 continuous months at the time of application;
2. Have lived in the parish in question for three out of previous five years; or
3. Have close family (mother, father, brother or sister, adult children or grandparent) who have been resident for 5 continuous years and continue to be resident the parish in question.

B. Employment Qualification.

An individual will be considered to have a local connection if he/she or his/her partner is in employment which meets all of the following criteria:

1. The office or business establishment at which a person is based or from where their work is managed is within the parish in question;
2. Is in paid employment;
3. Works a minimum of 16 hours per week;
4. Has been employed for a minimum of 12 continuous months at the time of their application and is currently in employment; and
5. Has a permanent or fixed term contract or is self-employed.

6 Natural environment



6 Natural environment

6.1 Green infrastructure

6.1 For the purposes of the Local Plan the term "green infrastructure" has been adopted in accordance with the NPPF. It covers all public and private green features and spaces such as parks, sports pitches, children play areas and private gardens as well as all urban and rural green features such as highway verges, street trees and planters, hedges, woods and fields.

6.2 Approximately 91% of the borough is composed of green infrastructure of which three fifths is open countryside. Within the urban areas of the borough, approximately three quarters of Telford is made up of green infrastructure. It is key to its image and defines the type of place it is. It is a main reason why people choose to live in the borough and it is important in helping to improve the health and wellbeing of its residents.

6.3 Green infrastructure is also important in making the borough an attractive destination for business, an important part of promoting tourism, recreation and leisure in the borough. It can help the borough adapt to climate change and it is essential to biodiversity and the provision of ecosystems. The provision, protection and enhancement of green infrastructure in the Local Plan performs a critical role in the creation of sustainable communities.

6.4 Optimising the benefits of green infrastructure requires developers to assess the functional and aesthetic qualities and needs of sites. The Local Plan requires full consideration to be given to existing natural assets and for developers to work to its strengths. Green infrastructure must be seen as an important, functional and integral part of the design not a cosmetic extra. By doing this it can provide multi-functional benefits such as biodiversity, recreation and sustainable drainage systems (SUDs) as well as complementing and enhancing the overall aesthetic quality of a development.

Picture 23 Multifunctional green infrastructure providing amenity, biodiversity and SUDs



6.1.1 Provision of green infrastructure

6.5 Planning for green infrastructure cannot be done in isolation. It is a critical part of the design of places and must be seen in the context of what is required to meet site, local and strategic needs. Figure 8 provides an explanation of the way in which green infrastructure meets three different scales of provision.

Figure 8 Green Infrastructure diagram



- **Site:** Green infrastructure providing private amenity space (gardens), Sustainable Urban Drainage Systems (SUDs), biodiversity, food production and overall aesthetic design quality;
- **Local:** Meeting local green space needs such as recreation, leisure or food production;
- **Strategic:** Protecting and providing part of the wider network of green spaces and green routes for biodiversity, leisure and recreation.

6.6 Figure 8 shows that in addressing green infrastructure on a site level, this can also serve to meet both local and strategic purposes.

6.7 The Council places great importance on the protection of its green infrastructure as reflected in Aim 3 of the Local Plan which seeks to harness the borough's natural environment.

Policy NE 1

Provision of green infrastructure

The Council will support development which promotes, protects and enhances green infrastructure.

Development will be required to include and integrate green infrastructure as an essential part of the design to meet site, local and strategic needs and to optimise its benefits.

This policy contributes towards achieving objectives 13, 14, 15, 16, 19, 22, 25, 27, 31 and 33.

6 Natural environment

6.8 This policy applies to all applications for the construction of one or more dwellings or development involving the construction of new buildings of more than 100 square metres for non-residential use within Use Classes A, B, C and D of the Town and Country Planning (Use Classes) (Order) 1987 (as amended).

6.9 The Council will expect all applications covered by this policy to justify the amount, type and location of green infrastructure in a development and to show how it is integrated with and enhances existing local and strategic green infrastructure. Developers will be expected to go through a five stage process when demonstrating how a development responds to this policy, as set out in Figure 9 below.

Figure 9 Process for accessing green infrastructure provision on development sites



6.10 In assessing the existing quantity and type of green infrastructure, the Council will require applicants to identify landscape features of environmental, historical or cultural interest, such as ancient woodland and hedgerows, open spaces, and routes used by local communities that should be protected and integrated into the design. The design of a development should then seek to reflect and enhance the site's locally distinctive character.

6.11 The Council directs developers to take account of its extensive Local Green Infrastructure Needs Study (2013) in considering the local and strategic context. This shows where there are deficiencies in the amount and type of green infrastructure in the borough. It also provides information about the quantity, quality and distribution of green infrastructure needed to address local deficiencies and sets out standards of green infrastructure provision to meet these needs.

New development will be required to assess and help address any existing deficiency in green infrastructure in an area. Where there is a deficiency, this could be achieved either with on-site provision or by off-site provision or via a financial contribution.

6.12 This policy also needs to be read alongside Policy NE3 which identifies strategic green infrastructure, clarifies its role and sets out how developers should design around it.

Picture 24 Green infrastructure - Telford



6.1.2 Management and maintenance of green infrastructure

6.13 Green infrastructure is a living resource. It is critical that the management and maintenance of green infrastructure is considered at the outset of the planning and design of a development and a critical factor in informing the type, amount and layout of green infrastructure.

Policy NE 2

Management and maintenance of green infrastructure

The Council will require development to provide adequate management and /or financial provision for the ongoing future management and maintenance of green infrastructure created by or the responsibility of a development including both new and existing open space and sports and recreational facilities.

This policy contributes towards achieving objectives 13, 14, 15, 16 and 25.

6 Natural environment

Picture 25 Management and maintenance of green infrastructure



6.14 Developers will be expected to make provision for the ongoing maintenance of green infrastructure which is provided or required as part of the development. The Council will therefore seek through a legal agreement for the developer to establish a mechanism by which green infrastructure within the development site will be maintained to a high standard in perpetuity. This can be through the developers own management arrangement as long it is subject to the Council's legal agreement. This must be agreed before development can commence, and must be operational before more than 80% of the market housing can be occupied.

6.15 Where developers wish to transfer ownership of green infrastructure to the Council, this will be to the requirements of the Council. This would normally be only after a period of 12 months from the completion of the development, and include provision for maintenance payments via a commuted sum.

6.2 Strategic green infrastructure

6.16 The Council defines strategic green infrastructure in the Local Plan as the major structural components of open space in the borough. These are the significant features and interconnected areas of green infrastructure.

6.17 For the purposes of the Local Plan, strategic infrastructure has been organised into two types:

- Connecting spaces (Green Network) - this is an urban designation whose principal purpose is to provide a key connecting function in Telford; and
- Safeguarding and buffering spaces (Strategic Landscapes) - this is a rural designation which supports the protection and enhancement of important areas of landscape quality.

6.2.1 Green network

6.18 The Telford Development Commission developed the concept of a Green Network in the original Landscape Masterplanning of Telford New Town. The concept was developed and adopted as the Green Network in both the Telford Local Plan 1991 and the Wrekin Local Plan 2000 and has been an important factor in the protection of green space in Telford. The purpose of Policy NE 3 is to retain the Green Network concept by providing a designation which is a more effective and more sophisticated approach to the provision of green infrastructure this emphasises the importance of the benefits of green infrastructure and the 'ecosystem services' it provides.

Policy NE 3

Green Network

The Green Network will be protected, maintained, enhanced and where possible extended.

New development will only be supported within the Green Network where it protects and enhances the strategic green infrastructure benefits. Unless it can be demonstrated to the satisfaction of the Local Planning Authority any adverse impacts of that the benefits significantly outweigh any adverse impacts of development.

Development will be required to provide green infrastructure and contribute to the aims of the Green Network where it lies adjacent to an identified Green Network connection.

This policy contributes towards achieving objectives 13, 14, 15, 16, 19, 22, 23, 25, 27, 31 and 33.

6.19 The Green Network is an **interconnected** network of open space within the urban areas of Telford and Newport which has ecological, nature conservation, recreational and visual values. Accordingly, the primary purpose of the Green Network is to provide a system of links between and to green spaces for recreational, ecological and environmental benefit. The Green Network is identified on the Policies Map.

6.20 Much of the Green Network is adjacent to and directly accessible to local communities. Land has been designated on the Policies Map as Green Network because it performs the following aims:

- To maintain the borough's image as an attractive place to live and work with extensive green areas which cumulatively create a high quality environment and which will continue to attract inward investment;
- To retain and enhance the individual identity and/or sense of local community in Telford and Newport through the separation of built up areas with green areas;
- To provide easily accessible "green lungs" to promote cool in urban areas;
- 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 the wider landscaped areas valuable for informal recreation;

6 Natural environment

- To protect, enhance and maintain the borough's ecological and geological heritage of diverse natural habitats and the archaeological legacy of its early place in the Industrial Revolution;
- To provide open space linkages through which footpath, cycleways and ecological corridors can link different parts of Telford or Newport forming accessible 'green ways' through the urban areas.

6.21 The Local Plan has designated sufficient housing and employment land to meet the borough's future needs. It is not therefore expected that there will be any need to lose any Green Network land other than in exceptional circumstances.

6.2.2 Strategic landscapes

6.22 The NPPF places great weight on the importance of landscape protection both at a national and local level. It requires councils to protect and enhance valued landscapes. Areas of Outstanding Natural Beauty are to be given the highest status of protection in relation to landscape and scenic beauty.

6.23 The Local Plan has identified three areas as Strategic Landscapes. These are:

- Wrekin Forest, including the Shropshire Hills Areas of Outstanding Natural Beauty (AONB);
- Weald Moors;
- Lilleshall Gap.

6.24 Policy NE4 recognises these areas as distinctive landscapes which are significant in protecting the overall quality of the borough.

Policy NE 4

Strategic Landscapes

The borough's Strategic Landscapes will be protected from inappropriate development. Development which would cause detrimental change to the quality of landscape in the areas will not be supported.

This policy contributes towards achieving objectives 13, 14, 15, 16, 19, 22, 25, 27, 31 and 33.

6.25 The Local Plan Spatial Strategy does not anticipate any major development occurring in these areas. Rather, it identifies the need to protect the character of these spaces as key elements in the delivery of the Local Plan. Consistent with their intrinsic value as open space, the Council will carefully control development within these areas where it is considered that new development would have a detrimental effect upon their landscape and visual quality.

6.26 All proposals for development likely to affect a Strategic Landscape should have regard to the Natural England National Character Area Profile 66 (2015) and be accompanied by a landscape and visual impact assessment where the Council considers that one is required. Applications affecting the Shropshire Hills AONB will also be required to be consistent with the current AONB Management Plan or any subsequent update.

Picture 26 Lilleshall Hill and Monument



6.3 Biodiversity and geodiversity

6.27 Biodiversity and geodiversity are a vital part of the borough's urban and rural environment and provide a wide range of benefits. One of the core planning principles in the NPPF is that planning should help in conserving and enhancing the natural environment, minimising impacts on biodiversity and preventing the loss or deterioration of irreplaceable habitats such as ancient woodland.

6.28 Much of the borough's green infrastructure supports a wide range of habitats and species. How this natural resource is connected through corridors, stepping stones and key designated sites is critical to the movement of species and enhancing the overall performance for biodiversity.

6 Natural environment

Policy NE 5

Biodiversity and geodiversity

Biodiversity and geodiversity assets will be protected, maintained and improved. Nationally and internationally protected sites and species will be afforded the highest level of protection. The Council will seek positive improvements to the quality of the natural environment through sustainable development resulting in net gains for biodiversity across the Borough.

Developments will be expected to:

1. Provide opportunities, including through design, layout and landscaping to incorporate new biodiversity features or enhance existing;
2. Maintain, protect and, where appropriate enhance habitats and species of principle importance;
3. Provide appropriate buffer zones between development proposals and designated sites as well as habitats and species of principle importance for nature conservation;
4. Ensure that all existing and new developments are ecologically permeable through the protection and enhancement of existing and the provision of new continuous wildlife corridors, key ecological habitats and stepping stones, which shall be integrated and linked to the wider green infrastructure assets;
5. Maintain and, where identified, enhance recognised geodiversity assets;
6. Where appropriate, provide an ecological survey and impact assessment detailing the importance of the natural asset, the nature of the measures proposed (including plans for long term management), demonstrating any necessary mitigation or compensatory measures proposed.

Development that presents significant economic or social benefits for the local community may be supported where the Council, in consultation with relevant partner organisations, accept that any necessary impacts on biodiversity or geodiversity assets can be mitigated or compensated through appropriate habitat creation, restoration or enhancement on site or elsewhere secured via planning conditions, agreements or obligations. Development will not be supported where it is likely to pose significant harm to an irreplaceable habitat which cannot be mitigated or compensated.

This policy contributes towards achieving objectives 13, 15 and 16.

6.29 The sites of biodiversity and geodiversity importance within the borough comprise a hierarchy of national and locally important areas. Internationally and nationally protected sites and species, such as Sites of Special Scientific Interest (SSSIs) and European Protected Species, will be afforded the highest level of protection in line with the NPPF. A high priority is also given to the protection of locally identified biodiversity or ecologically valuable assets. There are no European Designated Sites within the borough but several Ramsar sites are found elsewhere in Shropshire and in Staffordshire. The different designations are listed in Table 11 below and the individual sites covered by this policy are shown in Appendix F and on the Policies Map. Additional sites may be allocated during the lifetime of the Local Plan.

Table 11 Categories of designated biodiversity and geodiversity sites in Telford & Wrekin

Category of site	Level	Number of sites
Site of Special Scientific Interest (SSSI)	National	8 sites (listed in Appendix F)
Local Wildlife Site	Local	44 sites (listed in Appendix F)
Local Nature Reserve	Local	6 sites (listed in Appendix F)
Ancient Woodland	Local	52 sites
Local Geological Sites	Local	25 sites

6.30 Local Wildlife Sites are non-statutory sites of significant value for the conservation of wildlife. These sites represent local character and distinctiveness and have an important role to play in meeting local and national targets for biodiversity conservation.

6.31 The Council recognises the value of biodiversity assets and that they are not limited by administrative boundaries so the Council has been working with neighbouring local authorities, Shropshire Wildlife Trust, Natural England and other conservation agencies to identify species and habitats that are locally important and to draw up plans to assist in their conservation.

6.32 The Local Geological Sites within Telford & Wrekin are worthy of protection for their scientific, educational, research, historical or visual and landscape importance. Planning applications will not be supported for development that would have a harmful impact on a Local Geological Site's features of value. The Shropshire Geodiversity Action Plan (2007) identifies Shropshire's geological assets in order to promote actions which conserve and enhance them.

6.33 Where the nature and location of a development is such that nature conservation impacts are likely to be significant, further ecological surveys and reports may be required prior to determination. Potential impacts on as yet unrecorded biodiversity resources must be considered in the report. In addition, indirect effects may affect biodiversity sites some distance from the development proposals and this impact should also be assessed. The survey report should include:

- Recent surveys by competent and where necessary licensed ecologists to national guidelines;
- An assessment of existing biodiversity interests and how the development is expected to impact on these;
- Recommendations for mitigation to remove or minimise harm;
- Whether compensatory measures are also required and the timing of mitigation measures to ensure that compensation is in place before any accepted damage to biodiversity interests takes place;
- How the development will deliver an overall gain for biodiversity;

6 Natural environment

- Consideration of existing or potential wildlife corridors on site and links from these to the wider ecological networks including those identified in the green infrastructure network; and
- A detailed, agreed and fully funded management plan drawn up for the biodiversity interests of the development site to ensure the long term future management.

6.34 It is vital that where development is proposed which would generate increased pressure on protected biodiversity sites, suitable alternative provision is made to offset this impact. In addition, care should be taken in the design of development proposals to ensure compatibility between green infrastructure functions, for instance, where sustainable drainage systems are proposed.

6.35 Where full protection cannot be satisfactorily achieved, it is for the developer to demonstrate that there is potential to achieve biodiversity of equal worth through appropriate habitat management, enhancement and creation, and relocating flora and/or fauna. The developer must show where, and specify how, this can be achieved and provide a fully funded management plan to demonstrate long-term success.

6.4 Trees and woodland

6.36 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 provide the greatest number of green infrastructure functions and benefits such as wildlife habitat, shelter, carbon storage, flood alleviation and urban cooling.

6.37 Telford has previously been described as a "Forest City" and trees and woodland continue to be one of the defining characteristics of the borough.

Picture 27 Woodland - Priorslee Lake, Telford



6.38 The Council is committed to protecting, maintaining, enhancing and promoting trees and woodland within the borough. They are important green infrastructure assets that meet site, local and strategic green infrastructure needs.

Policy NE 6

Trees, hedgerows and woodlands

The Council will expect existing trees, hedgerows and woodland that positively contribute to the borough's green infrastructure assets and value to be retained, protected and appropriately managed.

1. Proposals that involve felling, removal or are considered likely to cause demonstrable harm to existing trees (including aged or veteran trees), hedgerows and woodland (including ancient woodland) will normally be resisted, unless acceptable mitigation or compensation measures can be secured.
2. Felling and/or removal of trees, hedgerows and woodlands may be supported in exceptional circumstances where it can be demonstrated that the economic viability of the development is prejudiced and there are wider benefits that outweigh the loss incurred. However where a development poses significant harm to an irreplaceable habitat which cannot be mitigated or compensated for, permission will be resisted. Replacement planting that maintains local amenity, the character of the area and nature conservation interest will be required.
3. Development should incorporate trees as an integral part of a scheme and ensure protection measures before and during the development process and appropriate management and protection thereafter.
4. Where development will lead to the unavoidable loss of a tree or hedgerow, appropriate replacement will need to consider both the habitat and amenity value.

This policy contributes towards achieving objectives 13, 14, 15, 16, 25, 26, 27 and 31.

6.39 The borough has over 2,500 hectares of forests and woodland, much of which is located in the urban part of the Borough, including the steep wooded slopes of the Ironbridge Gorge World Heritage Site. Woodlands and trees are the dominant type of green infrastructure in the borough and a defining characteristic of Telford. Not only does the Council have a statutory duty to protect trees and woodland, it also supports the protection and promotion of trees and woodlands because of their significant contribution to the appearance of the borough and attractiveness to visitors, residents and investors.

6.40 The Council's general approach to protecting its tree cover is set out in its Tree and Woodland strategies. Development should, in principle, incorporate trees as an integral part of a scheme and ensure protection measures before and during the development process along with appropriate management and protection for existing and new trees and hedgerows planted thereafter. A tree or hedgerow assessment will be required with all planning applications (including outline planning applications) when trees or hedgerows are either present on the proposal site or are adjacent to it and are likely to influence or be affected by the development.

6 Natural environment

6.5 Public open space

6.5.1 Existing public open space

6.41 Public open spaces are an important and integral part of the quality and function of places. They form an integral part of the evolution of Telford since its designation as a New Town.

6.42 The NPPF stresses the important contribution that open spaces provide for sport, recreation and biodiversity. It also stresses the links between and value of, open spaces for health and well-being.

6.43 To be effective open space needs to be in the right place, be accessible and contain green infrastructure which meets local and strategic needs.

Policy NE 7

Existing public open space

The Council will seek to maintain, enhance and protect the provision of formal and informal sports and recreation facilities and public open space throughout the borough. Development proposals which involve the loss of open space, sports and recreational facilities will only be supported in the following circumstances:

1. It can be demonstrated that the loss of open space will not be detrimental to the performance of on-site green infrastructure, local need for green infrastructure and the ability of strategic green infrastructure to perform its strategic function and role;
2. The provision of suitable alternative equivalent off site; or
3. Secure other wider benefits which outweigh the disadvantages of the loss of such open space.

This policy contributes towards achieving objectives 13, 14, 15, 16, 19, 25, 26 and 27.

6.44 The Council supports the protection and enhancement of existing open space provision and will establish 100 new Green Guarantee spaces.

6.5.2 Provision of new public open space

6.45 New development introduces new demands upon open space - requiring either more open space or improving the performance of existing open space.

Picture 28 Play Equipment, Telford Town Park



6.46 Open spaces provide people with a place to relax and socialise as well as encouraging healthier lifestyles providing opportunities for sport, informal play and daily encounters with the natural environment.

Policy NE 8

Provision of public open space

New development will be required to provide and/or contribute to the provision of useful and functional open space, including helping support delivery of the council's Green Guarantee'. In particular development will be required to provide:

1. On-site provision which meets local needs for open space;
2. Off-site contributions instead of on site-contribution where it can be demonstrated that on-site provision is not feasible or viable;
3. Contributions towards the enhancement and creation of new areas of open space and/or sports facilities where a local deficiency has been identified and/or where the development will lead to a deficiency;
4. That provision is in the most accessible possible locations;
5. Priority regarding the provision of play and recreation spaces for children and young people;
6. Securing community use agreements with schools and private sports facilities.

This policy contributes towards achieving objectives 13, 14, 15, 16, 19, 25, 26 and 27.

6.47 New open space should be designed to be multi-functional and be of a size, type and quality to meet site, local and strategic needs.

6 Natural environment

6.48 Where new sport and recreation facilities are provided as part of a development, this will be created in accordance to Sport England technical standards. Where replacement facilities are being made, equivalent quality or greater should be provided.

6.49 Development will be required to address any deficiency in the provision of play and recreation spaces. Proposals must provide an assessment to demonstrate how they have addressed the issues and requirements of the Council's strategies as identified in the Local Green Infrastructure Needs Study and Green Infrastructure Framework (2013), Play Pitch Strategy (2012), Play Strategy (2007-17) and other relevant strategies. Proposals will be expected to address deficiencies in terms of the quality, type and quantity of green infrastructure and the accessibility to green space through new provision and/or by improving existing provision.

6.50 The Council is committed to identifying and delivering 100 green spaces under the Council's "Green Guarantee". This will formally recognise and consolidate areas of open space for leisure, recreation and biodiversity including the designation of additional Local Nature Reserves. The Green Guarantee reflects the Council's commitment to the provision of locally accessible green spaces and to meeting local and strategic green infrastructure needs. The Council will expect new developments to contribute to the achievement of the 'Green Guarantee'.

7 Community



7 Community

7.1 Social Infrastructure

7.1 This section of the Local Plan sets out how the Council will plan for social infrastructure for existing and future residents. The NPPF advises local authorities to plan positively for the delivery of social and cultural facilities for the community's needs and to guard against their loss. Social infrastructure involves the provision of services and facilities which meet the health, educational and cultural needs of communities. For the purpose of the Local Plan, the Council uses the terms "social infrastructure" to refer to a broad range of social and cultural facilities. This term covers the following built uses:

- Pre-school, primary, secondary and further education facilities;
- Healthcare facilities such as GPs and health centres;
- Emergency services (police and fire);
- General facilities such as community centres and halls and other spaces where community groups can meet;
- Sports and leisure facilities, including the arts, cinemas and performance spaces; and
- Libraries.

7.2 Other community uses such as allotments and playing fields are covered by Policy NE1 and the requirements for new bus services associated with new development that serve the community are set out in Policy C1. The protection of other infrastructure in rural areas such as village shops is covered by Policy EC9.

Picture 29 Shortwood Primary School



7.3 The purpose of Policy COM 1 is to identify how the borough should protect and meet the needs of existing and new communities through the maintenance and enhancement of existing social infrastructure and the provision of new social infrastructure. This can be provided by the provision of on site facilities, provision of land or finance.

Policy COM 1

Social infrastructure

Development will be expected to preserve existing social infrastructure and sustain, enhance and provide new social infrastructure to meet demand arising from new development.

Development which detrimentally affects existing social infrastructure such as its removal or reduction will not be supported unless it can be demonstrated that:

1. The loss of the social infrastructure would not cause a shortfall in the provision or quality of such facilities or where the use and need has ceased;
2. Development takes account of the capacity of existing social infrastructure in accommodating the needs of existing communities and as well as new developments;
3. The building or land is no longer suitable to accommodate the required community infrastructure and cannot be retained or sensitively adapted to accommodate other social infrastructure;
4. Suitable and accessible new / alternative social infrastructure is provided that meets both exiting local need and new; or
5. New development will fund the improvement and expansion of other existing social infrastructure which is sufficient and accessible to meet both existing need and the needs of new development.

This policy contributes towards achieving objectives 6, 7, 17, 18, 21 and 32.

7.4 The borough has an extensive range of social infrastructure. In recent years, the Council has successfully regenerated a number of its assets, most notably through the completion of a £200m Building Schools for the Future programme that has seen the provision of eight new schools. Extensive new provision is being made at Lawley as this major development is completed. However, a large amount of Telford's social infrastructure was built over a short period between the late 1960's and early 1980's as the New Town expanded. Many buildings are likely to come to the end of their design life over the lifetime of the Local Plan.

7.5 The Council's approach to social infrastructure will be to preserve it and to promote its expansion linked to population growth and the changing needs of an ageing population. This approach reflects the fact that the overwhelming majority of new development over the lifetime of the Local Plan will take place within the existing urban areas of Telford and Newport. The rural settlements have significantly less infrastructure reflecting the scattered rural settlement pattern outside of Telford and Newport. It is especially important that this infrastructure is protected.

7 Community

7.6 The Council is allocating sites to deliver new strategic urban developments at Priorslee and Muxton which will deliver new infrastructure to meet the needs of the new communities. The Council will also require other development schemes to deliver appropriate levels of social infrastructure on or off site, taking into account impact on existing local communities, that is necessary to make the development acceptable in planning terms and of a scale that is related to the development. The Council will discuss social infrastructure requirements with a developer on a case by case basis.

Picture 30 Wellington Library, Wellington



7.7 Where access to existing social infrastructure 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 social infrastructure, to accommodate the needs of current residents and the increased demand created by the new development.

7.8 The Council recognises that public houses can also provide informal places for residents to meet in. Their loss is specifically controlled.

7.2 Culture

7.9 Culture is an expression of community life and provides local communities with a sense of place, belonging and identity which can contribute to quality of life. Cultural facilities are diverse they include leisure and entertainment venues such as Southwater, The Place as well as historic centres such as Ironbridge and facilities in town and district centres. Ironbridge is not only a substantial part of the borough's culture as an expression of local identity and distinctiveness but it contributes to the cultural offer in attracting tourism to the borough. Telford Town Park and The Telford International Centre also host many cultural events and shows.

7.10 The purpose of Policy COM 2 is to support and promote cultural facilities and help support the local cultural identity of the borough.

Policy COM 2

Culture

The Council will support development where it:

1. Encourages investment to improve the quality of the infrastructure for arts, sports, museums and leisure;
2. Creates facilities which are accessible to all;
3. Provides opportunities for the creative economy to prosper;
4. Helps sustain and create cultural facilities and opportunities, including places of worship, cemeteries and crematoria, that help people who live in the borough to develop a sense of belonging, to value the cultural diversity and local heritage; and
5. Helps develop a richer cultural offer which attracts people and businesses to the borough.

This policy contributes towards achieving objectives 6, 7, 17, 18, 21 and 32.

7.11 The Council supports the promotion of the broadest range of cultural facilities and development which supports the borough's cultural assets. It will work with partners from the private and voluntary sectors to deliver this commitment.

7.12 The Council also wishes to promote more facilities in new development and will explore with developers ways in which this can be created, for example, through the provision of urban art in new developments.

Picture 31 The Place, Oakengates



7 Community

8 Connections



8 Connections

8.1 Highways and transport

8.1 Transport plays a key role in supporting economic growth and developing a community where people want to live, work and play. Effective transport is vital for access to jobs, education, healthcare, shops, leisure and new developments. There is also an increasing emphasis being placed on minimising the impact of human activities such as car usage on the environment.

8.2 The design principles of the New Town led to the separation of work places and homes leaving Telford significantly dependent on car based travel, Telford does have an extensive cycling and walking network. The challenge for the borough is to use the Local Plan to re-shape and create an urban form and density that is more conducive for cycling, walking and public transport provision. The current Telford & Wrekin Local Transport Plan 2011 - 2026 (LTP) also identifies the need to make better use of the existing infrastructure, acknowledging that the car will remain essential for many journeys, particularly longer distance trips.

8.3 The aim of the transport policies set out below is to ensure that the land use planning process plays its full part in meeting these transport challenges. The Council cannot do this alone and a partnership approach involving developers, local businesses, local communities and public bodies like Highways England will be essential to the successful delivery of the Local Plan and the LTP.

8.4 The policies in this section should be read alongside the LTP which sets out the Council's transport policies for the movement of people and goods.

8.1.1 Reducing the need to travel by car

8.5 In line with the LTP there is a need to reduce the overall need to travel by car and to encourage the use of more sustainable modes of travel particularly for shorter distance trips. Sustainable travel is defined as transportation modes which help mitigate the negative effects of movement on climate change through the provision of alternative methods of transport which positively promote social, environmental, technological and health benefits. For the purposes of the Local Plan sustainable modes include walking, cycling, bus and rail travel.

8.6 Policy C1 seeks to reduce the need to travel by car by providing a balanced mix of land uses, retention of local services, encouraging the use of Information and Communication Technology and delivering a more sustainable transport system.

Policy C 1

Promoting alternatives to the car

Improved access by walking, cycling, bus and rail will be critical to the delivery of active, cohesive and connected communities. Developers will be expected to:

1. Adopt an Area Wide Travel Planning approach for traffic major traffic generating destinations, for example Telford Town Centre, and prepare site based travel plans in support of this;
2. Fund enhancement of local and strategic walking and cycling routes;
3. Fund enhancements to existing public transport services or provide new services and demonstrate their financial viability;
4. 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;
5. Locate boarding and alighting points for public transport services that are safe, well lit, accessible for less able bodied users and provide safe, convenient and well lit routes to and from residential and non-residential developments;
6. Where a development is served by one or more strategic public transport hubs (rail and bus stations), make contributions towards enhanced vehicle and cycle parking, bus facilities as well as improved information, enhanced waiting facilities and better access arrangements for walkers, cyclists and public transport users.

This policy contributes towards achieving objectives 16, 22 and 23.

8.7 The borough has an extensive network of strategic walking and cycling routes which provide cross town connections to other local routes and link in with key destinations such as Telford Town Centre 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 leisure opportunities as well as a wider network of facilities such as shops and schools and employment opportunity. The Council has been successful in securing funds to improve the strategic walking and cycling network through the 'Local Sustainable Transport Fund' (LSTF). Development will be expected to support targeted investment programmes such as the LSTF to revitalise many of the existing walking and cycling routes to improve lighting, safety and maintenance.

8.8 Public transport routes (bus and rail) help to broaden the connectivity of developments and provide links into key service hubs such as Town, District and Local Centres. The borough benefits from a network of core 'commercial' urban and inter-urban routes which service existing developments and where possible new development sites have been located within close proximity to existing services. 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 encourage modal shift, especially for developments which have a travel plan in place.

8 Connections

Picture 32 The Silkin Way Cycle Route



8.9 The borough has high levels of car ownership⁽⁴⁾. Alternative services, predominantly buses, benefit some residents and visitors who either do not have access to a car or choose to travel by sustainable means including the young and elderly. 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 drive or have access to a car such as the young and elderly. 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.

8.10 Public transport hubs (bus and railway stations), including Town (Telford, Wellington and Newport) and District Centre bus stations as well as 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. Development has a key role to play where it is served by a public transport hub in strengthening multi-modal access, enhancing or creating new public transport routes as well upgrading or creating new facilities, such as parking provision, to cope with demands of new development.

8.1.2 Safeguarding rail and transport corridors

8.11 The purpose of Policy C2 is to achieve the Council's development strategy for the borough through a range of ways, including;

- 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 horizons, new employment opportunities and better travel choice; and
- Protecting key transport corridors in advance of future improvement schemes.

4 80% of households own a car (Source: 2011 Census)

Policy C 2

Safeguarding rail and transport corridors

Developers will be expected to:

1. Safeguard land required for the implementation of priority transport projects in order to assist in their future implementation; and
2. Ensure that current and former rail lines will be protected for future use as transport corridors. Where lines are not commercially viable, for either freight or passenger rail services, use for walking and cycling routes will be supported.

This policy contributes towards achieving objectives 22 and 23.

8.12 The borough has a number of existing and former rail routes which should be protected for existing and future transport use as protection of these routes will help reduce the costs of providing new routes in the future be they for walking, cycling and or rail use. The significance of the routes lies in 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, walking and cycling routes and also prevent the fragmentation of ownership of a strategic transport asset.

8.13 As part of the development of the Council's Forward Capital Highway Programme, in support of both the delivery of the LTP, as well as the development of The Marches Strategic Economic Plan (SEP), there will be a need to ensure that adequate land is safeguarded for future highway and transport needs. The 'Local Plan Transport Mitigation Strategy' has identified the highway infrastructure requirements that arise from cumulative impacts of development, details of highway schemes will be shown on the Infrastructure Delivery Plan which developers should refer to in advance of submitting a planning application.

8.1.3 Impact of development on highways

8.14 When developments are considered in isolation on an individual basis, the cumulative impact on the transport system is not properly accounted for. This is not only detrimental to the Council, its residents and road users but it can also be detrimental to developers themselves. It can lead to a 'first past the post' approach to mitigation 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.

8.15 The purpose of this policy is to support plan led development which overcomes the inconsistency of the 'first past the post' approach by assessing the cumulative impact of all planned developments and deriving a costed strategy to mitigate the impact.

8 Connections

Policy C 3

Impact of development on highways

Managing the impact of development on the highways network will be critical to the success of the Local Plan. As such, the Council will expect developers to:

1. Work with both Highways England and the Council to ensure that the cumulative impact of new developments on the transport system are mitigated in a co-ordinated and plan led manner;
2. Assess the cumulative impact of new developments by using the Telford Strategic Transport Model (TSTM), or other means, including Transport Assessments, if these are deemed to be more robust;
3. Mitigate the impact of their developments on the borough's transport system including any individual commuted sums specified by the local highway authority.

This policy contributes towards achieving objective 22.

8.16 There are two local issues affecting the efficient operation of the highway network within the borough. These are the ability of the existing highway network to absorb additional traffic growth and the design life of the existing highway network. The two issues are interconnected as the majority of the borough's highway network was constructed over a relatively short period (1970's - 1980's) and requires regeneration. Without this it will be difficult to absorb the cumulative impacts of additional development. The Council has been working to secure external funding to help future proof the design of new highway improvements and reduce the cost of developing within the borough.

8.17 The 'Local Plan - Transport Mitigation Strategy' sets out the strategic impact of all the proposed land use developments on the transport system and assesses alternative ways of mitigating 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 as well as highway measures and it sets out a 'fair and reasonable' developer contributions strategy.

8.18 In addition to their strategic impact, individual developments also have their own more localised impacts on the transport 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 appropriate standard.

8.1.4 Strategic and primary road networks

8.19 The highway network is the largest single asset owned and operated by the Council. The borough's strategic and primary routes are a key strength and selling point especially when promoting the borough as a place to live, work and invest. The purpose of Policy C4 is to support

the careful management and protection of the strategic and primary highway network from inappropriate development in order to preserve their roles as distributors of traffic in, around and beyond the borough.

Policy C 4

Strategic and primary roads networks

The Council will require developers to ensure that new development is provided in a manner that protects the borough's road hierarchy. The role of the Strategic Road Network (SRN) and the Primary Route Network (PRN) is to provide for the safe and efficient passage over longer distances. Through traffic must be safeguarded whilst addressing the specific characteristics associated with each individual development such as the impact on existing communities.

This policy contributes towards achieving objective 22 and 25.

8.20 In considering the strategic impact of developments, developers 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 in order to maintain Telford's profile as a Regional Growth Point. This is vital to ensure that businesses will continue to invest in Telford and will help safeguard local jobs and the town's long term economic prosperity. These roads are defined as Motorways (SRN), Trunk Roads (SRN) and Primary Routes (PRN).

Picture 33 A442/Queensway/Eastern Primary through Telford



8.21 With regard to the SRN, developers will be expected to liaise with Highways England 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. The next level in the road hierarchy relates to District Distributor roads

8 Connections

whose primary function is to facilitate movement between centres within the borough by distributing traffic from more Local Distributor Roads onto the SRN and PRN developments. The primary function of Local Distributor roads is to distribute development traffic onto the District Distributors. The lower level of the hierarchy focuses on Neighbourhood and Access roads to mews type developments as well as individual buildings.

8.22 Moving down the hierarchy, the safety and environmental needs of people, particularly the elderly the young, pedestrians and cyclists become more important than the interests of motorised traffic and speed management. Traffic management and road design will need to reflect this. Speed management policy and traffic calming should be effective but not intrusive and should be designed to minimise street clutter. Improvements to the highway network will keep congestion to a minimum to make sure people can travel around better by walking, cycling, public transport and car.

8.23 The strategic impact of developments will be assessed in terms of their impact on Local Distributor roads and above.

8.1.5 Design of roads and streets

8.24 The design and accessibility of a development is critical to its long term sustainability. Roads and streets must provide opportunities for safe and convenient internal circulation and high levels of external connectivity to the wider community for a broad range of modes. The borough has a varied legacy of road and street design which has had a lasting impact on travel patterns of residents and visitors with the biggest impact a result of the 'New Town legacy' including; the 'Radburn' layout of the New Town estates, segregation of land uses by main roads and sometimes unsafe, underused walking and cycling routes.

8.25 Policy C5 seeks to ensure the design of roads and streets is 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.

Picture 34 Telford Millennium Community, Ketley



Policy C 5

Design of roads and streets

To make sure that developments achieve high levels of sustainability, developers should demonstrate that a proposal:

1. Accords with 'Manual for Streets' and 'Manual for Streets 2' and other relevant standards including the Design Manual for Roads & Bridges in the design of developments;
2. Takes account of local urban design standards where relevant;
3. Takes into consideration the needs of pedestrians and cyclists, buses and bus users as well as freight, deliveries and refuse collection vehicles in the design and access of the development;
4. Has provided safe, appropriately lit, accessible and convenient internal routes in the development for a range of modes including walking, cycling, public transport and private vehicles;
5. Contains development blocks (avoiding cul-de-sacs) of a size that encourages filtered permeability for walking and cycling and traffic calming measures;
6. Is safe, convenient, well designed with accessible located access routes from the development to the wider community through pavements, footpaths and cycle ways; and
7. Where it is intended that the internal roads and streets are to be adopted by the council, they should be designed to an adoptable standard agreed in advance with the Local Highway Authority.

This policy contributes towards achieving objectives 19, 22, 23 and 25.

8.26 As a former 'New Town' the Telford urban area 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. The Council has been working to resolve this issue by securing investment into areas like Telford Town Centre to convert high speed three lane roads into two way urban streets.

8.27 The provision of safe, convenient and accessible routes for pedestrians and cyclists within developments helps create a more pleasant, social environment by encouraging residents to walk and cycle. Sustainable travel can also be encouraged in the layout and size of development blocks by providing multiple journey opportunities and increasing levels of convenience through the use of smaller development blocks.

8.28 Connectivity to the wider community is essential to encouraging walking, cycling and public transport usage as it allows a development to avoid potential isolation and helps provide access to local facilities over short to medium-long journeys.

8 Connections

8.2 Parking

8.29 The ability to park, be it a car, lorry, bus or bicycle is an essential part of transport infrastructure with direct and indirect benefits for communities. Failure to address parking can lead to issues such as actual and perceived personal safety issues, road safety concerns and displaced parking that impacts on local residents and businesses. The design, location and amount of parking is determined by many factors including the level of need, the type of need, the development context, the overall type and design of a development as well the need to achieve a balance between provision and the promotion of more sustainable modes of transport.

8.30 The NPPF invites councils to set and justify their own parking standards. The Local Plan's parking standards attempt to balance the need to provide for car use whilst pursuing a more balanced transport system which promotes more sustainable travel such as walking, cycling and public transport by:

- Integrating parking within every new development;
- Providing parking which is responsive to the character, context and need of the local area;
- Helping to minimise additional pressure on the local highway network;
- Improving access for walkers, cyclists and public transport users to shopping, employment and leisure;
- Assisting in the creation of high quality public realm;
- Requiring a comprehensive, joined up approach to the provision of parking facilities at transport hubs, including railway stations, to allow people to switch to walking, cycling and public transport;
- Making sure there are good levels of parking provision and good levels of accessibility for disabled drivers; and
- Limiting parking in areas with good sustainable travel alternatives.

8.31 Parking relating to residential development has to address both the needs of the people who live there as well as visitors including space to park vehicles on and off site as well as balancing allocated and unallocated parking provision. Places of employment need to provide appropriate parking in order to meet their servicing and business needs and those of its employees and to plan for cycle parking to reduce the need for car parking and encourage healthier and sustainable ways of getting to and from work.

8.32 As a former 'New Town' the Telford urban area has some key strengths related to parking such as good highway connections between most residential areas and Town and District Centres which cater for people who work, shop, use and service at those centres. There are also challenges including high car ownership, unsustainable and unhealthy travel patterns and higher demand for public space for parking. Planning policy has a role to play in the design and creation of better places for people to live, work and visit as well as balancing the role of the car with the need to create greater opportunities for travel by walking cycling and public transport.

8.33 The parking policies below should be read alongside the parking standards for car and cycle parking provision contained in Appendix E. Parking standards for service vehicles will be assessed on a site by site basis.

8.2.1 Design of cycle and car parking

8.34 The need to provide adequate levels and mix of parking, including residential, commercial and Town Centre parking, is important to the vitality of the borough. Policy C6 plans for the parking demands generated by development and seeks to provide parking that is designed to meet the varying needs of cyclists and motor vehicle users.

8.35 Recent local experience has demonstrated that restricting parking at source (residential developments) can often create unforeseen social, highway and road safety issues. This is caused by two interrelated issues: a) the quantity of parking; and b) the quality of parking. This policy addresses the latter issue by recognising developments should promote the quality of the street and neighbourhood above all else and that the mix of parking (on-plot, off-plot and on-street) should be well designed and integrated into the 'place making' process.

Policy C 6

Design of cycle and car parking

Parking should be integral to the design of all new developments. Developers are therefore required to demonstrate that they have considered the following elements of parking design:

1. Secure, covered, convenient on plot space to park cycles has been provided within all residential developments;
2. Secure, covered, convenient covered cycle parking has been provided for all employment developments including reasonable provision for storage of associated cycling equipment and where possible changing facilities;
3. Public cycle parking is provided in convenient, overlooked, locations to serve on site facilities such as shops and recreational areas;
4. The location, quantity and quality of car parking should reflect the density, nature, character and context of the development as well as its intended usage and relationship with the surrounding area;
5. Parking spaces are fit for their intended usage in terms of size and design;
6. In residential developments there is an appropriate balance of allocated and communal parking provision, which is provided in a convenient, overlooked and accessible location in relation to the development it serves;
7. The location of off site parking has been designed to maximise levels of security and safety for cars, drivers and pedestrians;
8. Appropriate sized and suitably located servicing areas for developments are provided so as to minimise potential conflicts with pedestrians, cyclists and other road users; and
9. Integration of parking into the local area with soft landscaping to reduce visual impact, defined pathways through and around larger car parks to increase safety and the use of lighting designed to minimise light pollution.

This policy contributes towards achieving objectives 16, 22 and 23.

8 Connections

8.36 Providing people with secure, convenient and covered cycle parking as well as a greater range of locations to park cycles will positively complement the extensive network of cycle routes which traverse the borough and will help meet the boroughs aim of increasing cycling. There are three categories of development that can play a significant role in providing improved cycle parking infrastructure; residential developments, employment developments and public spaces such as recreation areas and shops. People are far less likely to take up cycling if parking is unsecured, inaccessible and uncovered. Development can help by providing secure space within homes and garages, covered parking at employment sites where bikes are parked for long periods and accessible overlooked spaces in public areas to increase convenience.

8.37 Documents such as "Car Parking, What Works Where" (2006) and "Manual for Streets" (2007) demonstrate that when designing developments the quality of parking design should be a higher priority than the quantity of parking provided. Parking should be used to maximise activity on the street. However, the dominance of the car during peak evenings and weekends and the under utilisation of space during the working day can be visually detrimental. Measures such as soft landscaping can be used to break up parking and enhance the appearance of streets.

Picture 35 Flats over garages, Telford Millenium Community



8.38 Evidence suggests that poorly designed parking significantly reduces residents' satisfaction with developments and consequently reduces the desirability of the local area. This experience include garages being used as storage spaces, under use of parking courts and on-street parking issues. These examples have required the Council to have to 'design in' further traffic management measures at a later stage at public expense. They also represent a drain on police time spent addressing public safety issues and neighbour disputes. The above issues have had a negative effect on the balance of allocated and communal parking especially where residents have been unable or unwilling to use their allocated spaces putting further pressure on on-street provision.

8.39 Car parks and servicing areas for non-residential developments, such as factories, schools and shopping areas should be designed not to have an adverse impact on circulation, safety and convenience of pedestrians, cyclists and other vehicles. Measures including the segregation of servicing areas from pedestrian and car parking areas, defined footpaths through

and around car parks and lighting designed to minimise light pollution should be considered. For service vehicles this should take account of the times of usage and the likelihood of conflict that this could cause between vehicles, pedestrians and cyclists.

8.2.2 Commuted parking payments

8.40 In certain areas it may be acceptable and appropriate to provide parking to meet the needs of the development outside the curtilage of the site. Policy C7 covers situations when commuted car parking payments may be appropriate. This can be due to the viability and practicality of developing a site being adversely affected by a requirement to provide parking on site. In these cases criteria would have to be met to ensure that all or part of the parking needs could still be reasonably met.

Policy C 7

Commuted parking payments

In Local, District and Town Centres and in situations where it would be undesirable to provide parking within the curtilage of new development, the Council may relax, in appropriate circumstances, the imposition of parking standards where a developer can demonstrate that the following circumstances apply:

1. It is more appropriate to provide parking 'off-site' or parking cannot be provided on site and that an agreed capital sum has been provided which is in line with the parking needs of the development;
2. If the development is in a highly accessible location including Telford Town Centre, Wellington or Newport the Council may, where agreed, accept a commuted sum in line with the parking needs of the development for the use of creating and/or enhancing local public or other sustainable transport provision;
3. There is communal parking provision within the vicinity of the development that could be used for this provision in lieu of 'on site' provision;
4. For parking 'off-site' developers should demonstrate the following:
 - a. The parking meets the needs of the development and is available for use on first occupation;
 - b. There is suitable priority given to disabled spaces;
 - c. The parking is available for use over the long term, through the provision of a legal agreement;
 - d. The parking is close to the development and can be easily and safely accessed;
 - e. Use of the parking provision does not displace existing users or negatively impact on the utility of local facilities and services;
 - f. Where improvements to the standard, safety and accessibility of the parking provision are required these are funded by the developer.

This policy contributes towards achieving objectives 19 and 22.

8 Connections

8.41 The borough is made up of many different areas, some of which might include factors which could constrain the ability of developers to provide parking on-site, or they could provide opportunities to strengthen alternatives to car use such as improved walking, cycling and public transport provision. Local examples include:

- **Telford Town Centre** - The best connected area in the borough with access to all high frequency bus routes, rail services as well as cross town walking and cycling routes. This could provide opportunities for further improvements to sustainable transport in lieu of parking as well as more efficient use of existing parking provision by agreement with public / private operators.
- **Market Towns / District Centres** - These tend to be older more constrained locations which have seen their traditional role as local service centres change with opportunities for regeneration through residential development. Commuted payments could be used to secure improvements to existing public parking provision, or better sustainable transport provision such as increases in the frequency of bus services and improved walking and cycling routes, to help accommodate the needs of new residents.
- **Ironbridge Gorge World Heritage Site** - Older areas of the borough such as the World Heritage Site have constrained highway networks, are in conservation areas, and are detached from key service areas and employment locations. Where it is not possible to provide parking on-site commuted payments could be sought to provide new off-site provision or expand and/or improve existing public parking.

8.42 Developments will need to make sure that they are meeting all or part of their parking needs. This is in relation to the direct requirement for spaces to accommodate the needs of residents as well as the needs of visitors. Further information on parking requirements can be sought from the parking standards included in Appendix E.

8.3 Telecommunications and broadband

8.3.1 Enhancing communication networks

8.43 A considerable amount of communication is now conducted electronically. The Council recognises the social and financial benefits to individuals and businesses of having telecommunications networks for mobile phones and broadband that are fit for purpose. Despite parts of Telford being well served, coverage of broadband can be mixed across the borough as a whole. The NPPF requires local plans to support the expansion of electronic communications networks, including telecommunications and high speed broadband.

8.44 The Council is currently undertaking a £5.6m superfast broadband programme which is supported by government funding. By the end of 2017 this programme, with the planned commercial activity taking place, will result in 98% of individuals and businesses across the borough having access to superfast broadband. Policy C8 will aid the delivery of any development related to the programme that is required to improve the network.

Policy C 8

Enhancing communication networks

The Council will support proposals that improve the coverage of broadband and mobile signal where the developments will lead to better access for businesses and residents. This includes:

1. Supporting Government targets of providing basic broadband (2Mbps) for all by 2016;
2. Ensuring the delivery of the Superfast Telford Broadband Programme which aims to provide the infrastructure for superfast broadband speeds (24Mbps plus) by 2017 to 98% of the borough;
3. Continuing to work with mobile phone network providers to ensure they can provide adequate coverage; and
4. Ensuring that when new development takes place, infrastructure is in place for the future residents and businesses to access superfast broadband.

This policy contributes towards achieving objectives 4 and 24.

8.45 There are links with the Infrastructure Delivery Plan (IDP), which harnesses the efforts of infrastructure providers to aid the delivery of the Local Plan. The IDP will also ensure links with mobile operators to ensure that their aspirations for future improvements to the networks are facilitated.

8.46 Applications for residential and employment development should be supported by a communications strategy that delivers future proof infrastructure and supports sustainable communications services. Developers should ensure that their future occupiers have access to a sustainable communications infrastructure giving appropriate thought to the choice/availability of UK communications providers which can offer high speed data connections.

8 Connections

8.3.2 New telecommunications development

8.47 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. The Council encourages early discussions with operators when they consider developing their networks.

Policy C 9

New telecommunications development

Proposals for telecommunications development will be supported provided that the following criteria are met:

- a. If proposing a new mast, it should be demonstrated that the possibility of erecting apparatus on existing buildings, masts or other structures has been explored and is not viable to the satisfaction of the Council. Such evidence should accompany any application made to the Council;
- b. The siting and appearance of the proposed apparatus and associated structures should minimise impact on the visual amenity, character or appearance of the surrounding area;
- c. Development should not have an unacceptable effect on areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas, buildings of architectural or historic interest or other heritage assets.

The Council will make links with the relevant infrastructure providers through the Infrastructure Delivery Plan (IDP) to aid the delivery of improvements and to ensure that infrastructure is installed in a coordinated manner.

This policy contributes towards achieving objectives 4 and 24.

8.48 The delivery of improvements to the communications infrastructure within Telford & Wrekin will continue to be monitored through the implementation of the Superfast Telford Broadband Programme along with information on coverage available through OFCOM. For the delivery of the Superfast Telford Broadband Programme, the number of premises connected will be measured on a regular basis.

9 Built environment



9 Built environment

9.1 Design quality

9.1.1 Urban design

9.1 Urban design is concerned with the quality of everyday places where people live and work and the centres and industrial areas that are key to the economic prosperity and social life of the borough. It is critical to create places where people want to live and enjoy living.

9.2 Urban design addresses social, economic, visual and functional concerns. It helps to deliver the Plan's aims and objectives and impacts across different policy areas. Policy BE1 will apply to all development. It establishes criteria against which all planning applications will be assessed to help achieve sustainable and high quality design.

Policy BE 1

Urban design

New development will be expected to comply with the following design criteria. It should:

1. Be designed to the highest possible standards, being informed by and responding to the particular and unique characteristics of the place;
2. Encourage walking and cycling in the layout and design of streets and open space, and design for the car without harming the quality of the place;
3. Ensure places and buildings are designed to take active and passive measures to reduce the need for non-renewable energy resources, making the most effective use of resources and materials including water;
4. Ensure development is not put at unacceptable risk from, or not adversely affected by unacceptable levels of soil, air, water, light or noise pollution.
5. Encourage diversity and choice through the delivery of a balanced mix of compatible buildings and uses; and
6. Optimise the benefits of and comprehensively integrate green infrastructure.

Development should respond to current best practice and to urban design principles set out in established urban design guidance.

In certain instances the Council will request the involvement of a Design Review.

This policy contributes towards achieving objectives 16, 25 and 27.

9.3 Development should contribute positively to making places better for people by fitting in with existing development and responding to the historical and topographical characteristics that shape and form the neighbourhood or parish in which the development is proposed. Consideration must be made about form, scale, density, height, layout and materials used in development in order to deliver distinct and functional places.

9.4 The Council promotes walking and cycling as an everyday part of life, as active lifestyles contribute to improving health. Development should incorporate walking and cycling routes to connect residential areas to green space, social infrastructure, retail and centres, and employment areas. This policy is closely related to Policy C1, in which criteria for a more sustainable transport system are set out. Public spaces and streets are to be optimally designed to the needs of different users. Design standards for highways and transport are set out in Policy C5 and design criteria for parking in Policy C6.

9.5 Development should be designed to promote energy efficiency, for example, through the use of passive solar design where this is appropriate to its context. Standards for energy efficiency and active measures to reduce the need for non-renewable energy are set out in Policy ER1.

9.6 The protection of amenity goes beyond the conservation of high quality areas and aims to protect new and existing uses from being detrimentally affected by development of any kind. An important local design consideration especially in the Telford urban area and in Ironbridge will be to assess how new developments affects land stability and how any on site decontamination works can be carried out.

Picture 36 Smallhill Road, Lawley



9.7 The Council aims for a mix of compatible uses and for buildings to be able to adapt to future needs, reduce the need to travel, and offer choice and diversity. Mono-functional development will only be accepted if can be demonstrated that compatible functions are within close proximity.

9.8 The Council will also require green infrastructure to be an integral part of development and be incorporated in the design stages. Development should aim to improve the strategic connections between green spaces, as set out in the policies in the Natural Environment section.

9.9 Applicants should adhere to the urban design principles set out in established current design guidance, including at present; Urban Design Compendium 1 and 2 (2007), By Design (2000 and 2001), Building for Life and Secured by Design principles, or their equivalents.

9 Built environment

9.10 The NPPF states that local planning authorities should have local design review arrangements in place. The purpose of the design review is to 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.

9.11 Developers are encouraged to engage with the Council early on in the design process through pre-application discussions and will be required to demonstrate that they have followed the robust Assessment-Involvement-Evaluation-Design process outlined in the national guidance on Design and Access Statements.

9.1.2 Residential alterations

9.12 The Council recognises that well designed buildings make an important contribution to the character and quality of an area. While not wishing to remove or reduce freedom of architectural expression, it considers that some basic policy guidelines are necessary for the public and developer alike to help promote and reinforce the local distinctiveness of an area and avoid adversely affecting the living conditions of neighbouring residents. Policy BE2 aims to improve the quality of existing housing and deliver high quality urban design which is locally distinctive.

Policy BE 2

Residential alterations

Alterations or extensions to houses will be supported that respond positively to the following criteria. They should:

1. Respect and complement the design and detailing of the original building;
2. Respect the form, scale, bulk and proportions of the original building;
3. Use external materials that are appropriate to the original building and to its surroundings;
4. Make positive and innovative use of technology and measures to promote sustainable development that will result in less demand on energy and water resources;
5. Demonstrate how they will promote accommodation that will enable households to continue to live at home as they age;
6. Respect space between buildings where it contributes to the character of the area;
7. Complement the character and appearance of the wider setting including its relationship with the surrounding landscape and established features in the urban area such as the borough's Green Network;
8. Result in a safe environment;
9. Make sure that noise, vibration or visual disturbance resulting from the development is minimised and that any extended building can be satisfactorily serviced;
10. Where the proposal incorporates a new or altered roof profile, make sure that materials are sympathetic to the original building and the surrounding area; and
11. Where the proposal seeks to introduce dormer windows, ensure they are of a size and design that respect the character and proportions of the original building and surrounding context, do not dominate the existing roof profile and are sited away from prominent roof pitches.

This policy contributes towards achieving objectives 11, 19, 20, 25, 28, 29, 30 and 31.

9.13 The housing stock of the borough is varied and parts of the New Town have been built around a conventional Radburn layout. The Council therefore does not propose one distinctive approach to alterations to houses. The shaping of its policy on alterations including the control of applications to convert houses into flats or shared housing (including Housing in Multiple Occupation) respects the varied context of the borough. The policy also takes account of other demographic and environmental factors facing the borough such as an ageing population and a continued forecast reduction in mean household size. The rise in single person households that may result in more pressure to convert existing houses and the need to promote sustainable development including measures to promote micro energy generation and reduce water use. The policy also takes into account the more generous permitted development rights covering extensions to dwellings that will run until May 2019⁽⁵⁾.

5 Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015

9 Built environment

9.14 The Council will prepare an SPD setting out in more detail how it will interpret the design criteria in this policy.

9.2 Historic environment

9.15 The borough is fortunate in possessing a wealth of historical and archaeological assets which greatly contribute to the culture, history, attractiveness and local identity of the area. These assets include the Ironbridge Gorge World Heritage Site, seven conservation areas, 827 Grade I, Grade II* and Grade II listed buildings, 29 scheduled monuments, three historical parks and gardens and several hundred buildings of local interest. This considerable resource helps provide the borough with its distinctiveness and a sense of place.

9.16 The NPPF makes clear that heritage assets are irreplaceable and requires local authorities to support applications that sustain and enhance the significance of these 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 not be considered in isolation but considered as part of the wider overall quality of place.

Picture 37 Ironbridge Gorge



9.2.1 Listed buildings

9.17 The national body, Historic England, keeps a schedule of statutorily listed buildings in Telford & Wrekin. These can be viewed on its website. The Council is committed to ensuring that listed buildings are given a high level of protection.

9.18 The NPPF states that, when assessing development that could affect a heritage asset, consideration should be given to the asset's conservation, as insensitive alterations can harm its significance. 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 building should be respected with regard to its scale, materials, intricate details and structure. When larger alterations such as extensions are required it is vital that they are carefully located creating 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.

Policy BE 3

Listed Buildings

When considering whether to grant listed building consent or when considering any development that might affect the setting of a listed building, 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 resist development that would detract from or damage the setting of a listed building. Alterations, extensions and other changes to listed buildings will only be supported if the following criteria are met:

1. 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;
2. Its architectural features, both internal and external, are preserved intact;
3. The proposed development is of an appropriate design in terms of massing, scale form, proportion, details, colour and materials;
4. An alteration, extension or new use can be demonstrated to be in the interest of the long term survival of the building;
5. 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;
6. 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;
7. The development is of a high quality of design in terms of scale, massing, form, proportions, detailing and materials which is appropriate to the listed building and its context; and
8. The development does not result in the loss of features, such as ancillary buildings, boundary walls, planting hedgerows or materials that contribute to the character of the setting of the building.

This policy contributes towards achieving objectives 25 and 26.

9.19 The Council is legally obliged to have particular regard to the desirability of preserving any listed building, its setting or any features of special architectural or historic interest that it possesses. In considering applications relating to a listed building, the Council will therefore require that proposals not have a detrimental effect upon its integrity and character or its setting. When listed building consent and planning permission are needed it is recommended that both applications are submitted to the Council at the same time as this will allow the full impact of alterations or development to the listed building to be assessed.

9 Built environment

9.20 The setting of a listed building is often linked to its character, where its gardens, grounds, appearance and layout are vital to the overall design of the building. The open space and the curtilage of the building such as hedges, walls, trees and buildings can form intrinsic parts of its setting. Where a building is located in an urban area it can make a significant contribution to the street scene. If the building is listed, nearby proposals should not alter its setting.

9.21 The conservation of heritage assets requires a holistic approach in understanding 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.

9.22 The NPPF supports the transition to a low carbon future in a changing climate including the use of renewable energy. In the context of the historic environment, measures to support a low carbon future will be supported where they do not conflict with policies relating to the historic environment.

9.23 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 possibly remove its special interest and value. If not done correctly even minor repairs and alterations can significantly affect a heritage asset or its setting. For listed buildings this can also include alterations to the interior as well as the exterior which is also covered under designation.

9.2.2 Buildings of local interest

9.24 The borough has many historically interesting and distinctive buildings which are worthy of retention, specially in a New Town largely constructed over the last 50 years. These buildings may not be worthy of statutory listing but they are valued locally as they help form community identity or serve as important local landmarks.

Policy BE 4

Buildings of Local Interest

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 normally resist development which:

1. Involves the demolition or partial demolition of Buildings of Local Interest fabric unless replaced by development of equal or better quality;
2. Would have an adverse impact upon the character, form and fabric of a Building of Local Interest or would remove or mask major features of interest; or
3. Would have a detrimental impact on the setting of the building or damage traditional boundary treatments, floor space materials or other features.

This policy contributes to objectives 26 and 28.

Picture 38 Ironbridge Building of Local Interest



The Council has established a list of Buildings of Local Interest (555 as of April 2015) and the inclusion of new buildings on this list will be made having assessed them against a set of design criteria. 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 Building of Local Interest.

9.2.3 Parks and gardens of historic interest

9.25 Historic Parks and Gardens are an important cultural, historical and environmental asset within the borough and the Council wishes to make sure they are protected, maintained and restored. The purpose of Policy BE5 is to protect Historic Parks and Gardens from development that would harm their character.

Policy BE 5

Parks and gardens of historic interest

The Council will seek to make sure that the borough's historic parks and gardens, their associated features and settings are protected or enhanced. In particular the Council will:

1. Resist any development which would adversely affect their special historic interest, or respect in the loss of, or damage to, their form and features;
2. Seek to conserve their landscape and architectural features;
3. Resist development which would impair the longer views of these sites and their wider landscape setting; and
4. Encourage the restoration of original layout and features where this is appropriate and based upon a thorough research and understanding of the historical form.

This policy contributes towards achieving objectives 25, 26 and 27.

9 Built environment

9.26 The borough currently has three sites identified on the Historic England Parks and Gardens of Special Historic Interest Register (Chetwynd Park, Lilleshall Hall and Orleton Hall) 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 Garden History Society when considering applications affecting these registered sites.

9.27 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.

9.2.4 Conservation Areas

9.28 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. To date seven conservation areas have been designated and each of these make valuable contributions to the borough as an attractive place to live, work and visit. These areas are defined as heritage assets.

9.29 There are extra controls imposed on applications in such areas and permission is also required to fell most trees whether or not they are covered by a Tree Preservation Order. Permitted development rights are further restricted in the Severn Gorge Conservation Area which covers part of the Ironbridge Gorge World Heritage Site such that permission is required for a number of minor works including most alterations to houses, to front and back gardens and other householder projects such as the installation of solar panels and satellite dishes.

9.30 Policy BE6 shows how the Council will apply national policy locally and manage these valuable heritage assets. Applications for development in the Severn Gorge Conservation Area will also need to take into account Policy BE7.

Policy BE 6

Conservation Areas

A. Development will be supported in Conservation Areas where it would preserve or enhance its character or appearance. Development will not be supported where:

1. 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;
2. The design of any new buildings, including height, density, mass, layout, proportions, or materials would not respect the appearance of an area;
3. The development would not do justice to the setting and surroundings of a Conservation Area or impair views of the area; or
4. Where a proposed use of land would adversely affect the appearance or environment of a Conservation Area;

B. Applications affecting a Conservation Area will be expected to be accompanied 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). The heritage statement should identify the significance of the building within the Conservation Area and provide a clear justification as to why the development is considered appropriate. The Council will expect proposals to:

1. Reinstate original features and elements that can add to the heritage asset's significance which have been lost;
2. Remove modern additions or modifications that can reveal the significance of any heritage asset. These modifications can include the removal of pebbledash, paint from brickwork, non-original style windows, doors, satellite dishes or other equipment; and
3. Use the heritage asset in a way which complements its conservation significance.

C. Development involving the demolition or removal of important parts of a heritage asset or which cause substantial harm to it will only be supported in exceptional circumstances.

This policy contributes towards achieving objectives 25, 26 and 27.

9.31 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 Conservation Areas does not harm the character or appearance of a Conservation Area by impacting on important views and groups of buildings from inside and outside the boundary.

9.32 In order to determine the effect of any new building in a Conservation Areas, the Council will require the submission of detailed plans and will not ordinarily support an application for outline planning permission.

9 Built environment

9.33 The Council has prepared detailed guidance on shopfronts and advertisements within Conservation Areas which should be considered in the context of this policy. This guidance has SPD status. The Council will review its current list of Conservation Areas over the lifetime of the Local Plan and will prepare conservation area appraisals for its existing and any new conservation areas that are to be declared. These appraisals will be adopted as SPDs.

9.2.5 Ironbridge Gorge World Heritage Site

9.34 The Ironbridge Gorge was established as one of the UK's first World Heritage Sites by UNESCO in 1986 in recognition of its role as the birthplace of the industrial revolution and its unique landscape. It is the only World Heritage Site (WHS) in the West Midlands. The majority of the site lies within the borough of Telford & Wrekin but it also extends into Shropshire. The quality of the area is described and encapsulated in a statement of Outstanding Universal Value (OUV) in accordance with UNESCO guidelines.

9.35 The NPPF requires Councils with such sites to plan for their future management.

Policy BE 7

Ironbridge Gorge World Heritage Site

The Council will protect and enhance the Outstanding Universal Value of the Ironbridge Gorge World Heritage Site. Development within and adjacent to the Ironbridge Gorge World Heritage Site should protect and enhance this value.

This policy contributes towards achieving objective 25, 26 and 27.

9.36 Recognising the Outstanding Universal Value of the site, the Council has designated the parts of the WHS within Telford & Wrekin as a Conservation Area (the Severn Gorge Conservation Area) and has also restricted permitted development rights by means of an "Article 4" direction. The Madeley Neighbourhood Plan also provides some element of control for parts of the site. While these controls provide tools for controlling development at a micro level, it is appropriate that the Local Plan give further direction to managing the area more 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.

9.37 The Council is currently working in partnership with other stakeholders on a new World Heritage Site Management Plan. The Council intends to adopt this as a SPD.

9.2.6 Archaeology and Scheduled Ancient Monuments

9.38 The borough has an extensive legacy of archaeological heritage dating from the pre historic era. There are 29 recorded scheduled ancient monuments, a cluster of which are located in the Ironbridge World Heritage Site which are internationally important. These scheduled ancient monuments are marked on the Policies Map.

9.39 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.

Picture 39 Lilleshall Abbey Scheduled Ancient Monument



Policy BE 8

Archaeology and Scheduled Ancient Monuments

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.

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 accompanied by an assessment of the site's archaeological features.

When development is considered to be acceptable in principle, the Council will require that:

1. Any archaeological remains are preserved in situ by the careful design, layout and the siting of new development; and
2. Where in situ preservation is not justified or proves impractical or inappropriate, provision will be made for its recording and/or excavation by a competent archaeological organisation before development starts on site.

This policy contributes towards achieving objective 25, 26, 27.

9.40 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

9 Built environment

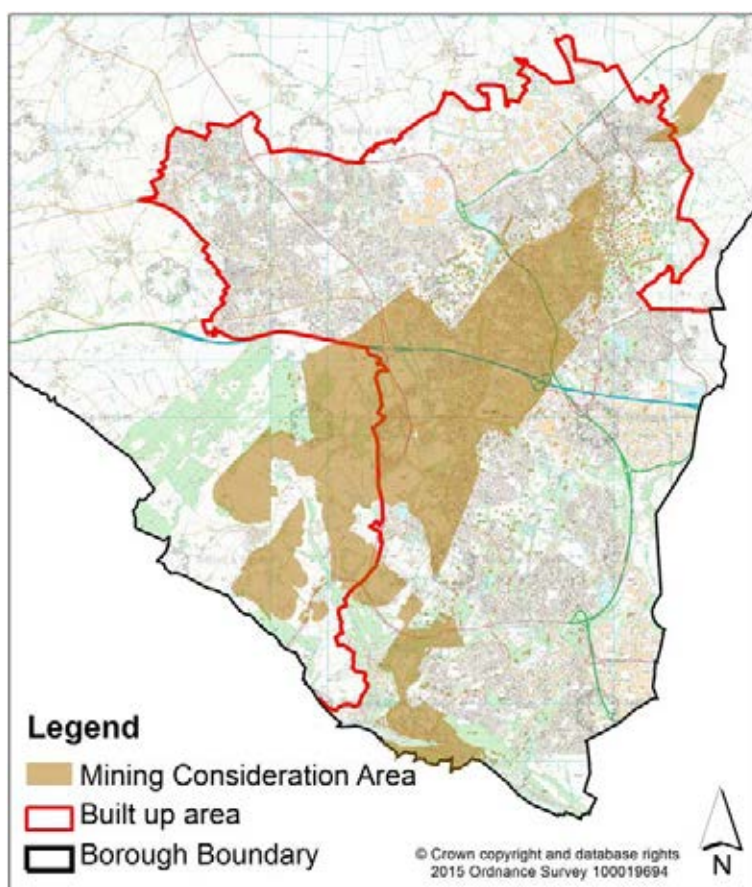
considers its archaeological heritage to be an irreplaceable resource that should be conserved in a manner that is appropriate to its significance for present and future generations. The Council has the power to require developers to submit heritage statements which identify the site's archaeological features with planning applications and encourages pre-application discussion to ascertain if sites are close to a heritage site.

9.41 More detailed advice for the archaeological assets within the Ironbridge Gorge World Heritage Site will be provided in a future Management Plan.

9.3 Unstable and contaminated land

9.3.1 Land stability

Figure 10 Mining Consideration Area



9.42 As a result of its industrial past and extensive mining, there are several areas of land stability in the borough. The main areas are in the Ironbridge area where slope stability is a major concern. The effects of land instability may result in landslides, subsidence or ground heave. The Council is also legally required by reason of the Town and Country Planning (Development Management Procedure) (England) Order 2010 to consult the Coal Authority in relation to planning applications that involve the provision of buildings or pipeline in areas of coal workings. The parts of the borough shown in Figure 10 are areas where the Council currently requires developers to submit coal mining risk assessments with their proposals in accordance with this legal obligation.

9.43 The NPPF expects the planning system to prevent both new and existing development from contributing to being

put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. The PPG advises that, in addition to minimising the risk and effects on land stability, the planning system has a role to help ensure that should not be placed in unstable locations without various precautions and to bring unstable land, wherever possible, back into productive use. The Council anticipates development continuing to come forward over the lifetime of the Local Plan in areas that may be affected by land instability. The purpose of Policy BE9 therefore is to set out the parts of the borough at greatest risk of land instability and to give clear guidance consistent with national policy.

Policy BE 9

Land stability

The Council will support development proposals within the Mining Constraints Area, areas of suspected slope instability or where it is suspected there is poor ground conditions provided that the proposal demonstrates that:

1. Its structural integrity will not be compromised by slope instability;
2. Where active systems exist, the development does not exacerbate any instability
3. The development can tolerate the ground conditions by special design;
4. There is long term stability of any structures built on filled ground.

This policy contributes towards achieving objectives 1, 8, 25, 26 and 27.

9.44 This policy applies to all planning applications in the Mining Constraints Area. 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.

9.45 For the avoidance of doubt, the term "poor ground conditions" referred to above 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.

9.46 The Council will expect developers to complete the following information typically in the form of a coal risk mining assessment to demonstrate compliance with this policy:

- A desk study;
- Walkover survey;
- A topographic survey;
- Intrusive ground investigation;
- Instrument installation for gas and groundwater monitoring, sampling and testing;
- Ground movement monitoring, both surface and at depth; and
- Slope stability assessment.

9 Built environment

9.3.2 Land contamination

9.47 The Council wishes to encourage the re-use of brownfield sites but is aware that contamination may exist as a result of past activities especially in the Telford urban area. The purpose of Policy BE10 is to protect 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 BE 10

Land contamination

The Council will consider the following factors for the effective and most appropriate re-use of brownfield sites:

1. 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;
2. The need to protect any buildings or services (like water) from hazards;
3. The need to prevent unnecessary dispersal or disturbance of contaminants if this would cause water or air pollution and/or adverse health effects.

This policy contributes towards achieving objectives 16 and 25.

9.48 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.

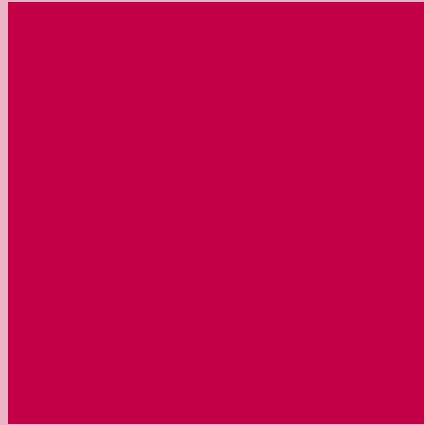
9.49 Before determining planning applications for sites which show evidence of past contaminative use the Council will require the developer to carry out a site investigation to:

1. Assess the nature and degree of contamination using a method of investigation agreed in writing with the Council;
2. Identify specific remedial measures required to deal with any hazard, with the method to be agreed in writing with the Council.

9.50 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.

9.51 Where evidence suggests that the potential for contamination is slight the minimum information that should be supplied is the report of a desk study and site reconnaissance. Planning permission will only be granted subject to conditions requiring a site investigation, assessment and agreed remedial measures before any development takes place.

10 Environmental resources



10 Environmental resources

10.1 Renewable energy

10.1 Climate change is one of the challenging issues affecting our environment today. Predicted changes in climate will affect Telford & Wrekin both directly as our own weather patterns change and indirectly due to impacts in other parts of the world. The Council is obliged to cut greenhouse gas emissions, minimise vulnerability and provide resilience to, the impacts of climate change consistent with advice in the NPPF.

10.2 The Council's strategy 'A Climate for Change' 2008-2026 aims "to address the causes of climate change by reducing greenhouse gas emissions and preparing for the impacts of a changing climate". Where renewable energy occurs naturally and repeatedly in the environment, low carbon technologies significantly reduce emissions in comparison to fossil fuels.

Picture 40 Renewable Energy Project, Wellington Civic Offices, Wellington, Telford.



10.3 The purpose of Policy ER 1 is to make sure new development is energy efficient by promoting sustainable building standards and the generation of renewable and low carbon energy.

Policy ER 1

Renewable energy

All development will be expected to mitigate and adapt to climate change and reduce greenhouse gas emissions. The following principles provide the climate change policy context:

1. The Council promotes and supports low carbon development, development that is well adapted to the impacts of climate change and where energy conservation is considered and designed at the earliest stages through the use of energy efficiency management systems. Development incorporating the following standards will be supported:
 - a. New buildings should be built to comply with the Passive House Standard. Buildings constructed to other low energy standards may be considered as an appropriate alternative;
 - b. For new non-residential development a minimum BREEAM 'Very Good' rating is required, with developers required to demonstrate that 'Excellent' is not viable;
 - c. 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.
2. Wherever feasible, development should include decentralised energy production or connection to an existing Combined Heat and Power or Community Heating System such as in Telford Town Centre. Development should provide for and enable commercial, community and domestic scale renewable energy generating schemes.
3. Existing development has to adapt to climate change and help reduce carbon emissions by including, wherever appropriate, the introduction of green roofs, micro-renewable energy, recycling facilities, building efficiency measures and measures to encourage greater levels of sustainable travel, such as cycle parking.
4. Proposals for renewable and low carbon energy schemes will be supported in principle consistent with the Local Plan and national guidance. Installations should be removed and the land restored to its previous use when the site is no longer used for renewable or low carbon energy generation.

This policy contributes towards achieving objectives 25, 28 and 31.

10.4 Buildings aiming to meet the Passive House Standard should be designed using Passive House Planning Package (PHPP) software. Design stage PHPP verification page should be submitted with any planning application. The EnerPHit standard is encouraged when conservation issues or existing architecture mean that meeting the Passive Haus standard is not feasible. BREEAM integrates sustainable design into the design process and measure and certifies the social, environmental and economic sustainability of a development. Development complying with these standards is in line with government zero carbon standards.

10.5 The Council also supports the delivery of energy from renewable and low carbon sources. Community-led initiatives for renewable and low carbon energy will be prioritised. The Council will support parishes to plan for community energy in their Neighbourhood Development Plans.

10 Environmental resources

10.6 The Council encourages energy efficiency improvements to existing buildings. Criteria to include passive measures for new development to promote energy efficiency are set out in Policies BE1 and will be set out in more detail in a forthcoming SPD on Residential Alterations.

10.7 The borough's capacity for renewable and low carbon 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 Shropshire Hills Area of Outstanding National Beauty and the Ironbridge Gorge World Heritage Site and the borough's Strategic Landscapes set out in Policy NE4.

Picture 41 Solar Farm, Wheat Leasowes, Telford



10.2 Minerals

10.8 Minerals are essential raw materials for the construction industry and for power generation. Both are essential to a sustainable community. Therefore it is appropriate that sufficient supplies are provided for new housing, industry, infrastructure and employment.

10.9 Whilst minerals can only be worked where they are found, as part of a sustainable community it is fundamental that existing and future mineral extraction is restricted to locations that are environmentally acceptable, do not detract from inward investment and the quality of life of the borough's communities. It is also important to reduce reliance on primary materials through re-use, recovery and recycling of secondary minerals and waste, which in turn will reduce carbon emissions through less reliance on road transport, the dominant form of mineral transportation and safeguard these limited resources for future generations.

10.10 As well as a reduction in carbon emissions, it is also important to consider the opportunities available to mitigate the effects of climate change through the minerals planning process. Restoration schemes create the opportunity to provide flood alleviation projects as well as creating habitats for species that have been affected by increased rates of development. There is the potential for conflict between the benefit to the economy of exploitation of mineral resources and achieving environmental aims. The purpose of mineral planning is to provide policies to resolve conflict by supporting the best practicable balance of social, environmental and economic considerations in securing the use of mineral resources. A sustainable approach to mineral development seeks to balance the need for minerals against the potential adverse impacts.

10.2.1 Mineral safeguarding

10.11 Telford & Wrekin's mineral resources are supplied to both local markets and the wider area, particularly in the case of crushed rock and brick clay. Telford & Wrekin currently supplies crushed rock resources sufficient to meet the entire target for the sub-region which covers the borough and neighbouring Shropshire Council.

10.12 The borough has a varied geology which contains a wealth of mineral resources which have been exploited since at least Roman times. The borough has been heavily mined in the past for its coal deposits however there are no longer any active open cast coal mining sites. The last deep mine, Granville Colliery, closed in 1979 and the last shallow drift coal mine, at Shortwood, near New Works, closed in 1970. The surface coal and fireclay mine at Huntington Lane closed in 2013. There are opencast coal and fireclay prospects around Little Wenlock, the Shortwoods complex (including Dawley Road) and at Muxton. However, there are severe environmental constraints with all these sites and the economics for working them are uncertain. With the recent cessation of surface coal and fireclay extraction at the Huntington Lane site, near Little Wenlock, the only two working quarries are crushed rock quarry at Leaton, near Wrockwardine and the brick clay quarry at Hadley.

10.13 There is a large peat resource within the Weald Moors, north of Telford, which is identified as a Strategic Landscape in Policy NE4 and which also contains wildlife sites and the Iron Age Wall Fort, a Scheduled Ancient Monument. There is no current peat extraction or extant planning permissions within the borough. In line with the very clear policy approach of the NPPF, no sites will be supported for peat extraction.

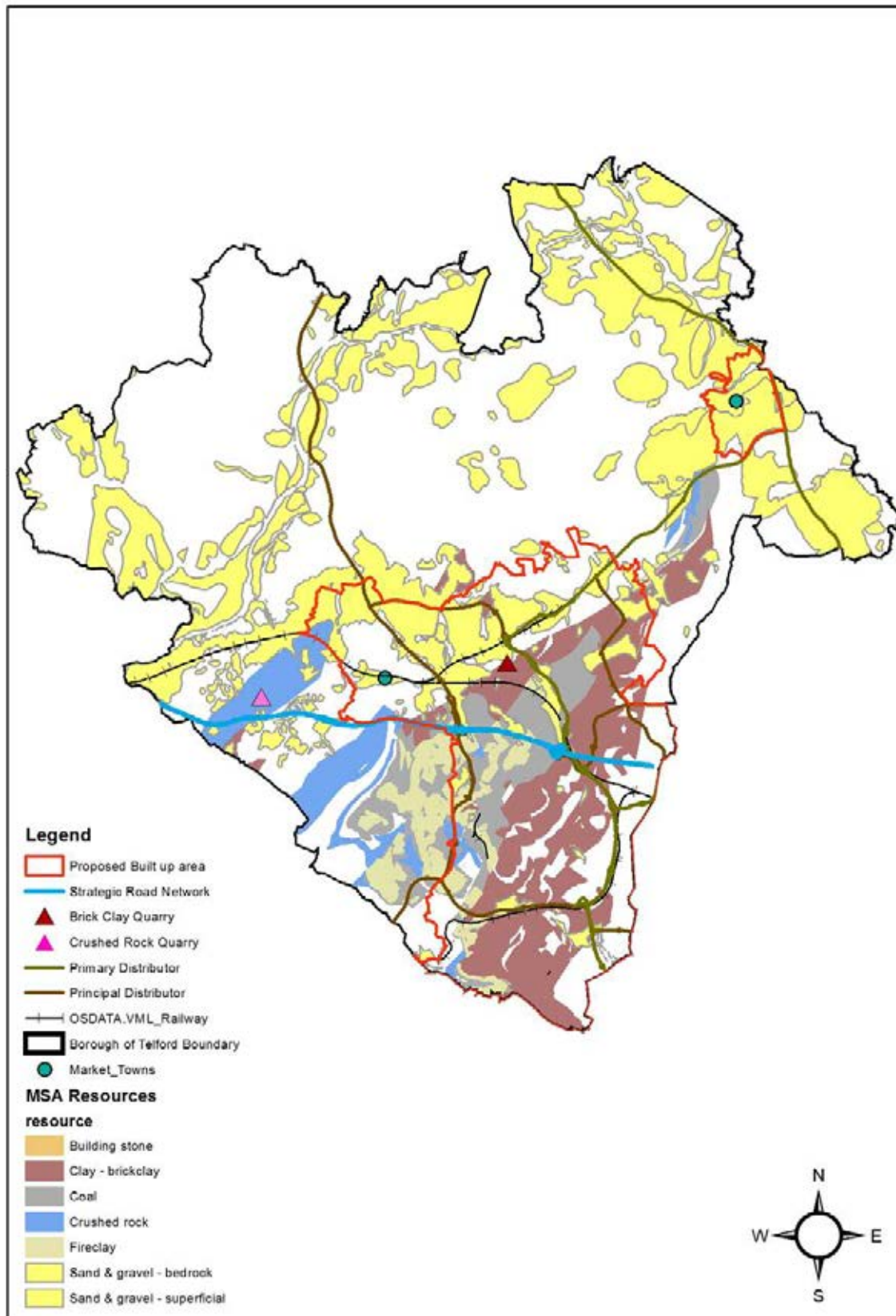
10.14 Energy can be generated from several sources including coal, gas, oil, nuclear power, wind and solar energy. Fireclay, if worked in conjunction with a coal seam, will only become available if a new surface coal mine becomes operational, which is unlikely given the significant environmental constraints around the Muxton surface coal and fireclay resource area and the absence of industrial interest. Consequently no allocation for surface coal mining and fireclay is made in the Local Plan. The geological areas where deep mine coal resources exist are known and it is for industry to come forward with proposals within these areas for other hydrocarbons to be developed. No interest has been shown to date although it is possible coal bed methane resources could be pursued by industry during the Local Plan period.

10.15 Minerals are finite resources and so their conservation and waste minimisation are important planning considerations. In order to conserve mineral resources every effort must be made to ensure that where practicable mineral bearing land is not sterilised by development and the value of mineral is identified for appropriate end uses.

10.16 The Council commissioned the British Geological Survey in 2008 to define the broad extent of Mineral Safeguarding Areas (MSAs). The purpose of an MSA is to alert prospective developers to the existence of mineral resources, so that they can be taken into account at the earliest possible stage of a development project. This would prevent unnecessary waste, safeguarding them from needless sterilisation by other uses, and making maximum use of alternatives such as secondary and recycled materials. The diagram in Figure 11 shows the extent of minerals within the borough that the Council seeks to safeguard.

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Figure 11 Mineral Safeguarding Areas



10.17 Mineral safeguarding is the process of ensuring that non-minerals development does not prejudice or unreasonably constrain the future extraction of mineral resources. Where mineral resources underlie the urban areas, they are effectively already sterilised by built development. The purpose of Policy ER2 is to achieve an acceptable balance between non-mineral development and safeguard a range of mineral resources that are considered to be of economic importance within the foreseeable future.

Policy ER 2

Mineral safeguarding

A. Applications for non-mineral development which fall within Mineral Safeguarding Areas (MSA) and which could have the effect of sterilising mineral resources will not be supported unless it can be demonstrated that:

1. The development is exempt from the requirement of this policy;
2. Mineral resources are either not present, are of no economic value or have already been extracted as a result of a previous site reclamation scheme or other development; or
3. Extraction of minerals is not feasible, for example due to significant overburden or because mineral extraction would lead to or exacerbate ground instability; or
4. Prior extraction of minerals would result in abnormal costs and / or delays which would jeopardise the viability of the development; or
5. There is an overriding need for the development which outweighs the need to safeguard the mineral resources present; or
6. Extraction of minerals would have unacceptable impacts on neighbouring uses, the amenity of local communities or other important environmental assets.

In the event that the non-mineral development is delayed or not implemented the site will be expected to be restored to a stable land form and appropriate after-use.

Where prior extraction is proposed, conditions will be imposed on any grant of planning permission requiring applicants to provide details of the tonnages of minerals extracted, once the scheme has been completed.

B. Development proposals for non-mineral development within the identified buffer zone to an MSA will not be supported unless the applicant can demonstrate that the:

1. Development proposed would not prevent or unduly restrict the continued operation of the protected infrastructure; or
2. Identified facilities are no longer required or that viable alternative facilities are available.

This policy contributes towards achieving objective 29.

10.18 In determining whether prior extraction is feasible an assessment of the mineral resource including detailed site investigations should be undertaken to identify the quality, quantity and extent of the resource, the economic viability of prior extraction and the proportion of the mineral

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to be used on-site and saleable aggregate. The assessment should also take account of the size, nature and need for the (non-minerals) development as well as the proposed phasing of operations and construction of the non-mineral development.

10.19 Safeguarding of important mineral related infrastructure will also be safeguarded. Key mineral infrastructure sites are shown on the Minerals Key Diagram. These include storage, handling and processing facilities (including facilities processing waste into aggregates). Applications for a non-mineral related use will be expected to demonstrate that the site has no realistic potential for the development of mineral related infrastructure or no longer meets the needs of the minerals industry. Identification of these areas does not imply that any application for the working of minerals within them will be granted planning permission.

10.20 Not all proposed development will need to be consulted on, or will be of a scale or nature to present the opportunity for prior extraction. This reflects the low level of risk associated with the proposed (non-mineral) development to cause sterilisation of mineral resources. For example, urban areas have not been excluded from the MSA as larger redevelopments, areas of new development and urban extensions may present such opportunities; whereas an extension to an existing dwelling house would not.

10.21 Non-mineral development which is exempt from the requirements of Policy ER2 comprises:

1. Applications for householder development (except for new dwellings);
2. Applications for alterations and extensions to existing buildings and for change of use of existing development, unless intensifying activity on site;
3. Applications that are in accordance with the development plan where the assessment of site options took account of potential mineral sterilisation and determined that prior extraction was not required;
4. Applications for advertisement consent;
5. Applications for reserved matters including subsequent applications after outline consent has been granted;
6. Prior notifications (telecommunications, forestry, agriculture, demolition);
7. Certificates of Lawfulness of Existing Use or Development (Section 191) and Certificates of Lawfulness of Proposed Use or Development (Section 192);
8. Applications for works to trees and other miscellaneous minor works/applications (e.g. Fences, gates, access etc);
9. Applications for temporary planning permission;
10. Applications where there are overriding factors which in the national, regional or local interest must be satisfied;
11. Applications where further evidence is presented to the MPA which confirms that the area of resource affected would not be economic to work;
12. Provision of dwelling house(s): (i) within an urban area - fewer than 10 dwellings, or a site area of less than 0.5 ha; or (ii) elsewhere - one dwelling within the recognised settlement boundary.

10.22 The mineral buffer zones associated with this policy are shown in Appendix G.

10.2.2 Maintaining supplies of crushed rock

10.23 The NPPF and the Guidance on the Managed Aggregate Supply System are key government policies relating to the management of aggregates. They emphasise the importance of the contribution of secondary and recycled materials and mineral waste to aggregates supplies and also the significance of safeguarding mineral resources and prior working where practicable. The need for the maintenance of landbanks is also emphasised and Mineral Planning Authorities (MPAs) such as Telford & Wrekin are required to plan and make provision for a steady and adequate supply of aggregates.

Picture 42 Leaton Quarry



10.24 The NPPF introduced a new requirement for MPAs to prepare an annual Local Aggregates Assessment (LAA) based on a rolling average of 10 years sales data and other relevant local information and an assessment of all supply options. Telford & Wrekin and Shropshire Councils have co-operated as a single sub region for the purpose of aggregates supply. The 2012 Guidelines require LAAs to gauge provision based on average annual sales over the previous ten years, rolling forward seven years for sand and gravel and ten years supply for crushed rock.

Policy ER 3

Maintaining supplies of crushed rock

The supply of crushed rock should be provided from existing permitted reserves at Leaton Quarry. The Council will only support proposals for further crushed rock working if one or more of the following exceptional circumstances apply:

1. The need for the mineral outweighs the material planning objections (Policy ER6);
2. Working would prevent the sterilisation of the resource; and/or:
3. Significant environmental benefits would be obtained.

This policy contributes towards achieving objectives 29.

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10.25 Leaton Quarry is the single site within the borough providing the borough's contribution to the sub-regional crushed rock supply requirements and 10 year landbank requirements (currently fully met by existing permitted reserves). It is anticipated that permitted reserves will be sufficient to maintain production to the end of the plan period. In the event that increased production results in the site's permitted reserves becoming exhausted earlier, then subject to environmental constraints, an extension to Leaton quarry would be considered to replenish reserves. The only other alternative crushed rock supplies within the Borough that are not sterilised or exhausted are at the Ercall, near the Wrekin and Lilleshall Hill. The Ercall is within the Shropshire Area of Outstanding Natural Beauty (AONB) and there is housing on and adjacent to Lilleshall Hill. The disused Ercall Hill and nearby Maddox Hill crushed rock quarries, both geological SSSI sites, were last worked for crushed rock in the mid-1980s, when they were permanently closed down to concentrate production at Leaton Quarry. It is therefore a sustainable continuation of planning policy for any future allocation of crushed rock resources to be an extension of Leaton quarry, subject to it being environmentally acceptable.

10.2.3 Sand and gravel resources

10.26 The supply of sand and gravel for the Shropshire and Telford & Wrekin sub-region during the plan period will be provided from existing permitted reserves. Recent data suggests that there is no need for the plan to identify additional sand and gravel resources since Shropshire Council have indicated that the sub-regional apportionment for sand and gravel is likely to be fully met up to 2031 by sites within Shropshire. In recognition of population figures rising, and the NPPF's agenda for growth, should exceptional circumstances occur whereby additional permitted reserves of sand and gravel are required to maintain the sub regional sand and gravel landbank, new sites will be considered provided they sites are environmentally acceptable to work.

Policy ER 4

Sand and gravel resources

Proposals for new sand and gravel sites will only be supported if one or more of the following exceptional circumstances apply:

1. There is a justifiable need for sand and gravel to meet recognised production targets, derived from the sub regional apportionment; or
2. There is a need to provide specialist materials which cannot be supplied from permitted reserves.

Proposals for a new sand and gravel quarry should demonstrate they are environmentally acceptable to work and be consistent with Policy ER 6 and other relevant plan policies.

This policy contributes towards achieving objectives 4 and 29.

10.27 The consultants ENTEC report "Assessing Sand and Gravel Sites for Allocation in the Shropshire sub region: Site Assessment Report" (including Telford & Wrekin) jointly commissioned by Shropshire Council and Telford & Wrekin Council (March 2010) and later addendum (February 2011) considered appropriate sites for the sub region for sand and gravel

resources. The only site in Telford & Wrekin considered potentially suitable as a future allocation was an extension to a site at Pave Lane site. However, this site was classed as 'least preferred' meaning that it should only be a reserve site if an increase in supply is required. There are serious issues with the deliverability of the Pave Lane Site within the Local Plan period. Significant serious environmental constraints: include Woodcote Hall, a retirement and nursing home, which lies between the site and the nearby Woodcote Wood site (in Shropshire); landscape issues when viewing the site from nearby Staffordshire; and, access onto the A41(T) is constrained.

10.28 Shropshire Council has issued a resolution to grant planning permission on the Woodcote Wood site subject to a section 106 agreement which has not yet been signed. The Woodcote Wood site has been included in the sub regional sand and gravel landbank. If a proposal for the Pave Lane site comes forward either as a freestanding site or as an extension to the Woodcote Wood Site, the issue of cumulative impact would need to be considered.

10.2.4 Maintaining supplies of brick clay

10.29 Extensive supplies of brick clay have been worked within Telford over the centuries from the Hadley clays. However due to a combination of sterilisation and exhaustion of supplies, the only working site is at Hadley quarry. This has planning permission to work brick clay until the end of 2032. The brick clay is quarried and used in the adjoining quarry mainly to produce paviers, bricks, tiles and other clay products. There is currently one operational clay quarry supplying one brick works which is located in Hadley.

10.30 Making provision for supplies of locally produced clays (particularly Etruria Marl) to local brickworks and providing for stockpiling and importation of materials where this is essential, will support the objectives around Environmental Resources.

Policy ER 5

Maintaining supplies of brick clay

The extraction of Etruria Marl is expected to be focused at Hadley Quarry.

Resources have been identified within this area which will allow production to continue at the brick/tile works until the end of the Local Plan. The extraction of clay will not be supported elsewhere unless there is clear evidence of a deficiency in supply.

This policy contributes towards achieving objective 29.

10.31 National policy requires that stocks of permitted reserves are provided to support investment in new and existing plant that utilise industrial minerals. Permissions were granted at Hadley Quarry to secure sufficient reserves to maintain supplies for more than 25 years at Blockleys brick works. This quarry has sufficient reserves for the next 33 years. National policy requires that a stock of permitted reserves of 25 years be provided for each works using brick clay. Therefore the Local Plan does not include allocations for additional reserves. Further

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supplies are also available at two active sites in Shropshire (Caughley and Knowle Sands), both with substantial reserves sufficient for over 20 years at current rates of production. There is no need to bring forward other sites in the borough.

10.2.5 Mineral development

10.32 Mineral development, particularly mineral extraction, can have a considerable impact on its surroundings. The impacts on the quality of life of local people and on the environment are key considerations when deciding where to locate new minerals development. A wide range of potential adverse impacts can arise and the specific nature of these impacts and the ways of addressing them will vary case by case. Policy ER6 sets out the general requirements which will apply to all proposals involving development of mineral infrastructure and mineral working.

Policy ER 6

Mineral development

Proposals for mineral extraction, processing or associated development will be permitted subject to it being demonstrated that the development would not have an unacceptable impact, including cumulative impact with other developments, upon:

1. Local amenity (including demonstrating that the impacts of noise levels, air quality and dust emissions, light pollution and vibration are acceptable);
2. The health of local residents adjoining the site;
3. The quality and quantity of water within water courses, groundwater and surface water;
4. Drainage systems;
5. The soil resource from the best and most versatile agricultural land;
6. Farming, horticulture and forestry;
7. The safety and capacity of the road network;
8. Public Open Space, the definitive Public Rights of Way network and outdoor recreation facilities;
9. The appearance, quality and character of the landscape, countryside and visual environment and any local features that contribute to its local distinctiveness;
10. Land stability;
11. The natural and geological environment (including biodiversity and ecological conditions for habitats and species); and
12. The historic environment including heritage and archaeological assets.

This policy contributes towards achieving objectives 1, 4, 14, 15, 25 and 29.

10.33 Mineral applications can be complex. However, each proposal is different and it is recognised that not all of the issues covered in the policy will apply in every case. Early discussion with the Council is recommended to clarify the scope and level of detail of information required with an application. The most important thing will be to demonstrate that the proposal is consistent with national policy guidance and the overall Spatial Strategy.

10.3 Waste

10.34 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. In planning terms waste is a broad policy area which impacts on the management, treatment and disposal of municipal and non-municipal waste arising as a result of new development

10.35 Historical mineral extraction activity in Telford has left a ready supply of sites suitable for landfill and this has been the cheapest waste disposal option for the borough for many years. This has also made Telford a net importer of waste from neighbouring areas. However, the introduction of landfill tax, designed to end the price advantage of landfill and make more environmentally friendly treatment and disposal options more attractive, is changing this situation. The Council's own waste management contract, let in 2014, will see residual waste production reduced and reuse and recycling significantly increase. The remaining residual waste will be treated in waste to energy plants rather than landfill from 2016. The landfill tax costs will also impact commercial and industrial wastes increasingly diverting them away from landfill.

10.36 There is a clear 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 provision of facilities to enable recycling and reuse of household, industrial, commercial and construction waste up the waste hierarchy, within Telford and Wrekin;
- The ongoing costs of managing waste are reduced through good urban design;
- The provision of suitable access to waste management facilities for businesses, small and medium enterprises in particular;
- The availability of local specialist treatment operations to support the high technology manufacturing in the borough both now and in the future; and
- New businesses to manage wastes as a resource are encouraged to set up in the borough close to companies producing the waste.

10.37 The policies set out below respond positively to the development strategy set out in the Local Plan by working to create a better built and natural environment by addressing the legacy of Telford's New Town design to: 1) improve liveability of residential areas; 2) provide employment sites that respond more flexibly to the waste needs of business; and 3) minimise the construction waste from new development and infrastructure provision. Waste planning policies contribute towards the improved health and well being of the population by accounting effectively for the storage and collection of waste within new developments. Maximising the economic value of waste is also an important consideration for the Local Plan helping to encourage the circular waste economy through reuse, recycle and repair.

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10.3.1 Waste management facilities

10.38 The recycling and reprocessing of waste is an integral part of the local economy providing opportunities for employment and economic development as well as helping to improve the local environment, especially where waste can be dealt with at source.

10.39 As a result of the new household waste contract the borough will be treating household waste at Energy from Waste facilities in Shropshire and Staffordshire which have capacity, this negates the need for expensive, large scale treatment plants within the borough for the duration of the plan period. The Council, through the Waste Capacity Study, has identified that there is sufficient capacity to deal with the waste arisings throughout the plan period when taking into account the use of facilities in Shropshire and Staffordshire and therefore will not be allocating any sites for large scale waste facilities over the period of the Local Plan.

10.40 This policy provides a framework that builds on the boroughs strong manufacturing sector through the integration of waste management facilities into areas with high concentrations of manufacturing and identifies the most favourable areas for waste processing and recycling facilities on existing industrial estates.

Policy ER 7

Waste management facilities

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

1. Existing, new or expanded facilities should add value to the circular waste economy (re-use, repair, recycle) by moving waste further up the waste hierarchy, will be supported where this exceeds the current capacity of existing waste management sites;
2. 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;
3. New facilities should be designed and operated in a way that will help increase rates of recycling, create new employment opportunities, minimise the impact of the facility on the local environment and positively contribute to the local community;
4. General waste management facilities should be located in main industrial estates including Tweedale, Halesfield, Hortonwood and Stafford Park. Exceptions include waste facilities that meet specialised needs that it can be shown would not be appropriately located in the above mentioned areas;
5. The development of new waste facilities should be on previously developed land.

This policy contributes to objectives 25, 29 and 30.

10.41 In order to minimise the impact of new and expanded waste facilities on the environment developers of new sites for waste management should, at application stage, demonstrate the following:

- No adverse impact on water quality;

- 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;
- Adequate nature conservation measures have been investigated;
- The location and operation of the site does not adversely impact the historic environment;
- Visual intrusion of / from the site is minimised;
- There are 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 are in place to prevent the spread of litter originating from the operation of the site; and
- The site does not create conditions for land instability.

10.42 To maintain flexibility in meeting the need for new waste facilities the four industrial estates; Tweedale, Hortonwood, Halesfield and Stafford Park are considered the most appropriate locations due to their existing mix of employment uses and potential for expansion as part of the Local Plan. Due to the concentration of certain industrial sectors on the main industrial estates, 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. As a result of Telford's New Town legacy, these industrial areas are segregated from residential areas and benefit from excellent highway connections for the transportation of waste.

10.43 Exceptions will be considered including:

1. The need for specialised waste facilities;
2. The use of previously developed sites that might not be suitable for residential developments or commercial and industrial uses; and
3. Waste facilities that can co-locate close to waste producers.

10.3.2 Waste planning for residential developments

10.44 The policies below set out a framework for integrating waste management into new residential developments and support the implementation of the new household waste contract which will run over the duration of the plan period.

10.45 Developers should refer to the Council's 'Sustainable Waste Management Guide' when reading this policy.

Policy ER 8

Waste planning for residential developments

Residential developments are required to include refuse and recycling facilities designed to a high standard. Developers will be expected to:

1. Contribute towards the costs of refuse and recycling containers, as per the collection regime at the time of application;
2. Provide sufficient space for the storage of recycling and refuse containers;
3. Provide storage areas that are accessible to residents and where practical to the rear of the property or where this is not possible storage, at the front of properties should be secure and minimise visual impact;
4. In the case of shared housing, flatted development or residential homes:
 - a. Where appropriate and related to the size and nature of development, provide shared recycling and refuse facilities of a capacity agreed with the Council;
 - b. Where storage is not fully enclosed and secured it should be at least 5 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. The storage area needs to be accessible to collection crews with a hard surfaced route between the storage area and collection point, which should be kept clear of parked vehicles;
5. Demonstrate how construction and excavation waste from development sites will be recycled, treated and / or disposed. This should demonstrate either recycling of waste on site or, where this is not possible, the destination and end use of waste taken off-site.

This policy contributes towards achieving objectives 25 and 30.

10.46 Different types of properties will necessitate different arrangements for the storage of refuse and recycling. Generally, adequate space sufficient to store containers as per the current collection contract should be provided to the rear of the property. Where this is not possible in, for example, terraced properties adequate space should be provided at the front of the property which minimises visual impact.

10.47 Well designed screening of refuse and recycling storage can minimise the impact on visual amenity, poorly designed screening can create places to hide which can become a crime prevention issue. The design of Telford's New Town's estates has left a legacy where the need to store household waste was not considered and has created subsequent issues of poor visual amenity and poor public realm.

10.48 Poorly sited or designed refuse storage can also be harmful to the health and amenity of the occupiers of the development by reason of odours or loss of privacy or outlook. This can be avoided by ensuring that refuse and recycling storage is separate from all habitable areas and key circulation areas and is independently ventilated.

10.49 Refuse and recycling vehicles require good accessibility to developments in order to carry out collections. Roads, access routes and public spaces which vehicles need to pass over should be of a sufficiently robust construction for the length of the route the collection vehicle is required to pass over including, for example, drain covers. The layout of road space should take into account the need for collection vehicles to access developments to carry out the collection round in an efficient and timely fashion whilst maintaining high levels of health and safety.

10.50 Given the level of development proposed by the Local Plan, construction and excavation waste associated with residential development should be managed in a way that minimises the environmental impact of development. 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.

10.3.3 Waste planning for commercial, industrial and retail developments

10.51 Non-residential (commercial, industrial and retail) development will be expected to provide an appropriate level of storage for recycling and refuse that helps increase recycling rates and pushes waste management further up the waste hierarchy. Small and medium sized enterprises (SMEs) can find it harder to engage in the circular economy (re-use, repair, recycle) due to the design and layout of the borough's business parks and industrial estates.

10.52 Commercial waste should be strictly segregated from residential waste when mixed use development is proposed.

Policy ER 9

Waste planning for commercial, industrial and retail developments

Commercial, industrial and retail developments should integrate requirements for storage and collection of refuse and recycling. Developers will be expected to;

1. Provide centralised storage for waste which should be designed to meet the needs of the business and encourage recycling, for multiple businesses a communal area which could be divided per business;
2. The storage area needs to be accessible to collection crews with a hard surfaced route between the storage area and collection point, which should be kept clear of parked vehicles;
3. Where appropriate storage areas should include power for lighting and compaction equipment;
4. Where storage is not fully enclosed and secured it should be at least 5 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.

This policy contributes towards achieving objective 25 and 30.

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10.53 Developers should demonstrate a clear understanding of the waste streams generated from the development and provide appropriate general and specialist (for example, clinical waste from a veterinary surgery) storage as required. Where a phased approach is taken to development expansion space should be factored in for waste and recycling facilities.

10.54 The Council are aware from trying to improve recycling for SMEs that the type of 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.

10.4 Water

10.55 The purpose of policies addressing water is to ensure the integrated management of water resources (water supply, water conservation, water quality and waste water) as part of planning developments and the mitigation of flood risk and drainage issues (including Sustainable Urban Drainage systems) that can arise from development. The 'Telford & Wrekin Water Cycle Study' considers issues of water resources, wastewater and flood risk and forms a key part of the evidence base alongside the councils 'Local Flood Risk Management Plan' and local 'Sustainable Urban Drainage systems guidance'.

Picture 43 Sluice near Walcott



10.56 Development management policies are required to address strategic issues faced by the borough which will affect the long term sustainability of the local water environment. These are:

- The Local Plan makes provision for 15,000 new homes and 110 hectares of employment land which will have an impact on water resources consequently development has a role to play in reducing demand on available ground water supplies;
- The distribution of development sites does not match the available capacity of waste water treatment works - phasing of development can enable improvements to be undertaken in advance of development;

- Mitigating the effects of development through the replenishment of ground water supplies and reduce flooding - the incorporation of design features such as Sustainable Urban Drainage systems in new developments will help; and
- There are a number of water courses in the borough which are assessed as having poor / moderate water quality status under the Water Framework Directive - the status of these water courses may be affected by the proximity and type of development as well as the quality of waste water discharging from local treatment works.

10.57 Policies relating to water will be complimentary to a number of other policy areas notably; green infrastructure, highways, open space, health and wellbeing and urban design, to achieve a holistic 'water sensitive' approach to development.

10.58 To introduce high levels of water efficiency, new development should take all available opportunities to integrate the principles of sustainable design and construction into the design of proposals.

10.4.1 Water conservation and efficiency

10.59 Water resources will come under increasing strain locally with the Local Plan making provision for 15,500 homes and 110 hectares of employment development within the borough and tighter regulation of water supplies. As part of wider efforts to improve the efficient use of water, including Severn Trent Waters efforts to address leakages, new development has to work harder to ensure that water is reused and conserved locally.

10.60 The purpose of the policy set out below is to help development make a positive contribution towards improving the local environment by incorporating design features that will reduce, reuse and recycle water reducing the cost of living and doing business within the borough.

Policy ER 10

Water conservation and efficiency

The Council will require developments of 10 or more homes or 1,000 sqm of non-housing use to demonstrate that they:

1. Have incorporated design features that will reduce water consumption; and/or
2. Have incorporated design features that will support recycling/re-use of water through measures such as rainwater harvesting and grey water recycling, especially where a large demand for water is predicted such as industrial processes; and/or
3. Provided features for the collection of rainwater for use in irrigation/watering to offset potable water demand.

This policy contributes towards achieving objectives 25, 31 and 33.

10.61 The borough is covered by the Shelton Water Resource Zone, the area where local drinking water comes from, which will be subject to the Environment Agency's 'Restoring Sustainable Abstraction' programme towards the middle of the plan in 2024/5. This will include

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the revocation of abstraction licences for ground water supplies in some areas and increased abstraction in others with plans to be agreed between Severn Trent Water and the Environment Agency. The Council recognises that "water sensitive design" can make a positive contribution to the security and conservation of the borough's water supplies and protect existing water sources. The Council seeks to maximise efficient use of water and prevent over abstraction of local water sources.

10.62 The borough is recognised as an Urban Powerhouse as part of the Marches Local Enterprise Partnership Strategic Economic Plan in recognition of the borough's role as a key area for employment and inward investment. Severn Trent Water has assumed that demand will fall across the Shelton Water Resource Zone based on increased efficiency in the design of new employment developments as well as a change in customer base. The borough has a disproportionately high manufacturing sector when compared with the local, national and regional picture. The borough's 'Objectively Assessed Need' demonstrates a need for new employment land with around 80% in the B2 employment class, reflecting the importance of manufacturing and food processing locally, which is likely to be process driven businesses with a significant need for water.

10.63 Severn Trent Water have been investing in local infrastructure for the management and resilience of water supplies across the Shelton Water Resource Zone as well as in upgrading infrastructure within the borough to address issues of leakages. Severn Trent Water have made demand assumptions based on the increasing levels of water efficiency in the design of new homes which show that water consumption per head will drop from 120 litres per day (current) to 109 litres per day by 2034. The Environment Agency have expressed support for reducing consumption of water to a level of around 110 litres per person per day and, further guidance can be found in 'Building Regulations - Approved Document G (2015)'. Policy ER10 supports a reduction in water consumption in relation to major development. Smaller schemes will also be required to address the need to conserve water as set out in Policy BE1 and the Building Regulations.

10.4.2 Sewerage systems and water quality

10.64 A plan led approach to the delivery of development is critical to addressing the capacity constraints within the boroughs sewerage and wastewater treatment infrastructure. The main purpose of the policy is to address the alignment of development with the available capacity at wastewater treatment works and where capacity is constrained ensure that improvements can be made prior to development coming forward.

10.65 In addition, Policy ER11 seeks to ensure that development can contribute positively to the European Union Water Framework Directive for achieving 'good quality' status for all UK water bodies.

Policy ER 11

Sewerage systems and water quality

The capacity and resilience of local sewerage infrastructure is critical to the sustainability of new development. In order to avoid adverse impacts of additional demand on the existing foul sewerage network, the Council will expect developers to demonstrate:

1. How foul flows produced by the development will be drained and the identification of the agreed point of connection to the public foul sewerage network;
2. That sewerage and surface water will drain separately;
3. How development will be phased to allow Severn Trent Water sufficient time to undertake any necessary capacity improvement works to the public foul network or to existing waste water treatment works prior to construction and occupation of developments;
4. Where development is bought forward in advance of planned capacity improvements by Severn Trent Water through the Asset Management Process any required capacity improvements should be delivered via agreement between the developer and Severn Trent Water;
5. Development proposals follow the hierarchy (order of preference for foul drainage connection) as set out in the National Planning Policy Guidance. Non mains drainage proposals must assess the potential impacts upon water quality to ensure no detrimental impact on the water environment; and
6. Any drainage system must be designed and constructed so surface water discharged does not adversely impact the water quality of receiving water bodies, covered by the Water Framework Directive, both during construction and when operational. Proposals resulting in unacceptable risk to the quality of a water body will not be permitted.

This policy contributes towards achieving objectives 25, 31 and 33.

10.66 The 'Telford & Wrekin - Water Cycle Study' shows that although most wastewater treatment works have capacity to accommodate additional development this available capacity is not distributed evenly and is not always sufficient to absorb the planned levels of development for the area. Phasing development across the course of the plan will allow Severn Trent Water to incorporate improvements into Asset Management Planning delivering key infrastructure in advance of development. Where applications are bought forward in advance of planned capacity improvements developers will need to demonstrate that they have made arrangements with Severn Trent Water to provide additional sewerage and wastewater treatment capacity to accommodate their development.

10.67 The borough has a large manufacturing (including engineering and food processing) sector which generates trade effluent as part of the industrial processes. The majority of employment land included within the Local Plan (around 80%) is in the B2 employment class. This is likely to include more food processing industries that will put strain in the capacity of wastewater infrastructure in addition to the planned levels of residential development.

10 Environmental resources

10.68 Regular reviews of the Infrastructure Delivery Plan will help provide Severn Trent Water with information on any changes to the phasing of development, to feed into their Asset Management Plans in a timely manor allowing opportunities to re-deploy resources to better meet the needs of emerging development patterns.

10.69 Receiving water courses covered by the European Union Water Framework Directive are subject to a basic requirement of 'no deterioration' and the objective to achieve 'good' status potential by 2015 (or 2027 as specified). A plan led approach will allow the Council, Severn Trent Water and the Environment Agency to identify any potential water quality issues. These mainly arise as a result of wastewater discharge or surface water run off from agricultural land which makes up 62% of the borough. Strategies to help mitigate the impact of development on water quality will be required in advance of planning approval being granted and could include; on-site measures, such as Sustainable Urban Drainage Systems (SUDs), reinforcement of wastewater treatment infrastructure, restoring natural watercourses through the removal of culverts, improvements to habitats and overcoming barriers to fish movement. In reference to surface water in order to address this the appropriate number of treatment stages set out in the CIRIA SUDS Manual should be provided for each of the relevant land uses constructed as part of the development.

10.70 A good example of partnership working to address water quality and habitat issues locally is the 'Love your River Telford' project which has brought together the Environment Agency, Shropshire Wildlife Trust, Severn Trent Water with support from local businesses and environmental groups. This project provides a vehicle for engagement with developers to explore ways of improving and enhancing the local environment.

10.4.3 Flood risk management

10.71 It is essential that new development minimises its impact on the built and natural environment, this includes reducing risk of flooding through incorporating features such as Sustainable Urban Drainage systems. Given the potential for flooding in certain areas of the borough, namely the Ironbridge Gorge World Heritage Site, the purpose of Policy ER12 is to take a proactive approach to managing flood risk from watercourses, sewers, heavy rainfall and groundwater sources.

Picture 44 Wrekin Reservoir



10.72 This policy should be read alongside the the current versions of the Council's 'Guidance on Sustainable Urban Drainage systems', 'Local Flood Risk Management Strategy' and current 'Strategic Flood Risk Assessment'.

Policy ER 12

Flood risk management

Effective on-site management of surface water can improve water quality, water conservation, the replenishment of ground water supplies and reduce instances of flooding. The Council will therefore expect developers to:

1. Ensure development proposals are located in accordance with the Sequential Test and Exception Test (where appropriate) and also have regard to both the Strategic Flood Risk Assessment update and Local Flood Risk Management Strategy (LFRM) where appropriate;
2. Provide detailed schemes for on-site management of surface water run off which are designed to the greenfield / brownfield run off rates as set out in the current 'Local Flood Risk Management Plan';
3. Demonstrate that all new development, where flooding has been identified, reduce flood risk through the inclusion of appropriate flood storage compensation measures and seeks opportunities for flood risk reduction measures to enhance the local flood risk regime;
4. Ensure that all Sustainable Urban Drainage Systems serving residential developments are designed to provide an additional modelling allowance dependant on the housing density to cater for future development;
5. Demonstrate that where Sustainable Urban Drainage systems have been provided that there is a management and maintenance plan in place for the lifetime of the development which shall include arrangements, including financial, for adoption by any public authority or statutory undertaker;
6. Demonstrate no loss of open watercourse with culverts being opened up where possible to improve drainage and flood flows. Proposals involving the creation of new culverts (unless essential to the provision of access) will not be permitted;
7. Demonstrate proposals should help to conserve and enhance watercourses and riverside habitats, where necessary through management and mitigation measures for the improvement and/or enhancement of water quality and habitat of the aquatic environment; and
8. Ensure that discharge locations have capacity to receive all foul and surface water discharge from developments with regard to the following hierarchy:
 1. Ground infiltration;
 2. Water body;
 3. Surface water sewer.

This policy contributes towards achieving objectives 25, 31 and 33.

10 Environmental resources

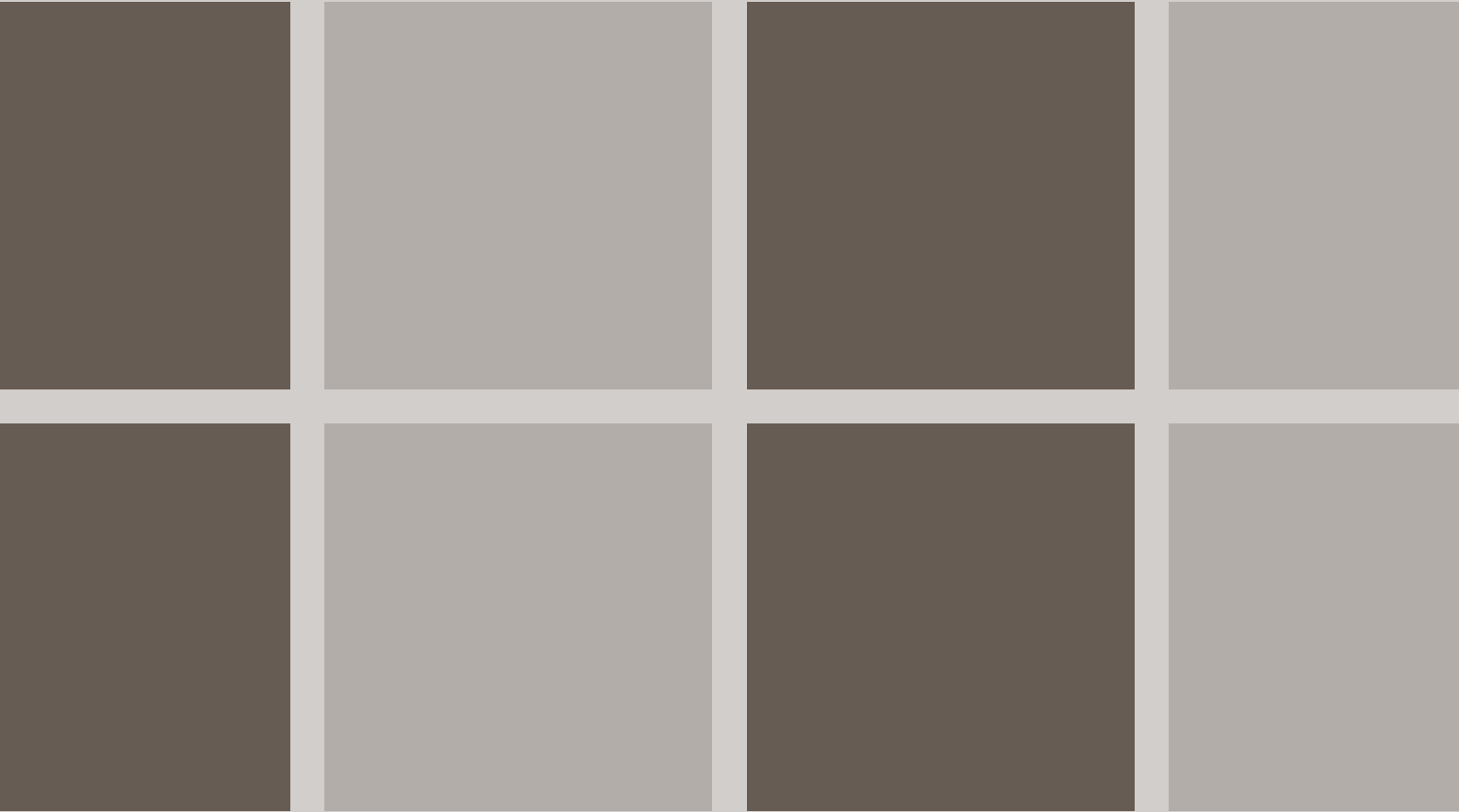
10.73 Areas of the borough are subject to regular instances of flooding, this includes the river Severn within the World Heritage Site, rural areas and parts of the Telford urban area. In general this is caused by the strain placed on the existing drainage system during heavy rainfall events. The Council is taking a proactive approach to flooding issues through 'Local Flood Risk Management Strategy', which identifies flood risk from a number of sources including local watercourses. The Council works closely with the Environment Agency and Severn Trent to address flooding issues including the use of temporary barriers to protect property along the Wharfage in Ironbridge and regular maintenance programmes for watercourses running through the urban area.

10.74 The Local Plan has a key role to play in protecting developments and third party property from flooding by working to retain water on-site through sustainable drainage, integrate flood storage compensation measures, improve the capacity of receiving watercourses and providing appropriate buffering between watercourses and development. Developers also need to plan for the life time of the development and the effects of climate change by setting appropriate floor levels, providing safe pedestrian and vehicle access and where appropriate provide a flood evacuation management plan.

10.75 Developments will also be required to make allowances for future development for example the paving of gardens, the hard surfacing of previously green areas such as gardens, in the design and capacity of drainage systems. Local evidence shows that change occurs over time as residents tarmac front gardens for extra parking spaces, use hard surfacing to reduce maintenance in gardens as well as businesses seeking to provide more parking for employees.

10.76 The Council has developed local Sustainable Urban Drainage Systems (SUDs) guidance to help ensure that where developments are required to incorporate these measures they are designed to an adoptable standard with management and maintenance plans for drainage systems set out at application stage detailing how maintenance will be carried out, funded and who the responsible end party will be e.g. Management company or the Council. The cost of maintaining drainage systems and porous surfaces in particular, needs to be considered in the design of developments.

10.77 Development can make a positive impact on flooding by reducing the length of culverted watercourses. This can have the added benefits of improving access to water features, improving local habitats and using water bodies as a catalyst to enhance the ecological value of an area. The Council recognises the value of watercourses on or adjacent to development sites as part of wider green infrastructure which helps improve the health and wellbeing of residents and visitors through opportunities for; active travel, recreation and visual amenity in and around the boroughs extensive green network.



Appendix

A. Delivery and monitoring

Infrastructure Delivery Planning

Working with partners

1 The Council has prepared the Local Plan having had cooperative discussions with partner organisations to secure their involvement and commitment to its delivery. The Council has already made contact with all public service providers, Highways England and utilities companies in the field of gas, electricity distribution, water and telecommunications.

2 The Council is confident that there are no “show stoppers” that would prevent the delivery of the housing and employment land trajectory during the first five years of the life of the Local Plan. This is because most of the new development anticipated already has planning permission where planning obligations under s106 of the Town and Country Planning Act 1990 have been signed or are being negotiated. As of April 2015, the council had a balance of over £8.4m in s106 contributions to be applied towards infrastructure. At the time of writing, the Council is also negotiating other s106 agreements which, if all delivered, will secure an additional £14.5m. The Council has sealed legal agreements or is negotiating on schemes to deliver a further around 2,000 affordable homes and other community infrastructure. Major developments such as the Lawley Urban Extension approved in 2004 are still delivering community infrastructure as they are being built out.

3 The Council recognises that it also needs to plan for the long term. It is currently drafting an Infrastructure Delivery Plan (IDP) for the borough in cooperation with private and public service providers that will inform how the Local Plan will deliver infrastructure to 2031 and take account of new housing and employment land allocations in the draft Plan. The IDP will be the mechanism for monitoring capital investment across the borough recognising the current strengths and deficiencies in infrastructure provision and ensuring that investment addresses these deficiencies.

4 The IDP will be a live document that will require regular updates to take account of :

- The continuing relevant infrastructure projects and programmes;
- Any changes to the phasing of committed and new housing and employment projects and how this impacts on the phasing of infrastructure delivery;
- The cyclical business plans of utility companies;
- The provision of additional information related to infrastructure projects and programmes, such as costs; and
- Monitoring the delivery of schemes.

Funding strategy

5 The Council has an excellent track record in securing funding to deliver infrastructure. For example, it is progressing the delivery of £200m of secondary schools provision through the Building Schools for the Future Programme. It has secured £22.6m from the Marches Local Enterprise Partnership to deliver highways, transport and utilities infrastructure and has secured

£8m from New Homes Bonus funding and additional Council Tax receipts from recent developments. It has successfully lobbied to secure the expansion of the MoD logistics site at Donnington.

6 Nonetheless, the Council has taken a conservative approach to securing funding to help deliver appropriate infrastructure. It recognises that it will need to plan in the short term at least in the context of restricted amounts of local and central government funding. This will, by necessity, require the Council to work more innovatively with the private sector, for example, in directing developers to deliver essential infrastructure at their own commercial risk and joint delivery of new infrastructure with public sector partners including co-locating services. The Council therefore expects a broad base of financial support to reduce the cost on the borough. Sources of funding are anticipated to include:

- Private sector investment
- Infrastructure providers' capital investment and asset management plans
- Capital receipts from disposal of assets
- European Union funding
- Local Enterprise Partnership funding
- Central Government capital grants
- In kind contributions such as land assets.

7 As part of developing a broad funding strategy and building on the infrastructure evidence base available through the Local Plan and the Infrastructure Delivery Plan the Council will assess the viability of introducing a Community Infrastructure Levy. The levy provides opportunities for increased flexibility in the collection and distribution of funding towards strategic infrastructure projects. Following investigation of viability the Council will seek adoption of a Community Infrastructure Levy under the following circumstances;

- Introduction of the levy does not affect the viability of development in the borough
- There is a proven need and evidence base which supports the introduction of the levy
- Income from the levy would be sufficient to meet the infrastructure funding requirements of the Local Plan

8 The Council will continue to use Section 106 and 278 agreements to secure on-site and strategic off-site infrastructure in the absence of a Community Infrastructure Levy. Should the levy eventually be introduced, subject to the circumstances set out above, the Council will then seek to scale back the use of Section 106 and 278 agreements to circumstances where they are:

- Necessary to make the development acceptable in planning terms
- Directly related to the development
- Fairly and reasonably related in scale and in kind to the development

Monitoring and review

9 Under regulation 34 of the *Town and Country (Local Planning) (England) Regulations 2012*, the Council is required to produce an Authority Monitoring Report (AMR) on at least an annual basis. Amongst other things, this document will review progress regarding of the implementation

of the planning policies contained within this document. Furthermore the document will review the performance of the policies and highlight any steps the Council may need to take to aid the delivery of the policy.

10 To aid this monitoring, a set of indicators linked with policies have been established. The tables below summarises these indicators.

Table 12 Aim 1: Promote prosperity and opportunity for everyone

	Baseline	Monitoring Indicator	Source
Support the delivery of 110 hectares of employment land on a range of sites across the borough	0 in 2011	The net gain of B use class land (hectares) against the target	Planning applications
Support and enhance the vitality of the network of local urban centres in Telford as the focus for local business, shopping and community facilities well served by public transport	0 in 2011	Track vacancy rates against the average for the West Midlands	Town centre health check/ review against ATCM data or equivalent
	TBC - X% of residents travelling to work by bus	Increased bus patronage on routes serving Telford town centre (numbers of passengers)	LTP
Consolidate and strengthen Newport's role as a market town	TBC	Track vacancy rates against the average for the West Midlands	AMR
Support and enable the development of rural enterprises	TBC	Delivery of superfast broadband	AMR/ Superfast Broadband
		Number of prior approval applications for change of use of agricultural buildings to activity within the B Use Class	Planning applications
Expand the borough's leisure, tourism and business visitor offer	TBC	Monitor visitor numbers Net increase in the number of hotel bed spaces	Ironbridge Museum Trust/ Invest in Telford Planning applications
Support actions which reduce the skills gap	0 in 2011	Number of agreements with developers to support local	Planning applications

	Baseline	Monitoring Indicator	Source
between employers and the local workforce		employment and number of apprenticeships	Section 106 database
Support measures which reduce youth unemployment.	12.9% at December 2014	Performance against the trend average for the West Midlands	Nomis, LEP

Table 13 Aim 2: Meet local housing needs and aspirations

	Baseline	Monitoring Indicators	Source
Support delivery of 15,000 new dwellings across the whole borough by 2031	0 dwellings in 2011	Delivery of dwellings against the housing trajectory	AMR
Make sure new developments deliver a range of housing types and tenures that meet the needs of specific household groups	TBC	Monitor mix of houses and flats in all schemes of 10 or more dwellings to ensure mix of accommodation	Planning applications
	0 dwellings in 2011	Monitor the amount and type of affordable homes delivered	Planning applications
Make sure an appropriate proportion of new dwellings are affordable	0 % in 2011	Monitor % of dwellings delivered that are affordable against policy targets	AMR
Improve the quality of existing housing	TBC	Adoption of Residential Alterations SPD	AMR
Meet the identified housing needs of gypsies and travellers	0 in 2011	Monitor the number of permanent and temporary pitches delivered over the plan period	Planning applications

Table 14 Aim 3: Harness the borough's natural environment

	Baseline	Monitoring Indicator	Source
Make sure that green infrastructure is planned, designed and managed to meet site, local and strategic needs including the delivery of 100 new 'community green spaces' under the Council's Green Guarantee	TBC	Monitor quantity of Green infrastructure Monitor funding secured and in kind projects to improve/increase Green Infrastructure	AMR Planning applications/ s106 database

Appendix

	Baseline	Monitoring Indicator	Source
		Numbers of Green Guarantee spaces	
Make sure that nationally and locally significant natural landscapes such as the Area of Outstanding Natural Beauty are protected and managed appropriately	One AONB	Number of applications refused on design grounds in AONB	AMR Shropshire Hills AONB Partnership
Safeguard and enhance the borough's biodiversity	59% in 2015	The amount of SSSI's in favourable condition	Natural England
Safeguard the borough's limited minerals resources for future generations	TBC	Ensure no minerals safeguarded land is lost to inappropriate development	Planning applications

Table 15 Aim 4: Promote more socially cohesive, healthy and active communities

	Baseline	Monitoring Indicator	Source
Enable healthier lifestyles and improve the health and wellbeing of the population	TBC	Adult participation in sport (%)	Sport England
		Mortality rates	NHS
Address social and economic deprivation	TBC	Number of output areas in lowest 10% cohort of areas of multiple deprivation	Index of Multiple Deprivation
	No net loss of community facilities	Planning applications	
Enhance the borough's education and training facilities	TBC	Number of new schools built	Planning applications
		% of residents with NVQ 3 or equivalent	Nomis
Support the creation of safe and secure environments	TBC	Number of Secure by Design schemes awarded	West Mercia Police/ Planning applications

	Baseline	Monitoring Indicator	Source
Enable people to live independently for longer	0 in 2011	Number of sheltered housing units (Use Class C2) approved	Planning applications
Sustain and enhance the vitality of rural settlements	0 in 2011	Delivery of 900 dwellings within the rural area	AMR
		Delivery of superfast broadband	Superfast Broadband

Table 16 Aim 5: Enhance the infrastructure for improved access and communication

	Baseline	Monitoring Indicator	Source
Support the continued provision of a highly accessible and integrated transport network	TBC	Phased delivery of junction improvements Net increase in public transport usage (numbers of passengers)	LTP
Encourage and help enable greater access by non-vehicular means to local green space, services and locations of employment;	% 2011 Census	Decrease in % of people using car for work	LTP/ Census
Enhance broadband and mobile networks across the borough.	TBC	Delivery of 24Mbps to 98% of the borough Number of applications for new telecomms apparatus in the rural area	Superfast broadband programme/ Ofcom Planning applications

Table 17 Aim 6: Value the cultural and heritage assets

	Baseline	Monitoring Indicator	Source
Achieve high quality urban design which has positively responded to local context	One design awards in 2014/15 (Southwater)	Number of schemes in the borough with design awards	AMR
Safeguard the character and setting of the borough's built and natural heritage, including Ironbridge Gorge	Management Plan in place but needs to be reviewed	Adoption of an up to date World Heritage Site Management Plan	AMR

	Baseline	Monitoring Indicator	Source
World Heritage Site and the Wrekin			
Protect and enhance the borough's local distinctiveness	No up to date appraisals	Adoption of Conservation Area appraisals for all Conservation Areas and adoption as SPDs	AMR
	Seven	Number of new Conservation Areas	AMR

Table 18 Aim 7: Reduce the environmental impact of new development

	Baseline	Monitoring Indicator	Source
Promote solutions that reduce energy demands on non-renewable energy sources;	TBC	Number of schemes approved for renewable energy	Planning applications
Support measures to increase household recycling rates;	% of waste recycled (2015)	Increase in % amount of household waste recycled or reused	Annual waste return
Make sure development mitigates for and enables adaption to the effects of climate change;	TBC	Adoption of Residential Alterations SPD	AMR
Encourage the most efficient use of existing land and buildings to meet local needs	TBC	Increase in bus patronage	LTP
Protect the borough's water quality and reduce the risk of flooding	TBC	The number of planning applications approved contrary to the Environment Agency advice with regard to water quality and flood risk	Planning applications / Environment Agency
Safeguard the borough's limited minerals resources for future generations	TBC	Ensure no minerals safeguarded land is lost to inappropriate development	Planning applications

B. 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 for housing, retail or office development.

Annual Monitoring Report/Authority Monitoring Report: A document which assesses the extent to which local planning policies are being 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: Previously developed land.

Central Telford Area Action Plan: A local planning policy document that sets out a strategy and policies for the spatial development of Central Telford (including the town centre, Hollinswood, Malinslee, Central Park and Old Park).

Committed Land: Land that has planning permission for development or has been allocated for development in a development plan.

Convenience Goods: Food and non-alcoholic beverages, tobacco, alcoholic beverages, newspapers and periodicals and non-durable household goods.

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, 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 Cooperate: A requirement set out in section 110 of the Localism Act, for neighbouring local authorities to plan strategically across boundaries.

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) Order (1995)* 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: All types of green open space and natural features. It includes all public and private green areas such as parks, sports pitches and private gardens as well as all urban and rural green features such as highway verges, street trees and planters, hedges, woods and fields.

Homes and Communities Agency: 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.

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 Framework: The collection of documents setting out the guidelines for spatial development in Telford & Wrekin.

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.

National Planning Policy Framework: The government's national planning policies (issued in March 2012) It replaces National Planning Policy Statements and Planning Policy Guidance Notes along with some circulars.

Neighbourhood Development Plan: A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area.

Planning Practice Guidance: A web-based resource which brings together planning practice for England and which should be read alongside the NPPF.

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 Ramsar Convention

Sequential Approach: This approach is adopted when selecting sites for new retail, commercial leisure developments, other key town centre uses or housing. First preference should be for town centre sites, where sites or buildings suitable for conversion are available, followed by edge of centre sites, and only then by out of centre sites in locations that are, or can be made, easily accessible by a choice of means of transport.

Strategic Economic Plan: A plan prepared by the Local Enterprise Partnership.

Strategic Flood Risk Assessment: An assessment of the nature and extent of all types of flooding in the Borough and the implications this may have for land use planning.

Strategic Housing Market Assessment: An assessment of housing needs and demand, designed to ascertain the need for market housing, affordable housing and understand the housing requirements for particular groups in society.

Strategic Housing Land Availability Assessment: An assessment which identifies sites with housing potential and assesses how deliverable they are.

Supplementary Planning Document: Policy documents which provide guidance to supplement policies and proposals contained within the Local Plan and other Development Plan Documents.

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.

Targeted Intervention Areas (TIAs): Six electoral wards in the borough that are within the 10% most deprived nationally and have been prioritised by the Council for investment and support. These are Brookside, College, Cuckoo Oak, Donnington, Malinslee and Woodside.

Trajectory: A projection of the expected rate of housing delivery for the plan period.

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.

Windfall: Windfall sites are sites that have not yet been identified, either through a planning application or development plan allocation.

World Heritage Site: A place that is listed by the UNESCO as of special cultural or physical significance.

C. Employment site allocations

Table 19 Employment Use Classes

Use Class	Description
B1 (a)	as an office other than a use within class A2 (financial and professional services),
B1 (b)	for research and development of products or processes,
B1 (c)	for any industrial process
being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.	
B2	Use for the carrying on of an industrial process other than one falling within class B1
B8	Use for storage or as a distribution centre

Table 20 Allocated Employment Sites

Site Reference	Employment Area	Street	Locality	Site Area	Preferred Uses
E1	Hortonwood	Hortonwood 45	Hortonwood	9.27	B1b, B1c, B2, B8
E2	Hortonwood	Hortonwood 45	Hortonwood	4.15	B1b, B1c, B2, B8
E3	Hortonwood	Hortonwood West	Hortonwood	21.78	B1b, B1c, B2, B8
E4	Hortonwood	Hortonwood 45	Hortonwood	2.15	B1b, B1c, B2, B8
E5	Hortonwood	Hortonwood 40/45	Hortonwood	2.59	B1b, B1c, B2, B8
E6	Hortonwood	Hortonwood 40	Hortonwood	3.77	B1b, B1c, B2, B8
E7	Hortonwood	Hortonwood 35	Hortonwood	0.86	B1b, B1c, B2, B8
E8	Hortonwood	Hortonwood 50	Hortonwood	1.39	B1b, B1c, B2, B8
E9	Hortonwood	Hortonwood 60	Hortonwood	3.34	B1b, B1c, B2, B8
E10	Hortonwood	Hortonwood 65	Hortonwood	4.02	B1b, B1c, B2, B8
E11	Hadley Park	Hadley Park East	Hadley Park	1.91	B1a, B1b, B1c
E12	Hadley Park	Hadley Park East	Hadley Park	1.56	B1a, B1b, B1c

Site Reference	Employment Area	Street	Locality	Site Area	Preferred Uses
E13	Hortonwood	Hortonwood 1	Hortonwood	1.30	B2, B8
E14	Hortonwood	Land at Telford International Railfreight Terminal	Hortonwood	2.48	B8
E15	Donnington Wood	Granville Road	Donnington Wood	3.30	B1b, B1c, B2, B8
E16	Donnington Wood	Deer Park Court	Donnington Wood	2.74	B1b, B1c, B2, B8
E17	Central Telford	Telford Way	Snedshill	3.13	B1a, B1b
E18	Central Telford	Colliers Way	Old Park	1.16	B1a
E19	T54	Naird Lane	Nedge Hill	35.57	B1b, B1c, B2, B8
E20	Halesfield	Halesfield 25	Halesfield	1.64	B1b, B1c, B2
E21	Halesfield	Halesfield 25	Halesfield	1.30	B1b, B1c, B2, B8
E22	Halesfield	Halesfield 1	Halesfield	1.38	B1b, B1c, B2, B8
E23	Halesfield	Halesfield 24	Halesfield	1.97	B1b, B1c, B2, B8
E24	Halesfield	Halesfield 2	Halesfield	0.50	B1b, B1c, B2, B8
E25	Halesfield	Halesfield 15	Halesfield	1.46	B1b, B1c, B2, B8
E26	Halesfield	Halesfield 10	Halesfield	1.77	B1b, B1c, B2, B8
E27	Newport	Land South of A518	Newport	9.68	B1b, B1c, B2, B8
E28	Shawbirch	Land off A442 Queensway	Shawbirch	22.35	B1b, B1c, B2, B8

D. Housing site allocations

11 The following table provides the list of sites allocated for housing in the Local Plan.

Table 21 Housing site allocations

Site Ref	Address	Site size	Yield
H1	Land At, Muxton, Telford	41.886	750
H2	Woodhouse, Priorslee	61.424	1100
H3	Sutherland School, Gibbons Road	5.290	123
H4	Plot D, Pool Hill Road, Dawley	2.249	40
H5	Beeches Hospital	3.418	106
H6	Former Madeley Court School Site	3.385	54
H7	The Former Phoenix Secondary School	8.284	200
H8	The Charlton School, Severn Drive, Dothill	6.310	165
H9	The Former Swan Centre, Grange Avenue, Stirchley	0.708	21
H10	Land at The Hem, Telford	37.743	300
H11	Land at Holyhead Road, St Georges	1.202	40
H12	Land North of Priorslee Roundabout	3.255	70
H13	Land South of Springfield Industrial Estate, Station Road, Newport, Shropshire	4.544	120
H14	Blessed Robert Johnson, Whitchurch Drive	2.26	50
H15	Land off Majestic Way, Aqueduct	2.55	40
H16	Old Park 2, Park Lane	6.57	70
H17	Lawley West	13.82	250
Total:			3499

Table 22 Madeley Neighbourhood Development Plan allocation

Address	Site size	Yield
Land West of Woodside Avenue	4.22	50

E. Car and cycle parking standards

Introduction

12 The standards set out below should be viewed as a guide for a range of development scenarios including central, suburban and rural developments and can be applied flexibly depending on a range of factors including:

1. Proximity of developments to public transport infrastructure including railway stations (Telford, Oakengates and Wellington) and bus stations served by one or more services operating at a frequency of 15 minutes or better;
2. Developments within 800m walking distance to Telford Town Centre or Market Towns (Wellington and Newport) and 400m walk distance to District Centres (Dawley, Donnington, Hadley, Madeley and Oakengates);
3. The package of sustainable travel measures in a travel plan that will be provided by the development to encourage modal shift;
4. The availability of existing parking that can be practicably used to service the needs of development (see 'commuted parking payments' policy);
5. The type and mix of development; and
6. A combination of allocated and un-allocated parking spaces.

13 The Council will consider applications to vary the parking standards set out here. In such instances, the onus is on the developer to show that the implications of the parking provision are acceptable. However, proposals which are considered to have over-generous parking provision in excess of the standards set out here will not be supported. Equally, proposals with substantially reduced parking provision may be unacceptable in some circumstances, for example where this would result in unacceptable parking pressure on existing streets, which could not be reasonably mitigated.

Residential Parking Standards

14 As a mixed urban/rural area the borough has a variety of different residential landscapes including emerging city style urban living in central Telford, traditional urban environments around older towns and centres as well as predominantly suburban areas.

15 Given the local experiences of planning for parking in a range of new developments across the borough the Council recognises that reducing car parking on suburban estates is not necessarily an effective way of reducing levels of car use and ownership. On the other hand, for central and urban areas a reduction in the provision of vehicle parking may be considered.

Table 23 Development Scenarios

Development scenarios	Description
Central - higher proportion of flats and rented dwellings	Central Telford area and sites within 800 m of a Market Town and 400 m of a District Centre
Suburban - detached and linked houses	All other areas within urban area
Rural - mostly detached houses	Areas outside of the urban area

16 The basis for setting residential parking standards was looking at car ownership in new developments and identifying that the most important factors influencing car ownership in Telford and Wrekin which are:

- Dwelling size and tenure (there are generally lower levels of car ownership in flats and in rented dwellings);
- Location (there is a lower car ownership in areas closer to the borough' centres);
- Overall numbers of car parking spaces in a development could be reduced if some spaces were provided on communal basis.

17 Following a similar methodology used in national guidance published by the Department of Communities and Local Government in May 2007 as “Residential Parking Research” a matrix approach to parking provision was adopted in this policy. This policy reflects the need to control parking levels according to need without creating over provision nor creating indiscriminate parking.

18 Because of the differing degrees of access to local facilities, public transport and car ownership, there are three parking standards that will apply: within the Central Area as defined above, one in suburban areas and one in rural areas.

Standard space dimensions and design

19 Developers will be expected to adhere to the following design guidance for parking:

- [Manual for Streets](#) (2007) and [Car Parking: What Works Where](#) (Homes and Communities Agency - 2006)
- [Traffic Advisory Leaflet 5/95](#) (for car parking for disabled users);
- [Workplace Cycle Parking Guide](#) (TFL, 2006) (cycle parking at employment sites);
- [Cambridge City Council's Cycle Parking Guide for New Residential Developments](#) (2010).

Housing standards - tables

Table 24 Car parking standards for the central areas (use class C3):

Number of bedrooms per dwelling	Average car ownership (6)	Number of unallocated spaces when no allocated spaces	Allocated space per dwelling	Unallocated required space per dwelling	Allocated and unallocated	% of unallocated	Total Demand (Allocated + unallocated + 20%)
1	0.5	0.5	1.0	0.1	1.1	9.1%	1.3
2	0.9	0.9	1.0	0.2	1.2	16.7%	1.4
3	1.2	1.2	1.0	0.4	1.4	28.6%	1.6
4	1.8	1.8	2.0	0.2	2.2	9.1%	2.4
5	2.0	2.0	2.0	0.3	2.3	13%	2.5

6 Average car ownership for rented houses and flats

Table 25 Car parking standards for the suburban areas (use class C3):

Number of bedrooms per dwelling	Average car ownership (7)	Number of unallocated spaces when no allocated spaces	Allocated space per dwelling	Unallocated required space per dwelling	Allocated and unallocated	% of unallocated	Total Demand (Allocated + unallocated + 20%)
1	0.7	0.7	1.0	0.1	1.1	9.1%	1.3
2	1.2	1.2	1.0	0.4	1.4	28.6%	1.6
3	1.6	1.6	2.0	0.1	2.1	4.8%	2.3
4	2.3	2.3	2.0	0.4	2.4	16.7%	2.6
5	2.6	2.6	3.0	0.6	3.6	16.7%	3.8

Table 26 Car parking standards for the rural areas (use class C3):

Number of bedrooms per dwelling	Average car ownership (8)	Number of unallocated spaces when no allocated spaces	Allocated space per dwelling	Unallocated required space per dwelling	Allocated and unallocated	% of unallocated	Total Demand (Allocated + unallocated + 20%)
1	0.9	0.9	1.0	0.2	1.2	16.7%	1.4
2	1.6	1.6	2.0	0.1	2.1	4.8%	2.3
3	2.2	2.2	2.0	0.4	2.4	16.7%	2.6
4	3.1	3.1	3.0	0.8	3.8	21.1%	4
5	3.5	3.5	3.0	1	4.0	25%	4.2

20 Cycle parking: 1 secure space per bedroom and some level of visitor cycle parking, in particular schemes of 10 or more dwellings.

21 Disabled parking: 5% of all un-allocated parking will be required to be designated for disabled parking.

7 **Average car ownership for rented houses and flats**

8 **Average ownership for rented houses and flats**

Table 27 Parking standards in other housing developments (use class C2)

Description	Subcategory	Car parking spaces	Cycle parking (minimum) ⁽⁹⁾	Disabled car parking
Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.	Residential Education Establishments— Primary / Secondary	1 space per 2 staff	1 per 2 units	1 bay or 5% of total capacity, whichever is greater
	Residential Education Establishments— Further / Higher	1 space per full time equivalent staff and 1 space per 5 students	1 per unit	
	Care, nursing homes and hospitals	1 space/4 bed space and 1 space / staff for hospitals to be considered on a case by case basis	1 visitor space per 10 residents	Dependent on actual development, on individual merit, although expected to be significantly
	Residential hostels	1 space/4 bed spaces	1 space for every 2 members of staff and 2 spaces for every 10 bedrooms	higher than business or recreational development requirements

9 http://www.designforsecurity.org/uploads/files/DFS_Cycles.pdf

Description	Subcategory	Car parking spaces	Cycle parking (minimum) ⁽⁹⁾	Disabled car parking
	Retirement homes and sheltered housing	1 space per 2 units and 1 space per staff	1 per 2 staff and 1 space per 6 visitors	N/A if parking is in curtilage of dwelling, otherwise as visitor/ unallocated

Non-residential car and cycle parking standards

22 The borough has a wide range of employment sites in locations which enjoy varying degrees of accessibility by walking, cycling, public transport and car. In terms of non-residential parking standards the following considerations should be noted:

- Cycle parking standards are a minimum across all employment classes
- Vehicle parking standards are a maximum in central areas
- A flexible approach will be taken to standards outside of the central areas

23 Electric vehicle charging infrastructure in new development is encouraged, where this does not affect the development's overall viability.

24 Designers of non-residential developments should aim to make access to cycle storage at least as convenient as access to car parking. Cycle parking should be provided for both visitors and employees. For visitors, short term cycle parking should be provided and for employees, long-term cycle parking should be installed that is covered, secured and overlooked. The design of cycle parking should take into account the relevant guidance mentioned below to reflect the nature of parking.

25 Commercial proposals will generally be expected, regardless of size, to provide at least 1 disabled parking space, which must take priority over other car parking needs. However, for proposals for small-scale changes of use or infill developments with no on site car parking, it may not be feasible to provide disabled parking on site. In such instances, the Council will consider alternative public disabled parking provision (including on-street spaces) nearby.

26 Lorry and truck parking will be negotiated on a case by case basis between developers and the council at the application stage.

Standard space dimensions and design

27 Developers will be expected to adhere to the following design guidance for parking:

- Manual for Streets (2007) and [Car Parking: What Works Where](#) (Homes and Communities Agency - 2006)
- [Traffic Advisory Leaflet 5/95](#) (for car parking for disabled users);
- [Workplace Cycle Parking Guide](#) (TFL, 2006) (cycle parking at employment sites);

9 http://www.designforsecurity.org/uploads/files/DFS_Cycles.pdf

Appendix

- [C04. Cycle Parking](#) (for other public cycle parking)
- Secured by Design guidance (for car and cycle parking)

Non-residential standards - tables

- PFA = public floor area
- GFA = gross floor area

Table 28 Parking standards for non-residential developments:

Land use category	Description	Subcategory	Cars parking spaces (maximum in central areas, flexible suburban and rural areas)	Cycle parking (minimum in all areas) ⁽¹⁰⁾
COMMERCIAL AND LEISURE				
Use class A2 Financial and professional services	Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops - these are now classed as "sui generis" uses (see below).		1 space per 25 sqm staff working area 1 space per 35 sqm PFA	1 per 55 sqm
Use class A3 Restaurants and cafés	For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.		1 space per 10 sqm	1 per 10 sqm

10 http://www.designforsecurity.org/uploads/files/DFS_Cycles.pdf

Land use category	Description	Subcategory	Cars parking spaces (maximum in central areas, flexible suburban and rural areas)	Cycle parking (minimum in all areas) ⁽¹⁰⁾
Use class A4 Drinking establishments	Public houses, wine bars or other drinking establishments (but not night clubs).		1 space per 10 sqm	1 per 10 sqm
Use class A5 Hot food takeaways	For the sale of hot food for consumption off the premises.		1 space per 20 sqm	1 per 10 sqm
Use class B1 Business	Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.		1 per 30 sqm	1 per 60 sqm
Use class C1 Hotels	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).		1 space per bedroom (visitor or staff)	1 space for every 2 members of staff and 2 spaces for every 10 bedrooms
RETAIL				
Use class A1 Shops	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire	Food	1 space/10 sqm gross for units greater than 2000 sqm 1 space/20 sqm gross for units between 1000-2000 sqm	1 space per 36 sqm

10 http://www.designforsecurity.org/uploads/files/DFS_Cycles.pdf

Appendix

Land use category	Description	Subcategory	Cars parking spaces (maximum in central areas, flexible suburban and rural areas)	Cycle parking (minimum in all areas) ⁽¹⁰⁾
	shops, dry cleaners, funeral directors and internet cafes.		1 space/35 sqm gross for units less than 1000 sqm	
		Non-food	1 per 20 sqm	1 space per 50 sqm
INDUSTRY/WAREHOUSING				
Use class B2 General industrial	Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).		1 space per 50 sqm GFA (up to 250 sqm), thereafter 1 space per 60 sqm GFA and 1 articulated vehicle space per 500 sqm GFA	1 per 75 sqm
Use class B8 Storage or distribution	This class includes open air storage.		1 space/100 sqm gross and 1 articulated vehicle space/500 sqm GFA or part thereof	1 per 300 sqm and 1 per 60 sqm office space
COMMUNITY USES				
Use class D1 Non-residential institutions	Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire),	Medical, health, day centre	1 space per 2 staff and 3 spaces per consulting room	1 space per 4 staff and 2 spaces per consulting staff room

10 http://www.designforsecurity.org/uploads/files/DFS_Cycles.pdf

Land use category	Description	Subcategory	Cars parking spaces (maximum in central areas, flexible suburban and rural areas)	Cycle parking (minimum in all areas) ⁽¹⁰⁾
	museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.			
		Creche, child care	1 space per 1 staff and drop off/pick up facilities	2 spaces per 3 staff and 1 space per 9 children
		Schools, higher or further education	Primary and secondary: 1 space per 1 staff plus drop off parking spaces Further Education: 1 space per 2 staff and 1 space per 15 students	2 spaces per 3 staff and 1 space per 5 pupils (primary school) and 1 space per 3 pupils (secondary school) and 1 space per 3 students (further education)
		Art gallery, museum, exhibition hall or library	1 space per 25 sqm	1 space for every 2 members of staff and 1 space per 30 sqm PFA

10 http://www.designforsecurity.org/uploads/files/DFS_Cycles.pdf

Appendix

Land use category	Description	Subcategory	Cars parking spaces (maximum in central areas, flexible suburban and rural areas)	Cycle parking (minimum in all areas) ⁽¹⁰⁾
		Public Hall or places of worship	1 space per 10 sqm GFA	1 space per 15 sqm of PFA
Use class D2 Assembly and leisure	Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).	Assembly and leisure, cinema, music and concert halls, bingo and dance halls	1 space per 6 seats	1 space per 5 seats or per 10 sqm of PFA
		Indoor/outdoor sports or recreation/stadia	1 space per 15 spectator seats	1 space per 3 staff, 1 space per 2 players and 1 space per 5 spectators
		Swimming pool / ice rink / Health clubs / gymnasiums	1 space/20 sqm GFA	1 space per 3 staff and 1 space per 5 spectators/users
		Golf courses	3 spaces per hole	1 space per 3 staff and 1 space per 5 spectators 1 space per two holes
		Conference centres	1 space per 5 seats	1 space per 30 sqm
SUI GENERIS				

10 http://www.designforsecurity.org/uploads/files/DFS_Cycles.pdf

Land use category	Description	Subcategory	Cars parking spaces (maximum in central areas, flexible suburban and rural areas)	Cycle parking (minimum in all areas) ⁽¹⁰⁾
Certain uses do not fall within any use class and are considered 'sui generis'.	Such uses include: betting offices/shops, pay day loan shops, theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, laundrettes, taxi businesses, amusement centres and casinos.	Garage / Service stations / Car repair workshops / Petrol filling stations	1 space per 20 sqm retail space	1 space per 3 staff
		Railway/bus stations	Bus station: None unless justified Railway station: Individual merit	1 space per 3 staff Rail stations: 10 per morning peak service Bus station: 4 per bus bays Key bus stops: 4 per stop Non key bus stops: individual consideration

10 http://www.designforsecurity.org/uploads/files/DFS_Cycles.pdf

Appendix

Land use category	Description	Subcategory	Cars parking spaces (maximum in central areas, flexible suburban and rural areas)	Cycle parking (minimum in all areas) ⁽¹⁰⁾
		Car parks / P+R sites	Individual merit	1 space per 10 parking spaces
		Caravan/camping site	1 space per pitch and 1 space per 2 full time staff members	1 space per 3 staff Users: 1 space per pitch Visitors: 1 space per 15 pitches

- All non-residential developments should provide a minimum of 1 space for the parking of powered two wheeled vehicles for every 25 car parking spaces.
- [The Department for Transport \(DfT\)](#) recommends that 5% of the provision for new employment premises and 6% for shopping, leisure, recreational facilities and other places open to the public are designated for disabled motorists (Blue Badge holders). This is in addition to a minimum of one space for each employee who is a disabled motorist. The numbers of designated spaces may need to be greater at hotels and sports stadia that specialize in accommodating groups of disabled people. In Telford and Wrekin, 5% of the parking spaces for B use classes and 6% for A, C1, C2 and D use classes should be designated to meet this requirement.

10 http://www.designforsecurity.org/uploads/files/DFS_Cycles.pdf

F. Designated sites of biodiversity and geodiversity

The following provides a list of designated sites of biodiversity and geodiversity in the Borough of Telford & Wrekin.

Site of Special Scientific Interest (SSSI)

- Alscott Settling Ponds
- Lincoln Hill
- Lydebrook Dingle
- Muxton Marsh
- New Hadley Brick Pit
- Newport Canal
- The Wrekin and The Ercall
- Tick Wood and Benthall Edge Wood

Local Nature Reserves

- Granville Country Park
- Limekiln Wood
- Lodge Field
- Madebrook Pools & Stirchley Dingle
- Telford Town Park
- The Ercall & Lawrence's Hill

Local Wildlife Sites

- Apley Woods
- Beeches Field
- 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
- Leasowes Farm
- Lightmoor Reserve
- Lightmoor, Vane Coppice & Oilhouse Coppice
- Lilleshall Hill
- 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
- Shortwood
- Southall Road Wood
- Stoney Hill
- Telford Town Park
- The Old Wind Wood
- The Wrekin (non SSSI area)
- Tweedale Wood (Halesfield West)
- Whitchurch Drive, Telford
- Wrockwardine Wood

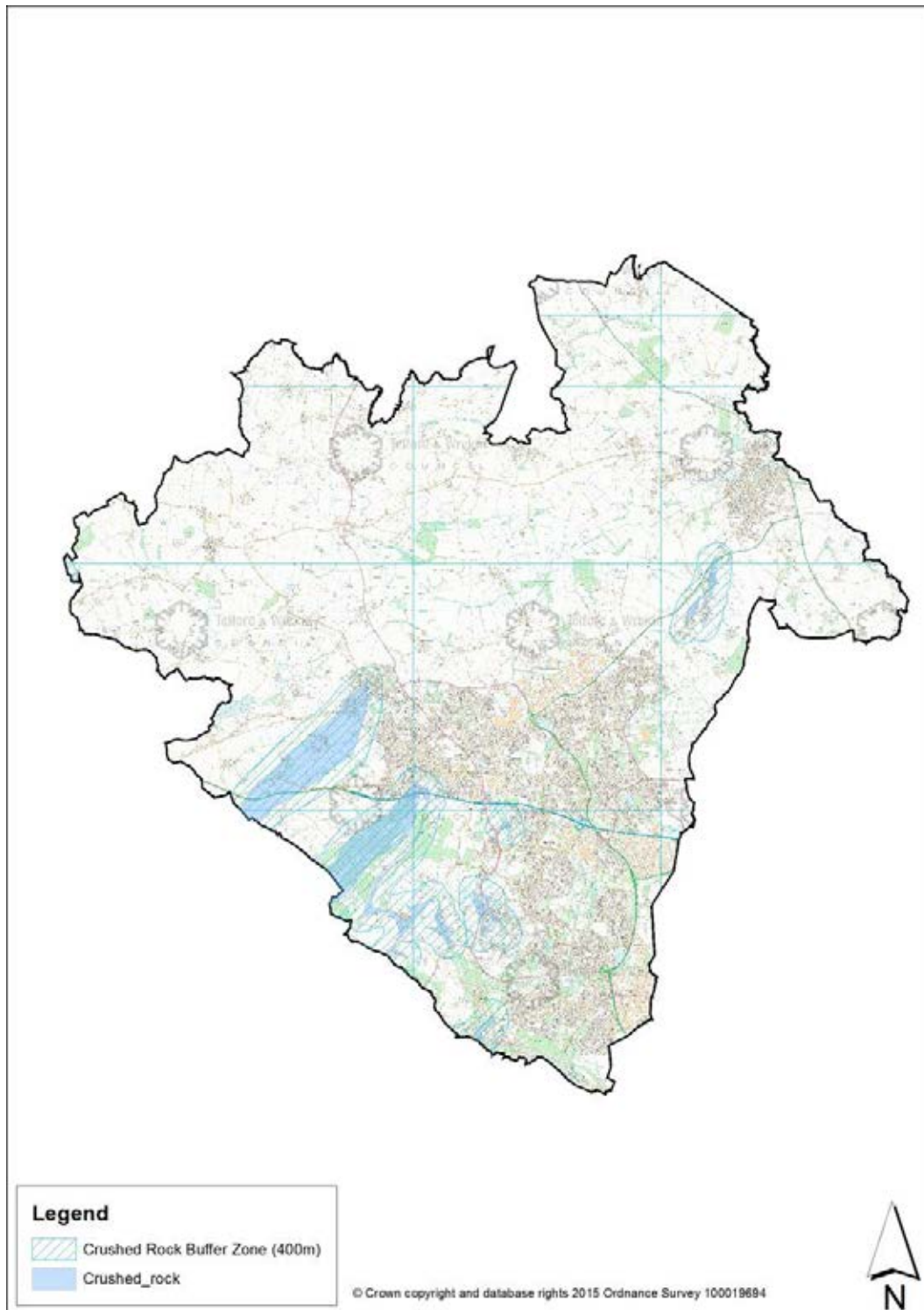
Local Geological Sites

- Overley Hill
- Maddock's Hill Quarry
- Lawrence Hill Forest Glen – Little Wenlock
- Ercall Hill
- Doseley Quarry - Dawley
- Jiggers Bank – Coalbrookdale
- Lilleshall (N) (limestone quarries)
- Lilleshall Hill
- Wrekin Hill
- Loamhole Dingle –The Gorge
- Lincoln Hill – Ironbridge 1
- Lincoln Hill – Ironbridge 2
- New Hadley Brickpit
- Lydebrook Dingle (N)
- Lydebrook Dingle (S)
- Telford Town Park – Randlay Pool (SW)
- Telford Town Park – Blue Pool (SE)
- Shray Hill – Cherrington
- The Rockhole – Edgmond
- Lydebrook Dingle
- Lydebrook Dingle

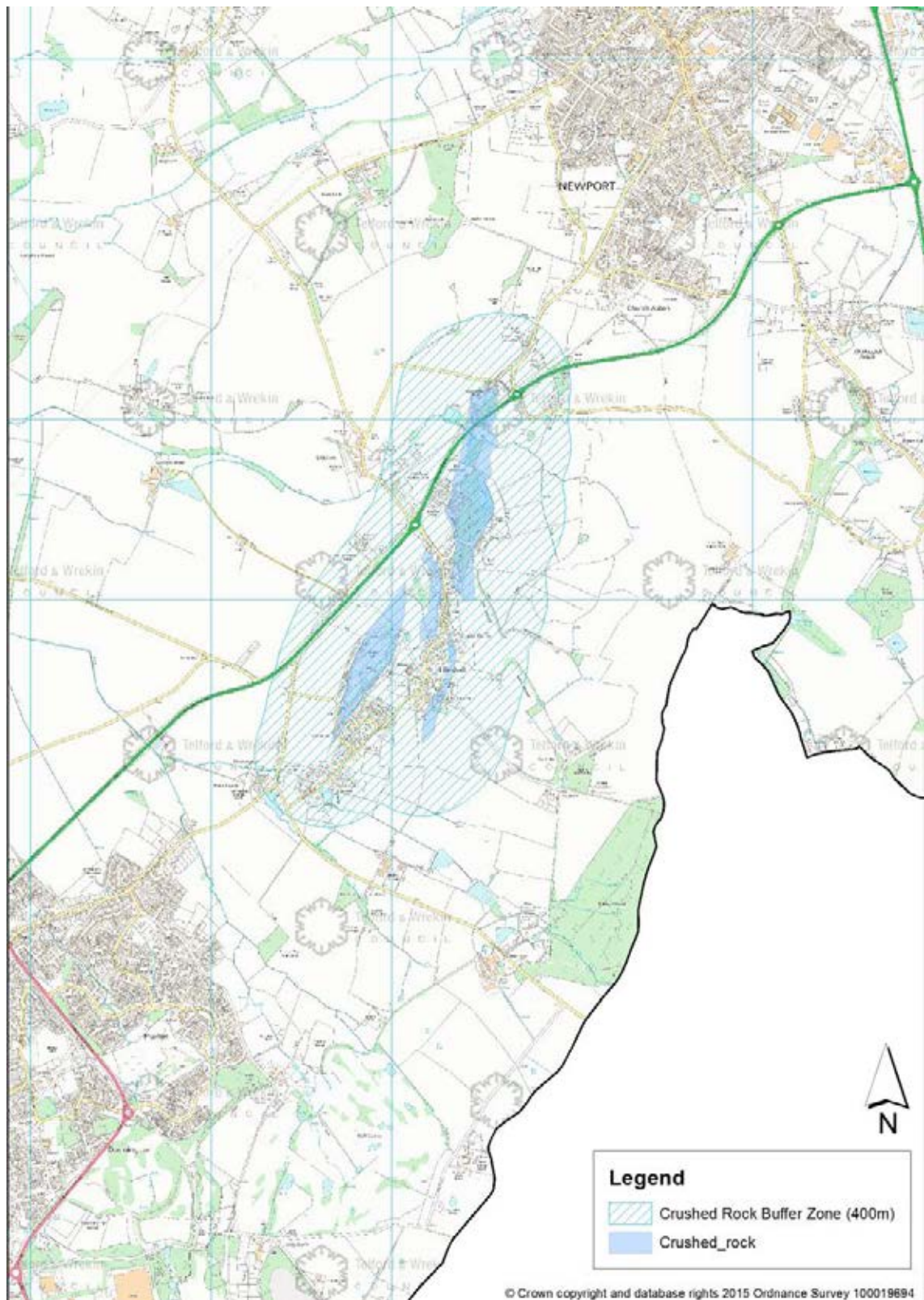
- Lydebrook Dingle (S)
- Lydebrook Dingle (N)
- Longwood Farm – Crudgington
- Great Bolas (W)

G. Mineral resources and buffer zones

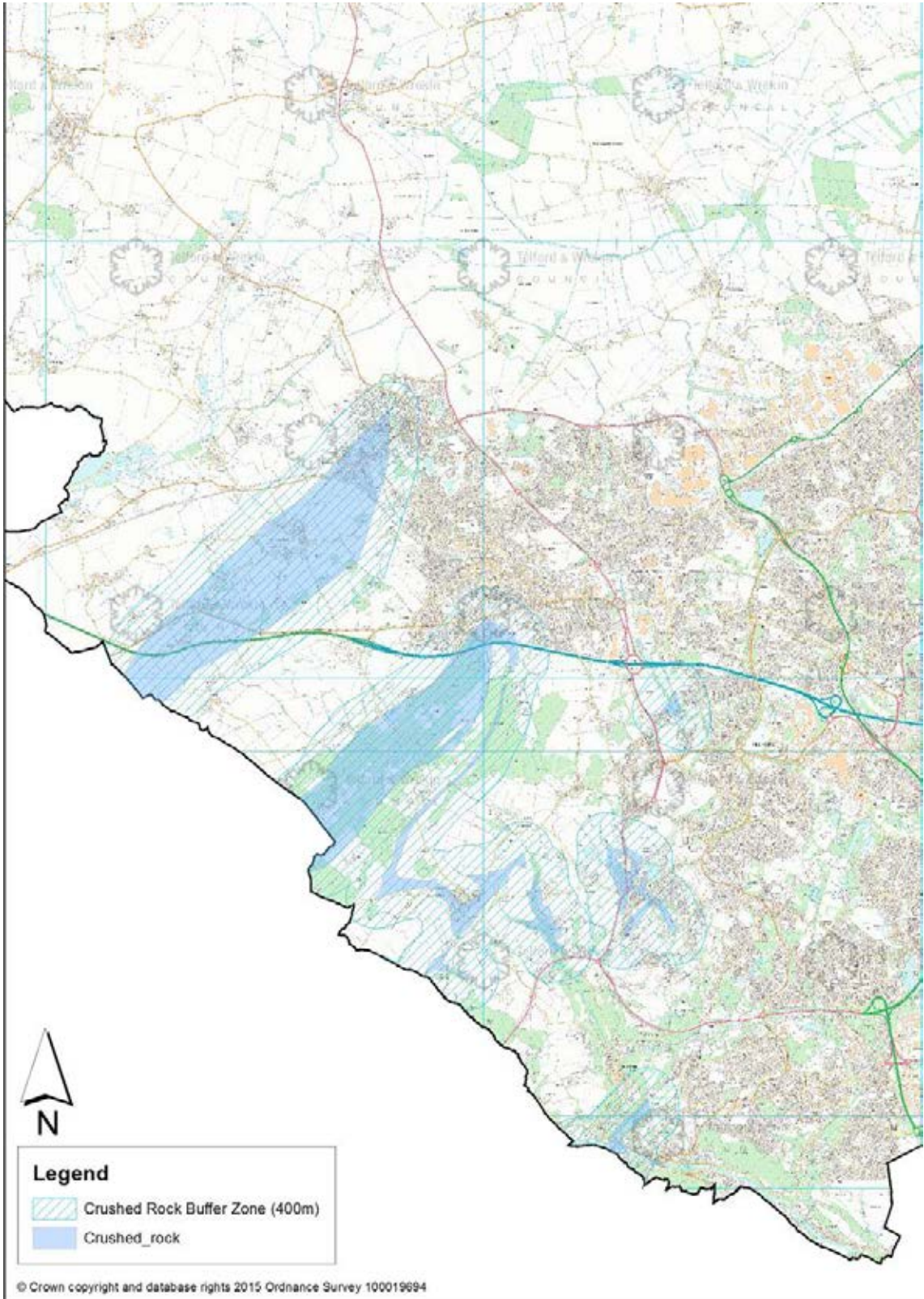
Map 4 Mineral resources and buffer zones – Crushed rock overview



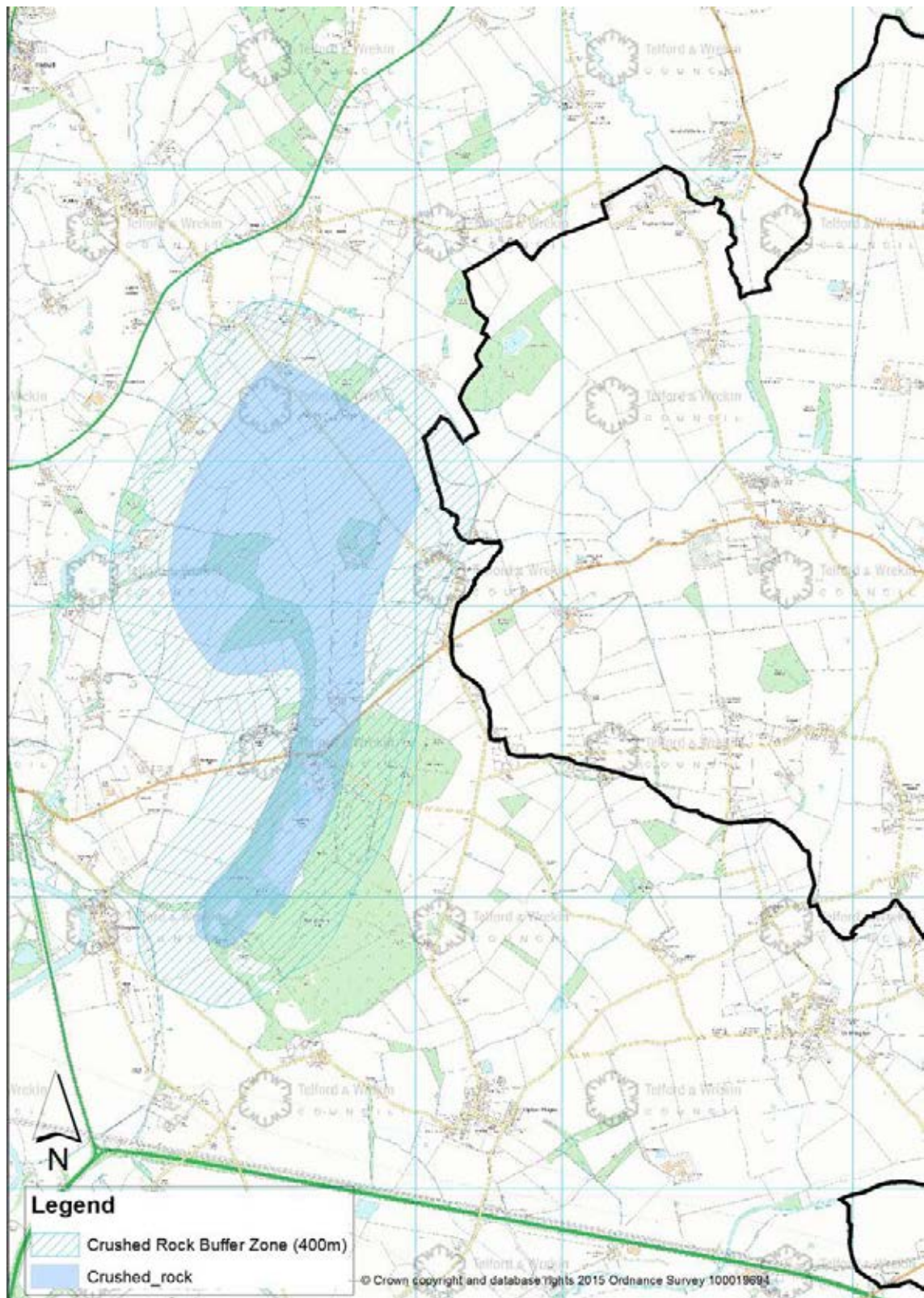
Map 5 Mineral resources and buffer zones – Crushed rock map 1



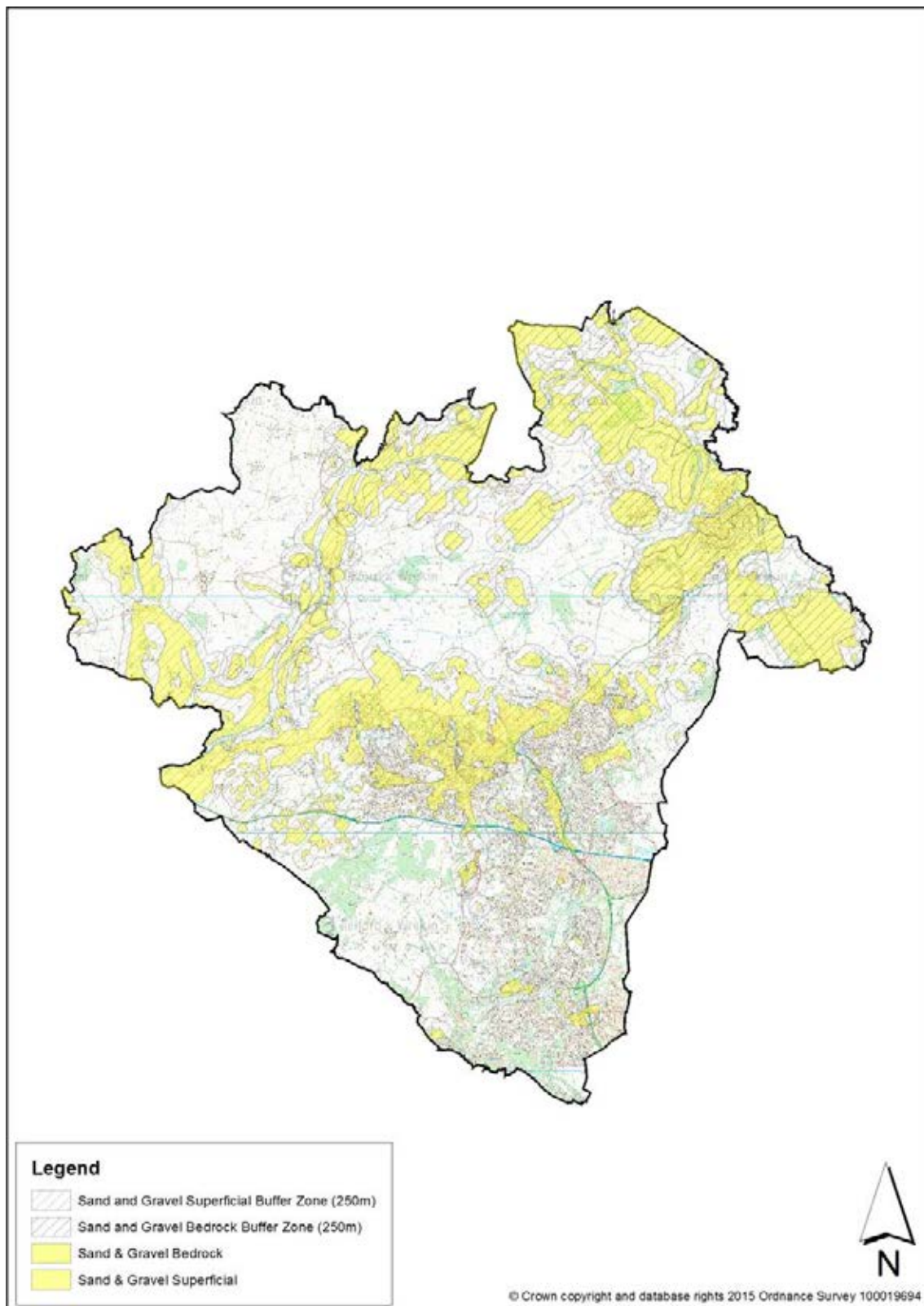
Map 6 Mineral resources and buffer zones – Crushed rock map 2



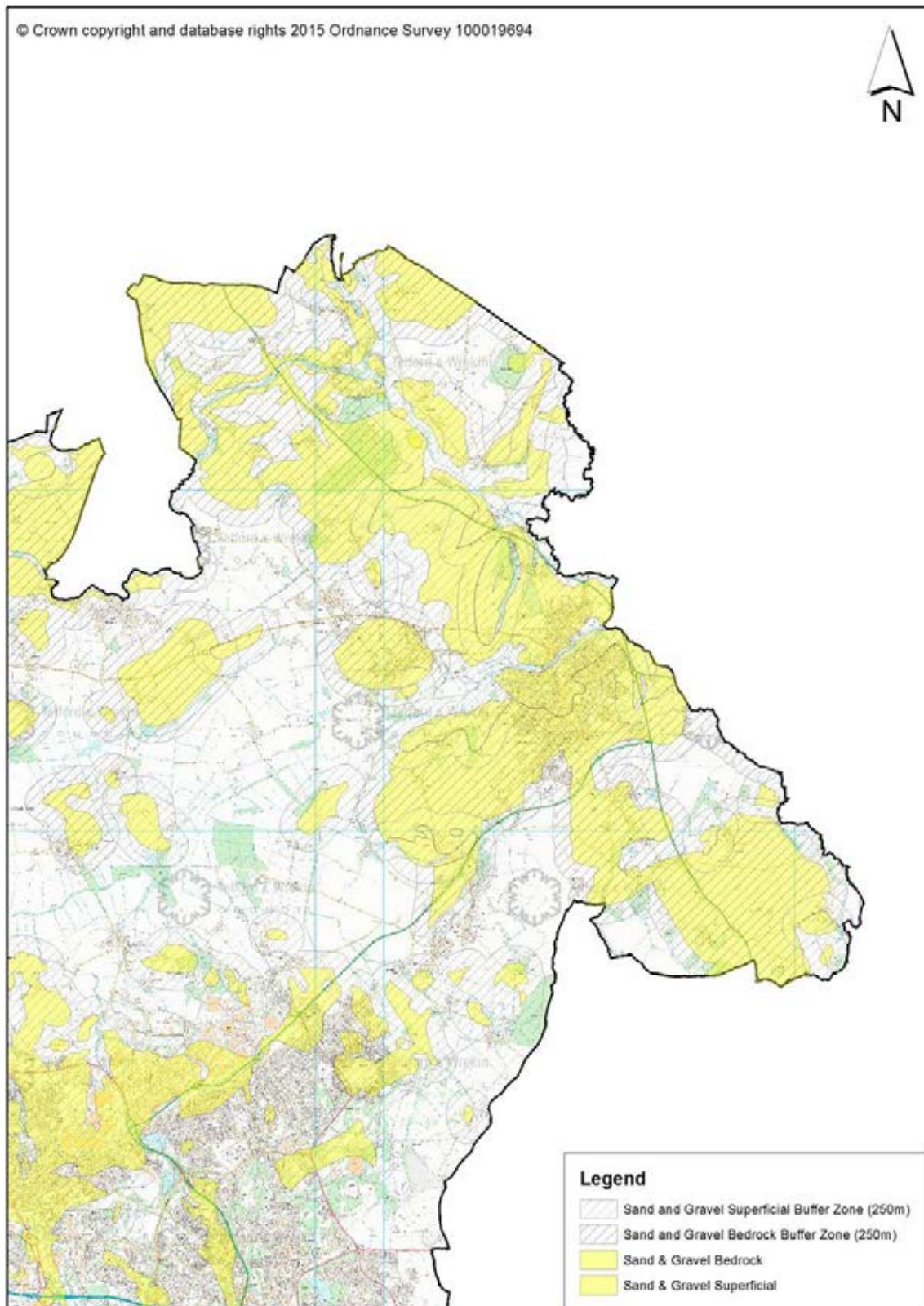
Map 7 Mineral resources and buffer zones – Crushed rock map 3



Map 8 Mineral resources and buffer zones – Sand and gravel overview



Map 9 Mineral resources and buffer zones – Sand and gravel map 1

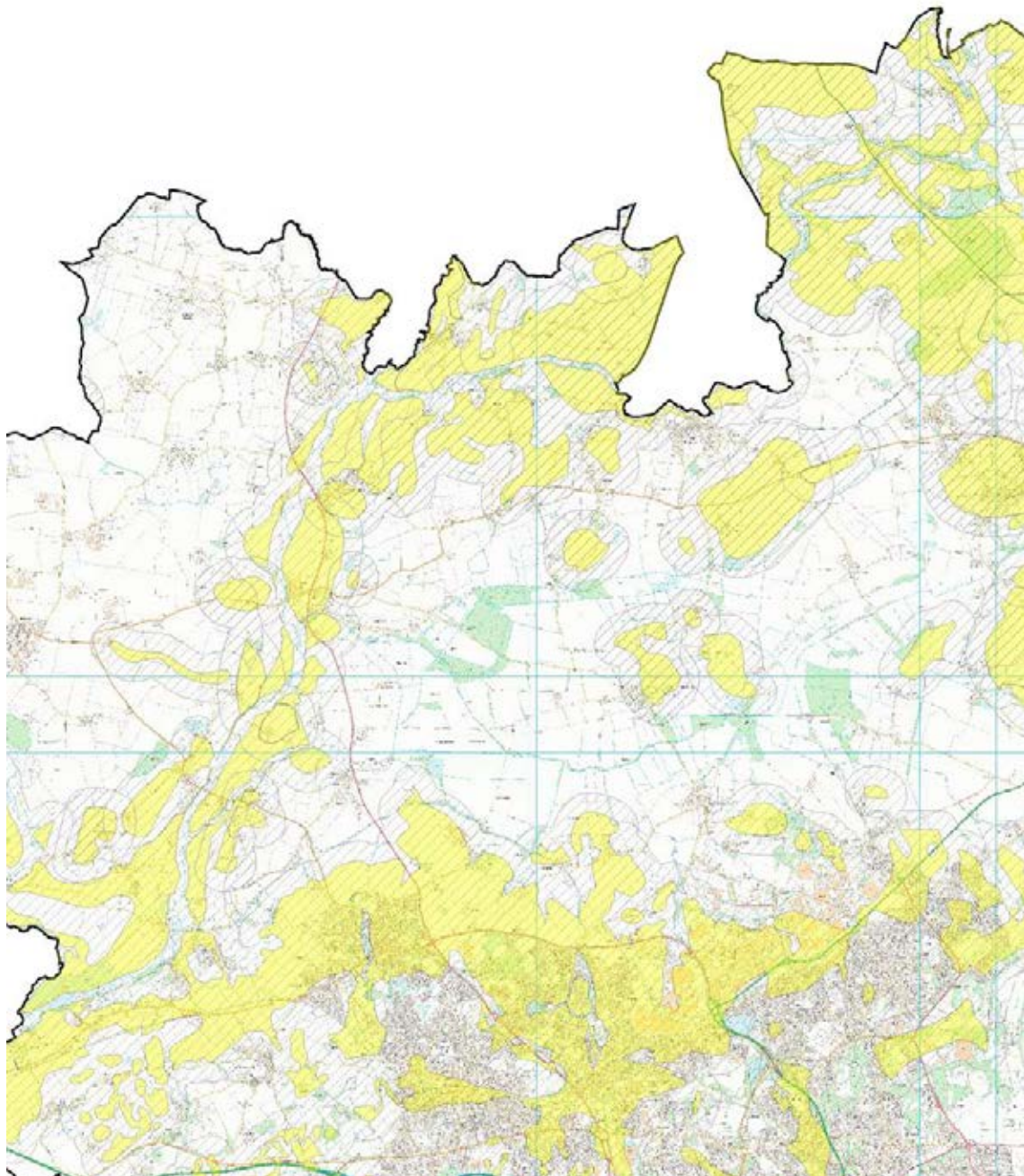


Map 10 Mineral resources and buffer zones – Sand and gravel map 2

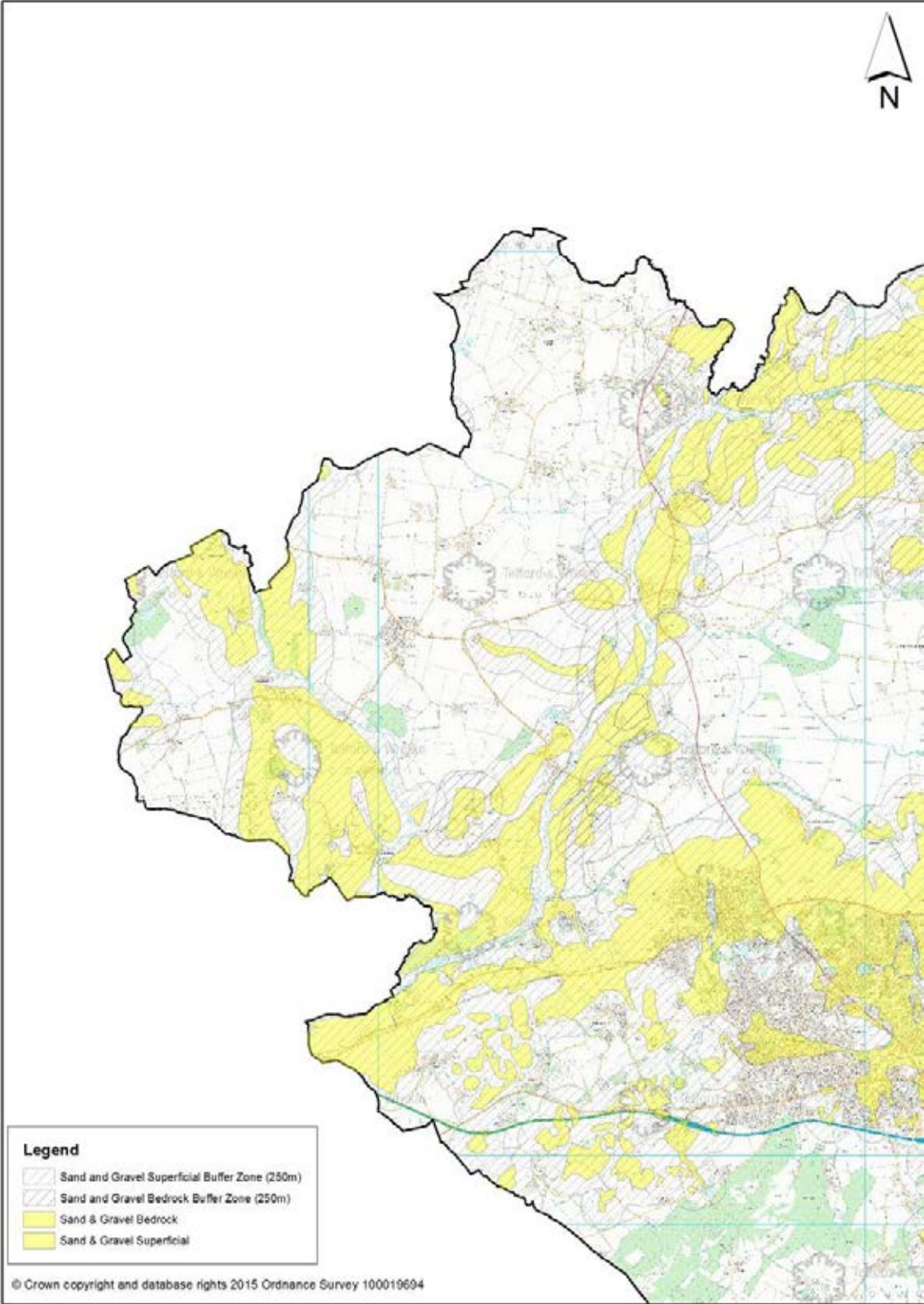
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Legend

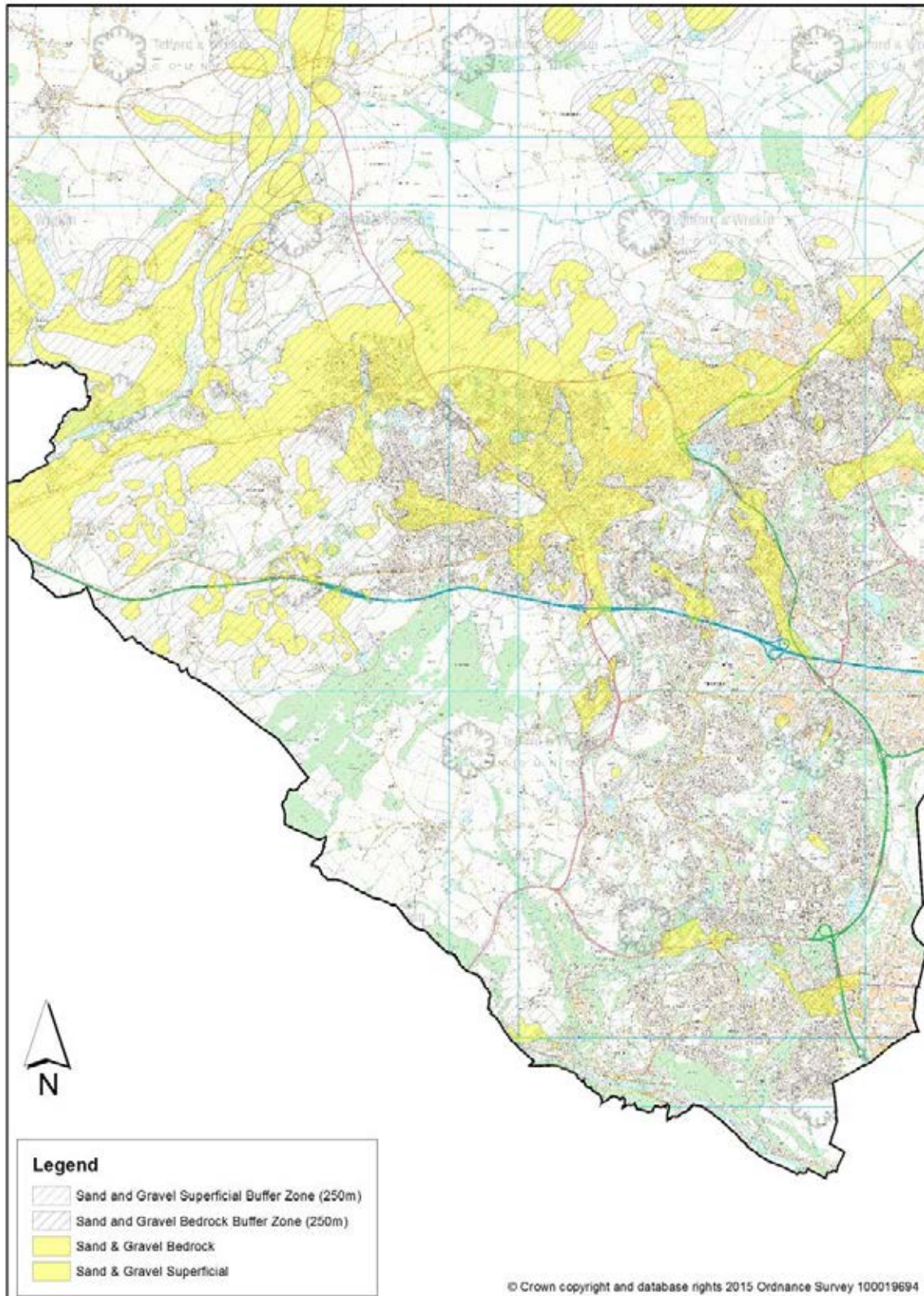
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-  Sand and Gravel Bedrock Buffer Zone (250m)
-  Sand & Gravel Bedrock
-  Sand & Gravel Superficial



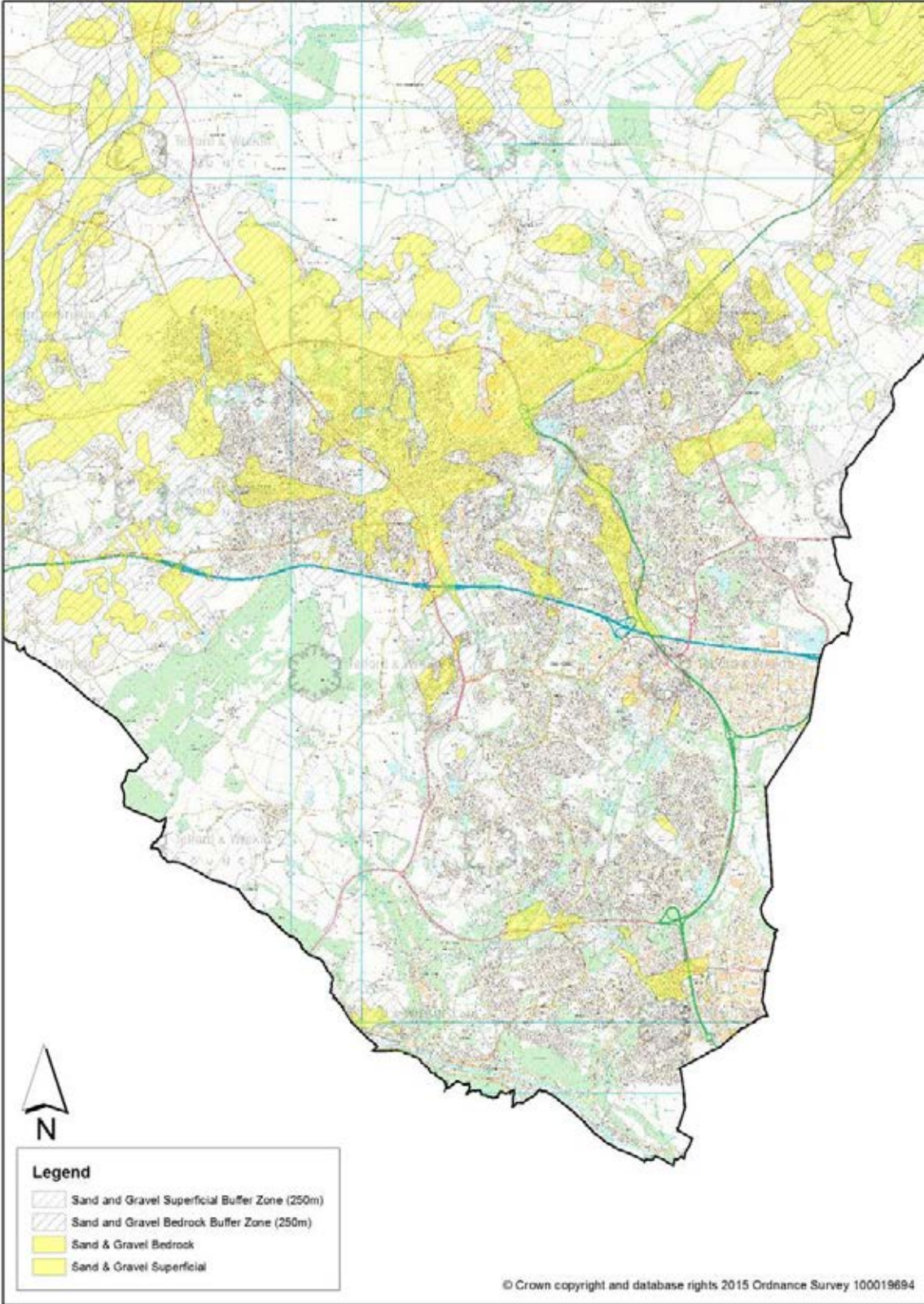
Map 11 Mineral resources and buffer zones – Sand and gravel map 3



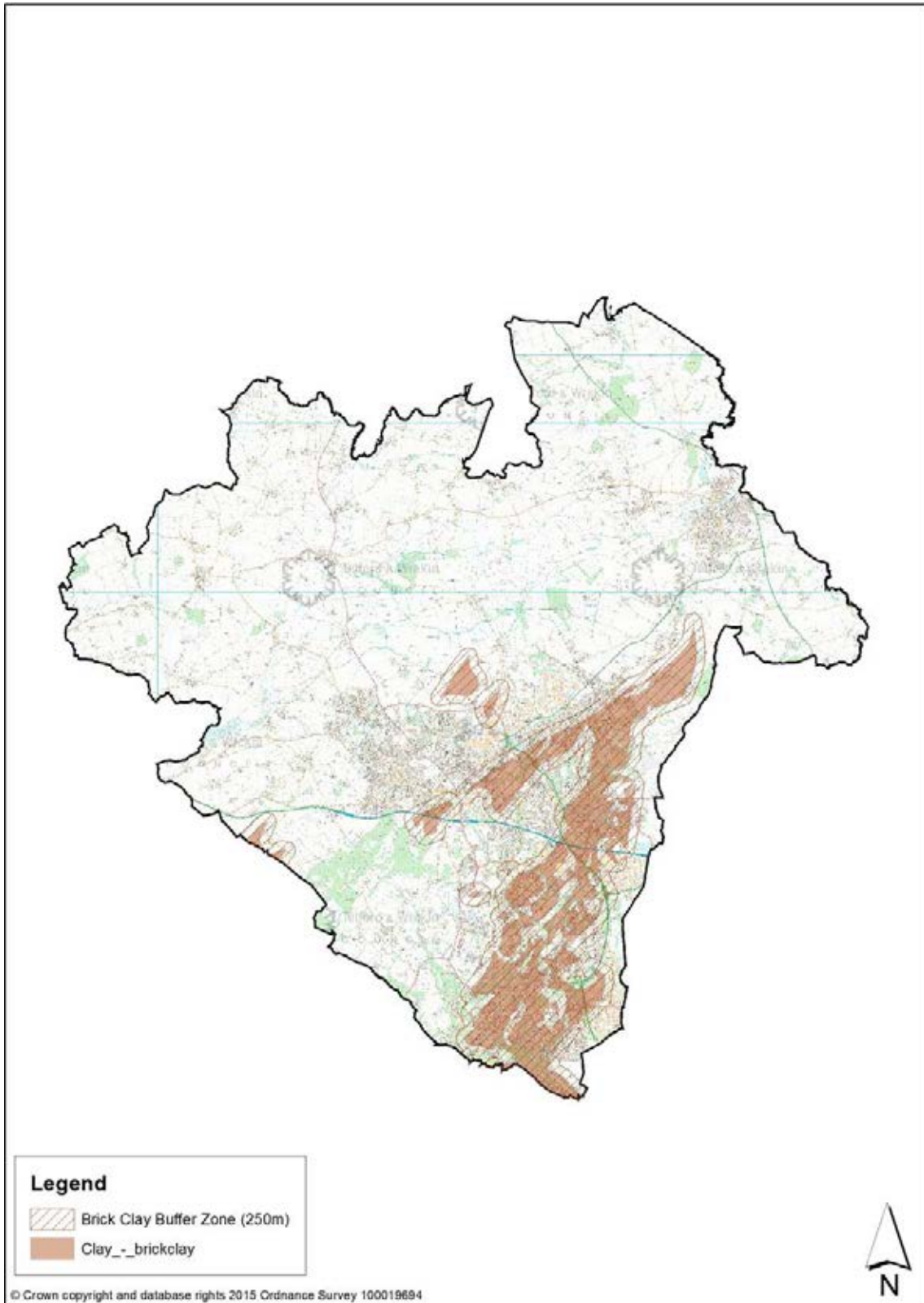
Map 12 Mineral resources and buffer zones – Sand and gravel map 4



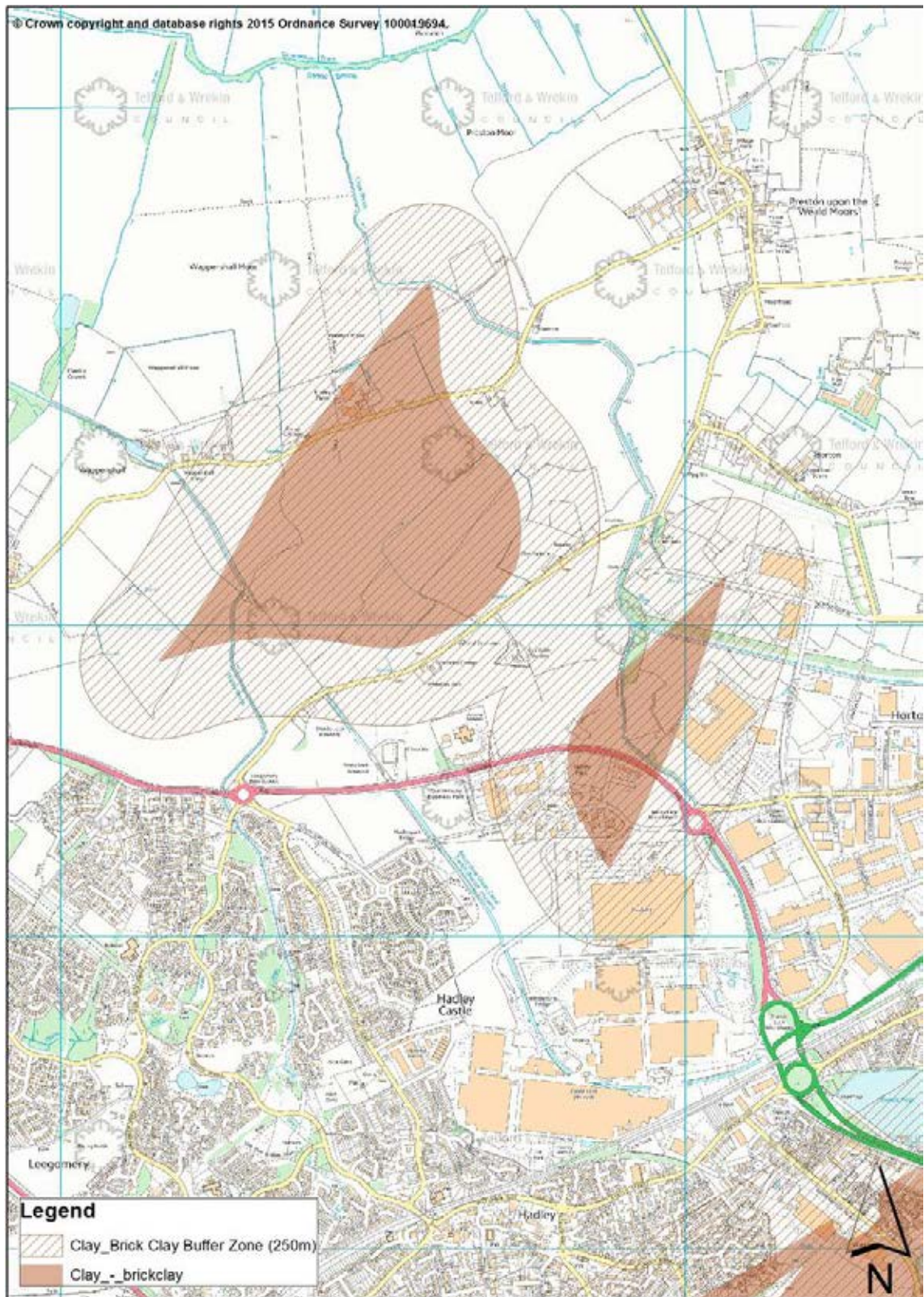
Map 13 Mineral resources and buffer zones – Sand and gravel map 5



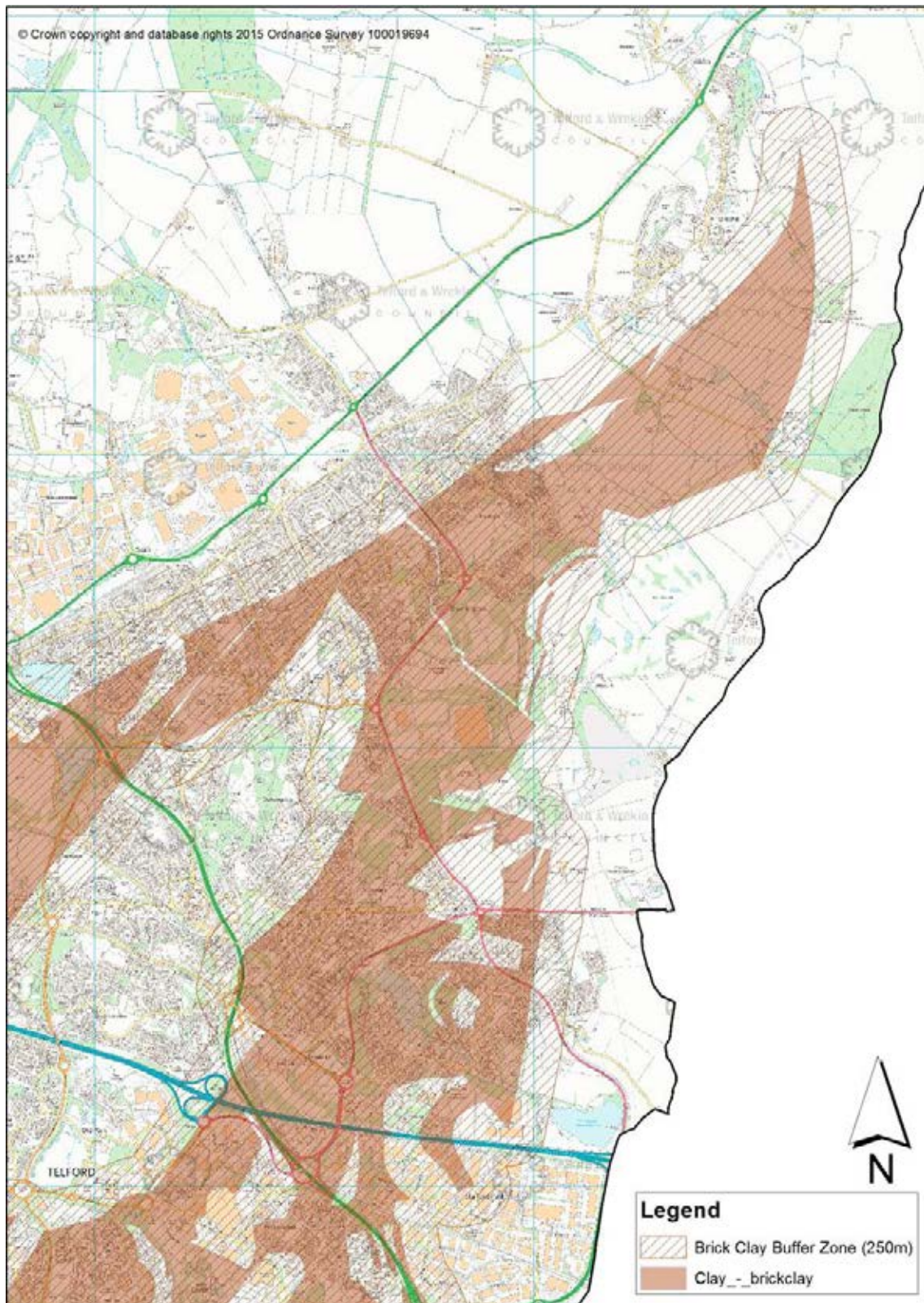
Map 14 Mineral resources and buffer zones – Brick clay overview



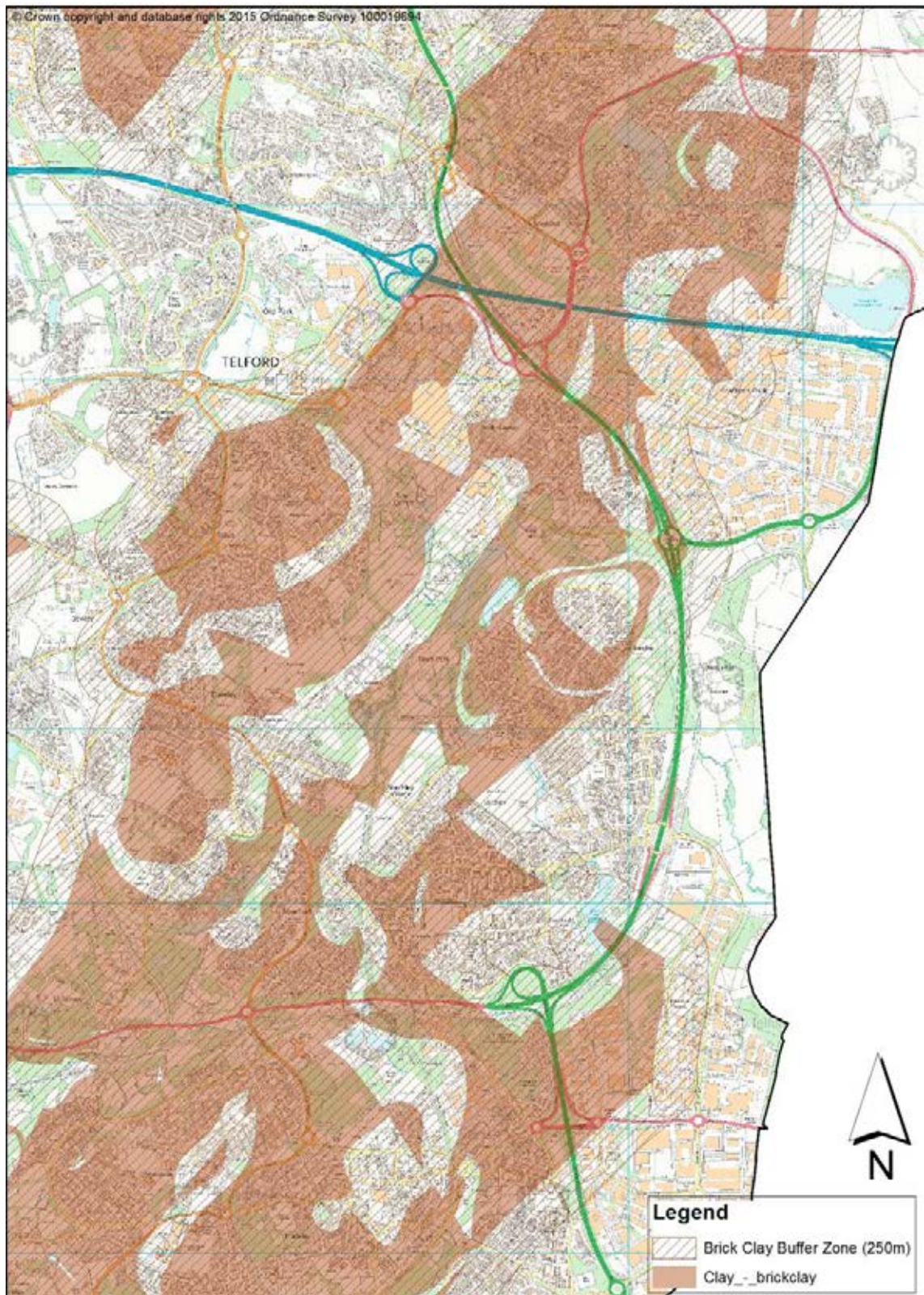
Map 15 Mineral resources and buffer zones – Brick clay map 1



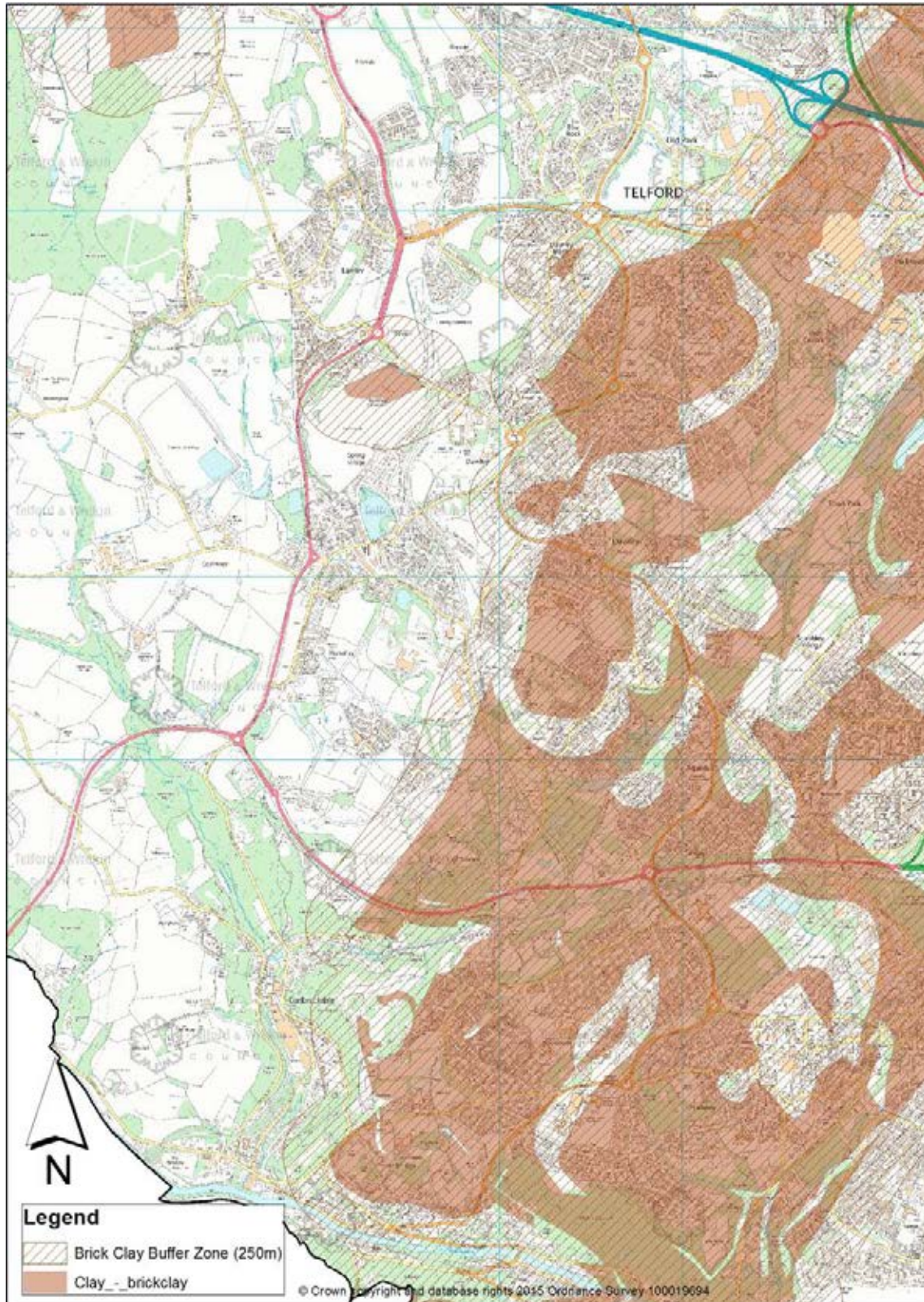
Map 16 Mineral resources and buffer zones – Brick clay map 2



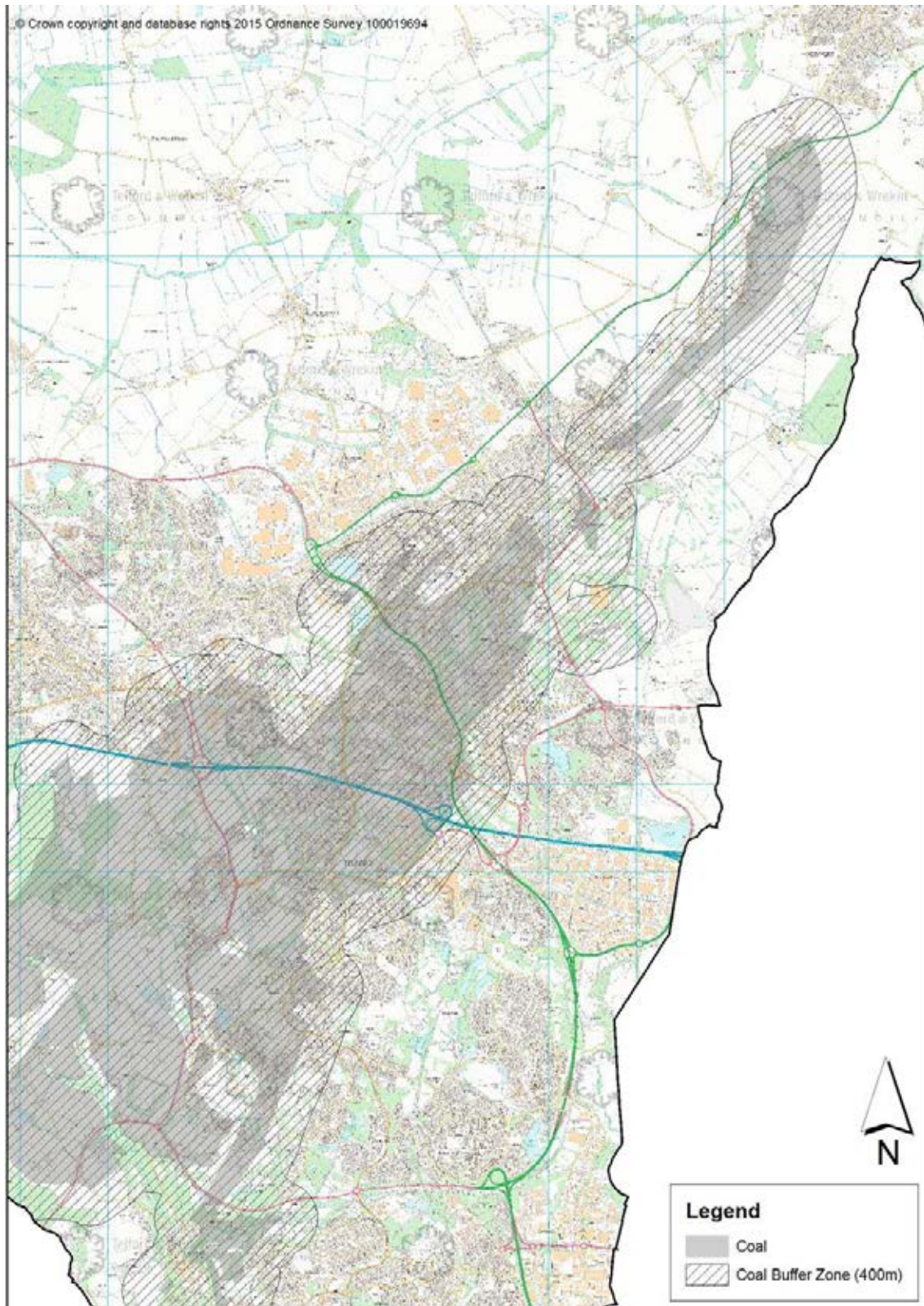
Map 17 Mineral resources and buffer zones – Brick clay map 4



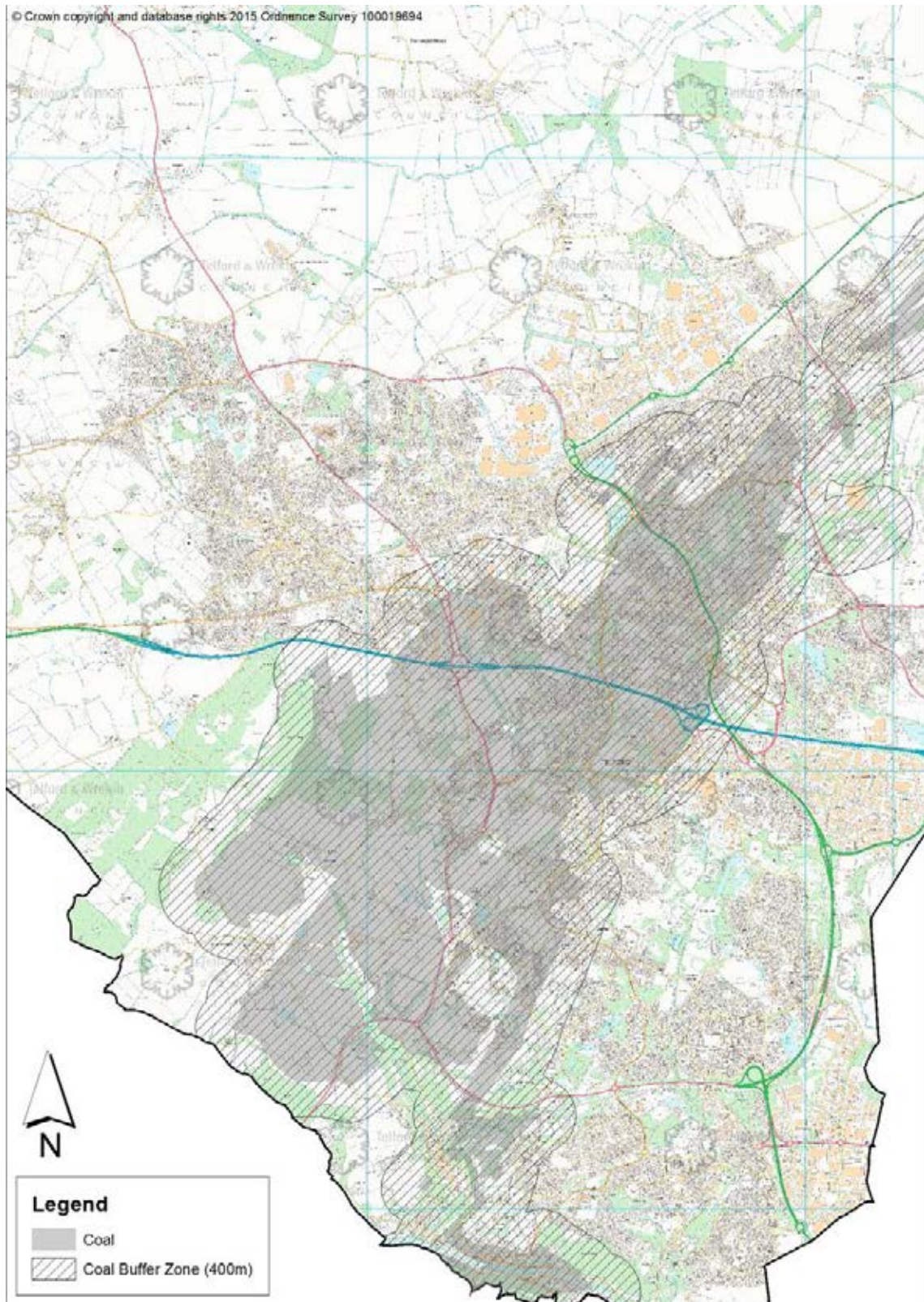
Map 18 Mineral resources and buffer zones – Brick clay map 5



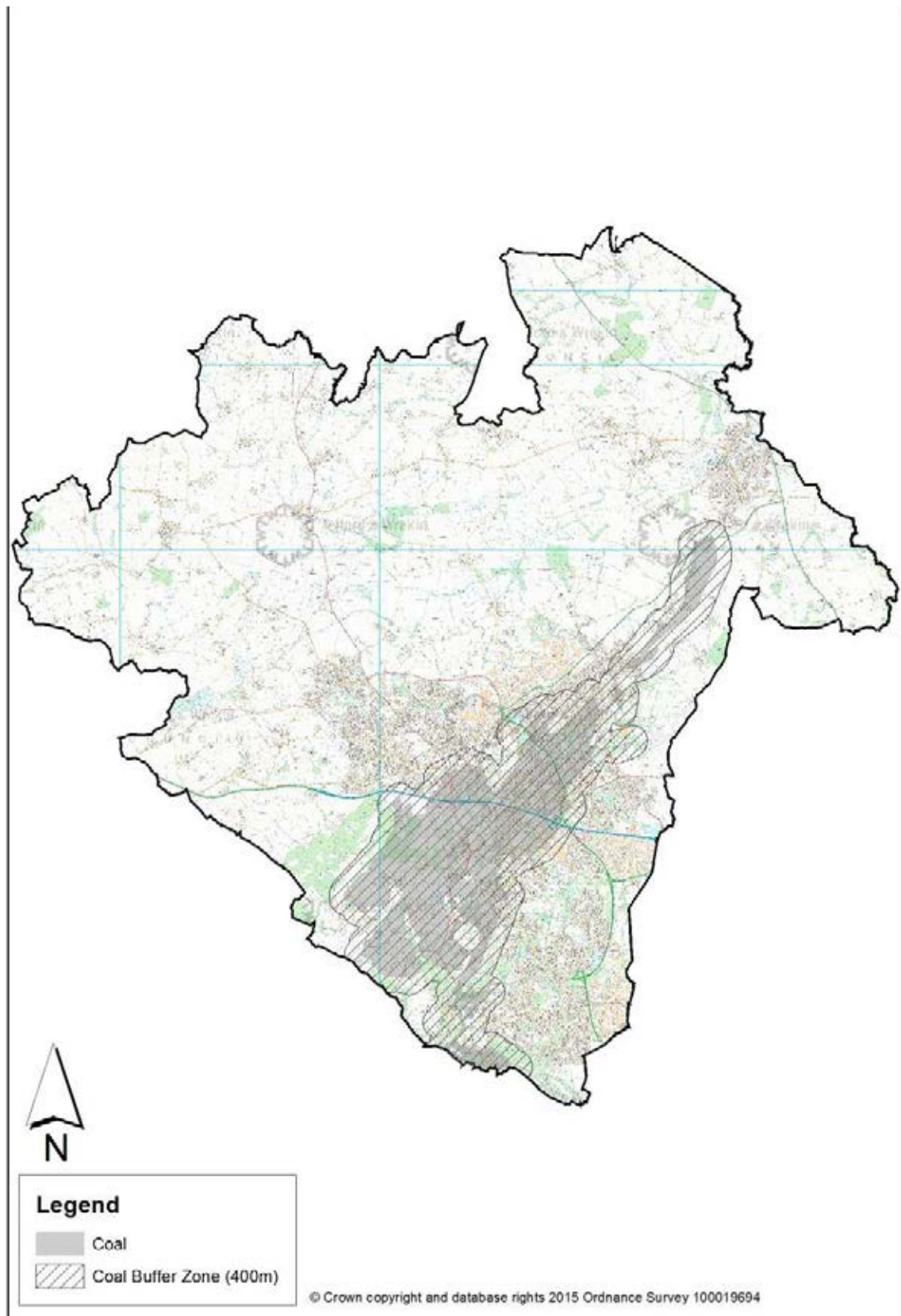
Map 19 Mineral resources and buffer zones – Coal map 1



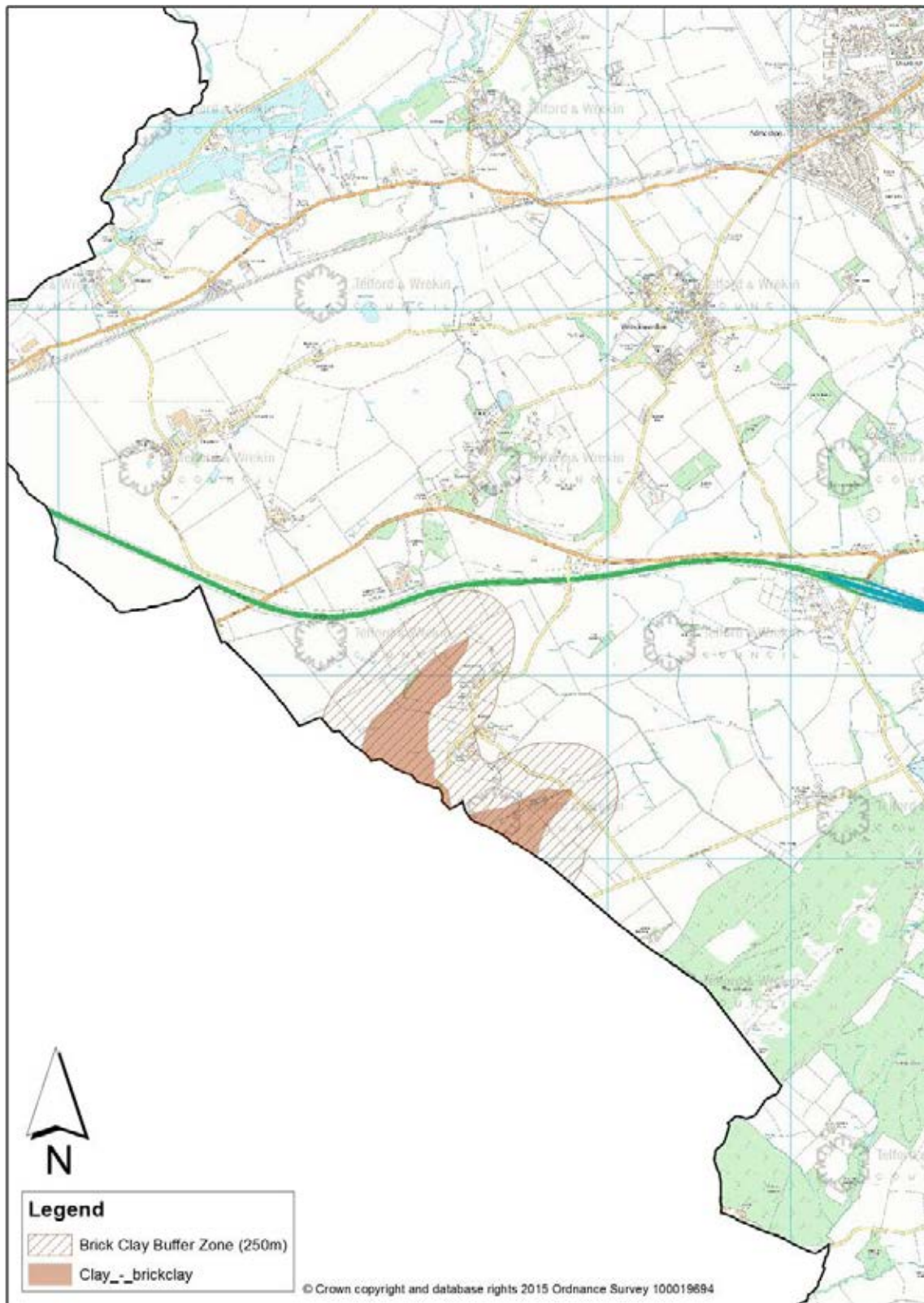
Map 20 Mineral resources and buffer zones – Coal map 2



Map 21 Mineral resources and buffer zones – Coal overview



Map 22 Mineral resources and buffer zones – Brick clay map 6



H. Local Centres

28 Telford & Wrekin's existing Local Centres, as mentioned in Policy EC4, are listed below:

- Arleston
- Brooklands
- Brookside
- Hollinswood
- Ketley (Station Road)
- Ketley (Orchard Close)
- Lawley
- Leegomery
- Lightmoor
- Malinslee
- Muxton
- Priorslee (Priorslee Avenue)
- Priorslee (Gatcombe Way)
- St Georges
- Shawbirch
- Stirchley
- Sutton Hill
- Sutton Hill North (Queen Street)
- Trench
- Woodside

I. Policy finder

29 This page helps you find the key policies that may apply to some of the most common planning applications. It does not attempt to be definitive.

Table 29 Policy finder

Extensions and/or alterations to a house:	Policies NE6, BE1, BE2,
Renewable energy / sustainable design	Policies ER1, BE1
Shopfronts and advert signs	Policies EC7, BE1
Building a new house in an urban area	Policies HO1, NE1, BE1, BE9, BE10
Building a new house in a rural area	Policies HO10, HO11, BE1, NE1
Change of use in one of the borough's principal town centre, market towns, district or local centres	Policies EC6, BE1
New offices	Policies EC1, EC2, EC3, BE1, NE1
New employment (B Use Classes)	Policies EC1, EC2, EC3, BE1, NE1
Hotels	Policy EC13, BE1, NE1
Works to trees	Policy NE6
Community facilities	Policy COM 1, BE1, NE1
Leisure activity	Policy EC12, COM 2, BE1, NE1, NE7
Alterations to listed buildings	Policies BE2, BE3

30 The Council has an obligation to promote sustainable development in all new planning applications. You will see our approach to this in Policy SP4.

31 You should also have regard to the following core policies in different parts of the borough: Telford urban area - Policy SP1; Newport - Policy SP2; and in the rural areas of the borough - Policy SP3.

32 If you are proposing development in a Conservation Area, you will need to refer to Policy BE6 and within the Ironbridge Gorge World Heritage Site to Policy BE7 too.

33 Parking standards for most types of new buildings can be found in Policy C6 and Appendix E.

34 The Madeley Neighbourhood Plan covers the whole of the parish including the Ironbridge Gorge World Heritage Site and forms part of the development plan for Telford & Wrekin. You will need to have regard to its policies when submitting a planning application for new development in this part of the borough.