



## **Telford & Wrekin Council Local Plan ed Minor Modifications Schedule**

The Council has prepared this consolidated schedule of minor modifications which it wishes publish in respect of the Local Plan.

The modifications have been prepared as a result of:

- Representations that correct facts or correct grammatical and spelling errors or give factual updates on local issues since the publication of the Regulation 18 draft of the Local Plan.

The Schedule is set out in Section order. The page numbers and paragraph numbering used in this schedule refer to the Submission version of the local Plan and do not take account of the deletion or addition of text.

The modifications are expressed in the conventional form of ~~striketrough~~ for deletions and **bold and underline text** for additions of text.

The Council reserves the right to make further minor modifications to the Local Plan. These include: simplifying the paragraph numbering in the plan; adding additional photographs; and renumbering all figures, tables and allocation site references as a result of any Main Modifications that the Inspector recommends.

Telford & Wrekin Local Plan  
Foreword

Minor Modifications Schedule

Prefix	Rep/Action number	Page	Policy/ paragraph	Changes (additions in <b>BOLD</b> and <del>struck through</del> )	Justification for change
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Min1		p.1		<p>Delete previous drafts of the Foreword and replace with:</p> <p><b><u>The Telford &amp; Wrekin Local Plan sets out this Council’s vision and strategy for the physical planning of the borough up to 2031. It should be read alongside the Policies Map that accompanies it.</u></b></p> <p><b><u>The Plan sets ambitious goals for new homes and jobs for the borough. It is unashamedly pro-growth and pro-investment consistent with the “business winning, business supporting” values of the Council. At the same time, it seeks to preserve the borough’s heritage and protect the many green</u></b></p>	To provide a factual update on the draft of the Local Plan that was submitted to the Inspector
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				<p><u>spaces that our residents value.</u></p> <p><u>The Plan has been the subject of two rounds of consultation and a public examination and has been found to be sound. Its social, environmental and economic impacts have been assessed through a sustainability appraisal.</u></p> <p><u>I would like to thank all those involved in the preparation of our Local Plan. We look forward to working with our partners to help deliver this vision.</u></p> <p><u>Cllr Richard Overton</u></p> <p><u>Deputy Leader and Cabinet Member for Housing Leisure and Health.</u></p>	
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**Telford & Wrekin Local Plan  
1 Introduction)**

**Minor Modifications Schedule (Section**

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<b>Min2</b>		p.12	1.3.1.2	A full account of the Local Plan consultation process <del>will be</del> <b>is</b> contained in a supporting 'Consultations' Technical Paper <del>statement.</del> <b>statement.</b>	To correct typo
<b>Min3</b>		p.12	1.3.2.2	Telford & Wrekin Council has <b>arrived at this version of the Local Plan following extensive discussion on cross boundary planning issues including with other councils across the West Midlands</b> <del>had, and continues to have, discussions on cross boundary planning issues with other councils across the West Midlands, as well as key statutory agencies. A full account of the Council's approach to the Duty to Co-operate during the period up to Regulation 18 stage</del> is set out in a 'Duty	Provides an update on Duty to Cooperate matters.

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				<p>to Co-operate' <b>Statement</b> <del>Technical Paper.</del></p> <p><b>1.3.2.4</b> The Council is also in ongoing discussions with other duty bodies, namely the Environment Agency and Highways England, on specific matters relating to the delivery of the overall scale of growth set out in the Local Plan. No other matters of a strategic nature were identified at <del>Regulation 18 stage</del> by any Duty to Co-operate body. An updated version of the statement considers the matters referred to above in more detail, which accompanies the publication version of the Local Plan.</p>	
<b>Min4</b>		p.13	1.3.3.2	<p><del>A Sustainability Appraisal was conducted in 2013 which helped inform the Strategy and Options consultation</del></p>	To provide a factual update of the SA process

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				<p>document. A second Sustainability Appraisal, <b><u>known as an Integrated Appraisal, accompanied the Local Plan; it comprised of 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)</u></b> was conducted in 2015. <del>This</del> which has informed this the <b><u>preparation of the</u></b> Local Plan.</p> <p><del>1.3.3.3 The 2015 report, known as an Integrated Appraisal, accompanies the Local Plan; it</del></p> <p>The 2015 report, known as an Integrated Appraisal accompanies the Local Plan; it comprises a Sustainability Appraisal (SA), a</p>	
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				<p>Strategic Environmental Assessment (SEA), a Habitats Regulations Assessment (HRA), a Health Impact Assessment (HIA) and an Equalities Impact Assessment (EqIA). This was refreshed for the Publication Version of the Local Plan in late 2015</p>	
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**Telford & Wrekin Local Plan  
2 Shaping the Borough)**

**Minor Modifications Schedule (Section**

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<b>Min5</b>		p.19	2.1.16	<p>The 2014<del>5</del> 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<del>5</del> profile include:</p> <ul style="list-style-type: none"> <li>• Lower life expectancy (<del>77.9</del> <b>78.2</b> years for men and <del>81.6</del> <b>81.5</b> years for women) in comparison with the average for England (<del>79.2</del> <b>79.4</b> years and 83 years for men and women respectively) with higher local rates of death caused by cardiovascular</li> </ul>	To align with latest data.
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				<p>illness, cancer and other smoking-related disease;</p> <ul style="list-style-type: none"> <li>• Rates of obesity above the average for both the West Midlands and England; and</li> <li>• Marginally higher numbers of children living in poverty (<del>25.2</del><b>23.3</b>% compared to <del>20.6</del><b>19.2</b>% of all children across England).</li> </ul>	
<b>Min6</b>		p.22	2.1.29	Telford and Wrekin's unemployment rate is falling (5.4% <del>4.7</del> <b>4.7</b> % as of <del>June 2015</del> <b>September 2016</b> ) and is now below the regional average.	To confirm update on latest data.
<b>Min7</b>		p.23	2.1.36	<p>Delete line at end of paragraph</p> <p>The rural area includes over sixty named settlements which range from a small cluster of buildings such as Isombridge to large villages with many</p>	To more accurately reflect the contribution of Harper Adams to the rural area and the rural economy

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				facilities such as Edgmond <del>which is also home to many students enrolled at Harper Adams University</del>	
<b>Min8</b>		P.23	2.1.37	The borough has a substantial supply of housing land. In April 2015 <del>6</del> , there were planning permissions for over 87,000 homes where construction had not started.	To update the text.
<b>Min9</b>		p.26	2.2.6	The aims and objectives also respond to the Council's <i>Health and Wellbeing Strategy</i> and have been tested through the sustainability appraisal <del>sustainability appraisal</del> <b><u>Sustainability Appraisal</u></b> to ensure they contribute towards the delivery of sustainable development.	To correct typo – lack of capital letters and lack of italics

**Telford & Wrekin Local Plan  
3 Spatial Strategy)**

**Minor Modifications Schedule (Section**

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<b>Min10</b>		p.32	3.1.2	Policies SP1 to <del>Policies</del> SP3 set out...	To correct typo
<b>Min11</b>		p.33	3.2.1.1	The Telford <del>urban</del> <b>area</b> 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. The town is dispersed and its development is substantially low density and suburban in character.	Clarify policy with consistent wording
<b>Min12</b>		p.36	3.2.2.4	In terms of employment land, the <i>Newport: The Need for Employment Land (2014<del>3</del>)</i> study assessed the amount of land that is required.	To correct typo

**Telford & Wrekin Local Plan  
(Section 4 Economy)**

**Minor Modifications Schedule**

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<b>Min13</b>		p.42	4.1.2	Telford is identified as an "Urban Powerhouse" in the Marches Local Economic Partnership's <i>Strategic Economic Plan</i> (2014). It has established strategic employment areas in Donnington Wood, Hadley Park, Halesfield, Hortonwood, <b><u>Shawburch, South Newport</u></b> , Stafford Park, T54 and in <b><u>Central Area of</u></b> Telford Town Centre.	To correct typo
<b>Min14</b>		p.44	4.1.1.2	A key part of the vision of the Local Plan is to make the borough a more prosperous place, <del>with new development on the</del> The vision aims to realise the economic potential of the borough.	To correct typo
<b>Min15</b>		p.45	4.1.1.5	The developer <del>has a responsibility for</del> and will be expected to demonstrate that the site has been actively marketed for the proposed employment use.	To remove superfluous text

Prefix	Rep/Action number	Page	Policy/ paragraph	Changes (additions in <b>BOLD</b> and struck through)	Justification for change
<b>Min16</b>	PUB157	p.45	4.1.1.8	Further <b>to the allocations</b> , development is expected to be delivered at Water Lane. However, this site is not considered large enough to require an allocation.	To avoid misinterpretation.
<b>Min17</b>		p.52	4.2.2.3	Telford Town Park provides another unique feature <del>adjacent</del> that extends into Telford Town Centre to the south of the Primary Shopping Area and Conference and Exhibition Area.	To remove superfluous text.
<b>Min18</b>		p.53	4.2.2.8	These works have reduced a barrier to movement around the indoor shopping mall enabling the surrounding road network to become a free flowing two way road and giving pedestrians the ability to cross it safely.	To correct typo
<b>Min19</b>		p.54	4.2.3.1	The Council values the borough's Market Towns and District <del>e</del> <b>C</b> entres...	To correct typo

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<b>Min20</b>		p.58	4.2.6.3	The Council recognises that <del>for</del> <b>if</b> its centres are to remain viable, they should provide a broad range of daytime into the evening and night-time activities and uses, changing with time but always maintaining interest, inclusiveness and vibrancy.	To correct typo
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Telford & Wrekin Local Plan  
5 Housing)

## Minor Modifications Schedule (Section

Prefix	Rep/Action number	Page	Policy/ paragraph	Changes (additions in <b>BOLD</b> and struck through)	Justification for change
<b>Min21</b>	F10	p.66	5.1.1.5	Delete paragraph	Superfluous text.
<b>Min22</b>		p.67	5.1.2.3	The existing supply also excludes all sites approved under Section 7(1) of the <i>New Towns Act</i> (1983) that have not previously come forward , with the exception of <b>including</b> Land at the Hem (reference H10) which is included as a site allocation.	To correct typo
<b>Min23</b>		p.76	5.2.2.8	<del>The SHLAA Viability Study (2014)</del> <b><u>The SHLAA Viability Study (2014)</u></b>	To correct lack of italics for document name.
<b>Min24</b>		p.79	5.2.4.2	The NPPF requires all <del>local plans</del> <b><u>Local Plans</u></b> to be underpinned....	To correct lack of capitals
<b>Min25</b>		p.80	5.2.5.1	<i>Planning Policy for traveller sites (2012)</i> <b><u>(2015)</u></b>	To take account of an update in Government policy
<b>Min26</b>		p.80	5.2.5.2	Amend first sentence to read, "The Council <del>commissioned</del> <b><u>published</u></b> a Gypsy and Traveller Accommodation	To update the text

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				Assessment (GTAA) in March <b>November</b> 2014.”	
<b>Min27</b>		p.83	5.3.1	<b>5.3.1 Residential development in the rural area</b>	To avoid repetition

Telford & Wrekin Local Plan  
6 Natural Environment)

## Minor Modifications Schedule (Section

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<b>Min28</b>		p.91	6.0.6	Development should also take account of the Council's <i>Local Green Infrastructure Needs Study (2013) <b>(Updated 2016)</b> and Green Infrastructure Evidence and Analysis document (2012) ...</i>	To reflect on latest publication.
<b>Min29</b>	PUB70	p.92	NE1	iii. (b) habitats and species of <del>principle</del> <b>principal</b> importance	Correct spelling 'principal'
<b>Min30</b>	PUB66	p.93	6.1.6	habitats and species of <del>principle</del> <b>principal</b> importance	Correct spelling 'principal'
<b>Min31</b>	PUB99	p.93	Table 11	Table 11 Categories of <del>designated</del> biodiversity and geodiversity designations	Remove repeated word
<b>Min32</b>		p.94	6.2.1	They contribute to the character of an area and function as wildlife habitat, <del>providing</del> <b>provide shelter</b> , carbon storage, flood alleviation and urban cooling and <del>providing</del> <b>provide</b> a resource for biofuel production.	To correct error in spelling
<b>Min33</b>		p.95	6.2.2	The purpose of Policy <del>NE6</del> <b>NE2</b> is to protect	To correct typo

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				these valuable assets.	
<b>Min34</b>		p.96	NE3	Where it can be demonstrated that the proposal will provide appropriate areas of public open space to replace that being lost; <b>or</b>	To correct missing word
<b>Min35</b>	PUB326	p.94	6.3.2.4	Proposals must provide an assessment which demonstrates how they have responded to and addressed the issues and requirements of the Council's strategies as identified in the Local Green Infrastructure Needs Study and Green Infrastructure Framework (2013), the Playing Pitch Strategy (2012) <b>2016</b> , Play Strategy (2007-2017) and other relevant strategies and their subsequent updates.	To update latest strategy
<b>Min36</b>		p.100	6.5.4	All proposals for development within, or likely to <del>a</del> effect, a Strategic Landscape should have regard to <i>Telford &amp; Wrekin Landscape Character Appraisal</i> <del>for Strategic</del>	To correct a spelling and title of the study document.

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				<i>Landscapes (2015). <b>Strategic Landscapes Study (December 2015).</b></i>	
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**Telford & Wrekin Local Plan  
7 Community)**

**Minor Modifications Schedule (Section**

Prefix	Rep/Action number	Page	Policy/ paragraph	Changes (additions in <b>BOLD</b> and <del>struck through</del> )	Justification for change
<b>Min37</b>		p.104	7.2.1	They include leisure and entertainment venues such as Southwater and The Place in Oakengates as well as historic centres such as Ironbridge and facilities in Town and District-centres <b><u>Centres.</u></b>	To correct typo

**Telford & Wrekin Local Plan  
8 Connections)**

**Minor Modifications Schedule (Section**

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<b>Min38</b>		p.112	C3	i. Ensure that the relevant cumulative impact of new developments on local and strategic road networks are mitigated in a co-ordinated and plan led <del>manner</del> <b>manner</b> ;	Correct typo
<b>Min39</b>		p.113	8.1.3.7	Telford & Wrekin Council is the <del>highway authority</del> <b>Highway Authority</b> for all adopted roads that are not on the SRN.	To correct typo
<b>Min40</b>		p.116	8.2.1.4	Evidence suggests that poorly designed parking significantly reduces residents' satisfaction with developments and consequently reduces the desirability of the local area. <del>T</del> <b>T</b> his is caused by two interrelated issues: a) the quantity of parking; and b) the quality of parking.	To correct typo
<b>Min41</b>		p.117	8.2.2.1	Policy <del>C7</del> <b>C6</b> covers	To correct typo

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				situations....	
<b>Min42</b>		p.119	8.3.1.2	Policy C8- <b>C7</b> will aid....	To correct typo

**Telford & Wrekin Local Plan  
9 Built Environment & Heritage)**

**Minor Modifications Schedule (Section**

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<b>Min43</b>	PUB482	p.123	9.1.1.3	Add ' <b>including Ironbridge</b> ' on fourth bullet point.	Clarification
<b>Min44</b>	PUB486	p.129	BE 5	Typo in the second paragraph 'significance of <del>the</del> any heritage'.	Correct spelling
<b>Min45</b>	PUB486	p.129	BE 5	iv. Remove modern additions or modifications to reveal the significance of any heritage asset. This could include the removal of pebbledash, paint from brickwork, non-original style windows, <b>non-original</b> doors, satellite dishes or other equipment; and	Clarification
<b>Min46</b>	PUB489	p.132	9.2.5.2	Change ' <del>the Garden History Society</del> ' to ' <b>The Gardens Trust</b> '	Correction of the name of this body

Telford & Wrekin Local Plan  
10 Environmental Resources)

## Minor Modifications Schedule (Section

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<b>Min47</b>	K24/23	p.139	ER1	Amend criterion v. as follows:  v. When considering the social and economic benefits, account will <b>be taken</b> <del>betaken</del> of the degree of community participation/ownership of a scheme.	To correct a typo
<b>Min48</b>		p.140	10.2.2	Whilst minerals can only be worked where they are found, it is fundamental that existing and future mineral extraction is restricted to locations that are environmentally acceptable and <b>that do</b> not adversely affect the quality of life of the borough's communities.	To correct grammar error
<b>Min49</b>		p.154	10.3.3.5	The Council is aware <del>in trying</del> <b>in trying</b> to improve...	To correct typo
<b>Min50</b>		p.160	10.4.3.2	Areas of the borough are subject to regular instances of flooding, this includes the <del>river</del> <b>River</b> Severn within the World Heritage Site.	To correct typo

Telford & Wrekin Local Plan  
(Appendices)

## Minor Modifications Schedule

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<b>Min51</b>		p.163	9	The Council has an excellent track record in securing funding to deliver infrastructure. For example, it <b>has delivered new</b> <del>is progressing the delivery of</del> secondary schools provision through the Building Schools for the Future Programme, which is supported by £127m of grant funding. It has secured <b>£44.5m</b> <del>£22.6m</del> from the Marches Local Enterprise Partnership to deliver highways, transport and utilities infrastructure and has secured <b>substantial</b> <del>£12.5m</del> from New Homes Bonus funding as well as additional Council Tax receipts from recent developments. It has successfully lobbied to secure the expansion of the MOD logistics site at Donnington.	To update situation
<b>Min52</b>		p.166	Table 13 Aim 2	<b>A</b> mount and type of affordable homes provided	To correct a typo
<b>Min53</b>		p.170	Appendix B	Update size of a site within Table 20:	To correct typographical

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				<table border="1"> <tr> <td>Site Ref</td> <td>Site Size (Ha)</td> </tr> <tr> <td>E9</td> <td><del>3.34</del> <b>3.39</b></td> </tr> </table>	Site Ref	Site Size (Ha)	E9	<del>3.34</del> <b>3.39</b>	errors
Site Ref	Site Size (Ha)								
E9	<del>3.34</del> <b>3.39</b>								
<b>Min54</b>		p.172	Appendix C	Add <b>Hills Lane</b> Delete <del>Sutton Hill North (Queen Street)</del>	Typographical error – use correct name for this Local Centre				
<b>Min55</b>		p.177	Appendix F: Parking standards	Delete subheading 'Introduction' and replace with <b>Residential parking standards</b> .  Delete sub-heading 'residential parking standards' after paragraph 20.  Add a map showing where the central areas, suburban areas and rural areas will apply.	Clarification of text				
<b>Min56</b>		p.178	25	<b>Cycle parking:</b> 1 secure space per bedroom and some level of visitor cycle parking, <del>in particular</del> schemes of 10 or more	Remove superfluous comma and word. Stylistic				

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				dwellings.	improvement
<b>Min57</b>		p.182	Appendix F Parking Standards for A5 uses	Under 'car parking spaces' change to '1 space per 20 sqm <b>of GFA</b> '	Clarification floor area on which the policy will be applied

Telford & Wrekin Local Plan  
Map)

## Minor Modifications Schedule (Policies

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<b>Min58</b>	F10b	Policies Map (Telford inset)	Policies Map	<p>Redraw north eastern Telford urban area boundary to Wrekin Local Plan boundary and adjust to take account of other recent major approvals in the Telford urban area (TWC/2014/0980 at Priorslee and TWC/2013/1033 at Haygate Road, Wellington)</p> <p>Remove the following Housing Site allocations:</p> <p>H1, H7, H8, H9, H14</p> <p>(see Map 10 of Appendix 1)</p>	To be consistent with inspector's main modification on housing allocations
<b>Min59</b>	F10b	Policies Map (Newport inset)	Policies Map	Remove Housing Site allocation H13	To be consistent with inspector's main modification on housing allocations
<b>Min60</b>	K24/32	Policies Map	Policies Map	Remove MSA's from the 'paper' Policies	Mapping error

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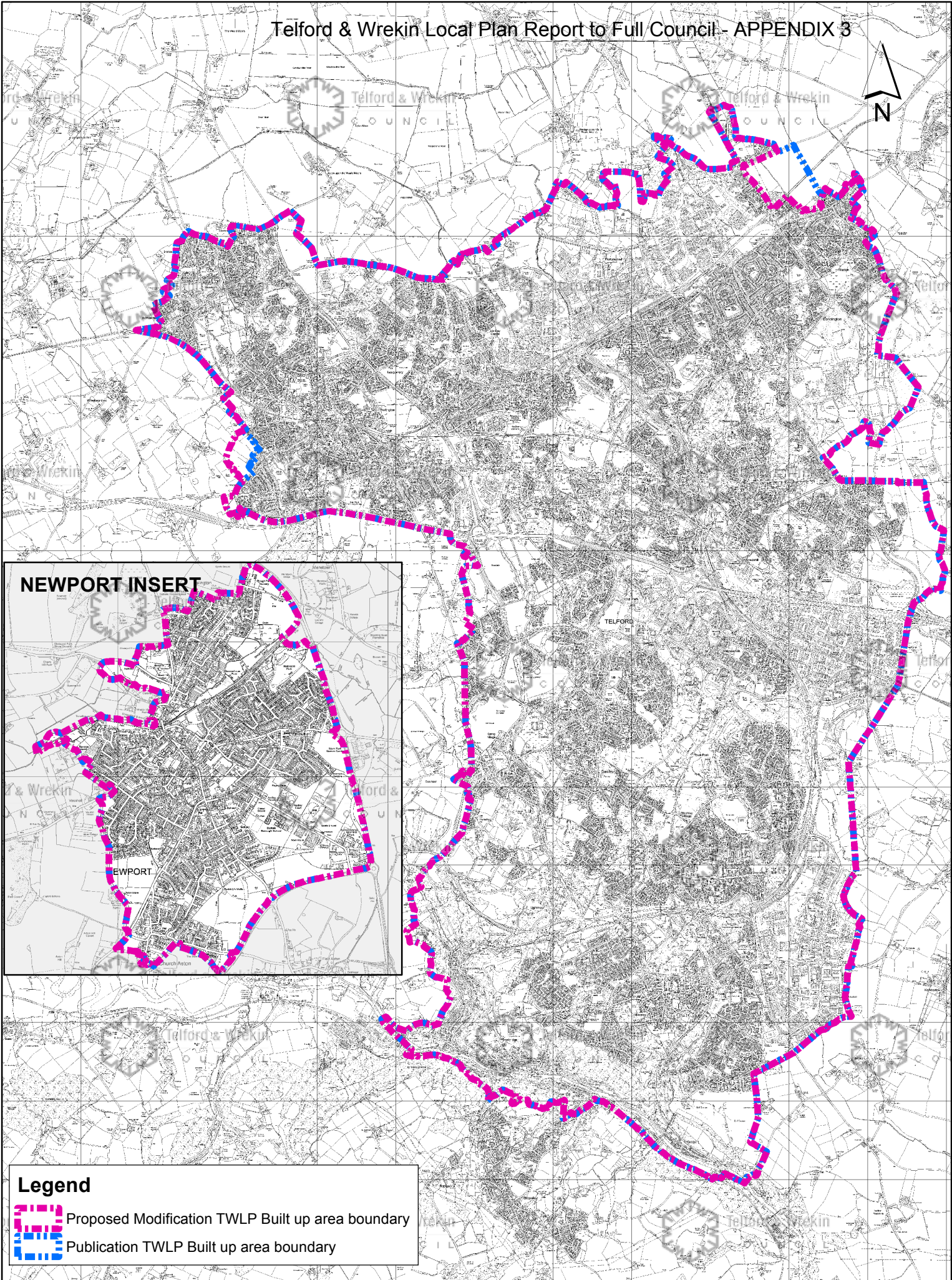
				Map. To be shown on the 'interactive' Policies Map.  Revise MSA for Telford to reflect revisions to Telford urban boundary.	
<b>Min61</b>	B7a J6/TWC/1	Policies Map	Policies Map	Remove land at AFC Telford United - SJ 366250 311302 from Green Network.  (see Map 11 of Appendix 1)	To correct cartographical error
<b>Min62</b>	PUB37 B7a J6/TWC/1	Policies Map	Policies Map	Remove land at the Crest SJ369168 309596 from Green Network. Use boundary of planning application TWC/2016/0168 to show area removed from Green Network.  (see Map 12 of Appendix 1)	To reflect recent planning consent
<b>Min63</b>	B7a J6/TWC/1	Policies Map	Policies Map	Remove land at Capewell Road, Trench - SJ368855 312326 from Green Network.  (see Map 13 of Appendix 1)	To correct cartographical error
<b>Min64</b>	B7a	Policies Map	Policies Map	Remove land at Heath Hill – SJ368223	To correct cartographical

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	J6/TWC/1			307643 from Green Network.  (see Map 14 of Appendix 1)	error
<b>Min65</b>	B7a	Policies Map	Policies Map	To move 3 LNRs from the 'proposed' to the 'existing' category – Dothill LNR, Granville LNR extension & Madeley Pitmounds LNR  (see Map 16 of Appendix 1)	Three new LNR declarations were completed between Regulation 19 version and submission. Minor modification to reflect this.
<b>Min66</b>	K24	Policies Map	Polices Map	Include locations of local centres on the Policies Map  (see Map 17 of Appendix 1)	To clarify where the policy applies
<b>Min67</b>	B7a	Policies map	Policies Map	Change wording on the legend from Railway Lines to <b><u>Railway Lines (operational and disused)</u></b>	For clarification
<b>Min68</b>	B7a	Policies Map	Policies Map	Remove land at Ladywood, Ironbridge– SJ367319 303296 from Green Network.  (see Map 15 of Appendix 1)	To correct cartographical error

## **Appendix 1**



### **Changes to Local Plan Policies Map related to Schedule of Proposed Minor Modification document**

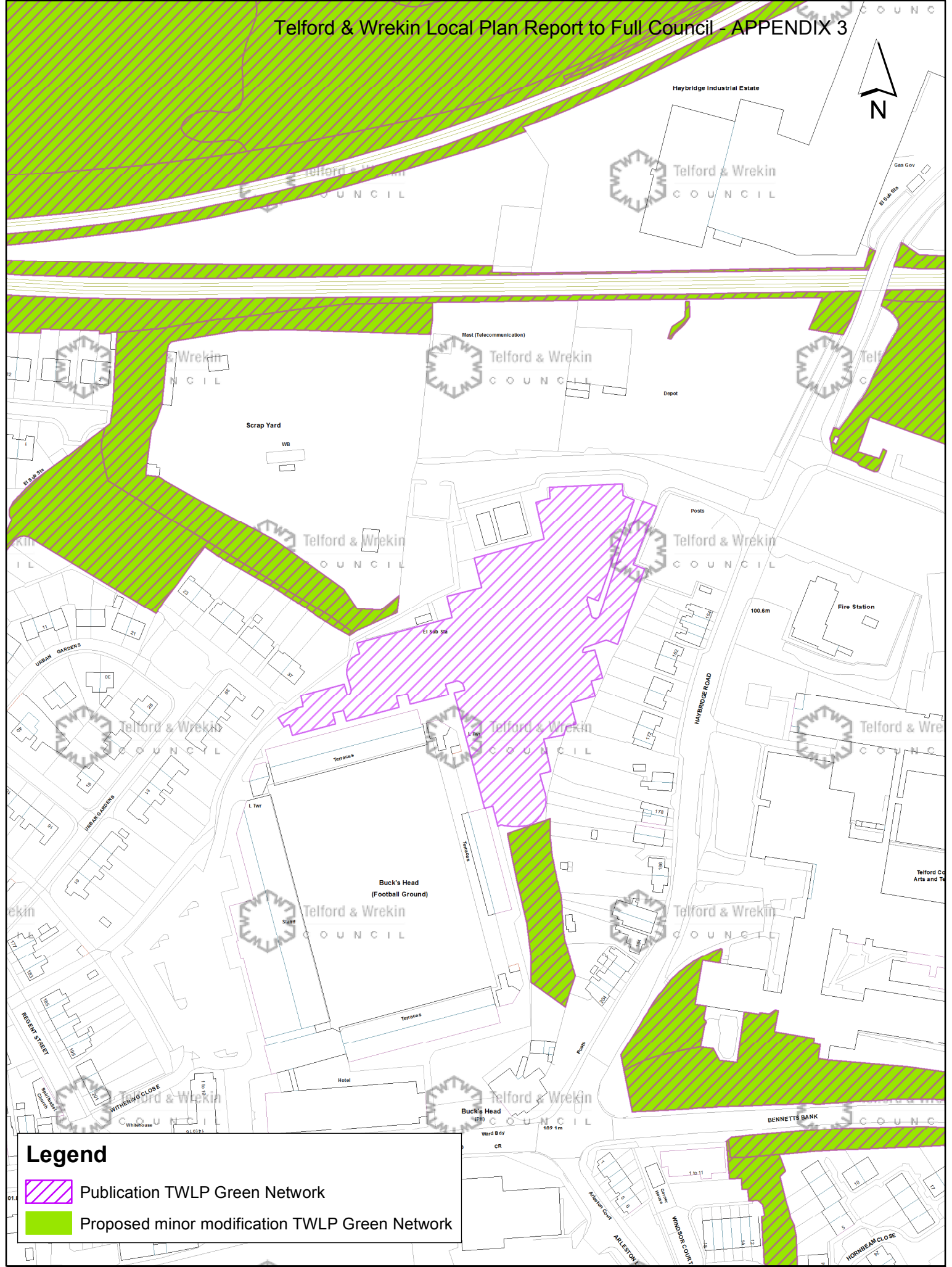


**NEWPORT INSERT**



NEWPORT

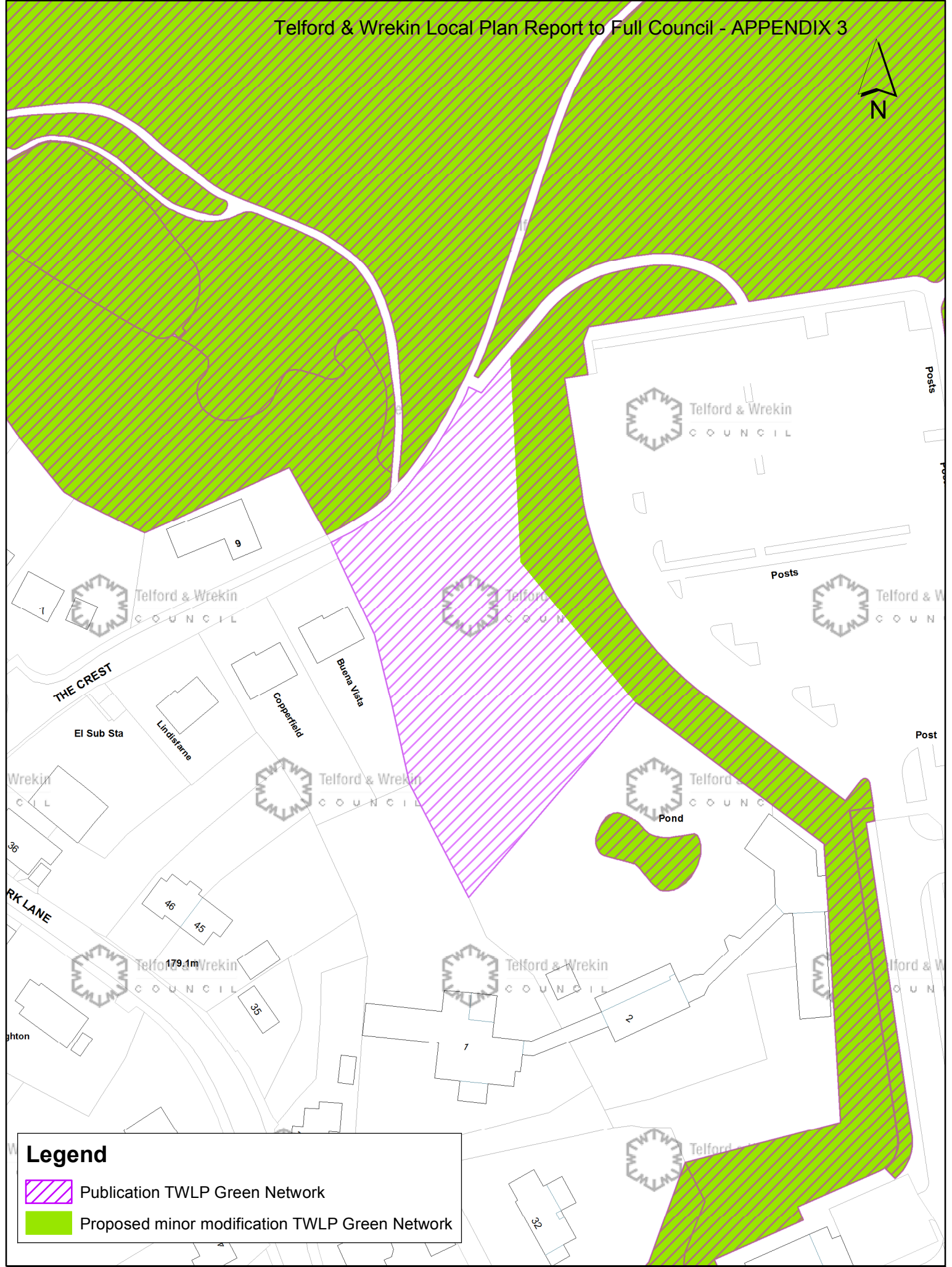
**Legend**

-  Proposed Modification TWLP Built up area boundary
-  Publication TWLP Built up area boundary





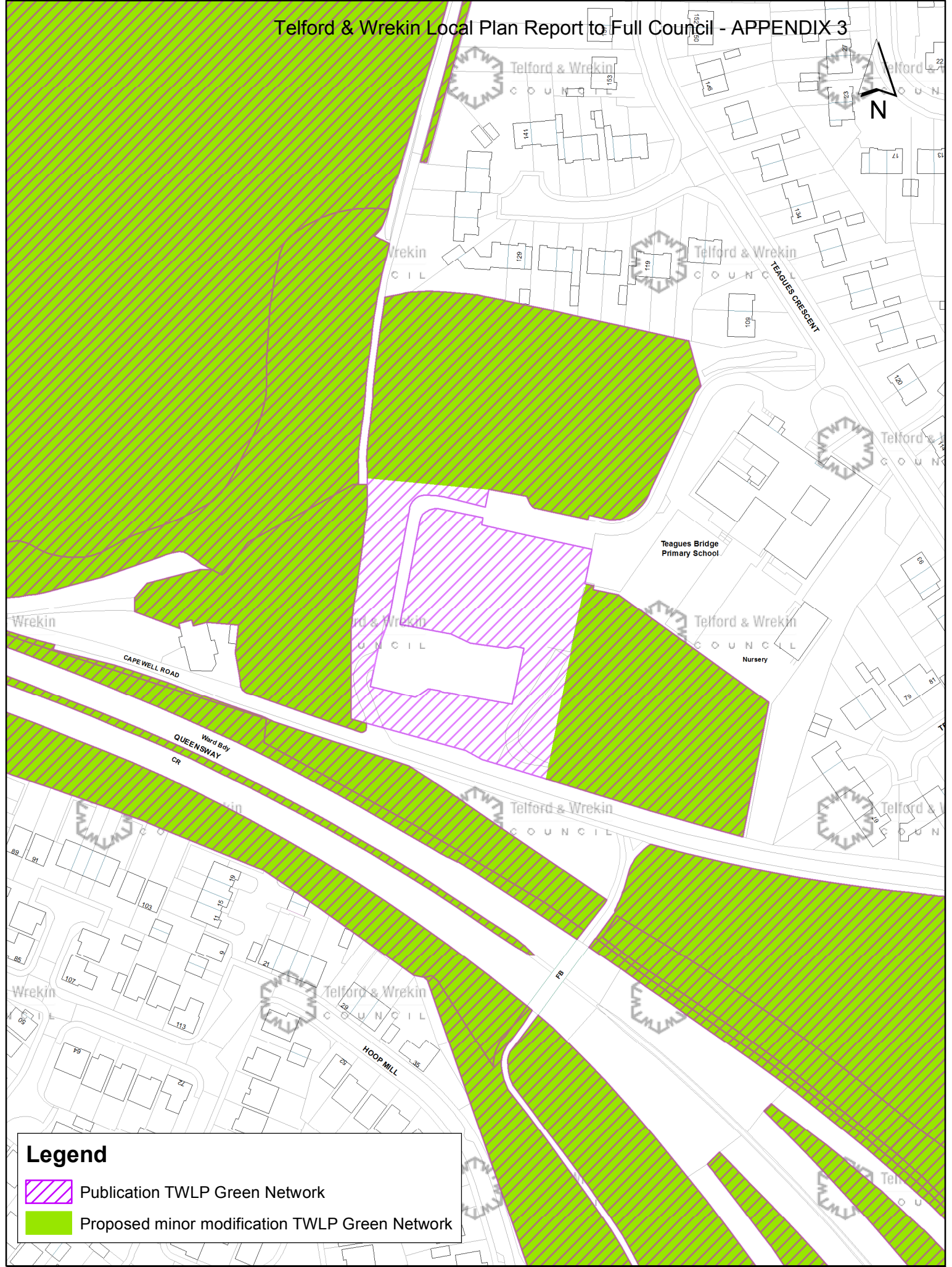
**Legend**

-  Publication TWLP Green Network
-  Proposed minor modification TWLP Green Network





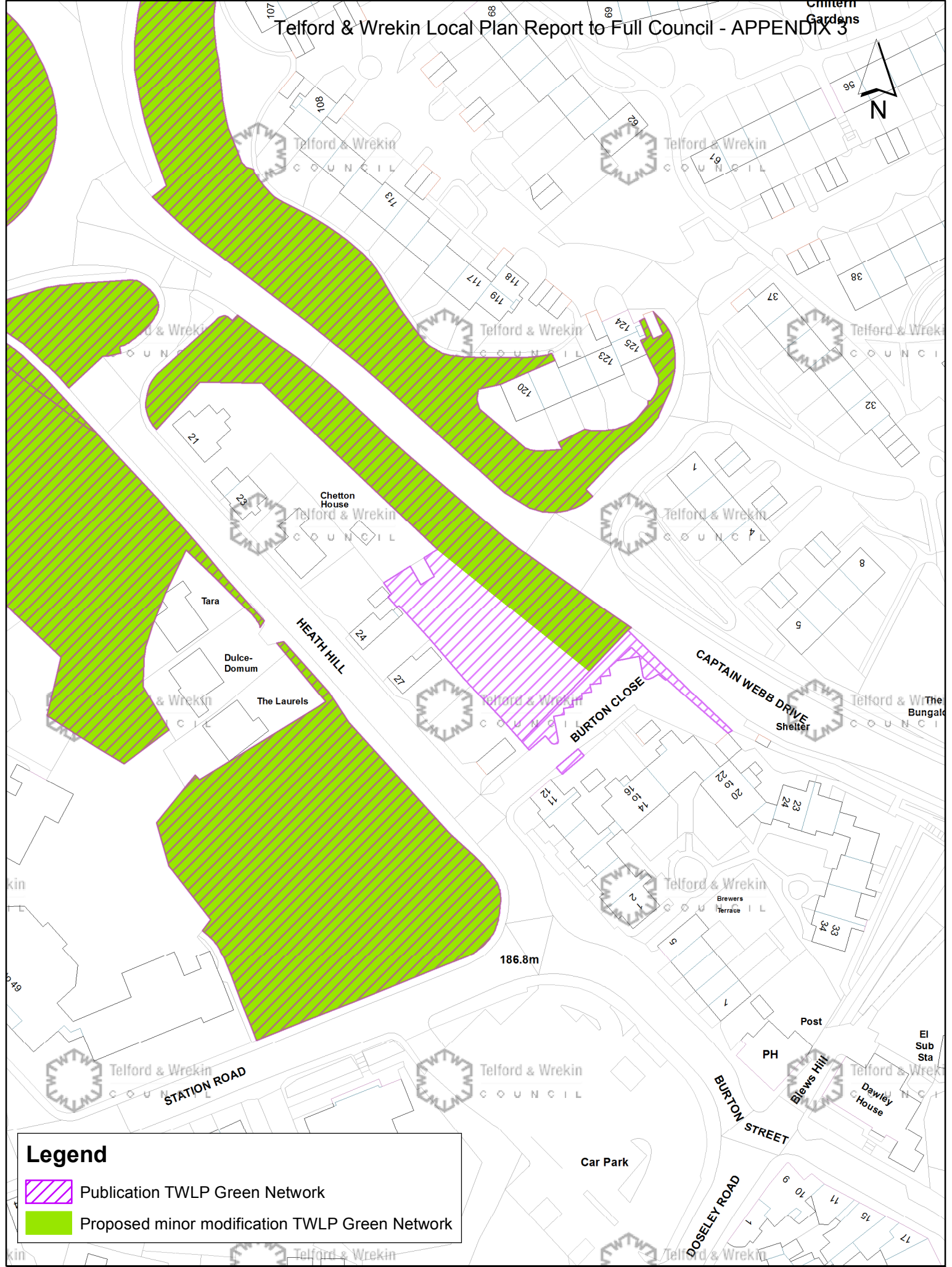
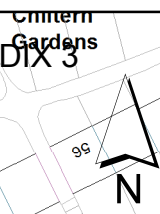
**Legend**

-  Publication TWLP Green Network
-  Proposed minor modification TWLP Green Network





**Legend**

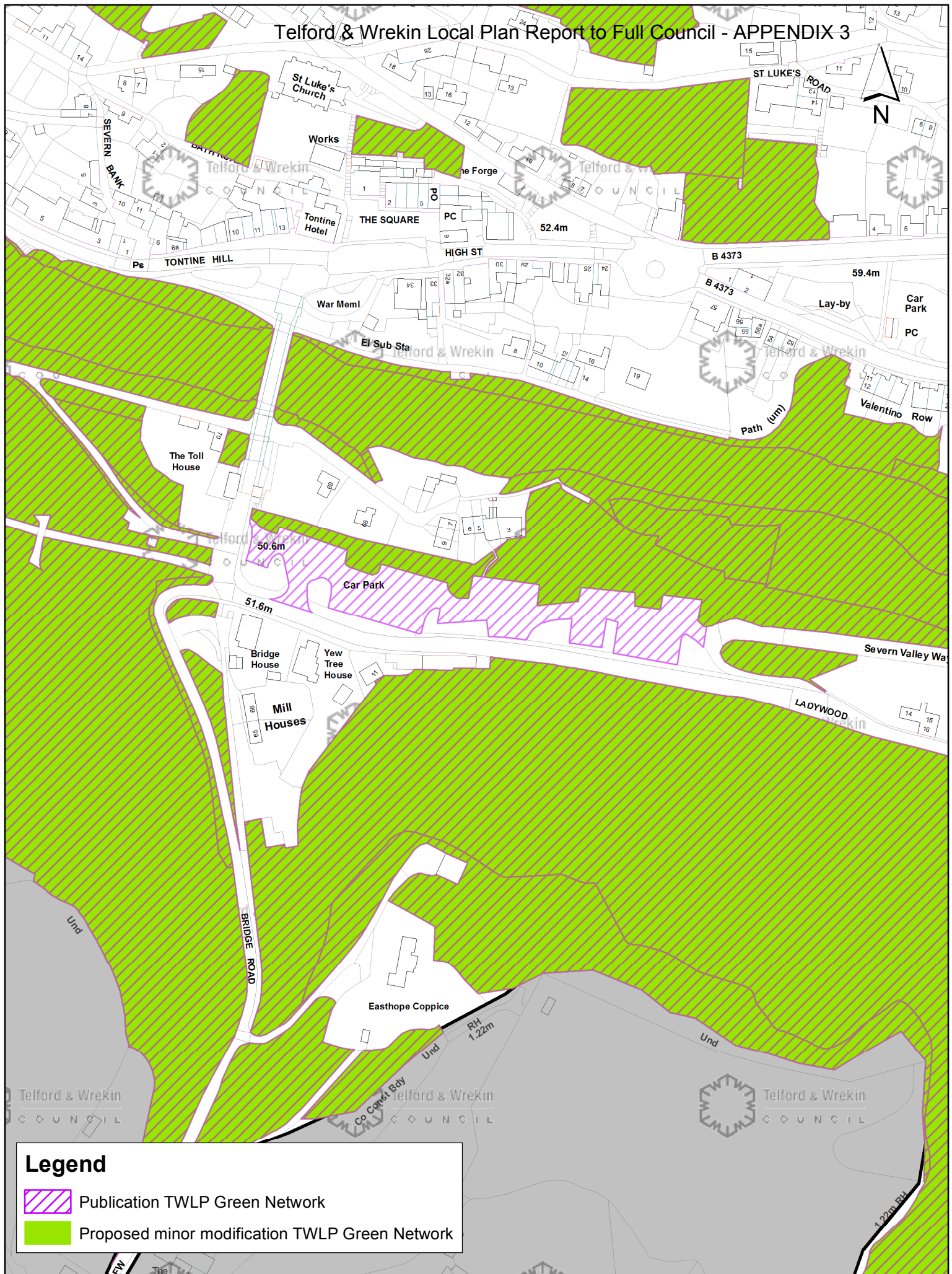
-  Publication TWLP Green Network
-  Proposed minor modification TWLP Green Network





**Legend**

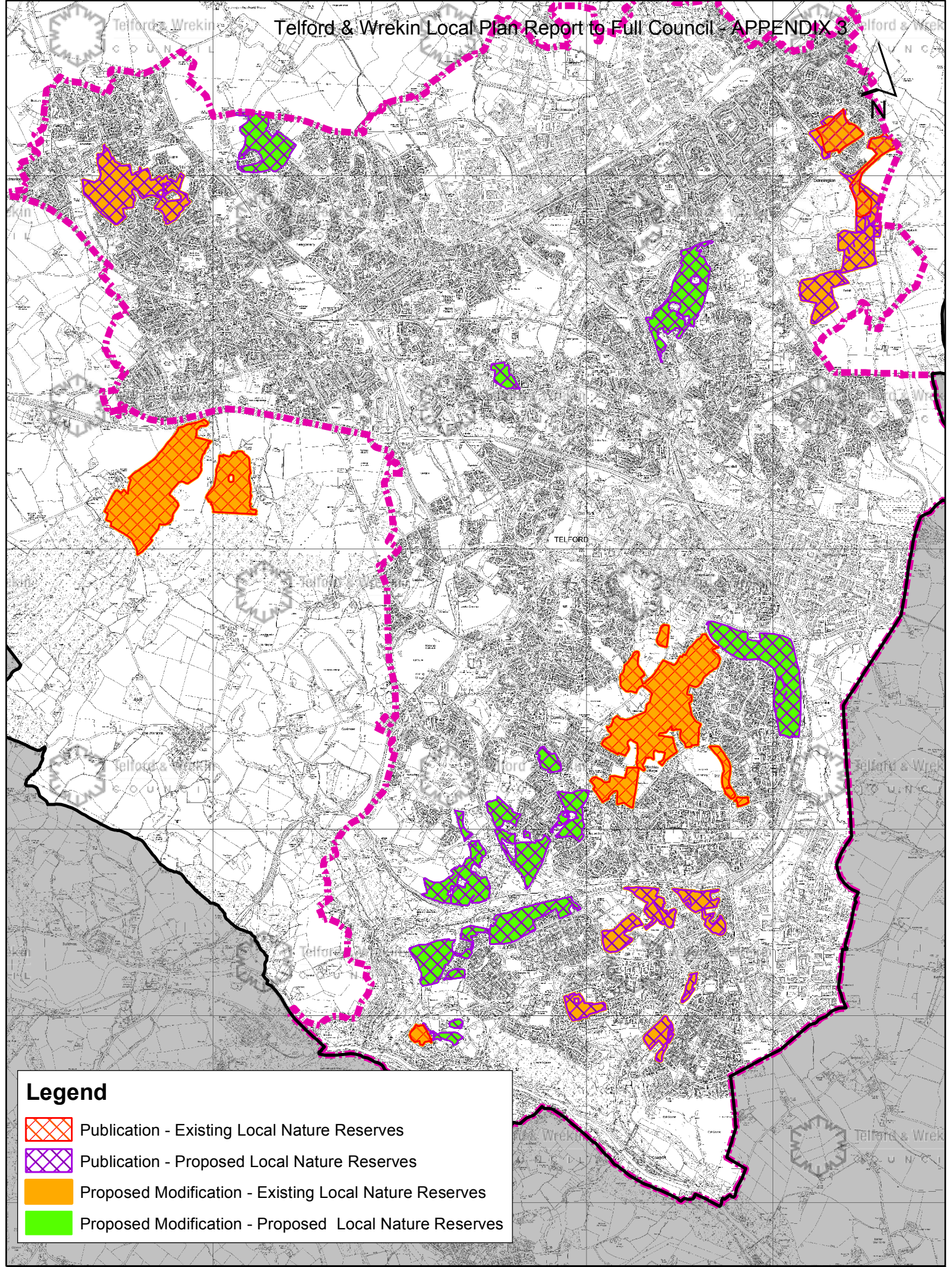
-  Publication TWLP Green Network
-  Proposed minor modification TWLP Green Network

Telford & Wrekin Local Plan Report to Full Council - APPENDIX 3







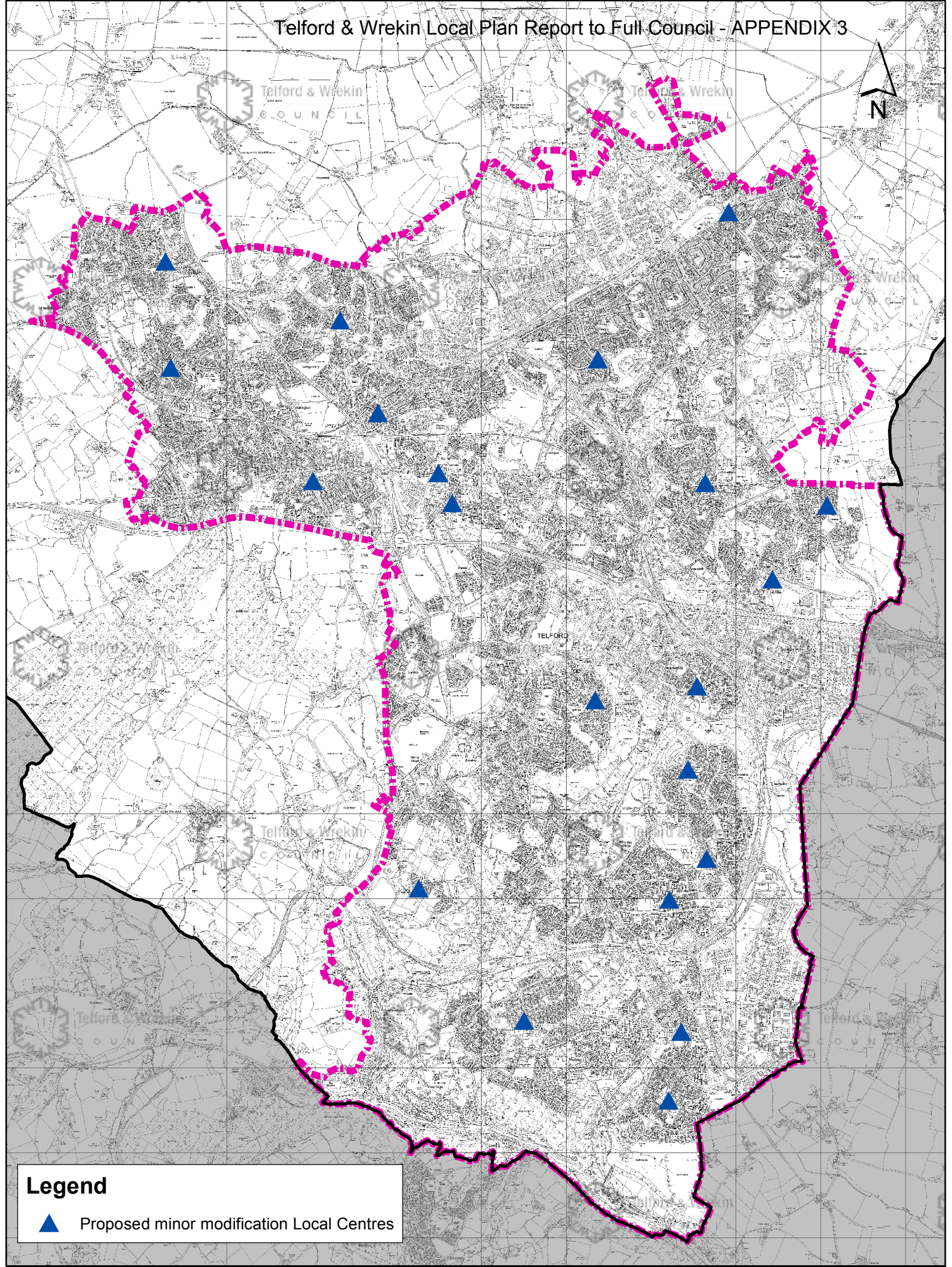
**Legend**

-  Publication TWLP Green Network
-  Proposed minor modification TWLP Green Network



**Legend**

-  Publication - Existing Local Nature Reserves
-  Publication - Proposed Local Nature Reserves
-  Proposed Modification - Existing Local Nature Reserves
-  Proposed Modification - Proposed Local Nature Reserves



**Legend**

- ▲ Proposed minor modification Local Centres