Telford & Wrekin Co-operative Council

Protect, care and invest to create a better borough

Telford and Wrekin Local Plan Review

DRAFT PLAN

2020 - 2040



October 2023

Contents

1 Introduction 3

2 Vision, Priorities and Profile 13

3 Development strategy and strategic policies 22

4 Development management policies 37

5 Green and natural environment 39

6 Economy and centres 51

7 Housing 72

8 Climate change 98

9 Development Design 111

10 Sustainable Travel and Transport Networks 123

11 Community Infrastructure, Culture and Open Space 133

12 Historic Environment 144

13 Minerals and Land 156

14 Appendix 167

- A. Proposed Housing Sites, Mixed Use Sites and Sustainable Urban Extension Sites 167
- B. Proposed Employment Sites 172
- C. Developer Contributions Policy List 173
- D. Hierarchy of Centres 174
- E. List of Designated Sites of Biodiversity and Geodiversity 175
- F. Mining Consideration Area 182
- G. Glossary 183

Section 1

Introduction to the Local Plan



1 Introduction

Policy Finder

Policy reference	Policy Name	Page Number
S1	**Policy Strategic S1 'Protecting and Enhancing the Boroughs Green Spaces'**	25
S2	**Policy Strategic S2 'Nature conservation'**	26
S3	**Policy Strategic S3 'Economic delivery strategy'**	28
S4	**Policy Strategic S4 'Housing delivery strategy'**	29
S5	**Policy Strategic S5 'Mitigating and adapting to climate change'**	31
S6	**Policy Strategic S6 'Healthy stronger communities'**	33
S7	**Policy Strategic S7 'Developer contributions and infrastructure delivery'**	34
NE1	**Policy NE1 'Biodiversity and geodiversity'**	39
NE2	**Policy NE2 'Trees, hedgerows and woodlands'**	42

Policy reference	Policy Name	Page Number
NE3	**Policy NE3 'Biodiversity Net gain'**	43
NE4	**Policy NE4 'Greening factor'**	45
NE5	**Policy NE5 'Green network'**	46
NE6	**Policy NE6 'Shropshire Hills Area of Outstanding Natural Beauty (AONB) and strategic landscapes'**	47
NE7	**Policy NE7 'Strategic green gaps'**	48
EC1	**Policy EC1 'Employment development in the urban area and SEAs'**	52
EC2	**Policy EC2 'Employment in the Rural Area'**	54
EC3	**Policy EC3 'Waste management facilities'**	56
EC4	**Policy EC4 'Hierarchy of centres'**	58
EC5	**Policy EC5 'Telford Town Centre'**	59
EC6	**Policy EC6 'Market Towns and district centres'**	63

1 Introduction

Policy reference	Policy Name	Page Number
EC7	**Policy EC7 'Local centres and rural services'**	65
EC8	**Policy EC8 'Out of centre and edge of centre development'**	66
EC9	**Policy EC9 'Evening and night time economy'**	67
EC10	**Policy EC10 'Shopfront and advertisement design'**	69
HO1	**Policy HO1 'Housing development principles'**	72
HO2	**Policy HO2 'Sustainable Urban Extension Sites'**	74
HO3	**Policy HO3 'Housing mix and quality'**	75
HO4	**Policy HO4 'Affordable housing requirements'**	79
HO5	**Policy HO5 'Affordable housing delivery'**	81
HO6	**Policy HO6 'Supported and specialist housing'**	84
HO7	**Policy HO7 'Houses in multiple occupation (HMO)'**	86

Policy reference	Policy Name	Page Number
HO8	**Policy HO8 'Gypsy, traveller and showpeoples accommodation'**	87
HO9	**Policy HO9 'Estate regeneration'**	88
HO10	**Policy HO10 'Stalled development sites'**	90
HO11	**Policy HO11 'Self-Build and custom housebuilding'**	91
HO12	**Policy HO12 'Housing development in the rural area'**	92
HO13	**Policy HO13 'Affordable rural exception sites'**	95
CC1	**Policy CC1 'Sustainable construction and carbon reduction'**	99
CC2	**Policy CC2 'Renewable energy in developments'**	101
CC3	**Policy CC3 'Strategic renewable energy development'**	104
CC4	**Policy CC4 'Water re-use, conservation, efficiency and quality'**	105
CC5	**Policy CC5 'Flood risk management and sustainable drainage systems'**	106
CC6	**Policy CC6 'Managing air quality'**	107

1 Introduction

Policy reference	Policy Name	Page Number
DD1	**Policy DD1 'Design Criteria'**	112
DD2	**Policy DD2 'Estate Design'**	114
DD3	**Policy DD3 'Residential Alterations and Extensions'**	116
DD4	**Policy DD4 'Commercial and Industrial Design'**	118
DD5	**Policy DD5 'Waste Planning for Residential Developments'**	119
DD6	**Policy DD6 'Waste Planning for Commercial, Industrial and Retail Developments'**	121
ST1	**Policy ST1 'Active Travel'**	124
ST2	**Policy ST2 'Safeguarding Rail and Transport Corridors'**	126
ST3	**Policy ST3 'Impact of Development on Highways'**	127
ST4	**Policy ST4 'Design of Roads and Streets'**	128
ST5	**Policy ST5 'Electric Vehicle Infrastructure and Parking Design'**	130
CI1	**Policy CI1 'Community Facilities'**	134

Policy reference	Policy Name	Page Number
CI2	**Policy CI2 'Existing Public Open Space'**	136
CI3	**Policy CI3 'Provision and Management of Public Open Spaces'**	137
CI4	**Policy CI4 'Leisure, Cultural and Tourism'**	139
CI5	**Policy CI5 'Enhancing Communication Networks'**	141
HE1	**Policy HE1 'Heritage Assets'**	145
HE2	**Policy HE2 'Ironbridge Gorge World Heritage Site'**	147
HE3	**Policy HE3 'Listed Buildings'**	149
HE4	**Policy HE4 'Conservation Areas'**	151
HE5	**Policy HE5 'Buildings of Local Interest'**	152
HE6	**Policy HE6 'Historic Parks and Gardens'**	153
HE7	**Policy HE7 'Scheduled Monuments and Archaeology'**	154
ML1	**Policy ML1 'Mineral Safeguarding'**	157
ML2	**Policy ML2 'Maintaining Aggregate Supplies'**	159
ML3	**Policy ML3 'Mineral Development'**	161

1 Introduction

Policy reference	Policy Name	Page Number
ML4	**Policy ML4 'Land Stability'**	162
ML5	**Policy ML5 'Land Contamination'**	164

1 Introduction

Introduction to the Local Plan

Note on Draft Plan Consultation

This version of the Local Plan has been prepared in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Following this Draft Plan consultation the document may be subject to further amendments before it is taken forward to the Publication stage (Regulation 19) prior to final submission to the Planning Inspectorate in line with the Councils Local Development Scheme[1].

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

About this document

1.1 The purpose of the Local Plan is to explain what type of place the borough of Telford and Wrekin is today, the type of place we aspire to be in the future and to provide a planning framework to enable and manage change and development up to 2040.

1.2 The council adopted the existing Telford and Wrekin Local Plan (Local Plan) in 2018. As part of ensuring the Local Plan remains up-to-date the council is required to review plans five years after adoption. This document is the draft Local Plan for the borough for the period 2020 to 2040.

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

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

1 www.telford.gov.uk/lds

1

1 Introduction

How to use this document

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

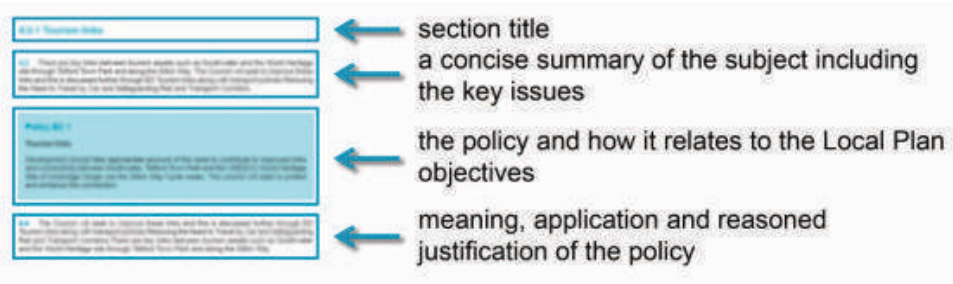
- **Strategic policies –** these provide a high level framework for the Local Plan and reflect the key borough wide priorities that the plan will help address.
- **Development management policies –** these are more detail policies that provide more detail on specific planning issues such as the provision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

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

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

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

Figure 1: Policy Structure



Plan preparation

1.8 The Telford and Wrekin draft Local Plan has been prepared in accordance with the National Planning Policy Framework (2021) (the NPPF) and the Town and Country Planning (Local Planning) (England) Regulations (2012) which set out the requirements for producing a Local Plan. The timetable and stages for preparing the Local Plan are set out in the council's local development scheme[(2)] and details of consultation commitments are contained in the statement of community involvement[(3)]. Both documents are available on the Telford & Wrekin Council website.

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

1 Introduction

Duty to cooperate

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

Integrated impact appraisal

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

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

Policies map

1.12 The Council is required[(4)] to prepare a Policies Map to show the location of policy designations (conservation areas, protected sites, employment zones etc.) and site allocations (housing and employment sites) which will come forward during the plan period.

1.13 This version of the Local Plan is accompanied by:

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

Policy context

1.14 The Local Plan will, in combination with existing, adopted neighbourhood development plans and any further plans duly made up to 2040, forms the development plan for the borough of Telford and Wrekin.

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

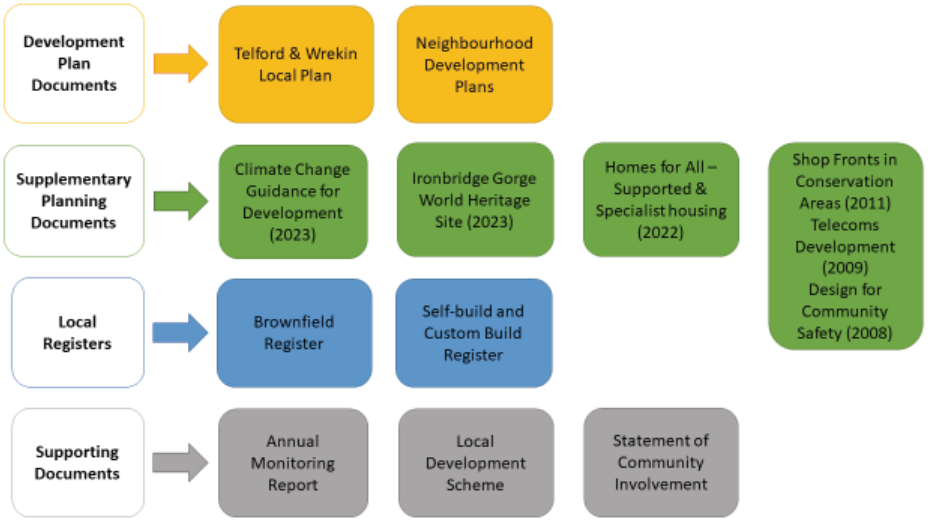
4 Regulation 22 (1) (b) of The Town & Country Planning (Local Planning) (England) Regulations (2012)

1 Introduction

1.16 Local Plan policies and allocations have also been informed by the council's requirements to maintain a register[5] of brownfield land which is suitable for residential development and a register[6] of people who are interested in self-build or custom-build projects in the borough.

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

Figure 2: Policy Framework



Neighbourhood planning

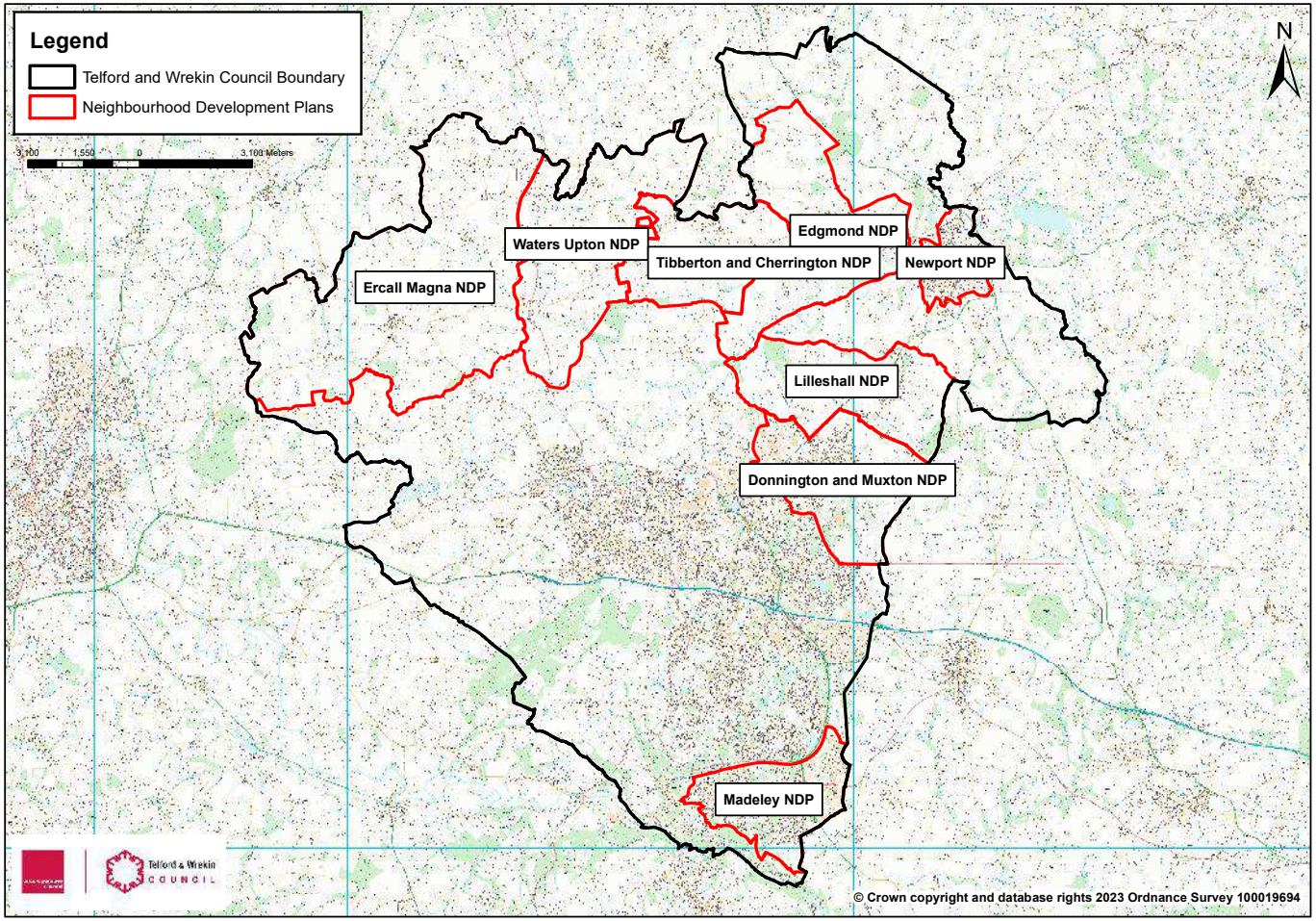
1.18 The Localism Act (2011) supports local communities to shape the future development of their neighbourhoods through a legal process of 'neighbourhood planning'. This allows local communities to produce neighbourhood development plans, neighbourhood development orders and community right to build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

1.19 Once a neighbourhood development plan has been made it becomes a part of the development plan for Telford and Wrekin. Plans contain locally distinctive policies for the neighbourhood plan area that decision makers must take into account when determining planning decisions for that area. Further information on neighbourhood plans is available on the Council's website[7].

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

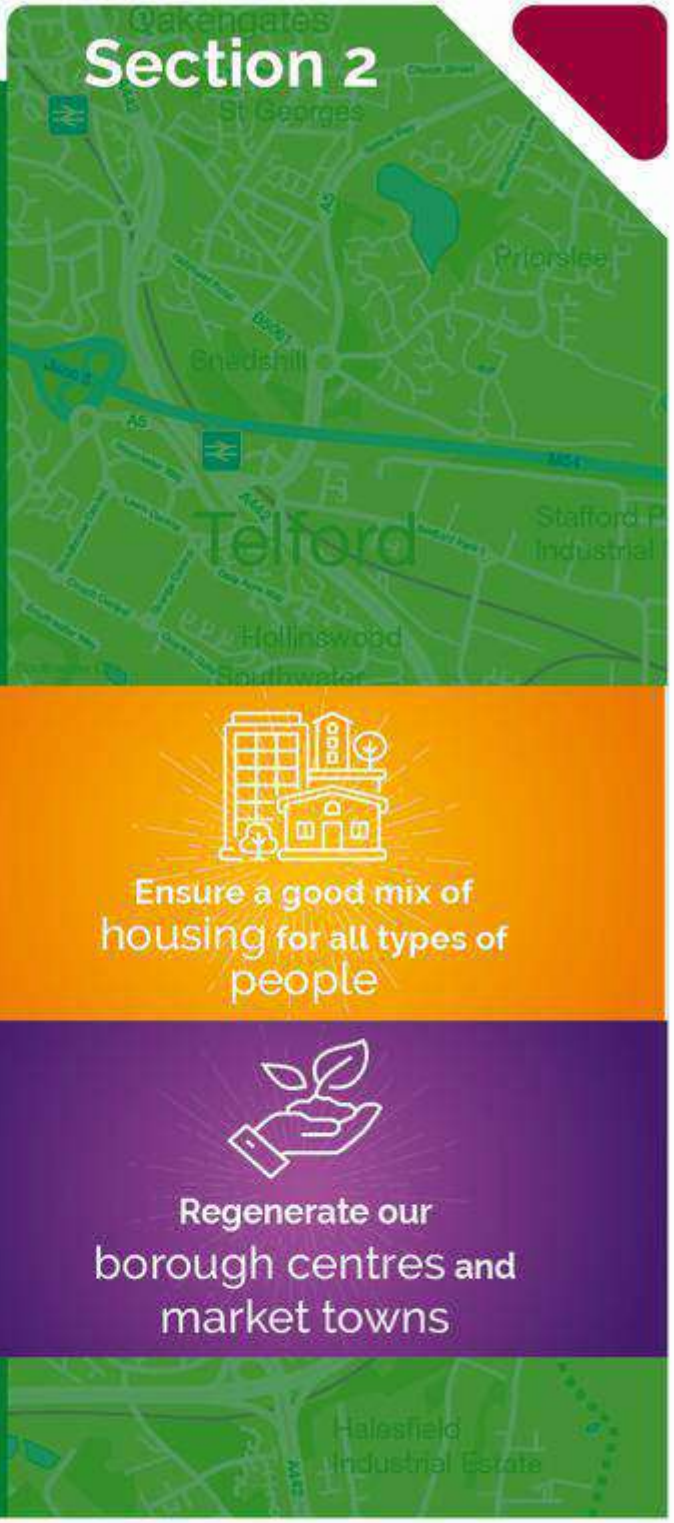
1 Introduction

Figure 3: Neighbourhood Plans



Section 2

Visions, priorities and profile





Support climate friendly development



Attract new businesses **and** jobs

Ensure a good mix of housing **for all types of** people



Help our aging population **to** live well



Protect our green spaces **and the** environment

Regenerate our borough centres **and** market towns

2 Vision, Priorities and Profile

Vision for the borough

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

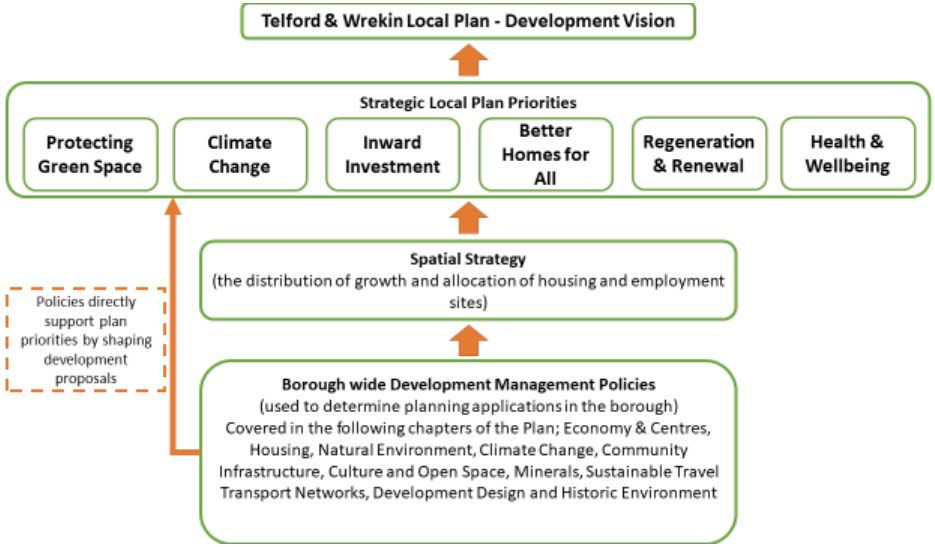
2.2 To achieve this purpose the Local Plan vision sets out a description of the type of place we aspire to be and involves the responsible and sustainable stewardship of the borough's resources and assets:

- ***By 2040, Telford and Wrekin will be a Forest Community with an enhanced and protected natural environment that local residents can enjoy close to their doorstep***
- ***It will be a borough that is adapted to climate change through well connected sustainable transport, energy efficient homes, renewable energy and the location and design of developments***
- ***Development will be focussed in the most sustainable locations with good access to facilities, services and job opportunities***
- ***New development contribute to the health and wellbeing of residents and will provide a mix of homes that meets the changing needs of our population; and***
- ***Inward investment to create jobs and regeneration opportunities will be achieved through new development supporting a more prosperous borough.***
- ***The Council, residents and stakeholders are custodians of the boroughs historic assets and environment and these will be given the highest levels of protection for future generations to come.***

Strategic Local Plan priorities

2.3 The vision is underpinned by six strategic priorities which together have shaped the Local Plan spatial strategy, strategic policies and development management policies. The priorities are aligned with the Council Plan to Protect, Care and Invest to Create a Better Borough. Figure 4 illustrates the inter relationship between the vision priorities and key policies included in the plan.

Figure 4: Local Plan policy framework



2 Vision, Priorities and Profile

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

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

Objectives:

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

2.5 **Key policies:** S1, S2, NE1, NE2, NE3, NE4, NE5, NE6, NE7, CI2, CI3, HE1, HE2, HE3, HE4, HE5, HE6 and HE7

PRIORITY: Tackling climate change and achieving carbon neutrality

2.6 The Council declared a climate emergency on 25th July 2019 and committed to carbon neutrality for its own operations by 2030. The declaration also recognised that the Council has a role to play in helping to facilitate the aspiration for the borough to be carbon neutral by 2030. The UK legal target is now net zero emissions by 2050. The Council's *Becoming Carbon Neutral Action Plan* identifies ways to use its powers to support the transition to a low carbon future.

Objectives:

- Design developments to address climate change, be thermally efficient and reduce energy consumption;
- Investment in sustainable travel networks to support active lifestyles and reduce car use;
- Deliver new strategic renewable energy schemes in the right place;

2.7 **Key policies:** S5, CC1, CC2, CC3, CC4, CC5, CC6, DD1, DD3, DD5, DD6, ST5 and EC3

PRIORITY: Maximising inward investment and employment opportunities

2.8 Through new Invest in Telford Strategy the Council is committed to supporting all existing businesses and to attract new inward investment, support job opportunities and to sustain and enhance the borough's strong economic performance. The Local Plan policies and site allocations can help accelerate delivery and support economic growth by planning for changing work patterns including home working, changes in travel patterns, increasing land available for employment development that is accessible to local communities and supporting

2 Vision, Priorities and Profile

leisure, retail and tourism sectors. The Local Plan will also help capitalise on further inward investment through new trading relations between the UK and other countries.

Objectives:

- Deliver a minimum 167 ha employment land up to 2040 to support investment and job creation;
- Invest in key infrastructure including transport, broadband and the natural environment;
- Invest in education, training and skills facilities to support a diversified and agile workforce;
- Diversification of the rural economy to support jobs and innovation; and
- Reduce youth unemployment.

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

PRIORITY: Securing better homes for all

2.10 The Local Plan has a key role in housing delivery ensuring a range of homes that meet local needs and supporting regeneration and renewal that address the quality of existing housing stock. As well as delivering more affordable homes there is a need to ensure that housing is developed to more accessible standards that enable people to live at home for longer improving quality of life and life expectancy and reducing pressures on health and social care services. The increase in home working post Covid-19 pandemic needs to influence housing space standards, design and community provision within new developments.

Objectives:

- Meet the housing needs of the borough through delivery of 20,200 homes up to 2040 across a range of types and tenures including more affordable, supported, specialist and accessible housing;
- Ensure new developments deliver a mix of homes that meet local needs including homes built to higher accessibility standards;
- Deliver Sustainable Urban Extensions to Telford that provide inter-generational housing opportunities creating new communities; and
- Homes designed to be energy efficient and climate ready that meet the Nationally Described Space Standards.

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

PRIORITY: Delivering regeneration, renewal and stronger communities

2.12 Telford faces challenges – the legacy of the New Town – with ageing infrastructure and the fabric of some of the town's estates, particularly in South Telford now requiring physical regeneration. While this will require major Government investment the Local Plan can support the regeneration and renewal of these areas to create stronger more cohesive communities that benefit from lower energy costs, better quality housing and improved health and wellbeing. The challenge of regenerating town and local centres is compounded by the impact of changing patterns of shopping and leisure time. This is evident in reduced demand for office space, vacant commercial properties such as pubs and reduction in demand for retail space in some areas. The Local Plan will help deliver new uses and investment into centres helping to revitalise key centres of the community.

2 Vision, Priorities and Profile

Objectives:

- Support for mixed use (including residential led) development schemes and uses that will improve long term sustainability of Telford Town Centre, such as Station Quarter;
- Strengthen Newport and Wellington's role as key market towns in the borough and support the diversification of centres from retail to a greater mix of uses;
- Encouraging new uses including residential, leisure and employment that support footfall and create flexible adaptable places in the borough's centres as they evolve, adapt and renew; and
- Setting a positive policy approach to support the renewal and regeneration of housing estates.

2.13 **Key policies:** S6, HO9 and HO10

PRIORITY: Improving health, wellbeing and tackling health inequalities

2.14 Planning policies can help to reduce health inequalities, promote better physical and mental health and wellbeing and improve educational attainment, productivity and economic growth. Factors include property conditions, development design, and access to healthy food, opportunities for education, outdoor amenity space and employment. Obesity is a critical issue which planning can help address through the control of uses in town and local centres as well as the layout and design of developments to help increase levels of active travel. The borough has an ageing population and ensuring developments are designed to enable people to live at home longer will support independence and reduce pressures on health and social care. The Local Plan will help deliver the objectives of the Joint Strategic Needs Assessment (JSNA) and the boroughs Health and Wellbeing Strategy.

Objectives:

- Designing developments to meet the needs of a changing population, increasing independence and inclusion and reducing reliance on health and care services over the long term;
- Creating multi-generational communities through housing mix where people can live in their community for longer and lead more active lifestyles by investing in sustainable travel and green space;
- Investing in measures to improve mental health and wellbeing including dementia friendly developments;
- Tackling obesity through creating space for people to grow their own food and healthy eating environments in centres, and ensuring there is a diversity of food options in centres; and
- Improving the wider determinants of resident's health and welling as identified in the JSNA and Health and Wellbeing Strategy.

2.15 **Key policies:** S6, EC6, EC9, ST1 and ST2

The borough profile

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

Table 1 The borough - Key Facts

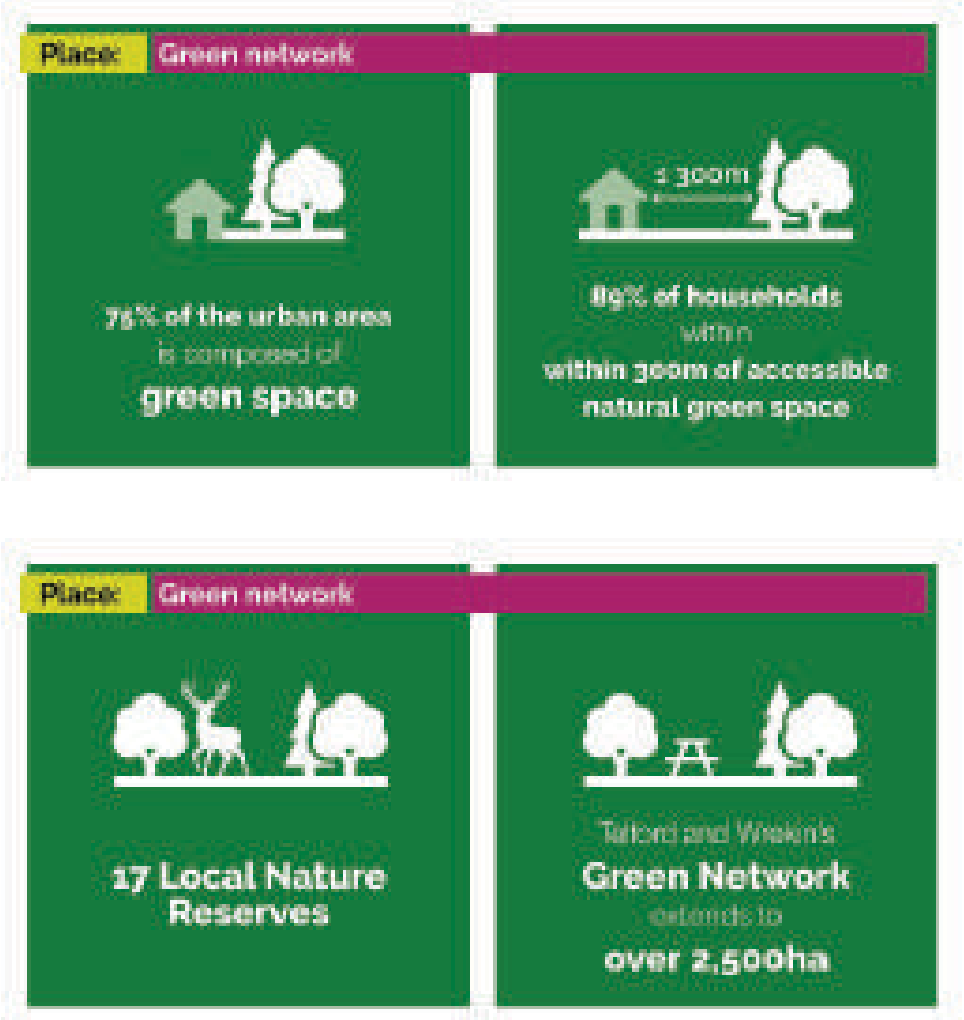
Size of borough (hectares)	29, 031
Population size (2019 mid-year estimate)	179, 900
Population split	84% Telford 8% Newport 8th Rural Area
Age profile	Young people (0-15) 20.6% Working age population (16-64) 62.1% Older population (65+) 17.3%

Figure 5: Location of Telford & Wrekin



2 Vision, Priorities and Profile

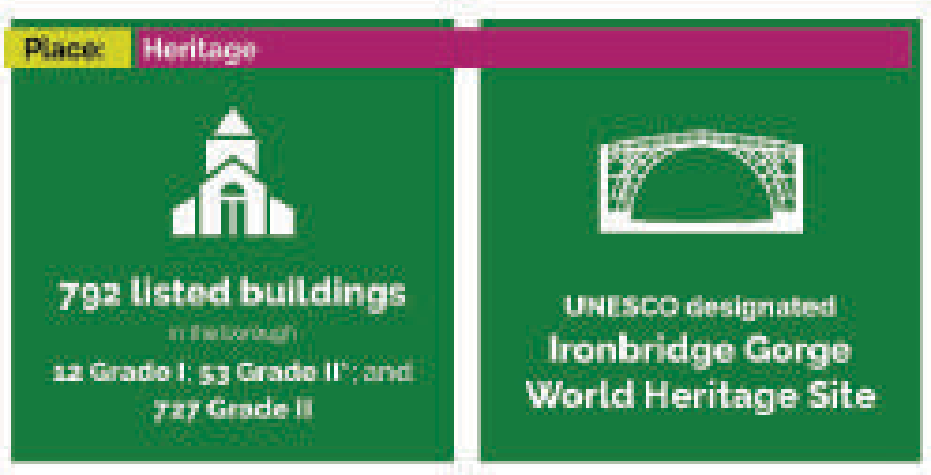
Natural environment



2.17 The borough has an extensive green and natural environment including 8 Sites of Scientific Interest. In addition to the 17 designated Local Nature Reserves there are a further 9 sites proposed for designation during the plan period. As well as these sites the borough has over 400 hectares of managed woodland and 47 Local Wildlife Sites across the area.

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

Heritage and Conservation

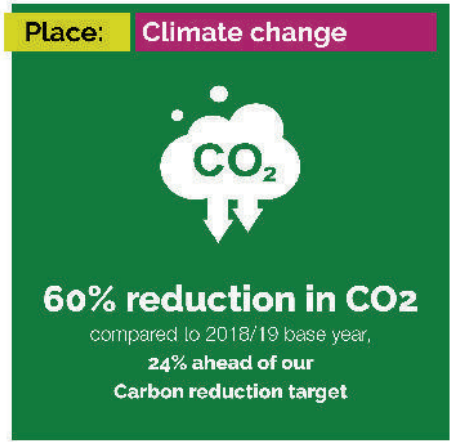


2 Vision, Priorities and Profile



2.19 The borough has many historical assets that reflect a number of periods in history, not least the Industrial Revolution. This includes the UNESCO recognised Ironbridge Gorge World Heritage Site, 8 conservation areas across the borough including market towns and villages, 792 listed buildings, 540 buildings protected due to their local interest value and 27 Scheduled Ancient Monuments

Sustainability

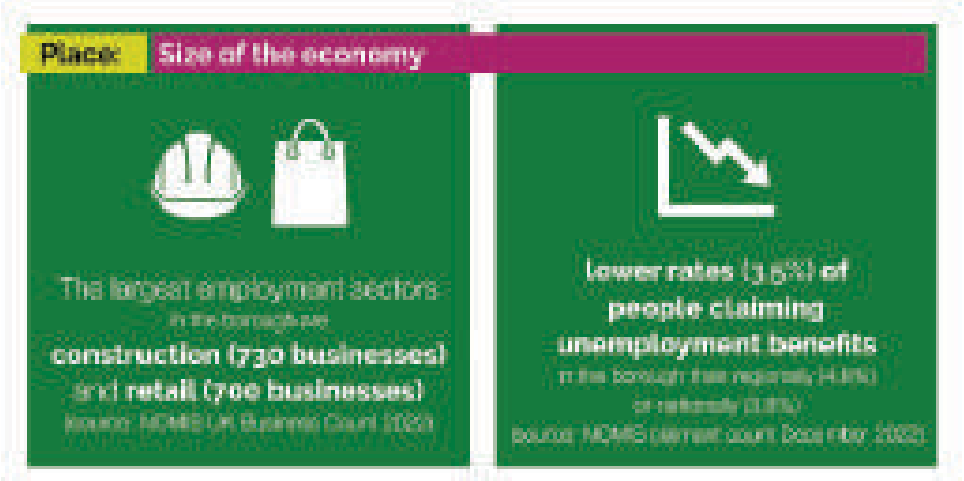


2.20 There is an extensive network of over 448 km of cycleways and 953km of pedestrian footway network that help people travel to schools, jobs and for leisure around the urban and rural areas of the borough. Bus and rail connections support travel around the area as well as into West Midlands and wider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

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2 Vision, Priorities and Profile

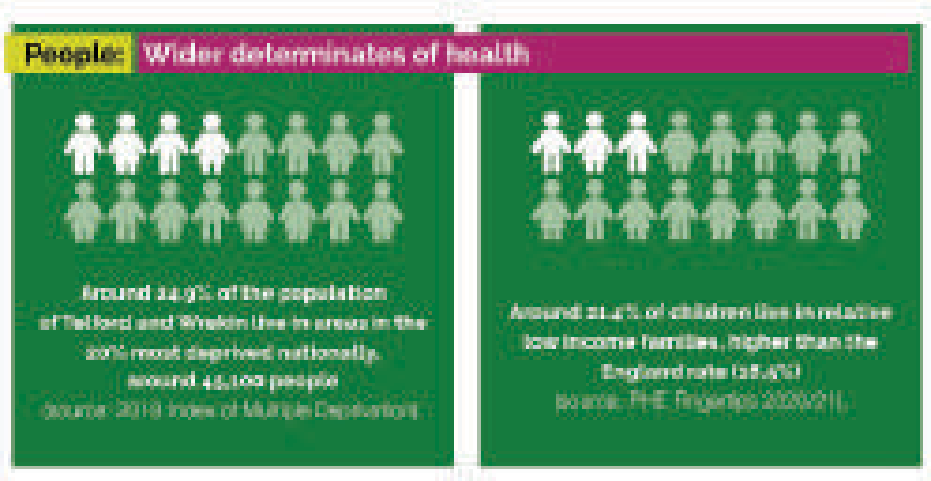
Education and the economy



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

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

Health and wellbeing



2.23 18 areas of the borough are ranked in the 10% most deprived nationally with a further 10 areas ranked in the 10-20% most deprived nationally (DCLG Index of Multiple Deprivation 2019). Wider health and wellbeing issues include:

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

Section 3

Development strategy and strategic policies



3 Development strategy and strategic policies

Development strategy

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

3.2 The strategy reflects the roles of the distinct roles and characteristics of the areas and recognises their capacity for growth. The Local Plan has identified a housing requirement of around 20,200, of which 55% of these homes have already been identified in the Councils housing supply, this includes homes completed, under construction, have planning permission or are included in an allowance for small sites (under 5 homes).

Telford

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

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

3.5 Over the course of the plan period 2020 to 2040 the Council are planning for around 17,372 homes in and on the edge of Telford, this includes 9,451 homes already consented or part of the small sites allowance. This means the Council is planning for around 7,921 net new homes coming forward up to 2040.

Newport

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

3.7 Newport's economic role has increased with the development of the Newport Innovation Park which is focussed on agri-tech industry.

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

3.9 Over the course of the plan period the Council are planning for around 1,616 new homes, of this over 1,000 homes have already been competed or have planning permission. This means the Council are planning for around 517 net new homes up to 2040.

Rural area

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

3 Development strategy and strategic policies

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

3.12 Over the course of the plan period the Council are planning for around 1,212 new homes, of this over 827 homes have already been competed or have planning permission. This means the Council are planning for around 385 net new homes up to 2040.

Figure 6



3

3 Development strategy and strategic policies

Figure 7: Key diagram



3 Development strategy and strategic policies

Strategic policies

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

Protecting and enhancing the boroughs green spaces

3.14 Telford is characterised by its wealth of green spaces and natural environment enhancing neighbourhoods and communities with current provision calculated at 17.09ha per 1,000 population[(8)]. The Council has continued to increase the extent of land protected and to increase the quality and accessibility of these spaces - creating new Local Nature Reserves, identifying Green Guarantee Sites and adding protection to the natural environment.

3.15 Policy S4 sets out how development can help further support, protect and enhance the natural environment of the borough through the forest community approach.

Policy Strategic S1

Protecting and Enhancing the Boroughs Green Spaces

1. **Development should support the councils to the protection and enhancement of green spaces by**:
   a. Protecting existing green spaces set out in the Local Plan;
   b. Delivering new green space and enhancing and diversifying existing green spaces, that are accessible to local communities;
   c. Protecting and enhancing woodland and trees to build high quality, resilient woodlands and green space;
   d. Prioritising nature recovery; and
   e. Helping to address the climate change and biodiversity crisis.
2. Individuals and communities who are taking sustainable action on the causes and impacts of climate change will be supported.

3.16 The borough has a string green and natural environment with many areas of valued green spaces such as Local Nature Reserves, Green Guarantee sites and local recreation provision. Telford and Newport have extensive areas of Green Network which help link these green spaces for people and local wildlife it is important that they are protected and enhanced. The Local Plan will also play an important role in creating new areas of public accessible green space on new development sites as well as through the creation of new Local Nature Reserves.

3.17 The majority of tree cover in Telford and Wrekin is located within the urban area with values ranging from 55% in the Ironbridge Gorge Ward to 8% in Edgmond and Ercall Magna Wards, which reflects the more open agricultural landscape in those areas.

3 Development strategy and strategic policies

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

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

Nature conservation

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

3.21 Policy S5 sets outs the Councils strategic commitment to protecting and enhancing the natural environment of the borough.

Policy Strategic S2

Nature conservation

1. Development can bring opportunities to restore the natural environment or may harm it, therefore:

    a. Developments are expected to protect, maintain and enhance biodiversity and geodiversity
    b. Impacts on biodiversity and geodiversity can arise from development or exacerbate existing issues through in-combination effects. These impacts need to be identified and the mitigation hierarchy of avoid, mitigate and finally compensate be followed. Similarly, a hierarchy of location should also be used to protect local biodiversity with onsite enhancement/compensation being preferred, then within the borough, an adjacent LPA and finally further afield.

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

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

3.24 As a borough we understand the benefits of nature conservation and its fragility. We therefore, expect developments to avoid harm. Where this is not fully possible this must be minimised and, as a last resort, compensated for. We expect any mitigation to be delivered onsite, to protect and restore the wildlife within the immediate area or as a final resort it should be carried out within the borough. .

3.25 Impacts can be direct, such as removal of habitats, or indirect, such as light pollution which puts additional pressure on nearby habitats and species. Some sensitive or protected habitats can be harmed even where they are several miles away, via impacts such

3 Development strategy and strategic policies

as increased levels of reactive nitrogen in the air. These impacts can rise incrementally, via many small developments, to create significant harm.

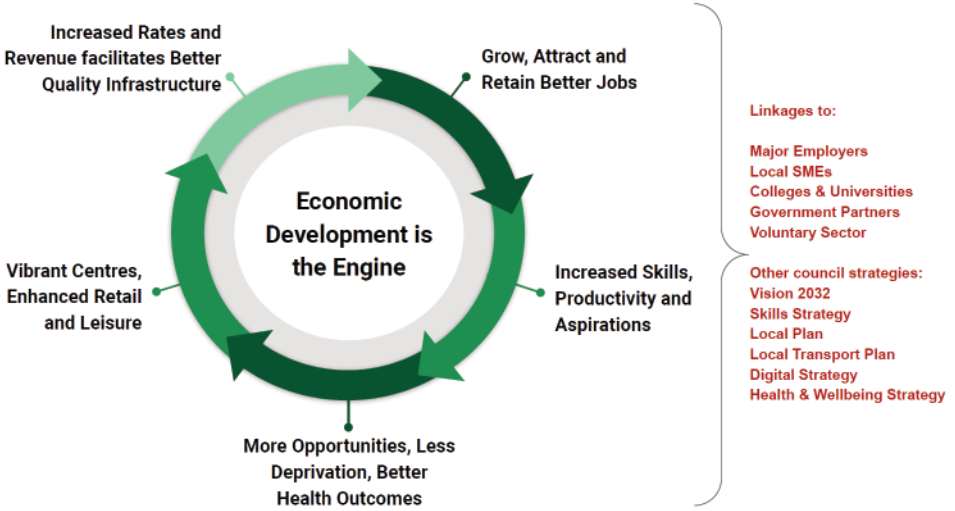
3.26 Impacts will have different severities and durations. Some may only exist during construction, such as noise or dust and others go on in perpetuity such as habitat loss or changes in hydrology.

3.27 Protected and priority species are also material planning considerations that will be weighed during the determination of planning applications.

Economic delivery strategy

3.28 Telford and Wrekin is a well-connected, ambitious borough where economic development is supported and encouraged. There are many benefits to the borough by encouraging economic development as set out in figure 6 below taken from the councils emerging Economic Development Strategy.

Figure 8: Economic development cycle



3.29 The Council strongly supports economic development evidenced through the Councils track record of bringing public land to the market through the Telford Land Deal. Table 1 sets out benefits delivered by the Land Deal since 2015.

Table 2 Telford Land Deal delivery

Outputs	Since the start of the Land Deal
Jobs created	1, 926
Commercial floor space created	144, 000m²
New homes delivered	1, 284
Brownfield land developed	35ha

3 Development strategy and strategic policies

Outputs	Since the start of the Land Deal
Private sector investment	£324m

3.30 Strategic Policy S1 sets out the strategy for delivering new employment land for the borough over the plan period.

Policy Strategic S3

Economic delivery strategy

1. The Council is planning for the delivery of a minimum of 167ha of employment land over the plan period.
2. Employment development will be supported and delivered through:

    a. The completion of sites with planning permission;
    b. The allocation of new employment sites as shown on the Policies Map for the uses specified in Appendix B and in accordance with Policy S1;
    c. Directing development to the Strategic Employment Areas in accordance with Policy EC1;
    d. Development of suitable sites in the urban area in accordance with policy EC1;
    e. Development of suitable sites in the rural area in accordance with Policy EC2; and
    f. The delivery of sites, where identified in Neighbourhood Plans.

3.31 To respond to local, regional, national and international pressures impacting the economy, the Council must ensure the provision of an appropriately diverse portfolio of employment land and buildings. To date the Council has an existing supply of 76.5ha and the Plan allocates land to deliver a minimum of 90.5ha of new employment land.

3.32 The 167ha employment land requirement is informed by the Telford and Wrekin Economic and Housing Development Needs Assessment (EHDNA) Part 1 (2020) and 2 (2023) and the updated Newport Employment Land Needs Study (2023).

3.33 This overall requirement includes the following split in uses:

Table 3 Table 2

Class Eg(i) and Eg(ii)): offices or the research and development of products or processes	32ha
Class Eg(iii)/B2: industrial processes or general industrial	62ha
Class B8: Storage and distribution	72ha

Housing delivery strategy

3.34 The Council are planning to meet the future housing needs of the borough, including delivering homes for all including affordable and support and specialist housing. Policy S2 sets out the Council's housing requirement and delivery strategy.

3 Development strategy and strategic policies

Policy Strategic S4

Housing delivery strategy

1. The council has 55% of its identified housing requirement of 20,200 homes consented, under construction or already built. The Council is planning to deliver an average of 1,010 dwellings a year through existing supply and land allocations.
2. The delivery of new dwellings will be managed and monitored on an annual basis against the housing trajectory.
3. If monitoring indicates that delivery is likely to fall below the level required to maintain an adequate supply of deliverable sites then the Council will proactively seek to increase the delivery of sites through the planning process.
4. Housing development will be supported and delivered through:

    a. The completion of sites with planning permission;
    b. The allocation of new housing sites as shown on the Policies Map and in accordance with Policy HO1 (Housing development principles);
    c. Well-designed windfall development in the built up areas on a 'brownfield first' approach;
    d. Where supported in the rural area by Policies HO12 (Housing development in the rural area) or HO13 (Rural exception sites); and
    e. Well-designed self-build homes where they are in accordance with Policy HO11.

3.35 The council has identified 55% of homes within the existing housing supply meaning only 45% of the housing requirement will need to come through new housing site allocations. This equates to around 441 net new homes per year delivered through new allocations.

3.36 The councils approach set out in Policy S2 will positively meet local housing needs evidenced in the Economic and Housing Development Needs Assessment (EHDNA)

Table 4 Housing supply and requirement

Type	Number of dwellings (net)	Comments
Overall housing target 2020-2040	20,200	1,010 dwellings per year for 2020-2040
Existing housing supply[9]	11,378	Commitments (sites with permission not expired), sites with resolution to grant planning approval and remaining Local Plan housing allocations
Net supply from new allocations	8,822	New housing allocations to meet the requirement
Net new dwellings per annum from new allocations	441	

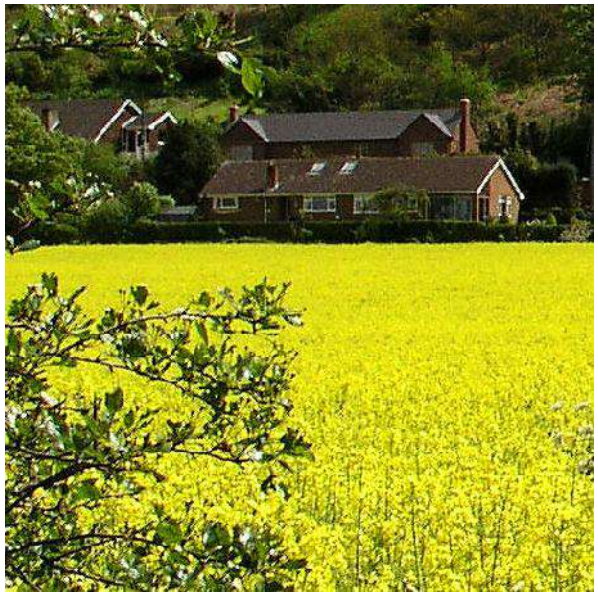
9 Includes sites with outline and detailed planning permission.

3 Development strategy and strategic policies

3.37 An allowance of 60 dwellings per year on small windfall sites (sites not identified in the Local Plan) is based on past delivery. The overall housing supply includes a flexibility allowance to ensure choice and a buffer against non-delivery.

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

Figure 9: Housing in Lilleshall



3 Development strategy and strategic policies

Mitigating and adapting to climate change

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

3.40 Policy S3 sets out the council's overall strategy for addressing climate change mitigation and adaptation.

Policy Strategic S5

Mitigating and adapting to climate change

1. Development should positively contribute to meeting local and national targets to address climate change including reducing greenhouse gas emissions.
2. In determining planning applications, the council will support development proposals that help mitigate climate change, giving consideration to how proposals:

    a. Are designed to reduce the need to travel and encourage sustainable modes of travel including active travel;
    b. Are designed to reduce energy consumption;
    c. Maximise opportunities for natural heating and ventilation;
    d. Support the move towards low/no carbon technology and renewable energy;
    e. Incorporate electric vehicle charging facilities; and
    f. Incorporate multi-functional green space including that which support active travel, recreation and carbon storage.

3. In determining whether development supports adaptation to climate change, including resilience to climate change and does not make other areas more susceptible to the impacts of climate change, the Council will consider how proposals:

    g. Will reduce demand on water resources;
    h. Consider the risk and impact of flood risk;
    i. Incorporate well-designed multi-functional sustainable drainage systems;
    j. Incorporate design features to ensure development, including open spaces and the public realm, is resilient to climate change; and
    k. Balances the need to protect and conserve historic assets.

4. Sustainability Statements will be required to be submitted with applications for new development. They must demonstrate how the development will positively, and measurably, contribute to mitigating and adapting to climate change and local and national climate objectives including achieving Net Zero.

3.41 The council has prepared, and keeps updated, a Climate Change Action Plan which identifies an actions for the Local Plan Review[10].

3 Development strategy and strategic policies

3.42 The council has also produced further evidence work to support the above objectives including the Public EV Charging Infrastructure Strategy, Air Quality Strategy and SuDS Handbook.

3.43 The council adopted a Climate Change Supplementary Planning Document in July 2023 which will be updated to support the new climate change policies in the Local Plan.

3.44 Sustainability statements are reports which demonstrate how a development proposal will address policies around sustainability. They should include details of how the proposal uses sustainable design and construction methods as well as how the development would reduce the energy and water demands. They should also address how materials have been selected and waste reduced in design and construction.

3.45 Sustainability Statements should be submitted with applications for:

- All new build homes including flats;
- Non-residential development of 1,000sqm or more of floor space; and
- Residential refurbishments, conversions and change of use for 5 or more dwellings or 500sqm or more.

Healthy, stronger communities

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

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

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

Figure 10: Gym Equipment



3 Development strategy and strategic policies

Policy Strategic S6

Healthy stronger communities

1. Telford and Wrekin is a varied and diverse community with an ageing population and residents with a range of health needs. In order to help improve the health and wellbeing of the boroughs communities development will be expected to:

    a. Demonstrate a positive approach to healthy design principles that provide opportunities to be physically active, active travel, improved air quality and improved mental wellbeing;
    b. Prioritise the safety and security of residents and users enabling safe movement of walkers, wheelers and cyclists, encourages community activity and designs out the potential for anti-social behaviour;
    c. Help create a cohesive and sustainable community by, for example, delivering tenure blind housing, taking account of the different needs of residents and users in design and siting of facilities including, for example, less able bodied, people with dementia, the needs of younger residents and people at risk of social isolation;
    d. Support residents to live well in their own communities for longer by, for example, providing more accessible homes;
    e. Contribute positively to the physical and mental health and wellbeing of residents through, for example, guarding against an over predominance of uses such as hot food takeaways and betting shops in town and district centres and by encouraging access to a healthy environment Providing the local community with access to a diversity of food outlets selling healthy food options and the opportunity to grow their own food in designated public and private spaces accessible from the home, school, or workplace; and
    f. Provide accommodation that is thermally efficient and helps reduce instances of fuel poverty and damp.

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

- **The needs of an ageing population –** borough saw one of the largest increases in population aged 65 plus in England between the 2011 and 2021 Census, with an increase of 35.7% (England 20.1%)
- **Increasing rates of obesity in the population –** Levels of excess weight in adults have increased to 70.6% in 2020/21 compared with 65.6% in 2016-17.

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

11 Active environments | Sport England

3 Development strategy and strategic policies

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

Developer contributions and infrastructure delivery

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

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

Policy Strategic S7

Developer contributions and infrastructure delivery

1. New, improved and expanded infrastructure is necessary to the delivery of new development. This can include community, education, open space and sustainable travel infrastructure. Contributions towards infrastructure will be used to mitigate the adverse impacts arising from a development (or the cumulative impact) and provide community benefit. Major development proposals[12] will be required to provide a contribution towards the cost of infrastructure. Subject to statutory processes and regulations, contributions may be collected towards;

    a. Initial costs, e.g. design and development work and pump-priming of projects or programmes;
    b. Capital costs;
    c. On-going revenue such as the management and maintenance of services and facilities; and
    d. Any other infrastructure related costs permitted by law and identified as a local need.

2. Contributions will be collected through Section 106 agreements and / or (in future) through a levy on development.
3. The council will secure the delivery of infrastructure through the following means;

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

12 Major developments is defined in the Glossary.

3 Development strategy and strategic policies

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

3.55 In some cases the National Planning Policy Framework allows for developers to make a case for a reduction on contributions to allow developments to come forward. The council will resist a reduction in contributions and, where this does occur, will exercise its right to reassess the viability on completion of a development and recoup any reduced contributions.

3.56 Policy S7 supports the delivery of new infrastructure secured through the development management policies listed in Annex C.

Figure 11: Abraham Darby Academy



Section 4

Development management policies



4 Development management policies

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

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

Figure 12: Aerial of Telford Town Centre



Section 5

Green and natural environment



5 Green and natural environment

Natural environment

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

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

Biodiversity and geodiversity

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

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

Policy NE1

Biodiversity and geodiversity

Designated ecological, biodiversity and geological sites

1. The council will protect designated areas of international, national and local significance. Nationally and internationally protected sites will be afforded the highest level of protection. Development which potentially impacts upon locally designated sites would be expected to:

    a. Prepare a Preliminary Ecological Appraisal (PEA) which clearly assesses the direct and indirect impacts upon locally designated sites;

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

    c. Ensure appropriate mitigation, and its long term management, is secured.

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

Habitats and species

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

5 Green and natural environment

a. Provide an Preliminary Ecological Assessment to consider the proposed direct and indirect impacts of the development, This should be undertaken to national standards and carried out by suitably qualified person(s);
b. Maintain, protect and enhance habitats in line with Policies NE3 (Biodiversity Net Gain) and NE4 (Greening Factor), with especial attention to priority, veteran and irreplaceable habitats and ecological networks;
c. Maintain, protect and, where appropriate, enhance populations of species of principal importance for nature conservation;
d. Provide appropriate buffer zones between development proposals and (1) designated sites, (2) priority and irreplaceable habitats and species of principal importance nature conservation, and (3) other biodiversity and geodiversity assets;
e. Ensure that new developments are designed to be ecologically permeable through the protection and enhancement of existing green infrastructure and the provision of new, integrated connections to wider biodiversity features; and
f. Identify, protect, and appropriately manage geodiversity assets.

5. The council will support development which presents significant economic or social benefits for the local community where, in consultation with relevant partner organisations, it accepts that any necessary impacts on biodiversity or geodiversity assets can be fully addressed through careful use of the mitigation hierarchy. Development which harms an irreplaceable or priority habitat for nature conservation, protected species or designated sites, which cannot be appropriately mitigated or compensated, will not be supported.
6. Appropriate habitat creation, restoration, mitigation or enhancement on site (and its long-term management) or elsewhere will be secured by planning condition, obligations or a legal agreement.

5.5 Impacts on biodiversity and geodiversity can be direct, indirect, temporary or permanent. These need to be identified and the mitigation hierarchy used carefully to address them. Significant harm can be created through indirect impacts such as elevating levels of air pollution on sensitive habitats or increased visitor pressure.

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

5.7 The council runs a Strategic Newt Licencing in Telford and Wrekin Scheme which allows developers to address impacts upon great crested newt offsite through a financial contribution. The council expects development to address impacts upon great crested newts either through the Strategic Newt Licencing Scheme or through the traditional Natural England site based licencing approach.

5 Green and natural environment

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

5.9 A list of designated sites is summarised in table 4 and further details can be found in Appendix D Through the plan period the Council will look to protect further Local Nature Reserves and other local sites which make an important contribution to the borough green space, biodiversity and/or geodiversity.

Table 5 Table 4: Categories of biodiversity and geodiversity designations

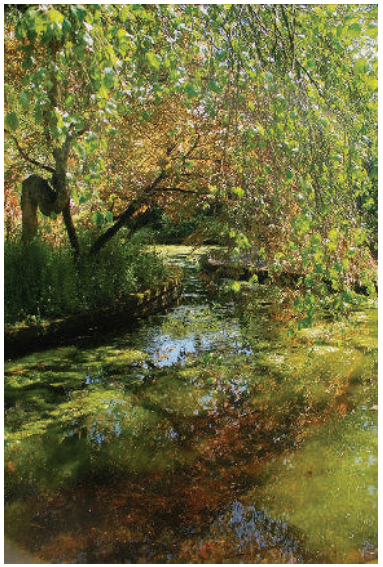
Category of Site	Level	Number of Sites
Area of Outstanding Natural Beauty	National	1 site
Site of Special Scientific Interest	National	8 sites (listed in Appendix D)
Local Wildlife Site	Local	47 sites (listed in Appendix D)
Local Nature Reserve	Local	17 sites (listed in Appendix D)
Ancient Woodland	Local	52 sites (listed in Appendix D)
Local Geological Sites	Local	25 sites (listed in Appendix D)
Green Guarantee Sites	Local	305 sites

Trees, hedgerows and woodlands

5.10 Trees, hedgerows and woodlands are a vital part of the borough's urban and rural environment and provide a wide range of benefits. They contribute to the character of an area and function as wildlife habitat, provide shelter, carbon storage, flood alleviation and urban cooling as well as providing a resource for renewable biofuel production.

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

Figure 13



5 Green and natural environment

Policy NE2

Trees, hedgerows and woodlands

1. The council will support development which retains, protects and appropriately manages existing trees, hedgerows and woodland with biodiversity, visual amenity or landscape value.
2. The council will expect development to:

    a. Assess the potential impact of proposals on trees, hedgerows and woodlands;
    b. Incorporate trees as an integral part of scheme design, including using ward level canopy data and woodland opportunity mapping provided by the Council to inform the level and type of tree planting proposed;
    c. Use climate and disease resistant tree species with a 50:50 native and non-native tree mix, where appropriate;
    d. Protect existing trees, hedgerows and woodlands to be retained before, during and, where appropriate, after any construction work;
    e. Ensure appropriate long term management, maintenance and protection of existing and newly planted trees, hedgerows or woodlands. This will be expected in the form of a Landscape Management Plan (LM) for the lifetime of the development:
    f. Provide replacement and enhancement of planting which maintains local amenity value, character and biodiversity of the local area either through biodiversity net gain or, where biodiversity net gain does not apply, through the consultation with the Council to provide amenity/landscape value.

3. Development that would lead to the removal of ancient or veteran trees, hedgerows and/or woodlands, will only be supported where appropriate justification has been provided.
4. The council will secure the delivery of offsite planting via condition and/or planning obligation and will direct offsite planting in line with local priorities.
5. Development occurring immediately adjacent to irreplaceable habitats will be required to adequately buffer these features from the direct and indirect impacts of development.

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

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

- Where evidence is provided demonstrating that the retention would significantly impact upon the economic viability of the development;
- The wider benefits of the scheme outweigh the loss of the trees, hedgerows and/or woodland; or
- Where evidence is submitted to demonstrate the tree, hedgerow and/or woodland is in poor health and therefore not suitable for retention.

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

5 Green and natural environment

Biodiversity Net Gain (BNG)

5.15 By law, all appropriate development is required to deliver a minimum of 10% biodiversity net gain above the initial biodiversity value of the proposal site. These levels must be measured using the Government's most recent published Biodiversity Metric (currently version 4.0). The Council is requiring in excess of 10% BNG on development sites to help deliver our Forest Community ethos.

5.16 Policy NE3 seeks to secure and guide BNG delivery through development.

Policy NE3

Biodiversity Net gain

1. All new development should deliver biodiversity net gains. Major developments should deliver in excess of 10% biodiversity net gain. In the first instance, biodiversity net gain should be delivered onsite. Off-site solutions will be supported where it is demonstrated that the mitigation hierarchy of 'avoid, mitigate, compensate' and onsite over offsite solutions have been rigorously applied.
2. All non-major developments not legally required to provide a minimum 10% net gain that demonstrate measurable net gains in biodiversity, proportionate to the development will be supported.
3. Provision should be locally appropriate and follow the Lawton Principles of delivering more, bigger, better and joined up habitats.
4. All relevant development proposals must be supported by an appropriate biodiversity net gain plan, to the national standard, which should include a 30 year habitat management plan.
5. Any offsite financial contributions needed to achieve biodiversity net gain (which could not be secured onsite) must to be secured by appropriate planning obligations or other recognised legal mechanisms. They should be delivered in line with local, regional and national priorities for biodiversity, directed by the emerging Local Nature Recovery Strategy.
6. The council expects any offsite provision to be delivered within the borough. If this is not possible the reasons for this should be clearly set out and closest alternative provision located to protect and enhance the local ecology.

5.17 The council is setting a requirement of to deliver in excess of 10% BNG for major developments. This is based on research, which will be further set out in a Natural Environment Technical Paper, which has demonstrated that the impact on viability of delivering in excess of 10% BNG is limited as it is the initial statutory 10% which has the biggest impact. Given not only the climate but the ecological crisis we are facing, the Council consider it reasonable and appropriate within its Forest Community ethos to seek in excess of 10% BNG as a starting point on all major developments.

5.18 It is acknowledged that for some commercial schemes, achieving BNG may be difficult. The Council will take a balanced approach for such developments, where a viability report has been submitted. However, it is expected that such development will have explored all available options to achieve in excess of 10% BNG.

5 Green and natural environment

5.19 In some cases it could be considered that an off-site contribution would offer greater benefit to biodiversity, in such cases an appropriate legal agreement will be required to secure the contributions which should in the first instance be directed to a site within the borough.

5.20 The council encourages stacking other appropriate green infrastructure benefits with land used for biodiversity net gain.

5.21 Nationally, it is envisaged that statutory 10% biodiversity net gain will cover all local development except where they:

- impact habitat less than 25m^2, or 5m for hedgerows or watercourses
- are householder applications
- are biodiversity gain sites (where habitats are being enhanced for wildlife)

5.22 or

- are “small scale self-build or custom housebuilding”

5.23 Any off-site contribution to achieve Biodiversity Net Gain will be directed by the Lawton Principles and the emerging Local Nature Recovery Strategy.

5.24 The Council will utilise updated accessible green space mapping (ANGSt), updated accessible woodland (AWS) mapping and outdoor recreational value calculations (ORVal) of key sites to ensure the delivery of biodiversity net gain does not negatively impact upon local communities’ ability to access the natural environment.

5.25 Biodiversity net gain plans should describe the site’s biodiversity value both before and after development. The 30 year long term management plan should include estimated costs and mechanisms for funding and must clearly set out how both on-site and off-site net gain provision will be delivered, monitored and maintained, including the parties responsible for ensuring this.

5.26 **Greening factor**

5.27 The Greening Factor (often known as Urban Greening Factor) is a key element of the National Green Infrastructure Framework. The Council sees it as well placed to link biodiversity net gain and Forest Community requirements. It uses a simple process that quantifies the amount of green infrastructure a development provides, providing a Greening Factor Score of between 0 and 1.

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

5 Green and natural environment

Figure 14



Policy NE4

Greening factor

1. The council will require all major development proposals to contribute towards the greening of the borough through the integration of multifunctional green and blue infrastructure within a development's site design.
2. All major residential development proposals, or proposals that are predominately residentially led, should meet a minimum Greening Factor of 0.4.
3. All major non-residential development, or proposals that are predominately non-residentially led, should aim to meet a Greening Factor of 0.3.
4. Where the Greening Factor cannot be met on site, then the council will work with applicants to identify offsite opportunities to enhance local green infrastructure. This would be secured by planning conditions and/or obligations and delivered in line with locally identified needs.

5.29 The council has published its Green Space Factor Study (GSFS) (2023) which suggests scores for the borough, how the site's value and score can be calculated and includes worked examples. Green Infrastructure elements can include the retention of semi-natural vegetation and/or the provision of street trees, hedges, areas of flower rich perennial planting, green roofs, green walls, ponds, wetlands and certain sustainable drainage systems, including rain gardens and permeable paving. Table 3 of the GSFS 2023 sets out the surface cover categories and scores for the borough, from which a developments score will be calculated.

5 Green and natural environment

5.30 By clearly setting out the councils approach, applicants can have increased confidence during the site master planning process to ensure the delivery of an appropriate level of greening within developments.

Green network

5.31 The green network is a strategic interconnected network of open spaces within the urban areas of Telford and Newport. It provides a range of benefits, not least, helping to helping to define the borough as a Forest Community. The network provides important separation between communities within the urban area, opportunities for play, recreation and physical activity, natural corridors for biodiversity and climate benefits such as sustainable drainage and urban cooling.

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

Figure 15



Policy NE5

Green network

1. The council will protect, maintain, enhance and, where possible, extend the green network.
2. The council will only support new development within the green network where it identified, protects and enhances the green network and its functions, proposals would be expected to assess and justify the development against these functions, including:

    a. To provide significant visual amenity value in the form of extensive views over green open areas, water bodies or woodland;
    b. To provide separation between built up areas by significant open green areas, water bodies or woodland which help to retain and enhance the individual identity of local communities;
    c. To provide an appropriate supply of open land to meet the diverse recreational needs of an expanding population, combining the more formal parkland and recreation areas with wider landscaped areas valuable for informal recreation;
    d. To maintain, protect and enhance the borough's ecological value in terms of natural habitats and species by providing ecological networks, corridors and stepping stones by which wildlife can move through, and thrive within, urban environments;

e. To maintain, protect and enhance the unique geological and archaeological features within the borough as a legacy of its early place in the Industrial Revolution;
f. To provide open space linkages through which footpath, cycleways and ecological corridors can connect different parts of Telford or Newport forming accessible 'green ways' through urban areas.

3. Where adverse impacts are identified, development will need to demonstrate that the benefits of the development clearly outweigh any adverse impacts on the Green Network and its functions.

5.33 The extent of the green network is identified on the policies map. Land within the green network has been assessed as forming part of an interconnected network which performs the following functions as set out in the policy above.

5.34 Where development is proposed on a green network site, the benefits of the proposal would be weighed against the harm on the green network.

5.35 In the first instance, applicants will be required to have considered whether alternative green network provision is available on the site. Where this is not possible, the value of the designated land will be considered such as how many of the 6 functions it performs, their significance and how the development may impact these functions.

5.36 The benefit of the proposal will then be considered, such as if the development would bring significant community benefit. This assessment would be undertaken on a case by case basis due to the variety in land designated as green network and the impact development could have.

Shropshire Hills Area of Outstanding Natural Beauty and strategic landscapes

5.37 The borough has a varied landscape which provides an important setting for its urban and rural communities. This includes the iconic Wrekin within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) as well as locally important Strategic Landscapes covering the wider setting of the Wrekin and the Weald Moors.

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

Policy NE6

Shropshire Hills Area of Outstanding Natural Beauty (AONB) and strategic landscapes

1. The Shropshire Hills Area of Outstanding Natural Beauty (AONB) will be given the highest level of protection and development will be required to give great weight to conserving the landscape and scenic beauty of the AONB.
2. Planning proposals for development in the Shropshire Hills AONB and all development proposals outside the designated area which are likely to have a significant adverse effect on the special qualities of the AONB (as set out in the AONB

5 Green and natural environment

Management Plan) will be resisted in the interests of conserving the area's natural beauty.

3. The council will protect the borough's Strategic Landscapes from development which would cause detrimental change to the quality of the landscape including the appearance and intrinsic landscape quality.

5.39 The NPPF requires councils to protect and enhance valued landscapes.

5.40 Areas of Outstanding Natural Beauty (AONB) are to be given the highest level of protection in relation to landscape and scenic beauty. Any proposals affecting the Shropshire Hills AONB will also be required to be consistent with the current AONB Management Plan and any subsequent update.

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

5.42 All proposals for development within, or likely to affect, a SLA should have regard to the council's Landscape Designation Study 2023, alongside other landscape evidence work which supports the Local Plan. This provides guidance of development management issues including landscape capacity, important features and qualities of the landscape and how these should be managed and how to help mitigate the impact of development on SLAs.

Strategic green gaps

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

5.44 Policy NE7 seeks to protect existing settlements from coalescence and the pressures of new development by maintain strategic green gaps.

Policy NE7

Strategic green gaps

1. The council will only support development within a strategic green gap where it:

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

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

5 Green and natural environment

e. The siting, layout, scale, design, materials and landscaping to protect the function of the strategic green gap and retain the undeveloped character; and
f. Maintaining and enhancing the local communities' access to the countryside via footpaths, cycleways and bridleways.

5.45 The councils Landscape Capacity Assessment 2023 has reviewed landscape around existing settlements and identified Lilleshall and Wrockwardine areas as appropriate areas where a strategic green gap will maintain separation between the settlements and Telford.

5.46 The Landscape Capacity Assessment made other observations on the use of buffers in relation to historic parks and garden and strategic landscapes. These designations, and settlements within or adjacent to them, are covered by policies HE1 Historic Assets, HE6 Historic Parks and Gardens and NE6 Shropshire Hills Area of Outstanding Natural Beauty and Strategic Landscapes.

Section 6

Economy and centres



6 Economy and centres

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

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

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

Figure 16: The economy of the borough



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

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

6 Economy and centres

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

Employment development in the urban area and strategic employment areas (SEAs)

6.6 The delivery of new employment land and the protection of existing employment provision is critical to attracting inward investment and creation of jobs. SEA's are large commercial and industrial estates in the borough and include Halesfield, Stafford Park, Hortonwood/MOD Donnington and Donnington Wood.

6.7 Policy EC1 sets out the approach to employment development in Strategic Employment Areas (SEAs), and to protecting against the loss of existing employment land across the borough.

Policy EC1

Employment development in the urban area and SEAs

1. The SEAs, as identified on the Policies Map, will be the primary focus for employment development. The development strategy for proposals in the SEAs is as follows:

    a. Development proposals for industrial, storage and distribution uses will be supported in SEAs, including existing allocations carried forward;
    b. Development proposals for sui generis uses associated with B Use Class activity, such as waste management facilities, will be supported in SEAs where they are compatible with neighbouring uses;
    c. Economic activities including business uses (E(g)(i), E(g)(ii) and E(g)(iii)) will be supported in SEAs where:

        - They are ancillary to the industrial, storage and distribution uses and support the function of the SEA; and
        - They do not undermine the viability of existing employment uses in close proximity to the site.

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

2. Outside the allocated sites and SEAs, employment development in the urban area will be supported where:

    e. It is located:

        - In close proximity to a SEA;
        - On an existing established employment site and involves the expansion, intensification or redevelopment of an existing premises or site; or
        - Elsewhere in the urban area, where evidence has been presented that no suitable opportunities exist within or adjacent to strategic employment areas.

    f. The development maintains and enhances sustainable access such as walking, wheeling and public transport;
    g. The development is served by appropriate parking provision including for electric vehicles in accordance with Policy ST5;
    h. It does not have a significantly adverse impact on adjacent uses;

i. It provides high quality, diverse landscaping and boundary treatment; and
j. In the case of greenfield sites, it is demonstrated that no appropriate previously development land is available in the built up areas of Telford or Newport.

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

j. Evidence is submitted that satisfactorily demonstrates that the site is no longer suitable, or viable, for employment uses including the current/last use of the site and alternative employment uses;
k. The proposed use would not conflict with neighbouring uses, especially where adjacent sites are in an employment use; and
l. The sustainability benefits of the proposal clearly outweigh the loss of the employment land.

6.8 Employment use includes classes B2 (general industrial), B8 (storage and distribution), Class E (where former B1 Business uses apply) and sui generis (i.e. uses associated with B use class activity such as waste management facilities).

6.9 Existing employment allocations adopted in the Telford and Wrekin Local Plan (2018) that have not yet been built out will be carried forward as part of the Councils employment land supply.

6.10 In order to protect the borough supply of employment land proposals for alternative employment uses within SEA areas must demonstrate it is ancillary and complementary to the primary function of the SEA and should be restricted from any future changes of use without planning consent. This is important to ensure that retail and leisure uses continue to be directed to the hierarchy of centres identified in Policy EC4. Trade counters should be ancillary to an employment use on a strategic employment area.

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

- The site has been marketed for a minimum of 12-18 months at an appropriate price (demonstrated by RICS valuation) and across a range of agents/websites;
- Show how the site has been marketed, where, and any offers made and why they were rejected and/or not continued with; and
- The Council has been engaged at the earliest opportunity to explore options for site retention, remediation and preparation for alternative employment uses.

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

6.13 The council has Article 4 Directions in place across three SEAs in Telford (Halesfield, Hortonwood and Stafford Park) to control the loss of employment land to other non-employment uses. This approach reflects the form and pattern of development across the borough and reinforces the significance of SEAs and other sites as key locations for continued inward investment and business growth. These

6 Economy and centres

employment areas should continue to be protected for these purposes to support economic ambitions. Where necessary the council may identify further areas to protect by Article 4.

Employment in the rural area

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

6.15 Policy EC2 sets the context for a more diverse rural economy covering a broad range of uses, not solely the traditional Use Class B employment.

Policy EC2

Employment in the Rural Area

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

    a. The re-use/conversion of redundant buildings; or
    b. The redevelopment of previously developed land; or
    c. Sites which would form and enable the expansion/extension of an existing business/employment use.

2. The council will support new employment development in the rural area where:

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

3. Where a site/proposal does not meet any of the circumstances in point 1, and is for a new building on greenfield land, well-designed new development will be supported subject to the meeting the criteria at part 2 of this policy and the use, design and scale of the development is responsive to local context.
4. Development which would assist in the retention and/or development of accessible local services and community facilities would be supported where in accordance with Policy CI1.

6.16 The rural areas of Telford and Wrekin provide various employment opportunities. Harper Adams University is a major employer that is world renowned for its education and research on sustainable food chains, agri-tech and the rural economy. The rural area also supports many SME businesses that provide vital local services such as shops, public houses and logistics businesses that provide local job opportunities.

6 Economy and centres

6.17 A redundant building is considered to be a building where the original use, or last known use, no longer exists. The building should be capable and suitable for conversion to be considered under Policy EC2 1a. If the building is considered to provide an essential function, and the conversion of the building would lead to a need for a replacement building elsewhere on the site, then the conversion would not be covered under EC2 1a.

6.18 Business cases for employment uses in the rural area are generally expected to include the following as a minimum. Further information may be sought if considered necessary in determining the planning application, including:

- Details of the proposed business use;
- Justification for the business being located in the rural area; and
- Details of how the business will positively contribute to the local rural economy.

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

Waste management facilities

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

6.21 Policy EC3 identifies the most favourable areas for waste processing and recycling facilities on existing industrial estates and on previously developed land.

6 Economy and centres

Policy EC3

Waste management facilities

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

    a. Whether they add value to and help deliver on the principles of the circular waste economy (re-use, repair, recycle, compost and transfer of energy) by moving waste further up the waste hierarchy;
    b. Applications for a change of use from waste management to other uses will need to demonstrate that the relevant waste capacity is no longer required;
    c. Proposals for new and altered facilities should demonstrate that they have been designed to operate in a way that will help increase rates of recycling (and / or re-use of materials), create new employment opportunities, minimise the impact of the facility on the local environment and positively contribute to the local community;
    d. General waste management facilities and developments associated with such facilities should be located in the Strategic Employment Areas as well as Tweedale. Exceptions to this include:

        - Where waste facilities meet specialised needs that could not be appropriately located in the above mentioned areas;
        - The need for specialised waste facilities; or
        - The use of previously developed sites that might not be suitable for residential developments or commercial and industrial uses and facilities that can co-locate close to waste producers or users of treated materials;

2. New landfill (or land raise) sites or extensions to existing landfill sites will only be considered where there is an established need and provision will only be made for waste that cannot practicably be recycled, composted or recovered.
3. Where development proposals for any other use come forward in the vicinity of an existing waste site, proposals will need to clearly demonstrate that there will be no conflict with the operation of the existing waste site.

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

6.23 Policy EC3 provides the means to plan for and safeguard, where appropriate, new, existing and expanding waste infrastructure to meet local needs. Applications for a change of, of an existing waste site, use will need to demonstrate that a site has been marketed for a minimum 12 month period for a similar or alternative waste use.

6 Economy and centres

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

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

6.26 The council, through the Waste Arising Study (2021), has identified potential waste capacity gap for organic treatment capacity which includes anaerobic digestion and composting facilities[13].

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

6.28 In order to minimise the impact of new and expanded waste facilities on the environment new site proposals for waste management should, at application stage, demonstrate:

- No adverse impact on water quality;
- Protection of water resources (all non-waste operational area such as roofs and roads should, where possible, be directed towards a sustainable surface water outfall in accordance with the Drainage Hierarchy);
- Vehicle routing and site access is appropriate to the scale and nature of the development;
- The site is within reasonable proximity to the source of waste to be managed;
- No adverse impacts on the natural environment, open space or biodiversity;
- The location and operation of the site does not adversely impact the historic environment;
- Visual intrusion of/from the site is minimised;
- No potential land use conflicts in the local area;
- Air emissions, including dust are minimised;
- Odours are minimised;
- Measures are in place to prevent vermin and birds;
- Noise, light and vibration from the operation of the site are minimised;
- Measures to prevent the spread of litter originating from the operation of the site; and
- The site does not create conditions for land instability.

13 Telford & Wrekin Council, Waste Study 2021.

6 Economy and centres

Hierarchy of centres

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

6.30 Policy EC4 establishes the boroughs hierarchy of centres to help direct types of development and secure the long term viability of the centres.

Policy EC4

Hierarchy of centres

1. The council will maintain and enhance the vitality and viability of the centres, as shown on the Policies Map and in Appendix C. Retail, office and leisure developments and community facilities including the provision of entertainment and cultural activities (for example, health centres, education and social services, residential accommodation, religious buildings) will be focused in the hierarchy identified below:

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

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

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

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

6 Economy and centres

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

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

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

6.35 Telford Town Centre

6.36 The Local Plan supports the continued investment into enhancing the sustainability and role of Telford Town Centre. The Centre is undergoing change through the introduction of more leisure uses and the new Station Quarter development which will bring residential led mixed use development. It is important the Local Plan supports this transition to facilitate the regeneration of the Centre as well as ensuring the Centre maintains its primary role as the focus for main town centre uses.

6.37 Policy EC5 sets out the vision for new development in Telford Town Centre to protect and enhance its role as a destination for shopping and leisure.

Policy EC5

Telford Town Centre

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

    a. Encouraging the diversification of activities and services that complement main town centre uses;
    b. Encouraging high-tech, research and development, Information Technology industries, knowledge based industries and complimentary education facilities to locate in the Town Centre;
    c. Focusing the location of community facilities, leisure venues and education in the Town Centre; and
    d. Creating, enhancing and improving the public realm and connectivity through high quality, legible and safe routes, streets and spaces.

2. Development in the Town Centre area, defined on the Policies Map, will be supported where it:

    e. Positively contributes towards a healthy environment and does not have a significant adverse impact on public health and wellbeing;
    f. Encourages active travel and use of sustainable modes of travel;
    g. Does not have a significant adverse impact on access, movement and the availability of parking in the Town Centre;

6 Economy and centres

h. Enhances existing gateways into the Town Centre and improves interconnectivity in the Town Centre as a whole; and
i. Supports and enhances the vitality and viability of the Town Centre.

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

j. Supporting retail and complementary leisure uses within the Primary Shopping Area (PSA)[14] where there are active frontages at ground floor level;
k. Supporting retail, leisure and sui generis uses in the PSA Secondary Frontage where they complement the primary retail function of the PSA, provide an active frontage at ground floor level and positively contribute to the vitality and viability of the Town Centre; and
l. Supporting the change of use from retail and leisure uses where the development would complement the retail and leisure function of the PSA and maintain an active frontage.

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

m. The proposal is a major, comprehensive development appropriate to the location;
n. The mix and type of units are appropriate to, multi-generational town centre living;
o. It encourages active travel, including improvements to the legibility and accessibility of walking and cycling routes and access to public transport;
p. If located in the PSA, an active frontage use appropriate to the PSA is provided at ground floor level. In all other areas active frontages are provided along strategic pedestrian routes; and
q. Appropriate parking provision is provided, including for electric vehicles and cycle storage, to meet the needs of the development and encourage sustainable town centre living.

5. Major new conference and exhibition business and ancillary uses will be directed to the Conference and Exhibition Area (as shown on the Policies Map and Map 3). Development should support active travel connections to the wider Town Centre area.
6. The council will continue to protect and enhance Telford Town Park's recreation and leisure uses together with its qualities and character. The impact of development on the setting of the Town Park will be considered.

6.38 Telford Town Centre is a well-connected destination for shopping and leisure facilities. Policy EC5 supports the continued evolution of Telford Town Centre and its main shopping function whilst having the flexibility to allow complimentary uses which generate footfall and enhance the vitality and viability of the Centre. It is recognised that Town Centres need to diversify as a result of the change in shopping patterns and the trend toward working from home.

14 The PSA boundary is not contiguous with the boundary for Telford Town Centre.

6 Economy and centres

6.39 As such Policy EC5 supports mixed use development including residential, employment, education and leisure uses where it is well connected to and enhances the function and role of Telford Town Centre.

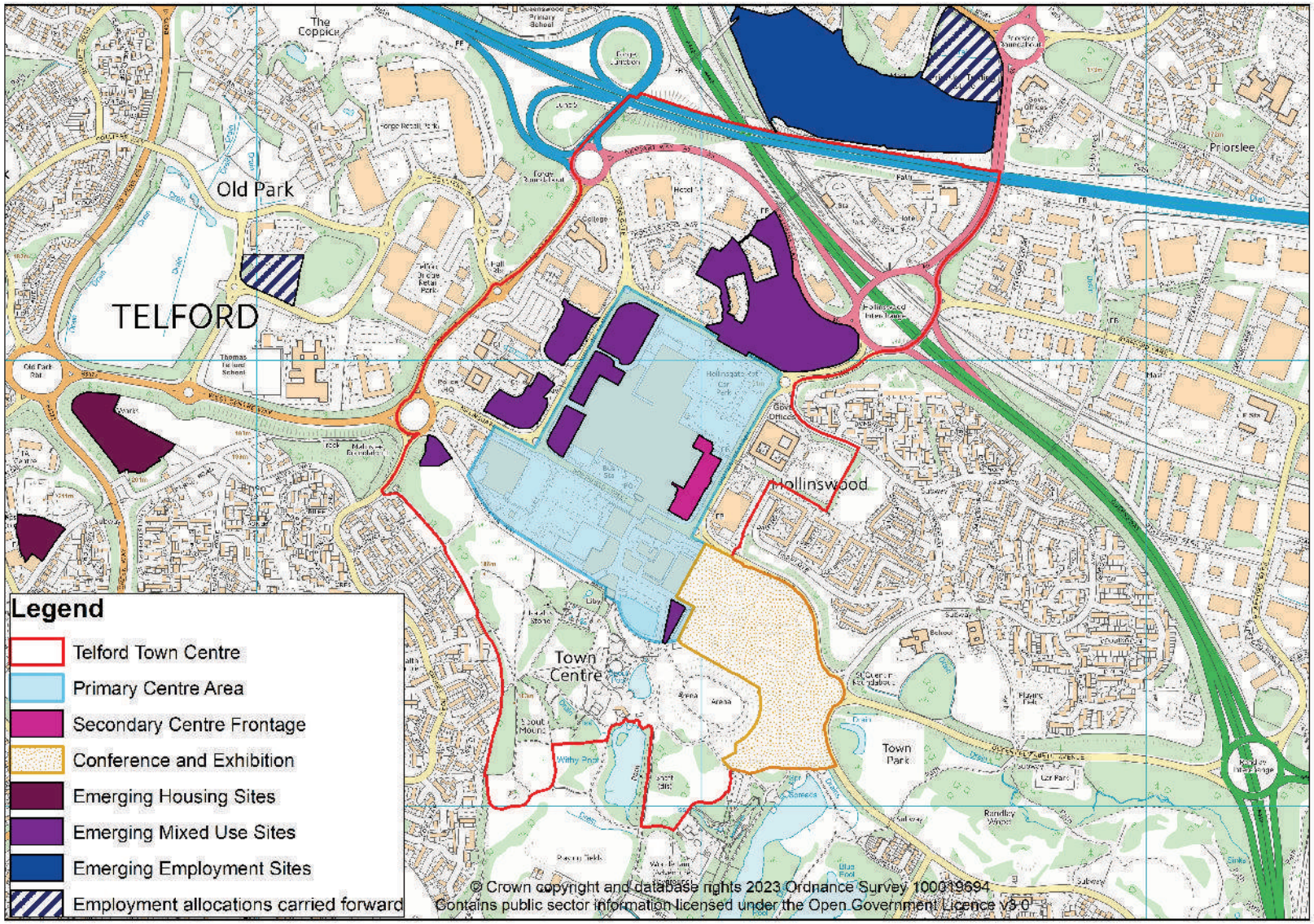
6.40 The council are also seeking to encourage an 'eco-system' of knowledge based industries in the Centre and are facilitating this growth such as by providing a skills hub at the Station Quarter development.

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

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

6 Economy and centres

Figure 17: Emerging Sites and Town Centre



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

Market towns and district centres

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

6.45 Policy EC6 seeks to encourage the diversification and regeneration of the borough's market towns and district centres while supporting new complementary uses to their retail functions.

Policy EC6

Market Towns and district centres

1. Within the Primary Shopping Area (PSA) of the borough's Market Towns and District Centres, as defined on the Policies Map, the council will support changes of use from Class E (Commercial, business and service uses) to other uses where the proposal would:
   a. Complement the shopping, leisure and commercial function of the centre and protecting the retail character of the Market Town or District Centre;
   b. Not result in an over proliferation of non-Class E Uses particularly hot food takeaways, betting shops, vaping shops and off licences;
   c. Not result in 3 or more adjacent units that have no active daytime frontage;
   d. Have no significant adverse impact on surrounding amenity and health and wellbeing of the community (noise, odour, waste collection, highways and parking);
   e. Where a conservation area is present be designed in accordance with policy HE4 (Conservation Areas); and

2. Proposals in the PSA that make use of outdoor space and which positively contribute to the vitality of centres will be encouraged, including:
   f. Outdoor seating in support of a cafe, restaurant or public house, provided this:
      - Does not unduly restrict pedestrian movement
      - Is restricted to an appropriate area; and
      - Does not adversely impact nearby uses; or
   g. Public events such as outdoor markets and entertainment.

3. Proposals for residential development in the PSA of Market Towns and District Centres will be supported where:
   h. There are non-residential uses maintaining an active frontage at street level;

6 Economy and centres

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

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

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

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

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

1. The level of traffic likely to be generated, with regard to the impact of on-street parking and waiting, waste collection, delivery times, trading hours and use of forecourts and rear areas
2. The effectiveness of measures to mitigate litter, odours, vibration and noise from the premises, including the satisfactory arrangement of flues; and
3. The likelihood of nuisance and anti-social behaviour including cumulative impacts arising from the density of other related uses in the area.

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

Local centres and rural services

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

6 Economy and centres

6.50 Policy EC7 seeks to protect and enhance the viability and vitality of local centres and rural services to support sustainable communities.

Policy EC7

Local centres and rural services

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

    a. There is an equivalent alternative use or service nearby that meets residents' needs;
    b. Robust marketing evidence is provided to demonstrate that over a minimum of 12-18 months has been undertaken and there has been no interest for the current use or any other use within Use Class E or F; or
    c. The proposal will provide a community facility for which there is a demonstrable need.

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

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

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

Out of centre and edge of centre development

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

6.55 Policy EC8 sets out the approach for considering proposals for main town centre uses outside of the hierarchy of borough centres in policy EC4.

6 Economy and centres

Policy EC8

Out of centre and edge of centre development

1. The council will only support proposals for main town centre uses (as defined in Policy EC4) outside or on the edge of Telford Town Centre, a Market Town, District or Local Centre where suitable sites within these centres cannot be identified though a sequential test.
2. Where a suitable a site cannot be identified through the sequential test, proposals for retail and leisure uses will require the submission of a Retail Impact Assessment where:

    a. The proposal provides a floorspace greater than 500 square metres gross and is located within 500 metres of the boundary of Telford Town Centre; or
    b. The proposal provides a floorspace greater than 300 square metres gross and is located within 500 metres of the boundary of a District Centre;
    c. The proposal provides a floorspace greater than 200 square metres gross and is located within 500 metres of a Local Centre.

3. Retail Impact Assessments (RIA) should consider the impact of the development as well as the cumulative impact[(15)] in combination with other committed development proposals, where relevant. Development will be supported where an appropriate RIA demonstrates the proposal will not have a significant adverse impact on the vitality and viability of a Centre.
4. If planning permission is granted for new retail development (within Class E) in an out of centre or edge of centre location, the range of goods sold may be restricted either through planning conditions or legal agreement.
5. Proposals outside or on the edge of a defined centre must demonstrate that:

    d. They have been designed to a high standard and are in keeping with the local area;
    e. There would be no significant adverse impact on highways or parking, or appropriate mitigation measures are proposed; and
    f. There would be no significant impact on local amenity; and
    g. The proposal accords with other Local and National policies including in relation to waste, landscaping, historic environment and climate change.

6.56 Many town centre uses now fall within Class E (Commercial, Business and Service uses) and movement from one use to another within the same use class, does not require planning permission.

6.57 A sequential approach to site selection will be applied to applications for main town centre uses (as defined in the NPPF) outside or on the edge of centres. Best efforts will need to be made to demonstrate that there are no other reasonable sites within or closer to town or district centres that could accommodate development proposals. This should include active engagement with land owners within and around town centres that may reasonably be deemed to

15 Paragraph 90 in National Planning Policy Framework.

have available sites. Where suitable and available sites cannot be identified proposals will require the submission of an impact assessment in accordance with the floor space thresholds in Policy EC8. These thresholds are proportionate to the hierarchy of centres.

Evening and night time economy

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

6.59 The purpose of EC 9 is to ensure that new evening and night-time economy uses in Telford and Wrekin are appropriate to their location and appeal to a wide range of age and social groups.

Policy EC9

Evening and night time economy

1. The council will support evening and night time uses if they are located within the borough's hierarchy of centres identified in Policy EC4, subject to the following criteria:

    a. Their likely impact, including the cumulative impact of new and existing night time uses on the character and function of the centre in accordance with policy EC6;
    b. Their impact on the living conditions of nearby residents, with particular reference to the impacts for health and wellbeing of more vulnerable residents;
    c. Whether they would result in adverse public health impacts, anti-social behaviour, extra litter, noise and crime, including security issues raised by crowded places;
    d. Whether the centre can accommodate movements associated with late night visitors including public transport provision, the location of safe taxi/private car pick up / drop off points;
    e. Their overall impact on the vitality and viability of existing centres throughout the day including how a proposal interconnects with other uses.
    f. They help protect and support existing evening and night-time cultural venues such as pubs, night clubs, theatres, cinemas, music and other arts venues; and
    g. They diversify the range of night-time activities, including extending the opening hours of existing daytime facilities such as shops, cafés, markets galleries and museums.

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

6.61 The council are generally supportive of proposals that seek to expand operations beyond the usual daytime economy into evening/night-time economic opportunities. Careful consideration must be given to the appropriateness of certain uses and opening

6 Economy and centres

hours. It is important that cumulatively, such development does not harm the character and function of a centre, disorder and noise that would impact on those living and working in the area.

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

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

6.64 Shop Front and advertisement design

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

6.66 Policy EC 10 sets out the issues to consider in designing shopfronts and advertisements.

Figure 18: Community Event in Southwater



Policy EC10

Shopfront and advertisement design

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

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

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

    f. Signage should:

        - Be limited to the facade above the main shopfront
        - Not encroach on upper storeys
        - Not have more than one projecting sign; and
        - Not result in a proliferation of adverts in the area.

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

2. Internally illuminated signage will not be supported in the WHS, conservation areas or on listed buildings and local interest buildings other than in exceptional instances appropriate to the age and design of the host building
3. The council will support forecourt trading where it does not cause obstruction to pedestrians, vehicles, prams, or people with disabilities nor result in an adverse effect upon the character and appearance of the area in which it is to be located.

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

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

6 Economy and centres

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

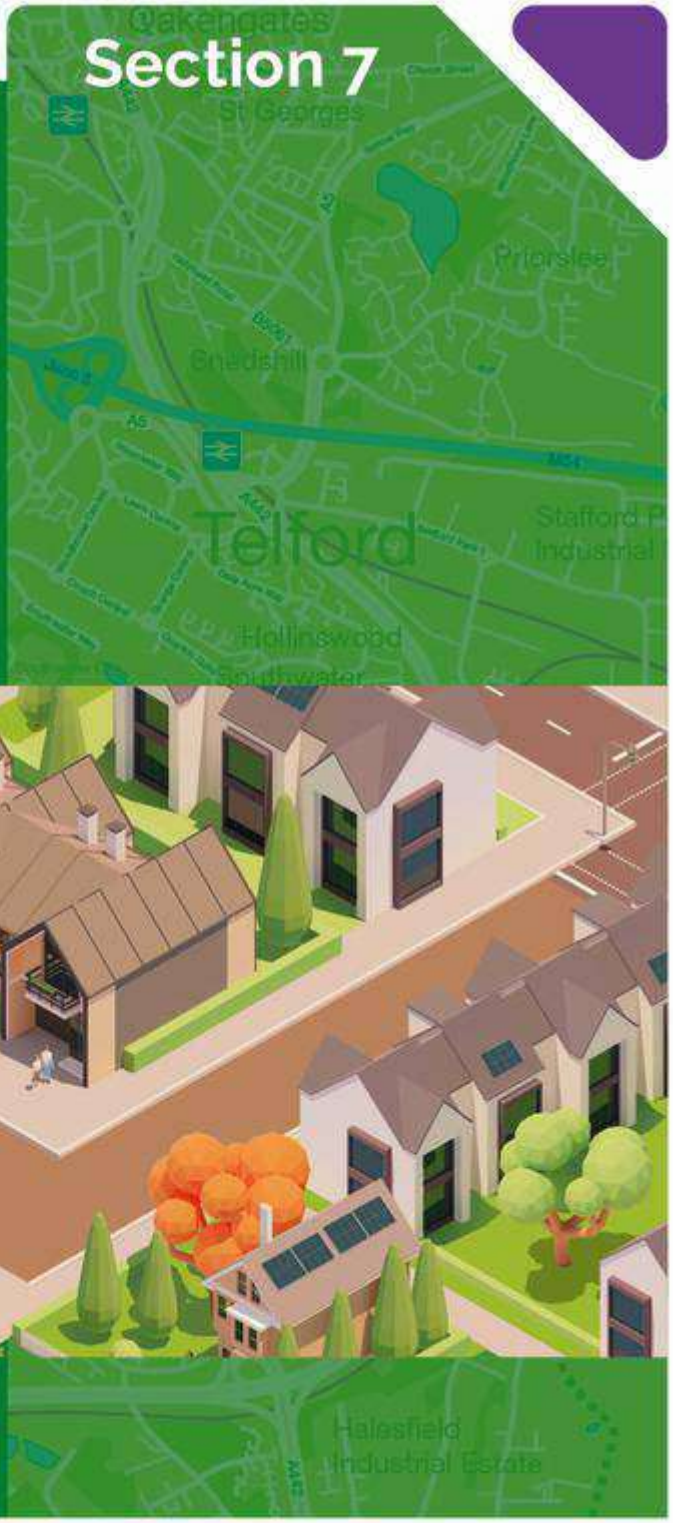
Figure 19: Southwater



Section 7

Housing





7 Housing

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

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

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

Housing development principles

7.4 Meeting the housing needs of the borough is a key requirement for the Local Plan. This is done through a mix of existing supply (sites already permissioned) and new housing allocations to meet the balance of needs.

7.5 Policy HO1 allocates sites for housing led development to meet the housing requirement.

Policy HO1

Housing development principles

1. To contribute towards meeting the housing requirement, housing site allocations are proposed as set out in Appendix C and identified on the Local Plan Policies Map. The indicative amount of housing expected to be delivered on each allocated site is set out in Appendix C.
2. Planning applications for larger housing developments (100+ dwellings), or where there is an identified need to work together with other smaller application sites, must be supported by:

    a. An indicative layout for the entire site with clearly labelled quantum of development, site densities, phasing and uses proposed;
    b. A Design Code/Brief to support a development of this size;
    c. Measures of how flood risk and surface water will be addressed;
    d. Measures of how the development will mitigate and adapt to climate change including energy efficiency and renewable/ low carbon energy production;
    e. Details of the land conditions and site levels information;
    f. Key principles and structure for meeting biodiversity net gain, greening requirements and open space strategy;

g. A comprehensive strategy for the phasing of the site and key infrastructure to support a sustainable community; and
h. Demonstration of how the entire site will comply with all relevant planning policy in the Local Plan.

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

7.7 The Local Plan allocates a number of sites expected to deliver 100+ dwellings, and it is acknowledged that through the planning application process other sites of this scale could come forward on, for example, brownfield land. Due to the scale of these sites it is important that the sites deliver sustainable communities including key infrastructure such as local shops, services and facilities, where appropriate. Therefore Policy HO1 sets out guiding development principles for these sites and policies DD1 and DD2 sets out more detailed requirements for the design of residential led development.

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

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

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

Sustainable Urban Extensions (SUE) Sites

NOTE ON DRAFT PLAN CONSULTATION

The following policy sets out the general requirements for a Sustainable Urban Extension (SUE) and identifies 3x sites that are subject to public consultation. Subject to finalising the Sustainable Urban Extension(s) to be bought forward in the final version of the Local Plan, this policy will be amended to be specific to the allocation(s) and address the requirements for each site including; 1) strategic infrastructure delivery, 2) master planning and 3) the phased delivery of the site(s).

The allocated SUE(s) will be informed by site Design Guides/Codes which will be produced in agreement with the Council. Further requirements around the masterplan and details of the refined criteria will be provided in the supporting text, once the final SUEs have been selected.

7.10 As set out in Strategic Policy S2 one of the ways the council will deliver the boroughs housing requirement over the plan period is through the allocation of sites including SUE's.

7 Housing

7.11 The purpose of Policy HO2 is to clarify the requirements for SUE sites to ensure the sites are highly sustainable and provide climate ready development.

Policy HO2

Sustainable Urban Extension Sites

1. Planning applications for the development of all or part of an SUE should be supported by a comprehensive masterplan, Design Code and Sustainable Principles Strategy for the entire allocation demonstrating how the SUE will be delivered in compliance with the site specific requirements set out below.
2. The SUE should deliver as a minimum (in addition to other policy requirements):

    a. 1,000 or more homes
    b. Accessible homes to at least standard set out in Homes for All SPD
    c. Supported and specialist housing provision to support a mixed, multi-generational community
    d. Provision of at least 5% self-build or custom-build plots
    e. Provision of a centrally located district / local centre to include necessary daily services such as for shopping and small scale employment (depending on size of SUE smaller complimentary local centres also encouraged)
    f. Meaningful provision of employment land
    g. Provision of a Primary School (this facility can be delivered in a phased approach but 2 form core and land for expansion would be required)
    h. Off-site contribution towards enhancement at a local secondary school – unless it is determined provision would be required onsite
    i. Support for sustainable modes of travel including roads/streets designed for bus routes, walking and cycling links across the site.
    j. Improvement of cycle and pedestrian connectivity to and from the site to support access to facilities and services.
    k. In excess of 10% onsite Biodiversity Net Gain
    l. Urban Greening measures
    m. Landscape led scheme incorporating opportunities for food growing, natural play, biodiversity, blue/green infrastructure and to contribute to the Forest Community policy;
    n. Clear hierarchy of multi-functional open space including play, recreation, sports and areas of informal natural green space.
    o. Buffering and landscape protection where adjacent to existing communities, road infrastructure that could lead to poorer air quality.
    p. Exceed the Building Regulations on carbon emissions and energy efficient buildings.
    q. On site renewable energy generation at property, street and site level in order ot minimise draw on the electricity grid.
    r. Well-designed Sustainable Urban Drainage Systems and heat island reducing measures which are

multi-functional and seamlessly blend into and enhances the appearance of the development.

s. Air Quality Management and Monitoring.

3. The SUE needs to be delivered to the agreed masterplan and deliver a range of uses. Details should be submitted with applications to clearly demonstrate the stewardship arrangements for the site including how and when any land would be transferred.

Housing mix and quality

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

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

Policy HO3

Housing mix and quality

1. All development is required to provide a variety of types, tenures and sizes that reflect local housing need. This includes planning positively for, but not limited to:
   a. Homes for families with children
   b. Young professionals
   c. Key Workers
   d. Older people
   e. People wishing to build their own homes
   f. People with special needs and disabilities

2. All development, across all tenures, is required as a minimum to meet the internal space standards set out in the Nationally Described Space Standards.
3. Development is required to provide private outdoor amenity space that is accessible and suitable for the intended occupants. Communal provision of outdoor amenity space in lieu of private outdoor amenity space for each dwelling, will only be accepted in flatted developments and for all types of properties in exceptional circumstances.
4. Where it can be demonstrated that availability of land is sparse, alternative outdoor spaces such as useable balconies and roof gardens would be acceptable in lieu of ground floor outdoor amenity space.
5. Development is required to demonstrate how its design is capable of adaptation and extension to accommodate the changing lifestyles and needs of households over time, in accordance with the Council's Homes for All SPD, unless superseded by Government policy.
6. All major developments must include M4 (2) / M4 (3) housing in accordance with the councils requirements or national standards (whichever is higher).

7 Housing

7.14 Policy HO3 requires all development to provide a mix of house types and sizes in accordance with local housing needs evidence; this includes the council's Housing Strategy, Specialist and Supported Accommodation Strategy and the Economic and Housing Development Needs Assessment (EHDNA) (2021). The evidence recognises the benefits that certain types of homes such as bungalows and other level access accommodation can provide to meet changes in people's needs over their lifetime.

7.15 Key workers are typically defined with reference to the jobs they perform. Categorising key workers therefore depends on recognition of either working in a broad sector (e.g. education), for a specific employer organisation (e.g. policy force), or in specific occupational role (e.g. nurse).

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

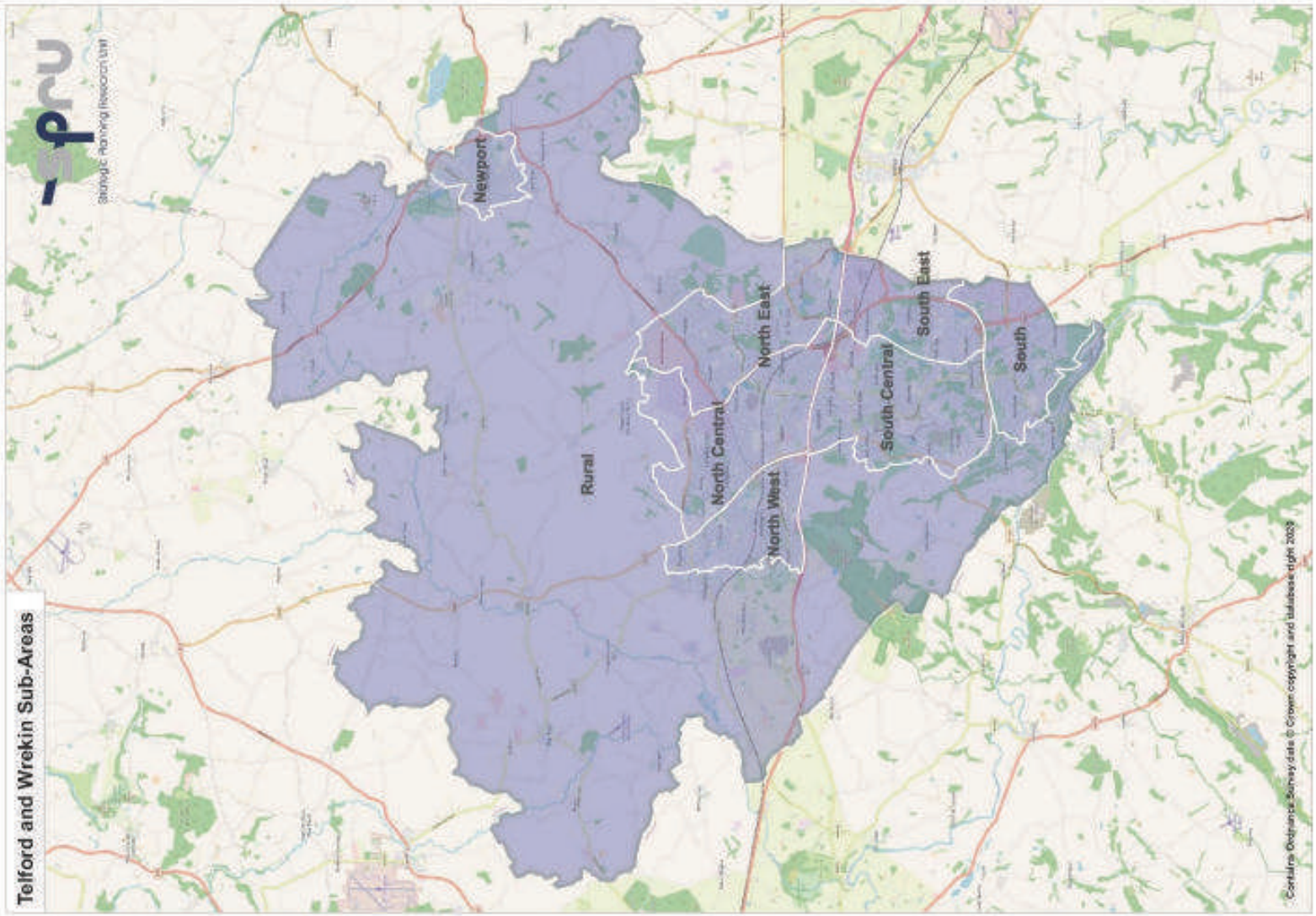
7.17 Table 6 below provides a summary of the EHDNA housing mix recommendations by sub areas of the borough, these will be used to guide the mix of units on major developments. On small developments the council will work with developers to achieve an appropriate housing mix having regard to the needs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

Table 6 Recommended housing mix by sub-area (source: Telford and Wrekin Economic and Housing Development Needs Assessment, 2021)

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

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

Figure 20: Sub Area in Telford & Wrekin



7 Housing

7.19 Policy HO3 requires all new housing development to meet as a minimum the internal space standard as set out in the Nationally Described Space Standards[16] and presented in Table 3 below. The standard applies to all new dwellings across all tenures including new build, conversions and subdivisions. Exceptions to this policy requirement will only be allowed where robust justification has been provided by applicants.

7.20 All housing development is required to provide private outdoor amenity space that is accessible from the dwelling and provides opportunity for safe recreation. Private outdoor amenity space refers to a garden, balcony, terrace, courtyard or roof garden area. The layout and size of private outdoor amenity space should be determined by the dwelling size, the likely needs of occupants (for example, accommodation for elderly) and be an integral part of the design. For the latest standards on private amenity space please refer to the councils latest guidance.

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

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

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

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

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

7.26 Further detail can be found in the councils Homes for All Supplementary Planning Document[17].

Affordable housing requirements

7.27 The Local Plan helps to deliver better homes for all, securing new affordable homes through section 106 and Homes England grant. Affordable homes are required to meet a range of local housing needs

16 Technical housing standards – nationally described space standard - GOV.UK (www.gov.uk)
17 www.telford.gov.uk/spd

across the borough and offset stock losses thorough schemes such as 'right to buy'. These homes should be genuinely affordable based on local incomes and house prices, and provide tenures that meet local need; the delivery of high quality affordable homes for rent is a priority.

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

Policy HO4

Affordable housing requirements

1. All major residential developments (as defined in national policy) will look to maximise affordable housing delivery and be required to deliver a minimum of:

    a. 25% affordable homes in the Telford built-up area; and
    b. 35% affordable homes in Newport and the rural area

2. The council will, as per NPPF requirements, secure 25% of all affordable housing, through section 106 agreements, as First Homes.
3. Developments providing affordable housing above these targets (up to 100%) will be supported where it meets local housing needs, creates mixed and balanced communities and conforms to other relevant policies within the Local Plan.

7.29 Early involvement with the council and Registered Providers in site discussions is strongly advised, preferably at the pre-application stage, in order to ensure that affordable housing provision will meet relevant required minimum thresholds set out in Policy HO4. There are a number of sources for affordable housing, including Section 106 funding, Homes England Grant and capital investment by Registered Providers. ***Approximately half of all affordable housing in the borough is secured through Homes England Grant Funding with the remainder secured through planning via Section 106 agreements.***

7.30 The thresholds for affordable housing delivery for the built up area of Telford (25%) as well as Newport and the Rural Area (35%) has been established from the council's Economic and Housing Needs Assessment Part 1[(18)]. In order to justify the percentage of affordable housing need it was recognised that the least affordable area within the borough is set in the rural area and Newport, comparatively the built up area of Telford has a higher percentage of existing affordable housing.

7.31 This reaffirms to the councils position that the requirement for affordable housing is higher in Newport and the rural area, whereas the percentage of affordable housing units within the built up area of Telford is reflective of higher levels of brownfield development.

7.32 The NPPF defines the types of affordable housing. The May 2021 Ministerial Statement added First Homes as a new type of affordable housing and the NPPF requires Local Planning Authorities to secure a minimum of 25% of affordable homes secured by section 106 agreements as First Homes. The council have an adopted First Homes Position Statement that sets out local requirements for the delivery of First Homes.

18 Economic and Housing Needs Assessment Part 1

7 Housing

7.33 The council, will in principle, support the delivery of schemes that provide up to 100% affordable housing. These are schemes that are often delivered by registered providers and can have significant benefits including higher quality homes, more energy efficient homes and wider regeneration benefits to the local area. A recent example of this has been the demolition of a 1950's flatted scheme on High Street, Wellington and replacement with new housing that will help transform the area.

Figure 21: Affordable Housing scheme Smithfields



Affordable housing delivery

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

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

Policy HO5

Affordable housing delivery

1. Affordable housing is expected to be delivered on-site. This will be achieved through:

    a. Provision of a mix of affordable housing sizes and tenures based on local housing needs evidence. The tenure split should prioritise genuinely affordable housing, particularly social rented housing.
    b. Affordable housing should be sensitively integrated across the site, including each phase of larger sites, unless otherwise agreed with the council
    c. Affordable housing should be tenure neutral in its design, materials, compliance with internal space standards and private amenity space, and parking provision
    d. Off-site affordable housing, either in part or whole of the contribution in Policy HO4, will only be considered where:

        - It is not feasible or practical to deliver on-site affordable housing; or
        - There are overriding benefits to off-site provision.

2. Affordable housing provided under Part 1 of this policy will be secured through a planning obligation, and:

    e. On-site affordable housing should be transferred to a Registered Provider prior to the completion of all open market housing on-site;
    f. Affordable housing should remain affordable in perpetuity; and
    g. Off-site contributions should enable affordable housing to be provided elsewhere in the borough. The contribution will be based on the difference between the open market value of a dwelling and the price a registered provider would pay if affordable housing were provided on-site.

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

    h. Where vacant buildings are being reused or redeveloped and the buildings have not been abandoned, in

7 Housing

accordance with the government's vacant building credit; or

i. Where a viability appraisal has been submitted and agreed by the council, with an appropriate review mechanism for any reduced or waived affordable housing contribution to seek policy compliance over the lifetime of the project.

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

- C3 dwelling houses
- Self-contained units for people of pensionable age; and
- Sheltered or extra care development that comprise self-contained apartments

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

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

7.38 Affordable housing is expected to be delivered on-site and based on evidence in the EHDNA should comprise 80% affordable rent or social rent, and 20% intermediate (including shared ownership).

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

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

7.40 Housing for social rent is strongly supported on-site as it offers tenants a secure form of housing with lower rents that helps ensure the long term affordability for local people on low incomes.

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

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

7.43 The sensitive integration of affordable housing on sites will be achieved where different types and tenures are proportionally distributed on major developments but always through more than one cluster, including each phase of larger developments; for example, clusters of up to six dwellings on developments up to 50 dwellings and clusters up to eight dwellings on developments of 50 dwellings

or above, to avoid overconcentration of one house size, type or tenure in a single on-site location. In smaller schemes clustering in smaller groups or 'pepper potting' may be appropriate.

7.44 Affordable housing provision should be tenure neutral; that is, indistinguishable in design and specification from market housing on the same development. Affordable apartments should be provided in small blocks and, where possible, should have their own entrance.

7.45 Where site constraints make it neither feasible nor practical to deliver on-site affordable housing, off-site provision could be considered; for example, an 11 dwelling (net) scheme in Telford providing 2.75 affordable dwellings, two dwellings could be delivered on-site and the 0.75 fraction could be provided as an off-site contribution equivalent in value to the part dwelling.

7.46 There may also be overriding public benefits to higher off-site contributions as oppose to standard onsite affordable homes; for example, specialist supported housing where it may not ordinarily (or appropriate to) be delivered on-site. Each case will be considered on a site-by-site basis and must demonstrate certainty with off-site delivery. Off-site contributions must be sufficient to enable affordable housing to be provided elsewhere in the borough. The contribution should include an enabling fee to reflect the additional costs of delivering homes elsewhere; for example, project management and professional fees.

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

7.48 In exceptional circumstances, reduced affordable housing contributions below the policy requirements may be accepted, subject to open-book viability evidence presented with a planning application. Evidence should demonstrate clear barriers to policy-compliant delivery. The council may seek external evaluation of the viability evidence, to be funded by the applicant. The council may also include a review mechanism in a legal agreement to seek future affordable housing contributions over the lifetime of the project.

Supported and specialist housing

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

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

7 Housing

Policy HO6

Supported and specialist housing

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

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

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

    i. the mix of specialist and supported housing needs within the borough, including defined user groups; and
    j. to discuss the scale, tenure, layout and type of accommodation to be provided.

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

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

7.52 The different types of specialist and supported housing include:

- **Age-restricted general market housing -** generally for people aged 55 and over and the active elderly. It may include some shared amenities but does not include support or care services.
- **Retirement living or sheltered housing -** usually purpose-built flats or bungalows with limited communal facilities. It does not generally provide care services, but provides some support to

enable residents to live independently, such as on-site assistance (alarm) and a warden.

- **Extra care housing or housing-with-care -** usually purpose-built or adapted flats or bungalows with extensive communal areas and a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, with meals available.
- **Residential care homes and nursing homes -** individual rooms within a residential building that provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living.

7.53 Other types of supported and specialist accommodation could include care leaver accommodation or accommodation for survivors of domestic abuse.

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

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

7.56 High quality design includes appropriate step-free access, movement, layout, provision of support facilities and external amenity spaces that meet the needs of residents. Where appropriate, the proposed scheme should provide necessary storage for mobility scooters. The use of Housing our Ageing Population Panel for Innovation (HAPPI) key design criteria is strongly encouraged.

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

7.58 Applicants are strongly encouraged to engage with the council early in the process to discuss needs and provision. For example, the planning process can facilitate discussions with the Council's Social Care Commissioners to discuss local issues. It is also recognised that where the residents have higher care needs there will need to be evidence that these can be reasonably supported by, for example, local GP provision.

7 Housing

Houses in multiple occupation (HMO)

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

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

Policy HO7

Houses in multiple occupation (HMO)

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

    a. There is no significant adverse impact on the amenity of existing and future residents, including the homes and gardens of neighbours;
    b. The HMO would offer a good standard of living accommodation including access to communal and outdoor amenity space;
    c. Safe, well designed vehicle access and parking is provided to meet the needs of the development and prevent any foreseeable parking issues in the surrounding area;
    d. There is provision for waste/recycling storage to meet the needs of the development;
    e. There is provision for cycle storage to meet the needs of the development; and
    f. The proposal complies with other relevant policies in the Local Plan including on design, landscape and historic environment.

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

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

Gypsy, Traveller and showpeoples accommodation

7.63 The council has identified the need for gypsy, traveller and showpeoples accommodation in the borough through an updated Gypsy and Traveller Accommodation Assessment (GTAA) (2021). It is a requirement of the NPPF that Local Plans positively address the need for gypsy and traveller accommodation.

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

Policy HO8

Gypsy, traveller and showpeoples accommodation

1. The councils Gypsy and Traveller Accommodation Assessment identifies a need for 26 additional pitches over the plan period.
2. Proposals for new sites will be supported where:

    a. The proposal will help meet an identified need for the pitch or plot provision;
    b. The site is not located in an area of high flood risk;
    c. Will accommodate any necessary activities to the residents' mobile lifestyle without an unacceptable adverse impact on local amenity, highway safety, biodiversity and other policy constraints;
    d. The site is provided with serviced plots with all essential utilities including broadband connection;
    e. The application addresses climate change such as, where appropriate, the provision of on-site renewable energy, electric vehicle charging and sustainable drainage;
    f. Provision is made for appropriate vehicular access to and from the public highway and strategic road network to accommodate mobile homes;
    g. The site delivers high design quality through its layout, parking, servicing and incorporates boundary landscaping and other features to safeguard amenity; and
    h. Permanent facilities and amenities are designed to be thermal efficiency and good quality.

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

7.65 Policy HO 8 sets out the council's approach to meeting the identified need for additional pitches, including criteria for the development of new sites. This policy has been prepared having regard to the Government policy document Planning Policy for Traveller Sites (2015).

7.66 The council will monitor the number of pitches in the borough to meet the identified need.

7.67 Proposals for new traveller sites are supported where they help meet any unmet need for sites as identified in the GTTSAA 2021 or any subsequent update. Where the council's identified need for sites has already been met, new sites will only be permitted where the applicant can provide appropriate justification showing there is a need for the site. This should include an explanation as to why existing or planned sites would not meet the applicant's needs, and the site complies with the criteria in Policy HO 8.

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

7 Housing

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

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

Estate regeneration

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

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

Policy HO9

Estate regeneration

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

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

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

    b. It has been demonstrated that community engagement has been undertaken as part of the preparation of the proposal;
    c. Any net loss of housing is appropriately justified, such as through the provision of better quality homes;
    d. There would be no net loss of community facilities, unless in compliance with Policy CI1;
    e. Proposals address climate change amelioration and adaption including delivering homes which are cheaper to run through improving insulation, ventilation and inclusion of renewable energy technology;

f. Proposals deliver a mix of homes in compliance with HO3 to deliver multi-generational communities and homes for rent and sale;
g. Proposals comply with all other relevant policies in the Local Plan.

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

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

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

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

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

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

Stalled development sites

7.78 There are a significant number of instances where development sites 'stall' and remain vacant, derelict or undeveloped for considerable periods of time even after planning permission has been granted. These sites are often smaller scale sites, brownfield sites where there original use is no longer viable including a number of former public houses. The delay in the redevelopment and regeneration of these sites can blight communities and detract from wider regeneration efforts.

7.79 Policy HO10 will provide a clear framework for the council to work with developers to resolve issues that have delayed sites moving forward to completion.

7 Housing

Policy HO10

Stalled development sites

1. The council will proactively and positively work with sites owners and developers to investigate, remediate and resolve issues that have delayed vacant and / or derelict brownfield sites either coming forward for planning or moving to completion. The Council will work through the following framework with developers where sites have been identified by the council or brought to the councils addition:

    a. Initial discussions with the site owner and / or developer to discuss the status of the site, the intentions regarding development and an assessment of issues that have delayed the site coming forward;
    b. The joint production of a Development Brief for the site setting out sites constraints and details and uses that would, in principle, be supported;
    c. Pre-application advice provided to the site owner and / or developer clarifying the councils expectations and planning requirements for the site;
    d. Where there is a genuine viability (which should be supported by a Viability Assessment) case due to abnormal site costs the council will provide the best available advice and guidance in relation to available gap funding opportunities:
    e. A joint Stalled Sites Action Plan that will set a clear timetable for bringing a sites forward for either; 1) planning or 2) where permission has been granted, how the progress will be made to implement the permission; and
    f. Where all of the above actions have been exhausted and the site has not progressed to planning within a reasonable period or the grant of planning permission has lapsed the council reserves the right to use a Compulsory Purchase Order to bring the sites forward for development.

7.80 There are a number of identified ‘stalled’ development sites within the borough, these are vacant and derelict sites that are brownfield with the majority within the existing urban areas. The sites tend to be smaller scale and include a number of former public houses and other facilities where there former use is no longer viable.

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

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

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

Self-build and custom housebuilding

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

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

Policy HO11

Self-Build and custom housebuilding

1. The council will only support proposals for self-build or custom housebuilding where they are located within the built-up areas of Telford and Newport or where they are in accordance with Policies HO 12 (Housing Development in the Rural Area) or Policy HO 13 (Affordable Rural Exceptions).
2. Application sites delivering 100+ new dwelling should provide at least 5% of the housing as self-build or custom housebuilding serviced plots. Where provided within a wider development, self-build or custom housebuilding plots should have:
    a. Access to a public highway and connections for electricity, water and waste water provided within the boundary of the plot, provided as agreed under the phasing plan for the development; and
    b. Be secured for the development of self-build and/or custom housebuilding by an appropriately worded condition or S106.
3. Where supported as an exception to normal rural housing policy, the council will require an appropriately worded S106 agreement to ensure the plots are only provided for self-build or custom-housebuilding in perpetuity.

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

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

7 Housing

7.87 Should no interest in the plots be received during the marketing period, subject to approval from the council, the plots may be built out as other forms of housing where acceptable under Local Plan policies.

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

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

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

Housing development in the rural area

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

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

Policy HO12

Housing development in the rural area

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

    a. Directing most new rural housing to sites with unimplemented planning permission;
    b. Allocating housing sites in some rural villages to support local services;
    c. Supporting a limited amount of housing development in the following key settlements;
    d. Infill development for single self-build or custom-build dwellings within the built confines of existing settlements as identified in the Rural Settlement Paper[1]. These dwellings will require a legal agreement/conditions to ensure the dwelling is delivered as a self-build or custom build dwelling including appropriate occupancy conditions.

Table 7

Edgmond	Waters Upton
High Ercall	Crudgington
Lilleshall	Rodington
Tibberton	Allscott

2. New isolated dwellings in the rural area will only be supported where they meet the criteria set in NPPF Paragraph 80 (or any subsequent updates).
3. Proposals for replacement dwellings outside the key settlements outlined in Part 1 of this policy will be permitted where:

    e. The development would not have a significant detrimental impact on local amenity or the character and appearance of the area;
    f. The existing building to be replaced has a permanent, residential use and, if abandoned, the building has reasonable prospect of being brought back into residential use;
    g. The size of the replacement dwelling is not more than 20% larger than the existing dwelling in either footprint or volume;
    h. There would be no net increase in number of residential units on the site;
    i. The replacement dwelling is positioned on the same footprint as the existing dwelling, unless there is an appropriate and justified reason for changing the location of the dwelling. In this instance the demolition of the existing dwelling would need to be appropriately secured at the time of consent to ensure there is no net gain of dwellings on the site once the development is completed.
    j. Permitted development rights will generally be removed from replacement dwellings in the rural areas.

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

    k. It has been demonstrated the current use of the building is no longer needed or viable;
    l. The application is supported by a detailed structural survey which demonstrates the building to be of permanent construction and capable of conversion without significant rebuilding or reconstruction;
    m. The proposal is largely contained within the existing building with any extensions being subservient and in keeping with the existing building and complying with the criteria set out in Policy DD3 (Residential alterations and extensions);
    n. The conversion of a heritage asset should be demonstrated to be the optimum viable use for the building, i.e. the viable use which best protects its heritage significance.
    o. The conversion of heritage assets should be contained within the existing building(s) without extension, unless the proposed new development is demonstrated to be enabling development to secure the future of the heritage asset(s)
    p. The design protects or enhances any local heritage value of the building, including non-designated heritage value;

7 Housing

q. The site has a safe and suitable access; and
r. The future residents of the proposal would not have an unacceptable amenity level due to conflicting neighbouring uses.

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

s. The application demonstrates there is an essential need to live permanently at or near the applicants place of work in the countryside;
t. The application is supported by appropriate justification as to why other measures could not be used to address the need for on-site accommodation such as CCTV; and
u. The proposed dwelling is designed and located to minimise the visual impact on the countryside.

7.93 The councils Rural Settlement Paper sets out the villages in the borough and assesses their sustainability. This has informed the strategy for housing in the rural area, to direct development to the most sustainable locations and support the continued viability and vitality of the boroughs villages.

7.94 The council has identified housing allocations in several villages as set out in Appendix A. The allocations are based on a robust assessment of sites detailed in the Site Assessment Technical Paper and the council's Rural Settlement Paper. These site allocations contribute to meeting the overall housing requirements of the borough and the rural area as well as addressing local needs identified in the EHDNA.

7.95 The boundary of villages are not defined on a map, unless included within a Neighbourhood Plan, but is assessed by a review of the built confines and character of an area.

7.96 Limited development is generally considered to be minor planning applications, as defined in National Policy, unless otherwise stated in Neighbourhood Plans.

7.97 Infill development for the purposes of this policy is considered to be sites within an existing settlement (identified in the Rural Settlement Technical Paper) which front a road and have built development on at least two sides immediately adjoining the site. These sites should infill a relatively small gap between existing buildings.

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

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

Affordable rural exception sites

7.100 Given the overall strategy to direct rural housing to particular locations identified in Policy HO10, it is considered reasonable to restrict the dispersal of housing beyond these settlements. This helps ensure that housing is there for people with a genuine need and, for example local connection.

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

Policy HO13

Affordable rural exception sites

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

    a. The site is within or immediately adjoining and well-related to the built up area of a key rural settlement outlined in Policy HO12 (Housing Development in the Rural Area);
    b. The proposal will meet a local affordable housing need;
    c. Adequate controls are in place to ensure the dwelling meets the needs of current and future occupiers and remains affordable in perpetuity, in line with Policy HO6; and
    d. The proposal is of an appropriate scale and design for the location.

7.102 Affordable rural exception sites should be capable of management by an appropriate body i.e. registered social landlord, the Local Authority or any other organisation or body that is legally able to provide affordable housing. Where housing is delivered as intermediate tenure (shared ownership or First Homes) this should be secured through a Section 106 agreement or appropriately worded condition.

7.103 Policy HO11 is supportive of opportunities to bring forward rural exception sites that will provide affordable housing to meet local needs. The policy applies to key settlements identified in Policy HO10. Sites should be located within or adjacent to a key settlement and be well-related in its physical location and relation to the built form of development. Development will be supported, including single dwelling exception sites (which could be self-build), and schemes proposed by registered providers or applicants where there is evidence of local affordable housing need. Evidence should include a local housing needs survey and/or proof that an applicant's housing needs cannot be met elsewhere in the local area, through market or affordable housing.

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

- **Residency qualification –** have been resident in the parish for 12 continuous months at the time of application; have lived in the parish for three out of the previous five years; or have close

7 Housing

immediate family who have been resident for five continuous years and continue to reside in the parish.

- **Employment qualification –** the individual or their partner is in employment and the main place of work is in the parish; they are in paid employment; they work a minimum 16 hours a week; they have been employed for a minimum 12 continuous months at the time of application and is currently in employment; and has a permanent contract or is self-employed.

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

Figure 22: Affordable Housing Wellington



Section 8

Climate change



8 Climate change

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

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

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

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

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

Sustainable construction and carbon reduction

8.6 The UK Green Building council states that embodied carbon from the construction and refurbishment of buildings currently makes up 20% of UK built environment emissions[19].

8.7 The council is leading the way in sustainable construction through its own developments by Nuplace[20] . In 2022 Nuplace completed its first sustainable housing development which was designed in accordance with Telford and Wrekin council's commitment to tackle climate change and is a benchmark for future Nuplace sites as well as other housing schemes in the borough. All properties benefit from solar panels and their own electric car charging points.

8.8 Policy CC1 supports development which is designed with sustainability and carbon reduction at its heart.

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

8 Climate change

Policy CC1

Sustainable construction and carbon reduction

1. All new development must follow a fabric first approach, aiming to maximise energy efficiency at the outset. Development must then demonstrate how it provides for energy needs by using on-site or local renewable energy sources.
2. All new buildings should:
    a. Be designed and sited to maximise the benefits of solar gain whilst protecting from overheating;
    b. Be flexibly designed to enable future changes to easily be accommodated, extending the lifespan of development;
    c. Maximise the use and efficiency of passive ventilation;
    d. Be constructed from carefully selected materials for high thermal mass, low embodied carbon and durability, unless this would conflict with the character and appearance of conservation areas, Ironbridge World Heritage Site and the setting of listed buildings;
    e. Maximise insulation;
    f. Include facilities to recycle water;
    g. Incorporate or be designed to enable the installation of low/ zero carbon technologies in the future; and
    h. Demonstrate where Modern Methods of Construction have been used in order to reduce carbon emissions.
    i. Should maximise the use of recycled material and ensure the recyclability of new materials used
3. All new homes should achieve a minimum Energy Performance Certificate rating of B, or an equivalent standard agreed by the council.
4. All major development should aim to achieve net zero carbon emissions; and
5. Proposals for alterations and extensions to existing buildings, will be supported as a means of making use of embodied energy. They should maximise opportunities to reduce carbon emissions, improve the energy efficiency of the building and where possible integrate on-site renewable energy technologies.
6. 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

8.9 The council are setting the framework for sustainable construction and reducing carbon emissions from development. This could be done in a variety of ways and should be considered at the outset of the design process. The methods chosen should be identified and demonstrated as the most appropriate way to achieve sustainable construction and carbon reduction in the application submission.

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

8.11 Planning applications should clearly set out how a proposal has been designed from the outset with climate change action at its heart. This should include information on the energy efficiency of

8 Climate change

buildings, how energy needs will be met and how carbon emissions will be reduced. This should be measurable to enable to the council to quantify the contribution the development makes to reducing carbon emissions.

8.12 The requirements in Policy CC1 will apply unless it is demonstrated, through the submission of a viability report, that they would make the development unviable. In which case, the development should achieve the highest standard possible without making the development unviable or preventing the delivery of essential development contributions.

8.13 At Nuplace's Woodland Walk site in Muxton, Nuplace are delivering 18 of its 66 homes to Future Homes Standard, a new Building Regulations standard, set to come into force in 2025, which will require new homes to deliver a 75-80% reduction in carbon emissions from the previous version of the regulations. This will be delivered through a mixture of fabric improvements to the envelope of the building, coupled with a range of technology including solar panels and battery storage, air source heat exchangers etc.

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

Sustainable energy in developments

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

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

Figure 23: Madeley Academy Turbines



8 Climate change

Policy CC2

Renewable energy in developments

1. All new major development should incorporate renewable energy production and storage onsite, unless existing local renewable energy sources are available and achievable to provide power to the site.
2. All major development should seek to incorporate opportunities to deliver or connect to community and/or district renewable power and heat networks, where possible.
3. The council will support development proposals for microgeneration unless in conflict with Local or National Policy.
4. Major development will be expected to be supported by a Heating and Cooling Strategy which demonstrates that the most sustainable heating and cooling systems have been selected.
5. When selecting heating systems it is expected that the following hierarchy will be followed:

    a. New development should be connected to existing classified heat networks or new classified heat networks from the point of occupation;
    b. New development should be designed with a communal heating system which could connect to future heat networks; then
    c. Sustainable alternatives to heat networks such as individual renewable heat should be utilised.

6. When selecting cooling systems it is expected that the following hierarchy will be followed:
    d. Minimising excessive solar gain such as through building orientation, shading and green infrastructure; then
    e. Maximise passive cooling such as through natural ventilation, green infrastructure and blue infrastructure; and then
    f. Address residual cooling load through renewable sources.

8.17 Renewable energy and heat networks can often be more efficient than individual solutions, particularly in the context of the current grid capacity. These can be on various scales such as community heat networks which generally supply heating and hot water to a single building with several units within or a district heat network which generally involves a local energy centre that supplies heat and hot water to customers in more than one building.

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

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

8.19 The Energy Act defines microgeneration. Microgeneration can relate to energy and technologies from a range of sources including water, wind, solar, geothermal and combined heat and power systems.

8 Climate change

To be considered microgeneration the capacity for the generation of electricity is 50 kilowatts and for the production of heat it is 45 kilowatts thermal.

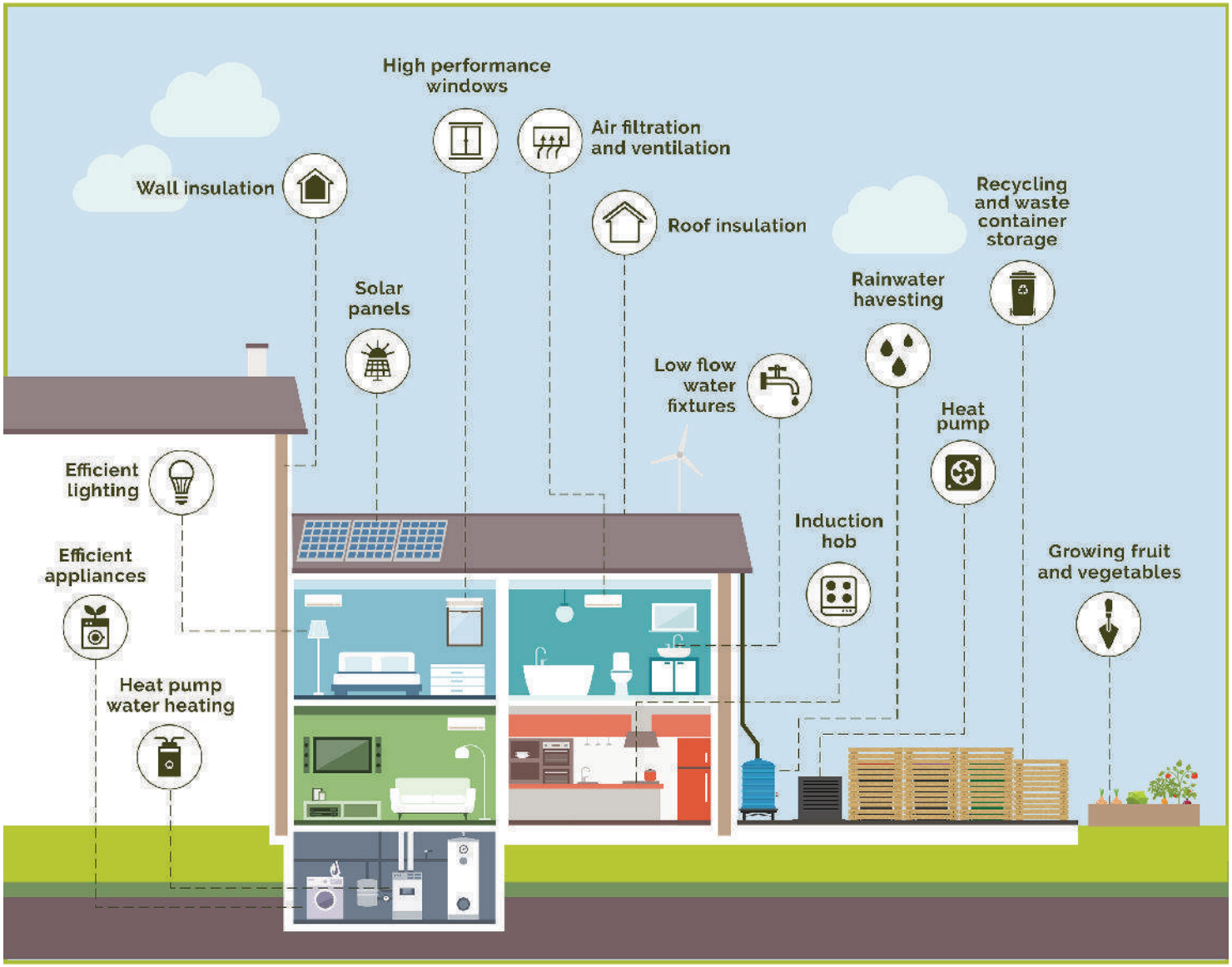
8.20 A Heating and Cooling Strategy should demonstrate how a development proposal will meet local and national energy efficiency targets including reductions in carbon emissions and energy use. This may be combined with Sustainability Statements as required by Policy S3. Heating and Cooling Strategies should address the energy hierarchy by demonstrating how the development will:

- Reduce the demand for energy; then
- Supply energy requirements efficiently; and
- Use renewable energy.

8.21 Heating and Cooling Strategies should include the following:

- Baseline CO2 emissions calculations;
- Energy and CO2 emission reduction targets and demand for the development;
- Specifications of the materials, heating, lighting and ventilation; and
- Proposed renewable energy sources/development and its contribution to the development.

Figure 24: Energy efficient Climate Change extension



8 Climate change

Strategic renewable energy development

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

8.23 Policy CC3 sets out the councils strategy for supporting strategic renewable energy developments.

Figure 25: Solar panels in Waters Upton



Policy CC3

Strategic renewable energy development

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

    a. No significant adverse impact on landscape and biodiversity;
    b. No significant adverse impact on heritage;
    c. No significant adverse impact on amenity;
    d. No significant adverse impact on highway safety;
    e. No significant adverse impact on local health and quality of life as a result of noise, emissions to atmosphere, electronic interference, fire risk or outlook through unacceptable visual intrusion;
    f. Demonstrated that the community have been actively engaged from the early stages of the proposal to inform the design, siting and mitigation required for the development; and
    g. An agreed decommissioning strategy is in place where there is a temporary consent for the operation of the site.

2. Where development of renewable energy is granted permission, mitigation measures will be required as appropriate to minimise any adverse impacts.
3. Proposals for renewable energy schemes on land protected under the Local Plan including Strategic Landscapes and Green Network, or Nationally such as Areas of Outstanding

8 Climate change

Natural Beauty will not be supported, unless there are exceptional circumstances.

4. Schemes for renewable energy that are led by the community and / or directly benefit local communities will be supported in appropriate locations.
5. All development proposals will be required to ensure any biodiversity or other environmental improvements secured under the consent are protected should the development cease to be operational and the site returned to its previous use.
6. Where strategic renewable energy schemes are supported, they should maximise opportunities for multi-functionality and community benefit such as sheep grazing, food growing and improvements of Public Rights of Way.

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

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

8.26 The NPPF sets out the instances where applications for wind turbines can be supported. The council has not identified areas that may or may not be suitable for wind energy development in the Local Plan. Technical work is ongoing to review the boroughs capacity for renewable energy and as such this position could change depending on the outcome of this work.

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

Water re-use, conservation and efficiency

8.28 Alongside other impacts of climate change, the impact on water supply has been significant. Water is becoming a scarce resource and therefore there is a need for more efficient use as well as supporting the resilience of our water supply.

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

Policy CC4

Water re-use, conservation, efficiency and quality

1. All development must demonstrate how it will maximise the re-use and recycling of surface water runoff by incorporating design features, commensurate with the scale and type of development. Where re-use and recycling is not possible on a development, water conservation and efficiency should be pursued.
2. The council will require all new residential development to demonstrate that water consumption will not exceed 110 litres per person per day as per the higher Building Regulations standards.

8 Climate change

3. Development will be supported where satisfactory disposal of surface and wastewater is proposed. Development which has the potential to be detrimental to the management and protection of rivers and groundwater will not be supported without appropriate mitigation. Opportunities to enhance these resources in line with local and national objectives will be supported.
4. Aqualate Mere Ramsar site is located to the north east of the borough in Staffordshire. Development will be supported where the impact on the Ramsar site is neutral or improved including the effect of nutrients on the designated site.

8.30 All new homes are required to meet the national standard for water efficiency of 125 litres/person/day. National Policy states that where there is a clear local need, local planning authorities can set out Local Plan policies requiring new dwellings to meet the optional requirement of 110 litres/person/day.

8.31 The council considers there to be a clear local need for more efficient water standards in the borough. This conclusion is supported by the Councils declaration of a Climate Change Emergency, local evidence including an updated Water Cycle Study (2023) and from Severn Trent Waters Water Resource Management Plan (2022), discussions with the Environment Agency.

8.32 Various types of development can have an impact on water quality. This could include intensive agricultural practices, development close to water courses which might receive surface water runoff, industrial development, ground engineering and burial grounds. Where a development could have an impact on water quality, supporting documents will be required to demonstrate there would not be a significant adverse impact on water quality and appropriate mitigation is secured.

Flood risk management and sustainable drainage systems

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

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

Policy CC5

Flood risk management and sustainable drainage systems

1. Development will be supported where:
    a. The development accords with the sequential and exception tests for flood risk as set out in the NPPF;
    b. The development does not prejudice land needed for flood management, where identified by the Council, now or in the future;
    c. The development will be safe over its lifetime and will not increase flood risk elsewhere;

8 Climate change

d. Flood prevention, protection and resilience measures where required are incorporated into designs and are well-designed and effectively managed;
e. Post development discharge rates which do not exceed the site-specific Greenfield runoff rates;
f. On-site surface water is managed as close to the source as possible.

2. All developments that require Sustainable Drainage Systems must:

g. Be designed in accordance with the council's SuDS Handbook and relevant national standards;
h. Ensure that surface water discharge rates do not exceed the site specific Greenfield runoff rates and that increases in peak rainfall due to climate change are taken into account;
i. Incorporate SuDS into the green space strategy for the site, ensuring they are designed to be multi-functional where possible and visually appealing such as mimicking biodiverse natural features where possible; and
j. Include details of future maintenance over the lifetime of the proposal.

8.35 The council will resist incongruous elements related to water management and drainage such as concrete bowls. The use of natural flood management techniques is encouraged and where possible SuDS features should be incorporated into the natural environment and landscape of the development to maximise the benefits of the scheme such as creating a diverse landscape.

Managing air quality

8.36 Air pollution is associated with a number of adverse health impacts. The mortality burden of air pollution within the UK is equivalent to 28,000 to 36,000 deaths at typical ages, with a total estimated healthcare cost to the NHS and social care of £157 million in 2017f23. The council annually publishes an Annual Status Report (ASR) on air quality in the borough. The 2022 ASR confirmed that the air quality in the borough overall was very good however there are locations where pollutants build close to the kerbside of busy roads.

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

Policy CC6

Managing air quality

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

a. Appropriately considers the potential impact on local air quality as a result of the proposal both during the demolition and construction phase and as a result of the occupation and use of the development once completed; and
b. Proposes appropriate mitigation to minimise emissions and air pollution to protect health and the local environment, including wildlife sites.

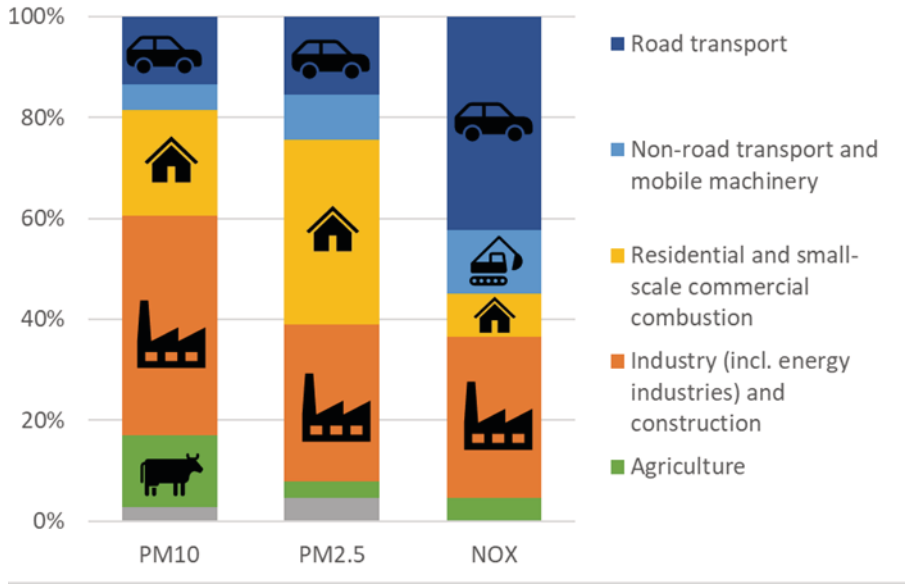
8 Climate change

2. Where Air Quality Impact Assessments demonstrate a development would have an unacceptable impact on air quality, and appropriate mitigation is not or cannot be provided, the development will not be supported.
3. Where Air Quality or Pollution Impact Assessments are not required, development should still provide appropriate mitigation to address air pollution and air quality.
4. All development shall be designed to reduce the potential for air pollution to impact on residents and occupiers such as ensuring homes are set back and away from major highway routes, where air quality is generally worse.

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

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

Figure 26: Emissions in the borough by type.



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

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

8.42 Where a proposed development would have, or contribute to, an adverse impact on air quality then the council will require appropriate mitigation measures be applied, to reduce or eliminate

8 Climate change

the impact arising from the development. Where sufficient mitigation cannot be provided the council would be unlikely to support the development.

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

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

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

Section 9

Development design



9 Development Design

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

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

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

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

Design Criteria

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

9.6 The Governments National Design Guide and National Model Design Code aims to ensure that the requirement for good design is embedded in planning policy and is ultimately delivered through the development being built and the places being created. The National Design Guide sets out the characteristics of well-designed places under 10 themes:

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

9.7 Policy DD1 provides a design criteria based on these key themes and guidance set within the NPPF, against which all planning applications will be assessed.

9 Development Design

Policy DD1

Design Criteria

1. The Council will support development which:

    a. Respects and responds positively to its context and enhances the quality of the local built and natural environment;
    b. Be appropriate for its context and its future use in terms of its building types, street layout, development block type and size, siting, height, scale, massing, form, rhythm, plot widths, gaps between buildings, and the ratio of developed to undeveloped space both within a plot and within a scheme;
    c. Respects the landscape setting and topography;
    d. Preserves and reinforces historic street patterns, layouts, traditional frontages and boundary treatments to satisfactorily assimilate the development into the surrounding area;
    e. Maintains and exploits important landmarks, gateways, views to and from the site and respects or enhances the quality of the skyline;
    f. Use appropriate, high quality durable materials which reinforce or enhance local distinctiveness;
    g. Promotes a clear network of routes (walking, wheeling, cycling and Public Rights of Way and public transport routes in particular) around and through the site with links to the surrounding area for all users;
    h. Creates a secure environment which, having regard to Secured by Design principles, is legible and safe for all including people with physical accessibility difficulties, attractive and convenient through the design and orientation of buildings, the integrated provision of external spaces, drainage, landscaping, open space and parking;
    i. Creating and adapting places and spaces to create active environments that enable healthy living, with convenient opportunities for exercise on or around the development and through development ‘greening’;
    j. Where possible, facilitates and promotes carbon neutrality through layouts, design of buildings and infrastructure, orientation of buildings, the use of green infrastructure, the integration of renewable energy generation and the use of sustainable methods of construction in buildings and infrastructure;
    k. Delivers efficient water management including sustainable drainage and conserving water supply;
    l. Demonstrates that sufficient investigation has been undertaken to ascertain the type and extent of any land contamination and land instability issues;
    m. Provide homes with good quality internal environments with adequate spaces for users and good access to private, shared or public spaces;
    n. Demonstrates that there is no significant adverse impact on nearby properties by noise, dust, odour or light pollution or that new development does not prejudice or undermine existing surrounding uses;
    o. Demonstrates it is designed to meet multi-generational needs, enabling residents to live in their homes for longer, through housing mix, site layout and the provision of accommodation designed to meet the needs of those

9 Development Design

with mental and/or physical health issues such as dementia; and

p. Minimise the need for resources both in construction and operation of buildings and be easily adaptable to avoid unnecessary waste in accordance with the requirements of Policy DD5.

2. Development proposals will be expected to satisfy requirements of any adopted local design guide or design code where relevant to the proposal.

9.8 There are a range of tools available to ensure good quality design in developments. Local design reviews provide constructive, impartial and expert guidance to applicants as they develop their proposals to ensure high standards of design. The Council will identify at pre-application stage which schemes due to their size, complexity or impact should be referred for design review. Alternatively applicants can request a design review as part of their consultation process. The Council will have regard to the recommendations of the design review and how these have been reflected in the submitted design when determining an application.

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

9.10 The Council supports the use of masterplans and design codes to help demonstrate that all important design issues have been identified as well as helping to provide a secure and agreed framework for the development of major sites (including for Sustainable Urban Extension proposals and technically complex sites). National policy and guidance on design and design codes will be taken into consideration. Applicants are encouraged to have discussions with the Council at the earliest opportunity in the design process.

9.11 Policy DD1 links with the Local Plan strategic priorities including climate resilience and mitigation, health and wellbeing, securing better homes and delivering stronger communities. The policy sets out criteria that should be considered in development proposals from the outset. To help create safe and secure environments which in turn creates cohesive neighbourhoods that promote health and wellbeing, Secured by Design[21] principles should be applied to schemes. Other sources of information such as the National Design Guide and Code provide good starting points for design nationally, whilst other forms of guidance such as the West Midlands Design Charter[22] provides a regional base for design through its 6 themes and 12 principles.

Estate Design

9.12 Well-designed neighbourhoods provide a variety and choice of homes to suit all needs and ages. This ranges from open market to affordable homes, homes for families, older people, students and people with physical or mental health needs. The Local Plan will

21 Secured By Design https://www.securedbydesign.com/
22 West Midlands Design Charter https://www.wmca.org.uk/media/lc0izu0n/wm-design-charter.pdf

9 Development Design

provide housing over a range of different tenures that are well integrated and designed to a high quality, creating tenure neutral homes and spaces, where no tenure is disadvantaged.

9.13 Policy DD2 looks to provide specific guidance on the development of housing estates in the borough, against which major residential planning applications will be assessed.

Policy DD2

Estate Design

1. The Council will support estate development (100+ units) where:

    a. The orientation of buildings is carefully considered around communal areas to facilitate interaction throughout the community with buildings arranged so that they provide active street frontages;
    b. The development integrates a variation in types and size of dwellings reflecting the existing mix and importantly local needs;
    c. Development is designed to minimise emissions arising throughout their lifetime by making efficient use of land, resources, materials and energy;
    d. Provides on-plot parking limiting the need for on street parking as per the Councils latest parking guidance;
    e. Garages are in keeping with general building style;
    f. The development prioritises pedestrian and non-motorised movement, taking into account diverse needs of all of its potential users;
    g. Natural features are integrated into development such as public open spaces, street trees, grass, planting and water, supporting quality of place, biodiversity and water management, addressing climate change mitigation and resilience;
    h. Arrangements of streets and buildings offer a convenient choice of routes that are easy to understand, connecting with surrounding neighbourhoods; and
    i. Provide sufficient street lighting whilst limiting dark areas encouraging safe and secure neighbourhoods.

2. Design Codes will need to be submitted, for estate developments, as part of the application process.

9.14 Addressing the high impacts of climate change and the delivery of new housing in the country are inextricably linked to one another. Sustainable locations are required that are well served by multiple forms of transportation with layouts that facilitate and enhance a mixture of motorised vehicles and more simple modes of transport such as cycling and walking. The aim of estate design is to create a healthy and attractive environment where people want and embrace where they live.

9.15 Good design is therefore integral to achieving places that people in our borough can be proud of. Imaginative site layouts will be encouraged with comprehensive landscape schemes that fully utilise the advantages of trees and hedgerows that can improve habitats for wildlife, increase carbon capture, regulate water runoff and improve air quality.

9 Development Design

9.16 The COVID-19 pandemic has changed the way many people work and how they use their local open spaces. This is likely to have longer term consequences such as the need for internal space for home working; the ability to participate in physical activity locally; and the requirement to address issues concerning people's physical and mental well-being.

Figure 27: Estate Layout



9 Development Design

Residential Alterations & Extensions

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

9.18 Policy DD3 aims to improve the quality of existing housing and deliver high quality urban design which is locally distinctive.

Policy DD3

Residential Alterations and Extensions

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

    a. It is not disproportionate in size in relation to the existing building/plot and respects and enhances the existing character of the dwelling or the prevailing character of the area;
    b. The design remains in keeping with the existing building area, making a positive contribution to the sense of place and distinctiveness of the area;
    c. Can be adequately accommodated within the curtilage of the existing property without adversely affecting its amenity or that of neighbouring properties/uses;
    d. The design includes features which are energy, waste and water efficient;
    e. Be well built, accessible, fit for purpose, and adaptable to changing lifestyles, demography and climate;
    f. The alteration or extension will not result in adverse environmental impacts such as noise, odour, dust or light upon the immediate area;
    g. Respects existing natural features, including landform, trees and biodiversity, responding positively to biodiversity net gain, and where possible integrates greening measures such as green roofs; and
    h. Residential annexes must be designed as ancillary to the main dwelling and be capable of satisfactory conversion for use in association with the main dwelling when it is no longer required by a relative or dependant.

9.19 Policy DD3 covers alterations and extensions of dwellings. It also provides control regarding the conversion of houses into flats or shared housing (including Houses in Multiple Occupation) so that they respect their local context. Furthermore, it anticipates demographic changes facing the borough such as an ageing population and a continued forecast reduction in mean household size. The policy recognises the need to promote sustainable development including the use of micro energy generation and measures to reduce water use.

9 Development Design

Figure 28: Residential Extension



Commercial and Industrial Development Design

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

9.21 Policy DD4 aims to enhance the design of commercial and industrial development, whilst detailing a specific criteria of which all planning applications will be assessed.

9 Development Design

Policy DD4

Commercial and Industrial Design

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

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

9.22 Telford & Wrekin has a long history as a major focus for economic activity in the West Midlands. In 2014 Telford was identified as an “Urban Powerhouse” in the Marches Local Economic Partnership’s Strategic Economic Plan, and within their 2019 plan, Telford is still seen to be a fast growing, diverse modern business location at the forefront of opportunities and challenges around productivity and automation in advanced manufacturing.

9.23 It is therefore integral that the borough continues to deliver high quality commercial and industrial development. Applying urban design principles to both commercial and industrial design demonstrates Telford & Wrekin Council’s dedication to creating sustainable developments. This type of design is concerned with the nature and quality of the public realm, and the way in which buildings, and the activities they accommodate, relate to the streets, squares and public spaces we all share and use.

Waste Planning for Residential Developments

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

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

9.25 Policy DD5 sets out a framework for integrating sustainable waste management into new residential developments and support the implementation of the municipal waste contract.

Policy DD5

Waste Planning for Residential Developments

1. The Council will support residential development that helps drive waste management up the waste hierarchy by providing, with regard to national design standards, local waste guidance[(23)] and waste collection regime at the point of application, the following:

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

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

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

9 Development Design

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

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

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

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

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

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

Waste Planning for Commercial, Industrial and Retail Developments

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

9.31 Policy DD6 sets out the Council's approach to waste management in non-residential development.

Policy DD6

Waste Planning for Commercial, Industrial and Retail Developments

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

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

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

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

Section 10

Sustainable travel and transport networks



10 Sustainable Travel and Transport Networks

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

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

Figure 29: Telford Cycle Route



10

10 Sustainable Travel and Transport Networks

Active Travel

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

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

Policy ST1

Active Travel

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

    a. Adopt site based or area wide Travel Plans for major traffic generating destinations to optimise sustainable transport modes;
    b. Enhance local and strategic walking, cycling routes and Public Rights of Way networks, to provide residents, employees and visitors with connectivity from the site to town, district centres, employment sites and publicly accessible green spaces;
    c. Design developments to meet multi-generational needs for travel and physical activity, including:

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

    d. Enhance existing public transport services or provide new services to cater for additional users accrued by the development. Funding mechanisms should be demonstrated, to ensure the services can be secured as required by the Travel Plans.;
    e. Demonstrate that they have made all reasonable efforts to secure public transport services which will be conveniently routed for new residents and visitors without detrimentally effecting existing users;
    f. Site boarding and alighting points for public transport services in safe, well lit locations that are accessible for less able bodied users and provide safe, convenient and appropriately lit routes to and from residential and non-residential developments;
    g. Demonstrate, on a case by case basis, where it is not practical or viable to serve a site by conventional (bus) public transport services that a package of sustainable travel measures can be delivered offering residents travel choice and an alternative to the use of the car.

2. Where a development is served by one of the borough's rail and bus stations, development will be expected to contribute towards enhanced cycle parking and electric vehicle charging point infrastructure, bus facilities as well as improved information, enhanced waiting facilities and better access arrangements for walkers, cyclists and public transport users.

10 Sustainable Travel and Transport Networks

10.5 The borough has an extensive network of walking and cycling routes and a Public Rights of Way network which provide connections to other local routes and link in with destinations such as Telford Town Centre, district and local centres, as well as industrial estates. These routes provide an excellent resource which developments can link into and enhance in order to provide residents with access to open space and sport and leisure opportunities as well as a wider network of community facilities (as defined in Policy CI1).

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

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

10.8 The borough benefits from a network of core bus routes and where possible new development sites have been located within close proximity to these routes. Where this is not the case developments will be expected to provide funding to support existing bus services or introduce new services to levels of frequency, times and routing that would help reduce car use. Where existing bus routes are to be enhanced or diverted to serve a new development this should avoid unduly disadvantaging existing users especially those who do not have access to a car. Access to bus stops should be integral to the design of the development and provide convenient, safe, accessible and convenient routes to help encourage use of public transport as the preferred mode of choice.

10.9 Where it is not viable to serve larger developments by conventional public transport, developers will be required to demonstrate a package of alternatives to car use; for example, a package of demand responsive transport services, car clubs, car share schemes, bike hire or other appropriate schemes. The developer will need to demonstrate the long term sustainability of such measures including how they will be managed.

10.10 Bus and railway stations provide interchange points onto a wider network of routes, opportunities to switch to sustainable transport where parking is provided and access to a wider variety of retail, employment and leisure activities.

Safeguarding Rail and Transport Corridors

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

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

10 Sustainable Travel and Transport Networks

Policy ST2

Safeguarding Rail and Transport Corridors

1. The Council will expect development to:

    a. Safeguard land required for the implementation of priority transport projects, as identified in the Infrastructure Delivery Plan, in order to assist in their future implementation; and
    b. Ensure that current and former rail lines will be protected for future use as Transport Corridors (as displayed on the Policies Map).
    c. Where lines are demonstrated as not being commercially viable, for either freight or passenger rail services, their use for walking and cycling routes will be supported.
    d. Development adjacent to existing rail lines will not prejudice the use of the line for either heritage or commercial use.

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

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

Impact of Development on Highways

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

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

10 Sustainable Travel and Transport Networks

Policy ST3

Impact of Development on Highways

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

    a. Ensure that the relevant cumulative impact of new developments on local and strategic road networks are mitigated in a co-ordinated and plan-led manner that would not result in a severe cumulative impact on the road network;
    b. Assess the cumulative impact of new developments by using the Telford Strategic Transport Model (TSTM) or other means as long as these can demonstrate that they are significantly robust. Use of the TSTM can be accessed through the Council's Highways Service;
    c. Provide a Transport Assessment, where relevant, as part of any planning application; and
    d. Travel Plans as per Policy ST1
    e. Mitigate impacts on the borough's local and strategic road networks including securing financial developer contributions and any individual commuted sums specified by the local highway authority through the use of planning obligations.

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

10.17 The Local Plan Transport Strategy will set out the strategic impact of site allocations 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 (see policy ST1) as well as highway measures and it sets out a developer contributions strategy.

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

10.19 In considering the strategic impact of developments, development will need to have regard to the borough's road hierarchy as set out in the LTP. The purpose of the hierarchy is to identify those parts of the network where the primary function of the road is to facilitate the safe and efficient movement of people and goods. These roads are defined as Motorways (Strategic Road Network - SRN), Trunk Roads (SRN) and Primary Routes (Primary Route Network - PRN).

10 Sustainable Travel and Transport Networks

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

Design of Roads and Streets

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

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

Policy ST4

Design of Roads and Streets

1. The Council will require all development to accord with government guidance, such as the Manual for Streets, and other relevant standards and guidance including the Design Manual for Roads and Bridges and the most up to date design guidance from the Local Highway Authority in the design of developments. The design of roads and streets must:

a. Take into consideration the needs of pedestrians and cyclists, bus services (through the appropriate design of spinal routes intended for bus use) and bus users as well as freight, deliveries and refuse collection vehicles in the design and access of the development;
b. Be safe, convenient, well designed with accessible and appropriately lit walking, cycling and public transport routes that provide opportunities for safe sustainable travel within a development as well as links to surrounding community facilities;
c. Contain development blocks (avoiding cul-de-sacs) of a size that encourages permeability for walking and cycling, and traffic calming measures such as shared surfaces;
d. Be designed to an adoptable standard, with an appropriate mechanism to ensure that arrangements for the future management and maintenance of streets have been secured;
e. Be design in a way that enables the adoption of road networks in the most timely and efficient manner;
f. Demonstrate that street trees on new developments:

- Are carefully positioned and of an appropriate species to avoid interference with property, infrastructure and highways access and visibility; and
- Have appropriate measures in place to secure their long-term maintenance (i.e. tree pit details etc.);

10 Sustainable Travel and Transport Networks

g. Require the design and positioning of street lighting, trees and landscaping as part of a single design/plan; and
h. In the WHS, conservation areas or within the curtilage of heritage assets, be designed to respect historic street patterns and layouts and the materials and palette of the historic environment.

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

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

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

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

10.27 Street trees and natural habitats are a valuable source of carbon sequestration and contribute to the character and quality of well-designed places. They are encouraged on new developments and should be integrated into the design at an early stage to ensure that provision is compatible with highway standards and infrastructure provision. Measures to secure long-term maintenance of trees should ensure that street trees can be provided on streets without interfering with property, infrastructure and highways sightlines. To ensure effective integration of on-site infrastructure, Policy CI1 requires street lights, street trees and landscaping as part of a single design/plan in new developments.

Electric Vehicle Infrastructure and Parking Design

10.28 The Government published the UK electric vehicle infrastructure strategy in March 2022[(24)]. It identifies transport as the UK's largest emitting sector, with 91% of these emissions being from road transport. All new petrol and diesel cars and vans will be phased out by 2030 and therefore ensuring the infrastructure to support the transition to electric vehicles is in place at the outset is essential.

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

24 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1065576/taking-charge-the-electric-vehicle-infrastructure-strategy.pdf

10 Sustainable Travel and Transport Networks

Policy ST5

Electric Vehicle Infrastructure and Parking Design

1. All new development must meet the parking standards set out in the Councils latest parking guidance document.
2. All new development must provide electric vehicle charging infrastructure. Development is expected to meet the standards for electric vehicle charging infrastructure set out in the Councils latest parking guidance document.
3. Development will be supported where it is demonstrated that the following cycle parking design elements have been considered:

    a. Secure, covered, convenient on-plot space to park cycles (including charging for e-bikes) has been provided within all residential developments;
    b. Secure, covered, convenient cycle parking (including charging for e-bikes) has been provided for staff at all employment developments as per the cycle parking standards in the Councils latest parking guidance document, facilities should also include reasonable provision for storage of associated cycle equipment and where possible changing facilities;
    c. Public cycle parking (including charging for e-bikes) is provided in convenient, overlooked locations to serve on site facilities such as shops and recreational areas;

4. Development will be supported where it is demonstrated that the following parking design elements have been considered:

    d. The location, quantity and quality of car parking, should reflect the density, nature, character and context of the development. It should also reflect its intended usage and relationship with the surrounding area and facilities including any foreseeable parking issues in the local area;
    e. Electric vehicle charging infrastructure is located on or adjacent to buildings to minimise impact on the character and appearance of an area and allows for charging without obstructing public footways.
    f. Garages will not be considered as an allocated parking space, unless conditioned;
    g. Impact of parking provision on highway safety and public transport routes;
    h. Providing an appropriate balance of allocated and communal parking provision in residential developments; and
    i. Parking should be convenient, overlooked and in accessible locations and, where possible, have step free access to help maximise security for vehicles, users and pedestrians; and
    j. In non-residential developments the provision of appropriately sized areas that meet the operational needs of developments for lorry parking and access by service vehicles. These areas should be suitably located to minimise potential conflicts with pedestrians, cyclists and other road users.

10 Sustainable Travel and Transport Networks

10.30 The Council encourage and support the move to electric vehicles. The Council published its Public Electric Vehicle Charging Infrastructure Strategy[25] in June 2022. This Strategy acknowledges the importance of decarbonising road transport and sets out the Councils vision to support electric vehicle users with accessible chargepoints across the Borough to ensure electric vehicles are a viable option for residents, visitors and businesses.

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

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

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

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

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

Section 11

Community infrastructure, culture and open space



11 Community Infrastructure, Culture and Open Space

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

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

Figure 30: Telford Town Park



11 Community Infrastructure, Culture and Open Space

Community Facilities

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

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

Policy CI1

Community Facilities

1. Development will be expected to retain existing community facilities and sustain, enhance and provide new community infrastructure to meet demand arising from new development.
2. The Council will support new community facilities or improvements to existing community facilities to meet the needs of existing and future residents of all ages and abilities. The co-location of community facilities is strongly supported to promote health and wellbeing. Where the scale of development supports onsite provision this will be sought in the first instance; however, where evidence supports offsite provision contributions will be sought towards the upgrade or provision of new facilities that serve the needs of the development.
3. The Council will support the delivery of new community facilities in the following locations:
   a. In Telford Town Centre, Market Towns, District, Local Centres and villages in accordance with Policy EC5, EC6 and sustainable urban extensions in accordance with Policy HO2;
   b. Outside the above locations in places with good accessibility by foot, cycle and public transport; and
   c. Under exceptional circumstances on open space if both environmental and social benefits to the local community are demonstrated;
4. The Council will not support the loss or reduction of land or buildings currently or last used as a community facility unless:
   d. A lack of need is demonstrated (through a 12 month period of marketing); or
   e. Acceptable alternative provision exists or is proposed concurrently to maintain the community's ability to meet its day-to-day needs.

11.5 The Council seeks to retain community facilities, promote their expansion and provide new facilities to reflect population growth and the changing needs of an ageing population. Community facilities may be defined as;

- Community venues such as community centres, halls or other general meeting places;
- Cultural buildings such as libraries, cinemas and theatres;
- Leisure facilities such as sports halls, swimming pools and golf courses;
- Formal sports pitches and courts;
- Allotment provision;

11 Community Infrastructure, Culture and Open Space

- Historic and environmental places of interest, including Local Nature Reserves;
- Places of worship;
- Cemeteries and crematoriums;
- Education (pre-school, primary, secondary and special needs provision) and health facilities including schools GP, dentistry and pharmacy provision; and
- Public houses.

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

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

11.8 Development should address shortfalls in provision either through onsite or offsite provision. The Council will consider evidence including the Infrastructure Delivery Plan to identify where financial contributions are required. Proposals should take into account the impact on existing local communities, the provision necessary to make the development acceptable in planning terms (on or off-site) and provision that is related to the development in scale and kind. The Council will discuss community facility requirements with applicants on a case by case basis. The pooling of off-site contributions can help deliver community facilities where they meet the cumulative needs arising from a number of developments.

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

11.10 Where the loss of a community facility is proposed the applicant should either provide evidence of a lack of need through a 12 month period of marketing which demonstrates engagement with the community and likely stakeholders to sustain the facility and to find an appropriate alternative community use; or demonstrate that acceptable alternative provision exists or is proposed in the local area and is accessible to people.

Existing Public Open Space

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

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

11 Community Infrastructure, Culture and Open Space

Policy CI2

Existing Public Open Space

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

   a. An assessment had been undertaken that clearly demonstrates that the land is surplus to requirements;
   b. Where it can be demonstrated that the proposal will provide a replacement facility to an equal or improved standard in a suitable alternative location; or
   c. Where it can be demonstrated that the proposal will provide appropriate areas of play, sport, recreational facilities and public open space to satisfy an identified local need to replace that being lost; or
   d. Where the proposal can secure other wider benefits to play, sport and recreation facilities and public open space which outweigh the disadvantages of the loss of such open space; or
   e. Where appropriate mitigation measures which address another identified need within the community are provided to compensate for the impact upon existing provision.

11.13 The Council works in line with the Sport England Playing Field Policy[26] and includes within its definition of playing pitches any area which meets the definition set out within the Sport England guidance.

11.14 The Council has carried out an update of its Playing Pitch Strategy[27] and will continue to regularly review this evidence base throughout the plan period. The Council have also carried out an Open Space Needs Assessment as part of a broader Play, Recreation and Open Space study (2023) which will form part of the evidence base for the Local Plan.

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

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

11.17 The Council recognises that harm can be both direct and indirect. Harm includes physical infringement on an existing facility but also indirect impacts such as the potential for residents in new development to object to ongoing use of a neighbouring existing facility

26 Playing Fields Policy and Guidance, Sport England's policy and associated guidance on planning applications affecting playing fields. Sport England (2018).
27 Telford & Wrekin Playing Pitch Strategy. Telford & Wrekin Council. (2020).

by virtue of noise, parking or perceived safety issues. The Council seeks to protect existing facilities from both direct and indirect forms of harm.

Provision and Management of Public Open Space

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

11.19 Policy CI3 requires major development to provide or contribute towards the provision of new open space within the borough and to clarify the management arrangements for new open space on development sites.

Policy CI3

Provision and Management of Public Open Spaces

1. The Council requires major development to provide and/or contribute to the provision of multi-functional open space which serves and meets the needs of the development as well as local and wider needs. The Council will require development to provide:

    a. On-site provision which meets local needs for open space, sport and play;
    b. Contributions towards the enhancement and creation of new areas of public open space and/or sports facilities where a local deficiency has been identified and/or where the development will lead to a deficiency;
    c. Public open space in the most accessible locations;
    d. Play and recreation spaces for children and young people; and
    e. Agreements to secure long term community use of school and private sports facilities.

2. Off-site financial contributions instead of on site-contribution may be acceptable where it can be demonstrated that on-site provision is not feasible or viable.
3. Developments providing between 75 and 200 2 bedroom dwellings or larger child bed spaces shall provide a Local Equipped Area of Play (LEAP). Developments providing over 200 2 bedroom dwellings or larger shall provide a Neighbourhood Equipped Area of Play (NEAP). These should be design in accordance with latest Council guidance.
4. The Council will, require development proposals to provide sufficient management and/or financial provision for the future management and maintenance in perpetuity of new and existing public open space which forms part of, or is created by, a development.
5. The Council will require proposals to be supported by a detailed Landscape Management Plan (LMP) setting out details of all the on-site soft and hard landscape features to be managed, establishing the management mechanism and providing detail of the secure financial arrangements for management in perpetuity.

11.20 New open space must be designed to be multi-functional and be of a size, type and quality to meet site, local and strategic needs. The Council supports the provision of a range of public open space

11 Community Infrastructure, Culture and Open Space

typologies including children's play, recreation, sport, formal village greens, open space for community use in the heart of new developments, allotments, community orchards, open space including public art, locally important incidental open spaces and well designed and integrated landscaping. Further guidance will be provided in the SPD.

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

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

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

11.24 The Council considers the use of child bed spaces in the calculation of requirements for play provision to be the most accurate measure of need.

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

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

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

11.27 The Council has a preference for option 2 which allows residents to be involved in the management company and in the management of the area where they live.

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

11.29 Landscape Management Plans are a vital part of the mechanism by which public spaces are managed. The Council will work with developers to agree appropriate management mechanisms in line with further guidance provided in the Play Recreation and Open Space Strategy. Landscape Management Plans should be in perpetuity and include:

11 Community Infrastructure, Culture and Open Space

- Contact details of the management company;
- Details of funding mechanisms for management arrangements;
- All aspects of landscaping (soft and hard);
- Details of landscape features (i.e. walls/fencing/art work/bridges/signage/street furniture), footpaths and play areas and equipment;
- Maintenance operations covering:
- - General maintenance (litter picking/weeding/weeping etc)
  - Cleaning/repair of play equipment
  - Anomalies such as fly tipping/graffiti
  - Sustainable drainage management
  - Frequency of visits within maintenance schedule (differing for each of the element)

- A map should be included which shows the area to be managed.
- Approved landscaping plans should be appended to the LMP.

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

Leisure, Cultural and Tourism

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

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

Policy CI4

Leisure, Cultural and Tourism

Cultural and tourism development

1. The Council will support development for new cultural, tourism and leisure activities and improvements to existing facilities where:

   a. They are located in an accessible location within or adjacent to the borough's hierarchy of centres;
   b. They include high quality design and public realm;
   c. They are well connected via travel plans to secure links to walking and wheeling routes, electric vehicle charging infrastructure at destinations, public transport services, parking and visitor wayfinding; and
   d. They encourage investment to improve the quality of the infrastructure for arts, sports, museums and leisure and provide opportunity for the creative economy to prosper.

2. Consideration will also be given to enhancing unique venues and the creation of new outdoor venues and activity centres near to key tourist destinations.
3. Elsewhere in the borough, the Council will support leisure, cultural and tourism facilities provided it can be demonstrated that they cannot be accommodated in the borough's centres as well as complying with 1(b) and 1(c) above.

11 Community Infrastructure, Culture and Open Space

Tourist accommodation

4. The Council will support major hotel accommodation within or immediately adjacent to Telford Town Centre and the market towns of Newport and Wellington, or in other areas where exceptional circumstances can be demonstrated.
5. The Council will expect applications for other types of tourist accommodation to demonstrate how they will broaden the range and quality of provision in the borough. Applications will also need to demonstrate that any impacts, such as parking, and highway safety can be appropriately mitigated.

Shrewsbury to Newport Canal

6. The Council will safeguard the alignment of the Shrewsbury and Newport Canal (as shown on the Policies Map) and supports proposals to restore the canal to enhance the borough's heritage and tourism opportunities. Proposals will be supported where they:

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

11.33 The Council supports the promotion of a broad range of cultural facilities and development which supports the borough's cultural assets. These facilities help attract people and business to the borough as part of the areas cultural and creative industries and help people who live in the borough develop a sense of belonging, to value the cultural diversity and local heritage. It will work with partners from the private and voluntary sectors to deliver this commitment. This can, for example, be achieved through the provision of public art in new developments, or through shared or multi-use facilities such as flexible multi-use arts venues and arts space within educational establishments or local community facilities.

11.34 The Council wishes to promote a broader tourist accommodation offer and Policy CI4 directs major hotels (50 or more bedrooms) into Telford Town Centre to take account of the presence of the International Centre, leisure offer including Southwater and Telford Town Park and shopping centre. Newport and Wellington's appeal as Market Towns will be reinforced by the promotion of more visitor accommodation. Where exceptional circumstances, including regeneration of redundant buildings, high levels of design quality and specific market conditions, can be demonstrated other locations will be considered on a case by case basis. Overall in the borough a varied accommodation offer is expected to be delivered through the provision of bed and breakfast and guest house accommodation, self-catering, camping and caravanning.

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

11 Community Infrastructure, Culture and Open Space

Enhancing Communication Networks

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

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

Policy CI5

Enhancing Communication Networks

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

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

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

    d. The installation(s) will be kept to a minimum, consistent with the efficient operation of the network;
    e. If proposing a new or extended/adapted mast, it should be demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, masts or other structures, including shared structures. Such evidence should accompany any application made to the local planning authority;
    f. Where appropriate/feasible proposed new or extended/adapted masts should be designed in such a way as to allow future sharing with other operators in order to minimise any future requirement for additional infrastructure in the immediate vicinity of the site;
    g. The siting and appearance of the proposed apparatus and associated structures should minimise impact on the visual amenity, character and appearance of the surrounding area;
    h. Development should not have an unacceptable effect on highways safety, areas of ecological interest, areas of landscape importance, archaeological sites,

11 Community Infrastructure, Culture and Open Space

conservation areas, and buildings of architectural or historic interest or other heritage assets; and

i. There will be no significant and irremediable interference with electrical equipment, air traffic services or instrumentation in the national interest.

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

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

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

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

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

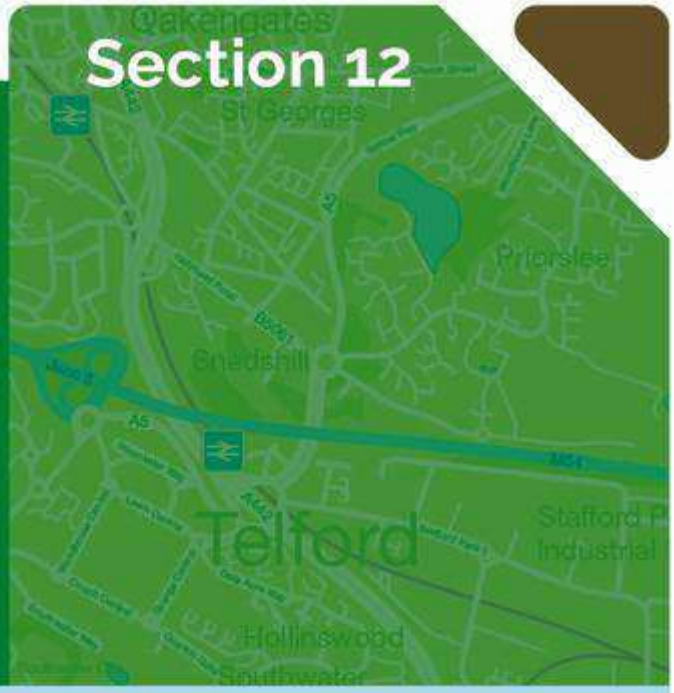
11.42 The Council will generally be supportive of new telecommunications development but recognises that some parts of the borough are especially sensitive; for example, conservation areas, the World Heritage Site and the borough's Strategic Landscapes).

11.43 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.

Section 12

Historic environment







12 Historic Environment

12.1 Telford & Wrekin has a rich and diverse heritage. This includes a World Heritage Site, listed buildings, seven conservation areas, scheduled monuments, historic parks and gardens, historic settlements, landscape features and archaeological remains. The historic environment contributes to local distinctiveness and creates a high quality environment which is important to our general quality of life and provides a focus for inward investment and regeneration.

12.2 The historic environment connects people with the land around them, bridging nature with cultural identity; it enables people to understand the past use of their area and to build a future that respects our heritage in all its diversity. It takes the form of multiple different features ranging from historic homes, places of industry, places of cultural importance, landscapes and a number of other historically important sites and areas.

12.3 The NPPF requires local authorities to support applications that sustain and enhance the significance of heritage assets. Applications for development which are consistent with their conservation value are considered a sustainable form of development as this helps provide social, economic and cultural benefits to the local community and for future generations. Proposals that seek to alter heritage assets should be considered as part of the wider overall quality of place.

Figure 31: Madeley War Memorial



12 Historic Environment

Heritage Assets

12.4 Heritage assets include buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration and protection in planning decisions, because of their heritage interest. These include both designated heritage assets and non-designated heritage assets identified by the Local Planning Authority (including local listing). Within Telford & Wrekin heritage assets include:

- The Ironbridge Gorge World Heritage Site
- Listed Buildings
- Conservation Areas
- Buildings of Local Interest
- Historic Parks & Gardens
- Scheduled Monuments

12.5 Policy HE 1 applies to all heritage assets within the borough.

Policy HE1

Heritage Assets

1. The historic environment is unique in its character, quality and diversity across Telford & Wrekin ranging from areas of international importance to those of local importance. It is the council's duty to preserve and enhance our historic environment.
2. All developments, including new buildings, alterations, extensions, changes of use and demolitions, should seek to conserve heritage assets in a manner appropriate to their significance, including their setting, and seek enhancement where possible.
3. Any harm or loss to the significance of or to the setting of a heritage asset must be clearly justified.
4. Proposals for development which would conserve or enhance the boroughs heritage assets, sustaining and enhancing their significance and make a positive contribution to local character and distinctiveness will be supported.
5. Proposals likely to cause substantial harm to or total loss of a heritage asset will only be supported where it can be clearly demonstrated that there would be substantial public benefits that would outweigh any harm or loss to the heritage asset, or all of the following circumstances are met:

    a. The heritage asset cannot be sustained in its current use; and
    b. The heritage asset prevents all reasonable use of the site; and

12 Historic Environment

c. Conservation by grant-funding or some form of non-profit, charitable or public ownership is demonstrably not possible; and
d. The harm or loss to it outweighed by the benefit of bringing the site back into use.

6. Harm to a heritage asset is unacceptable except in wholly exceptional circumstances as set out above.
7. In these exceptional circumstances where harm can be fully justified and the development would result in the partial or total loss of the heritage asset and/or its setting, the Council will require the developer to record and analyse the heritage asset, including an archaeological excavation where relevant, in accordance with a scheme to be agreed beforehand and to be deposited on the Council's Historic Environment Record (HER).
8. The Council will require traditional shopfronts and associated features which contribute to the character of individual heritage assets and a conservation area to be retained and repaired as part of any development proposal.
9. Applications made in outline form will not normally be accepted for proposals that would affect the WHS, a conservation area, a listed building or any other designated heritage asset.

12.6 The NPPF requires local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment within the Local Plan and should recognise that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

12.7 Whether an asset has a statutory designation or not it is equally important to protect, conserve and enhance these historic places within our planning system, positively managing them for the duration of the Local Plan period.

12.8 In preparation of development proposals, applicants should refer at an early stage the sources of information available on the historic environment. These include:

- The National Heritage List for England
- Local Heritage Impact Assessment
- Conservation Area Appraisals
- Shropshire - Historic Environment Record

12.9 This is to ensure that proposals are based on an understanding of the significance of any heritage assets that may be affected. Development proposals should also take into account the principles set out in any Supplementary Planning Documents and other relevant guidance including the Ironbridge Gorge World Heritage Site, Supplementary Planning Document.

Ironbridge Gorge World Heritage Site

12.10 The Ironbridge Gorge World Heritage Sites was designated by UNESCO in 1986 in recognition of its role as the birthplace of the industrial revolution and its unique landscape. The majority of the site lies within the borough and extends into Shropshire. The quality of the area is described in a statement of Outstanding Universal Value in accordance with UNESCO guidelines.

12.11 The purpose of Policy HE2 is to provide the highest level of planning protection for the World Heritage Site and meet the Councils, stakeholders and residents obligations as custodians of the area.

Policy HE2

Ironbridge Gorge World Heritage Site

1. The Council will conserve, or where appropriate enhance the Outstanding Universal Value of the Ironbridge Gorge World Heritage Site.
2. In determining any application for development, and in undertaking its overall responsibilities, the Council will give the greatest weight to the Outstanding Universal Value of the Severn Gorge area as a World Heritage Site.
3. The Ironbridge Gorge World Heritage Site is an area of special archaeological interest within which archaeological sites of significance will be afforded protection. Proposed development will be particularly scrutinised for its potential effect on the archaeology of sites and monuments.
4. The Council will not support proposals in, or within the setting of, the World Heritage Site that adversely affect the following key features:
    a. The existing topographical character and landscape quality, including the stability of the slopes and river banks;
    b. The significance of the World Heritage Sites Outstanding Universal Value, including the existing skylines and views to, and from, the Gorge;
    c. The area's natural diversity and ecology, including amongst others, Sites of Special Scientific Interest and Local Wildlife Sites;
    d. The area's distinctive archaeological resource;
    e. Key gateways to the World Heritage Site; or
    f. The historic built environment, either through infill, new development proposals or alterations to existing properties.
5. Development within the World Heritage Site will need to take account of flood risk and drainage and will be required to demonstrate that the site is stable and that the development can address gas migration.
6. The Council will only support engineering works or development along the riverside, or within the course of the River Severn, if it can be demonstrated that the natural, historic or archaeological character of the river is preserved or enhanced by the proposal and that there are no adverse impacts on the hydrology, ecology or archaeology of the river and associated deposits upstream or downstream.
7. The Council will support development in, and within the setting of, the World Heritage Site, that enhances or better reveals its significance and is in accordance with Policy DD1 Design Criteria

12 Historic Environment

12.12 The Ironbridge Gorge area is also designated as a conservation area (Severn Gorge Conservation Area). There is an Article 4(2) Direction restricting permitted development rights across the whole site to preserve the visual quality of the streetscape, meaning that planning permissions may be needed for certain works. The Article 4(2) Direction controls minor works including most alterations to houses, to front and back gardens and other householder projects such as the installation of solar panels and satellite dishes. In addition, to the Madeley Neighbourhood Plan provides some elements of control for parts of the site and the World Heritage Site Residents Guide provides information to residents helping make informed choices and decisions when considering making changes to or carrying out works to book their dwelling house, and the land that surrounds their property.

12.13 In July 2023, the Council adopted the Ironbridge Gorge World Heritage Site Supplementary Planning Document (IGWHS SPD), in order to provide guidance on the application of Local Plan policies and form a material consideration in the planning application process, as well providing further guidance for the protecting and enhancing the Outstanding Universal Value, preventing loss through deterioration and disappearance of its heritage value, whilst providing a consistent set of guidelines to help businesses and residents play their part in maintaining what makes the IGWHS so universally special.

12.14 Additional guidance for the IGWHS includes detail on shopfronts and signage that also has a SPD status which should be considered alongside Policy EC10 (shopfront and advertisement design), as a well as the Conservation Area Management Plan. While these tools can collectively control development at a micro level, it is appropriate that the Local Plan also gives further direction to managing the area 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.

Figure 32: Hay Incline Blists Hill



Listed Buildings

12.15 Listing a building marks and celebrates a building's special architectural and historic interest, and also brings it under the consideration of the planning system, so that it can be protected for future generations.

12.16 Policy HE3 relates to the protection of listed buildings.

Policy HE3

Listed Buildings

1. The Council will have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The Council will not support development that would detract from or damage the setting of a listed building.
2. Harm to a Grade II listed building is unacceptable other than in exceptional circumstances. Harm to a Grade I or II* listed building is unacceptable other than in wholly exceptional circumstances.
3. The Council will only support applications for alterations, extensions and other changes to listed buildings if the following criteria are met:

    a. The essential form, character and special interest of the building are maintained and the historic interest of the building and its setting are not adversely affected;
    b. Its architectural features, both internal and external, are preserved intact;
    c. The proposed development is of an appropriate design in terms of massing, scale form, proportion, details, colour and materials;
    d. An alteration, extension or new use can be demonstrated to be in the interest of the long term survival of the building;
    e. Where an extension is proposed, it should be designed to complement the character of the building, be generally subservient in scale and of a suitable form, material and detailed design;
    f. The development is located in a way which respects the setting and form of the listed building and respects its relationship to surrounding buildings, features, street scene or skyline and does not otherwise impair important views of and from the building; and
    g. 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.

12.17 The NPPF states that, when assessing development that could affect a heritage asset, such as a listed building, consideration should be given to the asset's conservation since insensitive alterations can harm its significance.

12.18 In considering applications relating to a listed building the Council will, therefore, require that proposals do not have a detrimental effect upon the building's integrity and character or its setting. When listed building consent and planning permission are required it is

12 Historic Environment

recommended that both applications are submitted to the Council at the same time, this will allow the full impact of alterations or development to be assessed.

12.19 The Council will require all applications that include the alteration, extension and repair of a listed building to limit the loss of its historic character and the scale, materials, intricate details and structure of the building should be respected. When larger alterations, such as extensions, are required it is vital that they are carefully located to create a balance with the rest of the building, not altering views adversely and not changing elevations. Alterations should not remove or hide original features or result in a significant removal of the buildings fabric.

12.20 The setting of a listed building is often linked to its character and its gardens, grounds, appearance and layout are vital to the overall design of the building. The open space and curtilage of the building, including hedges, walls, trees and buildings, can form intrinsic parts of its setting. Where a building is located in an urban area it can make a significant contribution to the street scene.

12.21 The conservation of heritage assets requires a holistic approach to understand how development can impact on their significance and how they can be viewed. The setting of heritage assets can directly impact on their significance. The NPPF requires local authorities to identify and assess the particular significance of any heritage asset that may be affected by a development proposal and requires them further to secure the enhancement of such an asset where possible.

12.22 The Council will take enforcement action against unauthorised and unacceptable works to listed buildings. Poorly designed additions and alterations to listed buildings, or poorly sited development close to these heritage assets, can damage the historical significance of a building and damage its special interest and value. Even minor repairs and alterations can significantly affect a heritage asset or its setting if carried out insensitively. This includes alterations to the exterior and interior since both are included under listed building designation

Figure 33: Listed Building in Ironbridge



12 Historic Environment

Conservation Areas

12.23 These are areas of special historic or architectural interest, the character of which it is desirable to preserve or enhance. When defining a conservation area it is the special architectural or historic interest of the whole area, rather than the merits of individual buildings and features, that is important.

12.24 Policy HE4 relate to the protection of conservation areas.

Policy HE4

Conservation Areas

1. The Council will support development in conservation areas where it will preserve or enhance its character or appearance. Development will not be supported where:

    a. It would prejudice the essential features of the conservation area, the relationship or appearance between buildings, the arrangement of open areas and their enclosure, grain, or significant natural or heritage features;
    b. The design of any new buildings, including height, density, mass, layout, proportions, or materials would not respect the character or appearance of a Conservation Area;
    c. The development would not do justice to the setting and surroundings of a conservation area or would impair views of the area; or
    d. Where a proposed use of land would adversely affect the appearance or environment of a conservation area.

2. Applications affecting a conservation area should identify the significance of any heritage assets within the conservation area and provide a clear justification as to why the development is considered appropriate. The Council will expect proposals to:

    e. Reinstate original features and elements to add to the heritage asset's significance where these have previously been lost;
    f. Remove modern additions or modifications to reveal the significance of any heritage asset. This could include the removal of pebbledash, paint from brickwork, non-original style windows, non-original doors, satellite dishes or other equipment; and
    g. Use the heritage asset in a way which complements its conservation significance.

3. The Council will require traditional shopfronts and associated features which contribute to the character of a conservation area to be retained and repaired as part of any development proposal.

12.25 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.

12.26 To date eight conservation areas have been designated and each of these make a valuable contribution to the borough as an attractive place to live, work and visit. These areas are defined as heritage assets in their own right. The eight conservation areas are:

12 Historic Environment

- Severn Gorge;
- Newport;
- Wellington;
- Horsehay;
- Wrockwardine;
- Edgmond;
- High Ercall; and
- Kynnersely

12.27 There are extra controls imposed on development in these areas. Permission is required to fell most trees whether or not they are covered by a Tree Preservation Order.

12.28 Consistent with its statutory obligation to make sure that conservation areas are preserved or enhanced the Council has established locally applicable principles that will be applied to all applications in these areas. It is important that development both within and outside of a conservation area does not harm the character or appearance of the conservation area by impacting on important views and groups of buildings from inside or outside the boundary. The character of conservation areas is rich and varied and each area requires a sensitive but differing approach to ensure that future change preserves and enhances the area's role and character.

12.29 In order to determine the effect of any new building in a conservation area, the Council will require the submission of detailed plans and will not ordinarily support an application for outline planning permission. The Council will expect applications to be accompanied by a design and access statement and a heritage significance statement (this can be included with the design and access statement or as a separate document).

Buildings of Local Interest

12.30 Buildings of local interest have been identified as having a degree of significance meriting consideration in planning decisions. Significance is the value a heritage asset has to this and future generations because of its heritage interest.

12.31 Policy HE5 relate to the protection of buildings of local interest.

Policy HE5

Buildings of Local Interest

1. The Council will maintain and update a list of buildings of local interest. It will seek to preserve these buildings and will encourage their full and appropriate use. The Council will not support development which:

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

12.32 The Council has established a list of buildings of local interest. It is national policy to conserve and support restoration of such buildings and guidance on appropriate restoration and alteration can

be provided by the Council. The Council will resist applications for development that fail to preserve or better reveal the significance of a buildings of local interest.

12.33 This local list covers a substantial span of buildings. These include, for example, a number of buildings built in the Duke of Sutherland style which represent an attractive and distinctive element of the borough's visual and historic environment. These buildings are not generally listed and, consequently, do not benefit from any additional statutory protection.

12.34 The Council will review this list on a periodic basis and will add additional buildings to this list following a detailed assessment against a set of design criteria.

Historic Parks and Gardens

12.35 These are sites which have been assessed to be of particular significance, in terms of their special historic interest. The register of historic parks and gardens includes, gardens, grounds and other planning landscapes and open spaces. The register focuses on the interest of the designed landscape, rather than on planting or botanical species.

12.36 Policy HE6 relates to the protection of Historic Parks and Gardens.

Policy HE6

Historic Parks and Gardens

1. The Council will make sure that the borough's historic parks and gardens, their associated features and settings are preserved and enhanced. The Council will:

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

12.37 The borough currently has three sites identified on the Historic England Parks and Gardens on the 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 Gardens Trust when considering applications affecting these registered sites.

12 Historic Environment

12.38 Development both within and close to these sites should aim to preserve the setting of these historic parks and gardens so that they can continue to be enjoyed by future generations. This policy draws on the best practice guidelines from Historic England.

Scheduled Monuments and Archaeology

12.39 These are sites of national archaeological importance. They are nationally designated heritage assets. Scheduled of sites as monuments is the oldest form of heritage protection, and started in 1882.

12.40 Policy HE7 relates to the protection of scheduled monuments and the assessment of archaeology.

Policy HE7

Scheduled Monuments and Archaeology

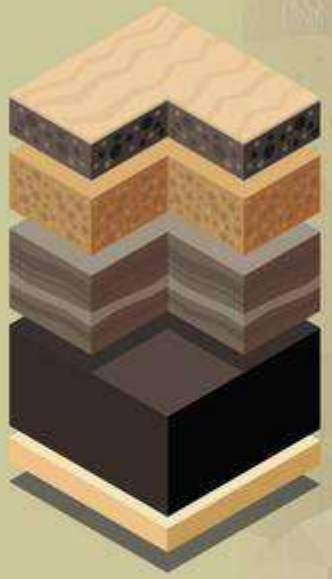
1. The Council will protect scheduled ancient monuments, other sites of international, national, regional or particular local archaeological importance and their settings. Development that would result in the loss of, damage to, or would otherwise adversely affect these sites and their settings will be resisted.
2. Where archaeological remains are known to exist as part of the established record or research indicates that they may exist, the Council will require development proposals to be accompanied by an assessment of the site's archaeological features.
3. When development is considered to be acceptable in principle, the Council will require that:
   a. Any archaeological remains are preserved in situ by the careful design, layout and the siting of new development; and
   b. Where in situ preservation is not justified or proves impractical or inappropriate, provision will be made for its recording and/or excavation by a competent archaeological organisation before development starts on site and any information which requires recording shall be recorded in a suitable format and deposited on the Council's Historic Environment Record.

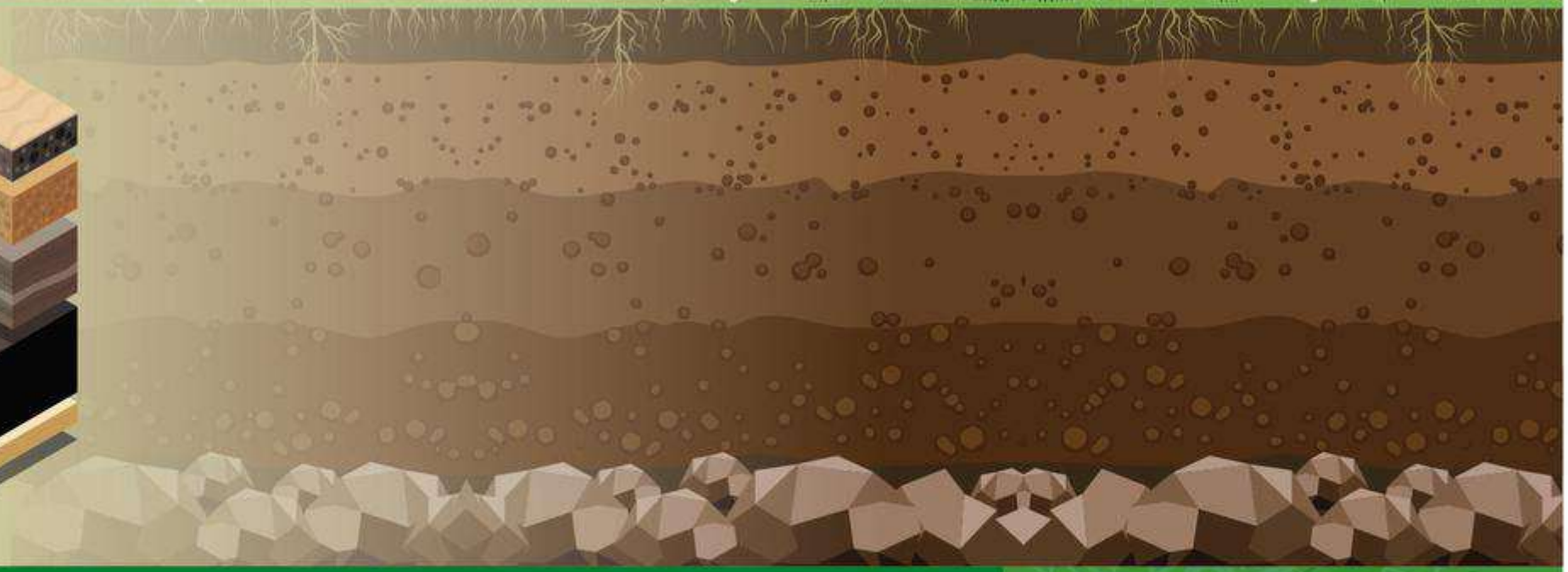
12.41 Although recent archaeological studies and surveys have revealed much about the borough's rich archaeological heritage, they also suggest that much is still hidden, and other archaeological sites and remains may be revealed during the plan period.

12.42 Archaeological assets are often fragile and therefore vulnerable to damage and destruction. They contain information that is invaluable, both for its own sake and for its role within education, leisure and tourism. As with the borough's other heritage assets, the Council considers its archaeological heritage to be an irreplaceable resource that should be conserved in a manner that is appropriate to its significance for present and future generations. The Council has the power to require developers to submit heritage statements which identify the site's archaeological features with planning applications and encourages pre-application discussion to ascertain if sites are close to a heritage site.

Section 13

Minerals and land





13 Minerals and Land

13.1 It is crucial to ensure an adequate supply of minerals to support new housing, industry, infrastructure, and employment opportunities. Whilst minerals can only be extracted where they are naturally found, it is crucial that existing and future extraction activities are limited to environmentally acceptable locations, with minimal impact on the quality of life for the borough's existing communities.

13.2 Moreover, it is important that we reduce our reliance on primary materials by promoting the reuse, recovery, and recycling of secondary minerals, which may lead to a reduced need for mineral extraction. This sustainable approach, of limiting mineral extraction by reusing existing resources available not only reduces carbon emissions by decreasing the need for road transport, the dominant method of mineral transportation, but also safeguards these finite resources for future generations.

13.3 In addition to mitigating carbon emissions, minerals policies should also consider opportunities for combating the effects of climate change. Restoration schemes, for instance, offer a chance to not only provide flood alleviation projects but also create habitats for species potentially adversely affected by development. It is important to acknowledge the potential conflicts between economic benefits derived from exploiting mineral resources and achieving long term environmental goals. The aims of these policies is to address and mitigate this potential conflict by ensuring that all social, environmental, and economic factors are given appropriate weight when determining planning applications to ensure the long term sustainability of both the mineral resource and the communities within the locale.

13.4 Significantly, a large peat resource is situated within the Weal Moors, to the north of Telford. This area contains important Local Wildlife Sites and an Iron Age Fort Wall, which is designated as a scheduled ancient monument in addition to its designation as a Strategic Landscape. These factors have resulted in there being no extant peat extraction planning permissions within the borough. In accordance with the NPPF, it is not expected that any plans will be supported for peat extraction within the borough.

13.5 Every effort must be made to avoid sterilising mineral-rich land through development and to identify the value of minerals for suitable end uses, ensuring their optimal utilisation and preservation.

Mineral Safeguarding

13.6 Mineral safeguarding is a critical process aimed at preventing non-minerals development from adversely affecting or unreasonably constraining the future extraction of valuable mineral resources. By implementing this policy, the Council aims to promote responsible planning that considers the long-term economic significance of mineral resources.

13.7 Policy ML1 acknowledges the importance of carefully managing non-mineral activities to ensure they do not compromise the future extraction potential of economically valuable minerals.

Policy ML1

Mineral Safeguarding

1. Mineral resources within the Mineral Safeguarded Areas and buffer zone areas (displayed on the Policies Map) will be protected from unnecessary sterilisation by other development unless:

    a. The development cannot be sited or relocated to avoid mineral areas;
    b. Mineral resources are either not present or are of no economic value;
    c. The mineral can be extracted without unacceptable impacts on neighbouring uses, local amenity or other environmental assets prior to the development taking place;
    d. The overriding need for the development outweighs the need to safeguard the mineral resources present; or
    e. The incompatible development is of a temporary nature and can be completed with the site restored to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed.

2. Major development proposals within the urban areas abutting a Mineral Safeguarding Area should demonstrate:

    f. That the mineral resource is not economic to work or is not present; or
    g. That the proposed development will not permanently sterilise the mineral; or
    h. That the mineral resource will be prior extracted to prevent it being sterilised.

3. Where prior extraction is established as feasible, conditions will be imposed requiring extraction of viable mineral resources present in advance of construction. Applicants will be required to provide details of the tonnages of minerals extracted, once the scheme has been completed.
4. The Council will apply the following exemptions to this policy:

    i. Applications for householder development (except for new dwellings);
    j. Applications for alterations and extensions to existing buildings and for change of use of existing development, unless intensifying activity on site;
    k. Applications for advertisement consent;
    l. Applications for reserved matters including subsequent applications after outline consent has been granted;
    m. Prior notifications (for example, telecommunications, forestry, agriculture, demolition);
    n. Certificates of Lawfulness of Existing Use or Development (Section 191) and Certificates of Lawfulness of Proposed Use or Development (Section 192);
    o. Applications for works to trees and other miscellaneous minor works/applications (e.g. Fences, gates, access etc);
    p. Applications for temporary planning permission.

13 Minerals and Land

5. All non-mineral development proposals outside the Mineral Safeguarding Areas where the potential for prior extraction to take place has been identified should seek to extract any viable mineral resources present in advance of construction. Proposals for prior extraction will be permitted provided the proposal is in accordance with policy ER6 Mineral development.
6. Proposals for non-mineral development outside the Mineral Safeguarding Areas that do not allow for the prior extraction of minerals will only be permitted where they accord with points (i) to (v) above.
7. In the urban and rural areas the Council will support non-mineral development providing it does not threaten, lead to the loss of or damage to, the functioning of established planned or potential minerals related infrastructure unless:

    q. An alternative site within an acceptable distance can be provided, which is at least as appropriate for the use as the safeguarded site; and
    r. It can be demonstrated that the infrastructure no longer meets the current or anticipated future needs of the minerals, building and construction industry.

8. Applications for non-mineral and non-waste related development adjacent to existing, planned or potential mineral related infrastructure will be supported provided it can be demonstrated that it will not prevent or prejudice the current or future use of the mineral related infrastructure.

13.8 The Council engaged the British Geological Survey (BGS) in 2008 to define the broad extent of the boroughs Mineral Safeguarding Areas (MSAs). The purpose of establishing MSAs is to inform potential developers about the presence of mineral resources, enabling early consideration of these resources in the development process.

13.9 Policy ML1 has adopted an alternative approach to protect mineral resources in Telford & Wrekin by excluding the urban area from the definition of MSAs. This exclusion does not imply that prior extraction of minerals is unsuitable in the urban area. Rather, it acknowledges that there has been limited interest from developers seeking to extract minerals in recent times and that resources of economic significance have either been previously worked or sterilised by built development. Applications for prior extraction within the urban area will be assessed on a case-by-case basis

13.10 To determine the feasibility of prior extraction, a comprehensive assessment of the mineral resource should be conducted by a qualified consultant. This assessment should:

- Detail site investigations to identify the exact location, quality, quantity, and extent of the resource;
- Evaluate the economic viability of prior extraction, the proportion of the mineral to be used on-site versus sold as aggregate, and factors such as the size, nature, and need for the non-mineral development; and
- Demonstrate that mineral interests have been adequately considered by marketing the resources for a reasonable period.

13.11 Critical mineral-related infrastructure will also be safeguarded. These are outlined in Appendix F. This infrastructure includes facilities for storage, handling, and processing (including waste processing into aggregates). Applications for non-mineral uses should

demonstrate that the site lacks realistic potential for the development of mineral-related infrastructure or no longer fulfils the needs of the minerals industry. This should be demonstrated by marketing the sites for a minimum period of six months for minerals related uses.

13.12 Further guidance on the location of mineral resources and mineral-related information is available through the BGS website.

Maintaining Aggregate Supplies

13.13 Ensuring a steady and adequate supply of aggregates (crushed rock and sand and gravel) is a responsibility of Mineral Planning Authorities (MPAs) including Telford & Wrekin. The National Planning Policy Framework (NPPF) mandates the preparation of Local Aggregates Assessments (LAAs) to assess provision based on average annual sales over the previous ten years, relevant local information, and an evaluation of all supply options. Telford & Wrekin Council and Shropshire Council have cooperated as a single sub-region for joint planning of aggregate supply, a practice approved by the West Midlands Regional Aggregates Working Party.

13.14 Policy ML2 sets out the criteria for mineral extraction proposals that may come forward in the future.

Policy ML2

Maintaining Aggregate Supplies

1. The Council will only support proposals for crushed rock, clay or sand and gravel working if one or more of the following circumstances apply:
   a. The need for the mineral outweighs the material planning objections (Policy ML3);
   b. Working would prevent the sterilisation of the resource; and/or
   c. Significant environmental benefits would be obtained.

2. Proposals for new extraction should demonstrate that they are environmentally acceptable to work and be consistent with Policy ER6 and other relevant plan policies.

13.15 LAAs aim to secure seven years' supply for sand and gravel and ten years' supply for crushed rock. The latest available supply position is set out in the Shropshire and Telford & Wrekin Local Area Aggregates Assessment 2019 and includes the following:

- 40 year's land bank for crushed rock
- 16 year's land bank for sand and gravel
- 30 years' land bank for clay

13.16 For sand and gravel, the most recent LAA data for the sub-region shows that in 2018, there were ten permitted sites for sand and gravel extraction in Shropshire, six of which were operational. There is also a further site where a resolution has recently been made to grant planning permission, but the site is not yet operational. Sand and gravel production in Shropshire and Telford & Wrekin, at 0.71 million tonnes, has significantly recovered from previous years and now surpasses both the ten-year rolling average (0.68 million tonnes) and is the same as the three-year average (0.71 million tonnes) of sand and gravel sales. The LAA data also demonstrates that the land bank of permissions for sand and gravel extraction has consistently exceeded the minimum level required by the NPPF of seven years' supply.

13 Minerals and Land

13.17 Considering the ample and consistent supply of sand and gravel resources from existing sites in other parts of the Shropshire sub-region, there is no need for the Local Plan to identify additional extraction sites. In exceptional circumstances where the need for additional sand and gravel reserves can be demonstrated, new sites will be considered as long as they meet acceptable environmental standards.

13.18 The sub-region produced 3.01 mt of crushed rock in 2018 against a 10 year average of 2.54 mt. In 2018 there were 8 permitted sites in Shropshire, 4 of which were operational and 1 permitted and operational site in Telford & Wrekin. The latest available data indicates that crushed rock production in Shropshire and Telford & Wrekin in 2018 was significantly above both the 10 year trend (2.54mt) and slightly above the 3 year trend (2.93mt)

13.19 There are active minerals sites in the borough including;

13.20 **Leaton Quarry –** this site provides a significant amount of crushed rock providing around a quarter of the areas production. The Council are assessing a current application to extend the workings and life of the Quarry in order to maintain supplies of crush rock to the local economy.

13.21 The quarry plays a vital role in meeting the sub-regional demand for crushed rock. The primary market for crushed rock is predominantly local, serving various industries such as ready mix and precast concrete manufacturing, road construction and surfacing, rail track ballast, and water and effluent filtration pipe bedding. The quarry's output directly contributes to fulfilling these requirements and supporting the local economy.

13.22 **Hadley Quarry –** this site is situated next to Blockleys Brick Works and directly supplies clay for the manufacture of bricks and clay related products. It is expected that quarrying operations will cease before the end of the plan period and the land will become available for housing development.

Mineral Development

13.23 The impacts of minerals development on the quality of life of local communities and the environment are crucial factors that must be carefully evaluated when determining suitable locations for new minerals development.

13.24 Policy ML3 sets out the general requirements for mineral infrastructure and mineral working developments to ensure a suitable fit within its surroundings.

13 Minerals and Land

Policy ML3

Mineral Development

1. The Council will support mineral extraction, processing or associated development subject to it being demonstrated that the development would not have an unacceptable impact, including cumulative impact with other developments, upon:

    a. Local amenity (including demonstrating that the impacts of noise levels, air quality and dust emissions, light pollution and vibration are acceptable);
    b. The quality and quantity of water within water courses, groundwater and surface water;
    c. Drainage systems;
    d. The soil resource from the best and most versatile agricultural land;
    e. Farming, horticulture and forestry;
    f. The safety and capacity of the road network;
    g. Public Open Space, the definitive Public Rights of Way network and outdoor recreation facilities;
    h. The appearance, quality and character of the landscape, countryside and visual environment and any local features that contribute to its local distinctiveness;
    i. Land stability;
    j. The natural and geological environment (including biodiversity and ecological conditions for habitats and species); and
    k. The historic environment including heritage and archaeological assets.

2. The Council requires mineral working proposals to include details of proposed methods of working, phasing, management and maintenance of site restoration, including progressive restoration towards full reinstatement of occupied land and the removal of all temporary and permanent structures and works. Such restoration should avoid the creation of future liabilities and should deliver restoration at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use.

13.25 The NPPF requires the Council to establish criteria for planning applications for mineral works to be assessed against to ensure that there are no adverse or unacceptable impacts on the natural and historic environment, or the health of local populations. Mineral working activities can potentially impact on a multitude of environmental factors, including groundwater and surface water. It is important that applications consider such impacts at an early stage. Where necessary applications should be accompanied by a risk assessment to examine the potential impacts of the proposal on environmental features supported by groundwater. Such assessments must consider whether potential impacts are deemed acceptable or can be appropriately managed through mitigation measures.

13.26 It is essential to establish policies that support mineral working practices aligned with local sensitivities, ensuring high-quality restoration and aftercare of mineral sites at the earliest feasible

13 Minerals and Land

opportunity. Whenever possible, these practices should contribute to green infrastructure or facilitate environmental and community benefits outlined in the relevant local Plan Policy. The restoration of mineral sites can and should have a positive impact on addressing Climate Change by fostering multi-functionality in after-use schemes, including environmental enhancements that promote biodiversity, habitat creation, and sustainable land management practices.

Land stability

13.27 As a result of its industrial past, extensive mining and relative recent geological glaciation, several areas of the borough have land stability issues. The effects of unstable land may result in landslides, land creep, subsidence or ground heave. Where a site is affected by land stability issues, the responsibility for securing a safe development rests with the developer and/or landowner. It is vital that the Council has a plan in place to ensure that the risk to residents or visitors to the area is minimised.

13.28 The Council anticipates development continuing to come forward in areas that could be affected by land stability issues and Policy ML4 sets out how development proposals will be assessed.

Policy ML4

Land Stability

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

a. Its structural integrity will not be compromised by slope stability issues or poor ground conditions, demonstrated through the submission of a land stability report, appropriately detailed ground investigation, stability calculations, remedial design calculations (where deemed necessary) appropriately prepared reports and slope stability declaration form. All shall be prepared by suitably qualified and experienced geotechnical engineers;
b. Where active systems exist, the development does not exacerbate any land or slope stability issues;
c. The development can tolerate the ground conditions by special design without causing any adverse effects;
d. All calculations and design shall be carried out to appropriate standards and acceptable demonstrable Factors of Safety;
e. There is long term stability of any structures built on filled ground;
f. Remedial works have been undertaken, in accordance with relevant legislation and the approved plans, prior to occupation of a development to the satisfaction of the Council.
g. The nature of the Land Stability has been assessed to the satisfaction of the Local Planning Authority and a land stability report has been provided and agreed before an application is determined

13.29 It is important to make sure that any new development does not adversely affect the stability of the area and is not itself vulnerable to the presence of unstable land

13 Minerals and Land

13.30 Parts of the borough have localised land instability issues due to a number of factors. Other safety risks are associated with historical coal mining activities including risk from collapsing mine workings and mineshafts as well as mines gases.

13.31 Where there is the potential of significant risk from coal or ironstone relate mining, the Coal Authority has defined such areas as high risk areas. They include areas of known/suspected shallow coal mining, recorded mine/adit entries and areas of former surface extraction. These Mining Consideration Areas are shown in Appendix G.

13.32 The Council is required by reason of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to consult the Coal Authority when planning applications involve the provision of buildings or pipeline in the Coal Mining Consideration Area. In accordance with this legal obligation developers are required to submit coal mining risk assessments with their proposals.

13.33 Policy ML4 applies to all planning applications in the Mining Consideration Area; however, exceptions include:

- Reserved matters/reserved details
- Householder development (for example, an extension to a dwelling)
- Changes of use (unless the application is for a change of use to housing)
- Variation or removal of conditions unless the application relates to land instability
- Applications for listed building consent or conservation area consents
- Lawful Development Certificates; and
- Tree or hedgerow works needing consent.

13.34 The Council will expect developers to complete the following information for development in a Mining Consideration Area, 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 (including a detailed assessment of the data in the form of a report prepared by a professional Geotechnical Engineer);
- Instrument installation for gas and groundwater monitoring, sampling and testing;
- Ground movement monitoring, both surface and at depth;
- Slope stability assessment; and
- When requested by the LA, the developer will provide a Stability Declaration Form.

13.35 Ground movement related problems in the Ironbridge & Coalbrookdale area are related to three key factors: geology, stream incision and human activity. Human activity relates primarily to historical mining in the area (including extensive Clay mining which is not a Coal Authority consideration) and historic building methods. Two reports have been produced to provide guidance on ground stability conditions and are available on the Council's website. These reports are:

- The Ground Behaviour Study of Ironbridge and Coalbrookdale (2005) and
- The Ironbridge Gorge Geomorphological Mapping Report (2009)

13 Minerals and Land

13.36 These reports are provided as high level information and it is the developers responsibility to submit additional, relevant and comprehensive details with their proposals.

13.37 For the avoidance of doubt, the term "poor ground conditions" referred to in Policy ML4 may include, but is not limited to, the following:

- Poorly consolidated made ground and fill material
- Soft, weak and wet natural soils
- Areas of shallow mine-workings and mineshafts; or
- Colliery spoil mounds.

13.38 Some small scale works will not require Planning Permission or Building Regulations Approval. Before starting on such works you are strongly advised to take appropriate professional advice and also to discuss your proposals with a Planning Officer or Building Control Officer from the Council.

13.39 Developers are therefore encouraged to have pre-application discussions with the Council to be advised on the specific requirements.

Land contamination

13.40 The term 'land contamination' covers a wide range of situations where land is contaminated in some way. In a small number of these situations where certain criteria are met, a site might be determined 'contaminated land' which has a specific legal definition set out in Part IIA of the Environmental Protection Act 1990. Within the borough this is associated with industrial processes or activities that have now ceased, but where waste products or remaining residues present a hazard to the general environment. The Council wishes to encourage the re-use of previously developed land but is aware that contamination may exist as a result of past activities especially in the Telford urban area.

13.41 The purpose of Policy ML5 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 ML5

Land Contamination

1. The Council will consider the following factors for the effective and most appropriate re-use of previously developed land:

    a. The need to safeguard the future users or occupiers of the site or of neighbouring land; preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by, unacceptable levels of contaminants in soil
    b. The need to protect any buildings or services (like water) from hazards
    c. The need to prevent unnecessary dispersal or disturbance of contaminants if this would cause water or air pollution and/or adverse health effects; and
    d. Evidence provided in the form of a site investigation report and risk assessment, undertaken by a suitable qualified competent person and which demonstrates the development will be safe and free from contamination (and/or the effects of contamination in relation to a SPR assessment).

13 Minerals and Land

13.42 The NPPF advises that planning policies and decisions should contribute to, and enhance, the natural and local environment through the remediation and mitigation of despoiled, degraded, derelict, contaminated, or unstable land (Para 170 f)). This guidance places onus on the developer and/or landowner for securing safe land/development free from pollution (NPPF Para 179).

13.43 It also requires that investigations and a risk assessment of land potentially affected by contamination be undertaken by a suitably qualified competent person (NPF Annex 2) in accordance with established practices such as BS10175 (2017) 'Code of Practice for the Investigation of Potentially Contaminated Sites'.

13.44 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.

13.45 Before determining planning applications for sites which show evidence of past contaminative use the Council will require the developer, via a suitable qualified competent person and in accordance with relevant guidance and legislation[28],

- Prepare a thorough Desk Study for the site;
- Design and implement a site specific ground investigation within the site;
- Assess the nature and degree of contamination using a method of investigation agreed in writing with the Council;
- Determine the current contamination risks and methodologies for mitigating those risk;
- Identify specific remedial measures required to deal with any hazard, with the method to be agreed in writing with the Council.

13.46 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.

13.47 Where evidence suggests that the potential for contamination is slight, the minimum information that should be supplied is a desk study to include a site reconnaissance report. The Desk Study or an addendum letter/report should clearly state the reasons why the risk from contamination is considered slight and should include advice to developers on 'what to watch out for' when breaking ground on the development in the event that the Desk Study was not sufficient to identify all risks (e.g. buried asbestos, mass animal carcass burials etc).

13.48 Planning permission will only be granted subject to conditions requiring a site investigation, assessment and agreed remedial measures before any development takes place. It is always the developer's responsibility to ensure the safety of the development and its compliance to best practice safety standards and contaminated land best practices.

28 Planning Practice Guidance on land contamination sets out relevant guidance and legislation for land contamination in the planning system.

Section 14

Appendix



14 Appendix

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

Proposed Housing Sites

Table 8

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

14 Appendix

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

14 Appendix

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

Mixed Use Sites

Table 9

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

14 Appendix

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

Sustainable Urban Extension Sites

Table 10

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

14 Appendix

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

14 Appendix

B. Proposed Employment Sites

Table 11

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

14 Appendix

C. Developer Contributions Policy List

14.1 The Following policies will be used by the Council to secure developer contributions.

Table 12

Policy Reference	Policy
S7	Developer Contributions and Infrastructure Delivery
HO2	Sustainable Urban Extension Sites
HO4	Affordable Housing Requirements
HO6	Supported and Specialist Housing Needs
HO9	Estate Regeneration
NE3	Biodiversity Net Gain
CC5	Flood Risk Management and Sustainable Drainage Systems
CC6	Managing Air Quality
CI1	Community Facilities
CI3	Provision and Management of Open Space
ST1	Active Travel
ST3	Impact of Development on Highways

14 Appendix

D. Hierarchy of Centres

Table 13

Principal Town Centre	Telford Town Centre
Market Towns	Newport and Wellington
District Centres	Dawley, Donnington, Hadley, Ironbridge, Lawley, Madeley and Oakengates
Local Centres	Adamston, Allscott, Apley, Arleston, Brooklands, Brookside, Dale End, Hadley (Haybridge Road), Hills Lane, Hollinswood, Ketley (Station Road), Ketley (Orchard Close), Leegomery, Lightmoor, Malinslee, Muxton, Priorslee (Priorslee Avenue), Priorslee (Gatcombe Way), Randlay, Redhill, St Georges, Shawbirch, Stirchley, Sutton Hill, Trench (Teagues Crescent) and Woodside

14 Appendix

E. List of Designated Sites of Biodiversity and Geodiversity

Designated sites of biodiversity and geodiversity

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

Table 14

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

Table 15

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

14 Appendix

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

Table 16

Local Wildlife Sites	
Apley Woods	Central Hall
Coalbrookdale Woodlands	Donnington Freehold & NE Telford
Dothill Park	Ercall Wood Reserve
Granville Country Park	Hinkshay Field Studies Area
Isombridge Pasture	Kynnersley Moor Woods
Ladywood	Langley Fields
Leasowes Farm	Lightmoor Reserve
Lightmoor, Vane Coppice & Oilhouse Coppice	Lilleshall Hill

14 Appendix

Limekiln Wood	Lloyds Coppice, Blists Hill and Valley
Loamhole & Lydebrook Dingles (non SSSI)	Long Plantation
Mad Brook & Stirchley Dingle	Maddocks Hill Quarry
Madeley Court	Marmers Covert
Mill Pond Sambrook	N.E. of Lincoln Hill
Platt Brook	Poynton Springs
Priorslee Lake	Puleston Common
Quarry at Barracks Lane	Randlay Wood
River Severn (Coalport Bridge to Bailey's Rough)	River Severn (Cressage Bridge to Coalport)
Rough Marl	Rough Park
Shortwood	Smalley Hill
Southall Road Wood	Stoney Hill
Telford Town Park	The Beeches
The Old Wind Wood	The Wrekin (non SSSI area)
Tweedale Wood (Halesfield West)	Whitchurch Drive, Telford
Wrockwardine Wood	

Table 17

Local Geological Sites

14 Appendix

Doseley Quarry - Dawley	Ercall Hill
Great Bolas (W)	Jiggers Bank – Coalbrookdale
Lawrence Hill Forest Glen – Little Wenlock Lilleshall (N) (limestone quarries)	Lilleshall Hill Lincoln Hill – Ironbridge 1
Lincoln Hill – Ironbridge 2	Lincoln Hill - Ironbridge 3
Loamhole Dingle –The Gorge	Longswood Farm – Crudgington
Lydebrook Dingle	Lydebrook Dingle
Lydebrook Dingle (N)	Lydebrook Dingle (N)
Lydebrook Dingle (S)	Lydebrook Dingle (S)
Maddock's Hill Quarry	New Hadley Brickpit
Overley Hill	Shray Hill – Cherrington
Telford Town Park – Blue Pool (SE)	Telford Town Park – Randlay Pool (SW)

Table 18

Site Name	Aw Classification	Grid Reference
Abbey Wood	Ancient & Semi-Natural Woodland	SJ742140
Abbey Wood	Ancient & Semi-Natural Woodland	SJ744147
Abbey Wood	Ancient Replanted Woodland	SJ742143
Benthall Edge Wood	Ancient & Semi-Natural Woodland	SJ659033

14 Appendix

Buggy Coppice	Ancient & Semi-Natural Woodland	SJ553180
Coalbrookdale	Ancient & Semi-Natural Woodland	SJ666042
Coalbrookdale	Ancient & Semi-Natural Woodland	SJ670047
Coalbrookdale	Ancient & Semi-Natural Woodland	SJ665047
Corbett Dingle/Preenshead	Ancient & Semi-Natural Woodland	SJ694021
Devil's Dingle	Ancient & Semi-Natural Woodland	SJ641058
Devil's Dingle North	Ancient & Semi-Natural Woodland	SJ637059
Ercall Wood	Ancient & Semi-Natural Woodland	SJ639086
Ercall Wood	Ancient & Semi-Natural Woodland	SJ643096
Ercall Wood North	Ancient & Semi-Natural Woodland	SJ648104
Ercall Woodd	Ancient & Semi-Natural Woodland	SJ643089
Gibbons Coppice	Ancient & Semi-Natural Woodland	SJ628071
Greens Wood	Ancient Replanted Woodland	SJ757159
Halesfield	Ancient & Semi-Natural Woodland	SJ717053
Halesfield	Ancient & Semi-Natural Woodland	SJ716055
Harris Coppice	Ancient Replanted Woodland	SJ644059
Holbrook Coppice	Ancient Replanted Woodland	SJ651052
Holbrook Coppice	Ancient & Semi-Natural Woodland	SJ648056
Holbrook Coppice	Ancient & Semi-Natural Woodland	SJ656050

14 Appendix

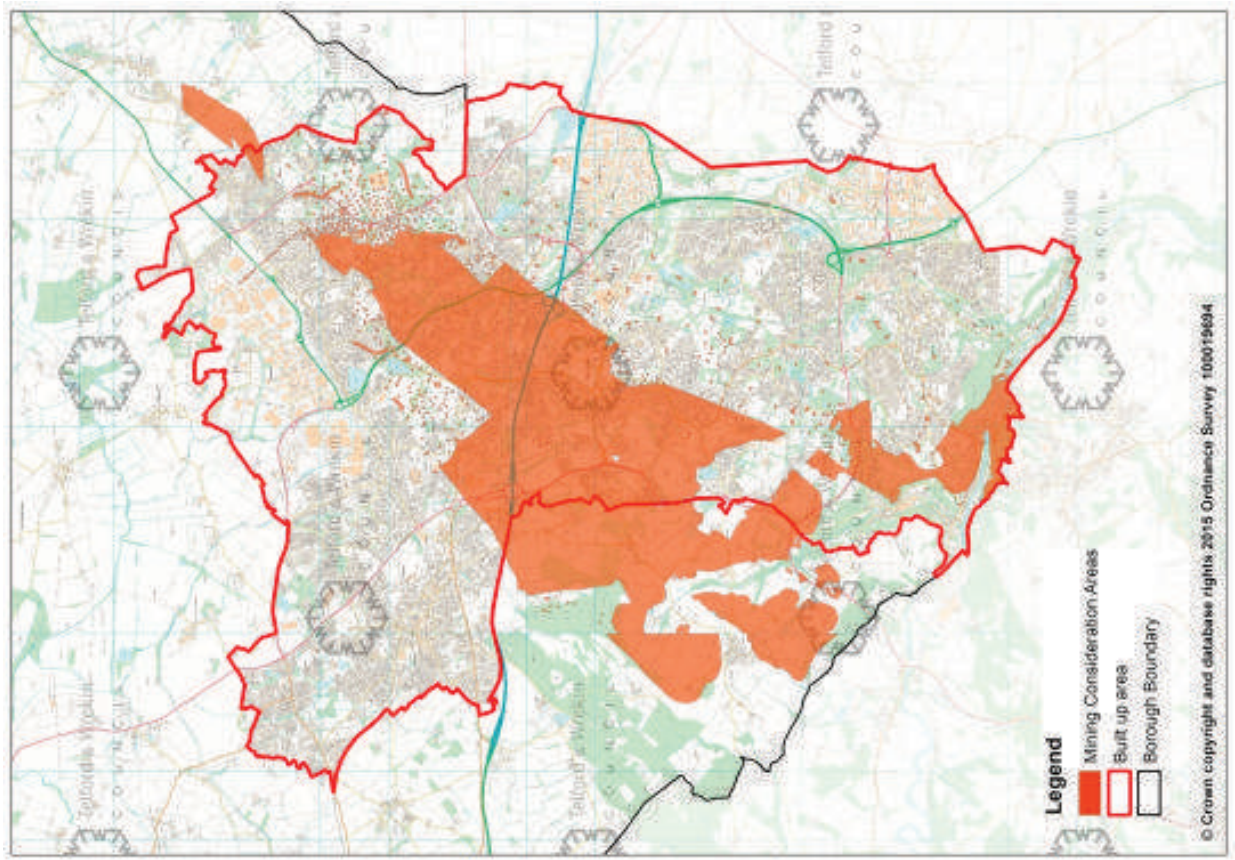
Holbrook Coppice	Ancient Replanted Woodland	SJ652047
Hoo Coppice	Ancient & Semi-Natural Woodland	SJ586179
Lady Wood	Ancient & Semi-Natural Woodland	SJ677030
Limekiln Wood	Ancient & Semi-Natural Woodland	SJ652093
Lloyds Coppice	Ancient & Semi-Natural Woodland	SJ687033
Loamhole Dingle	Ancient & Semi-Natural Woodland	SJ657065
Loamhole Dingle	Ancient & Semi-Natural Woodland	SJ662058
Loamhole Dingle	Ancient Replanted Woodland	SJ657058
Loamhole Dingle	Ancient & Semi-Natural Woodland	SJ656074
Loamhole Dingle	Ancient Replanted Woodland	SJ665053
Loamhole Dingle	Ancient Replanted Woodland	SJ656059
Loamhole Dingle	Ancient Replanted Woodland	SJ664057
Loamhole Dingle	Ancient & Semi-Natural Woodland	SJ656066
Loamhole Dingle	Ancient & Semi-Natural Woodland	SJ656070
Lynn Wood	Ancient Replanted Woodland	SJ786150
Marmers Covert	Ancient & Semi-Natural Woodland	SJ634068
Millingtons Coppice	Ancient & Semi-Natural Woodland	SJ736130
Myttons Coppice	Ancient & Semi-Natural Woodland	SJ553174
Randlay Wood	Ancient & Semi-Natural Woodland	SJ706080

14 Appendix

Randlay Wood	Ancient & Semi-Natural Woodland	SJ707079
Randlay Wood	Ancient & Semi-Natural Woodland	SJ706081
Roden Coppice	Ancient Replanted Woodland	SJ575155
Rough Marl	Ancient & Semi-Natural Woodland	SJ591162
Short Wood	Ancient Replanted Woodland	SJ658097
Short Wood	Ancient & Semi-Natural Woodland	SJ658094
Sutton Wood	Ancient & Semi-Natural Woodland	SJ706019
Sutton Wood	Ancient Replanted Woodland	SJ711014
The Old Wind Wood	Ancient & Semi-Natural Woodland	SJ669051
The Old Wind Wood North	Ancient & Semi-Natural Woodland	SJ669055
Wenlocks Wood	Ancient & Semi-Natural Woodland	SJ636078

14 Appendix

F. Mining Consideration Area



14 Appendix

G. Glossary

Glossary

- **Affordable housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
- **Allocated land:** Land which has been set aside for a specific land use within a development plan, for example housing or employment land.
- **Annual Monitoring Report/Authority Monitoring Report:** A document which is prepared by the Council to set out how planning policies have been implemented for the previous financial year and whether milestones in the Local Development Scheme have been achieved.
- **Area of Outstanding Natural Beauty:** An area of countryside which has been designated by Natural England as an area considered to be of significant landscape value.
- **Brownfield Land Register:** A list of previously developed sites that may be suitable for potential future development.
- **Committed land:** Land that has planning permission for development or has been allocated for development in a development plan.
- **Convenience goods:** consumer goods which are bought frequently, quickly and with a minimum of emotional involvement, such as newspapers, magazines and most grocery items.
- **Comparison goods:** Any other goods, including clothing, shoes, furniture, household, appliances, tools, medical goods, games and toys, books and stationery, jewellery and other personal effects.
- **Development Plan:** A document that sets out the priorities and requirements for future development to take place in an area. This includes plans that have been formally adopted by a Local Planning Authority (Local Plan) and Parish Councils or Neighbourhood Forums (Neighbourhood Plan).
- **District Centres:** Economically and commercially self-sustaining centres, comprising core services and facilities, often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as public facilities such as a library.
- **Duty to Co-operate:** A requirement set out in section 110 of the Localism Act, which places a legal duty on public bodies to engage constructively, actively and on an ongoing basis with each other to maximise the effectiveness of local plan preparation relating to strategic cross-boundary matters.
- **Flood Risk Assessment:** An assessment of flood risk required to be completed and submitted alongside a planning application.
- **General Permitted Development Order:** The Town and Country Planning (General Permitted Development)(England) Order 2015 sets out developments that, which provided that it is carried out in accordance with the terms of the Order do not need planning permission.
- **Greenfield:** Land which has not previously been developed.
- **Green Guarantee:** The Council's commitment to the promotion, protection and enhancement of green infrastructure.

14 Appendix

- **Green infrastructure:** A network of multi-functional urban and rural green space which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
- **Heritage Statement:** A statement that identifies the special character and significance of any heritage asset; whether there is a demonstrable need for the works to it; assesses the likely impact of the development on that asset; and how this has been addressed through design considerations.
- **Homes England:** The national housing and regeneration agency for England, who contribute to economic growth by helping communities realise their aspirations for prosperity and deliver high-quality housing that people can afford.
- **Housing Trajectory:** A graphical tool used to show past and future housing delivery performance by identifying the predicted provision of housing over the lifetime of the Local Plan.
- **Infrastructure Delivery Plan:** A planning document which sets out what infrastructure is needed to support delivery of the Local Plan; for example transport, open space, schools, utilities and health and leisure services.
- **Local Development Scheme:** The Local Development Scheme sets out the Council's timetable for preparing documents which form part of its development plan. It is a project plan and provides a summary for each policy document being prepared, details of the areas they relate to and a timetable for their preparation.
- **Local Enterprise Partnership:** A voluntary partnership between Local Authorities and businesses set up to determine local economic priorities and lead economic growth and job creation. The Marches LEP covers Telford & Wrekin, Shropshire and Herefordshire.
- **Local Plan:** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community.
- **Local Transport Plan:** A document prepared by the Council which sets out a strategy and action plan for improving local transport.
- **Main town centre uses:** Retail development (including warehouse clubs and factory outlet centres); leisure; entertainment facilities; and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
- **Major development:** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- **Mineral Safeguarding Area:** An area designated by minerals planning authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.
- **National Planning Policy Framework:** The government's national planning policy document. It provides a framework within which locally-prepared plans for housing and other development can be produced.
- **Neighbourhood development plan:** A plan prepared by a parish council or neighbourhood forum setting out a vision for their area using planning policies to guide development of land within the Neighbourhood Area.
- **National Planning Practice Guidance (PPG):** A web-based resource which brings together planning guidance and which should be read alongside the NPPF.

14 Appendix

- **Previously developed land (PDL):** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
- **Primary Shopping Area:** Defined area where retail development is concentrated.
- **Public right of way:** Public rights of way are open to everyone. They can be roads, paths or tracks, and can run through towns, countryside or private property.
- **Ramsar sites:** Wetlands of international importance designated under the 1971 Ramsar Convention.
- **Self-Build & Custom Build Register:** Introduced in the Self-Build and Custom Housebuilding Act 2015, which places a duty on councils across England to keep and have regard to a register of people who are interested in self-build or custom build projects in their area.
- **Sequential test:** An approach that directs planning applications for main town centre uses to centres, then in edge of centre locations, and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.
- **Strategic Economic Plan:** A plan prepared by the Local Enterprise Partnership.
- **Strategic Flood Risk Assessment:** A study carried out by the local planning authority to assess the risk to an area from flooding from all sources, now and in the future, taking account of the impacts of climate change, and to assess the impact that land use changes and development in the area will have on flood risk.
- **Strategic Housing and Economic Land Availability Assessment:** An assessment which identifies sites with housing and employment potential and assesses their deliverability.
- **Supplementary Planning Document:** A document which provides guidance to supplement policies and proposals contained within the Local Pan.
- **Sustainability Appraisal:** An appraisal of the potential impacts of policies from an environmental, economic, and social perspective. This will inform the Council of the potential implications of different alternatives. Strategic Environmental Assessment and Sustainability Appraisal will be undertaken together.
- **Sustainable development:** Development that meets the needs of the present, without compromising the ability of future generations to meet their own needs.
- **Tree Preservation Order:** An order made by the Council which protects trees, groups of trees and woodlands. An order prohibits cutting down, topping, lipping, uprooting, wilful damage or destruction of trees without the Council's written consent.
- **Unitary authority:** A local government authority with responsibility for all local government functions in that area.
- **West Midlands Combined Authority:** The Mayoral Authority which covers the west midlands metropolitan area.

14 Appendix

- **Windfall:** Sites that have not yet been identified, either through a planning application or development plan allocation.
- **World Heritage Site:** Cultural and/or natural sites considered to be of ‘Outstanding Universal Value’, which have been inscribed on the UNESCO World Heritage List.