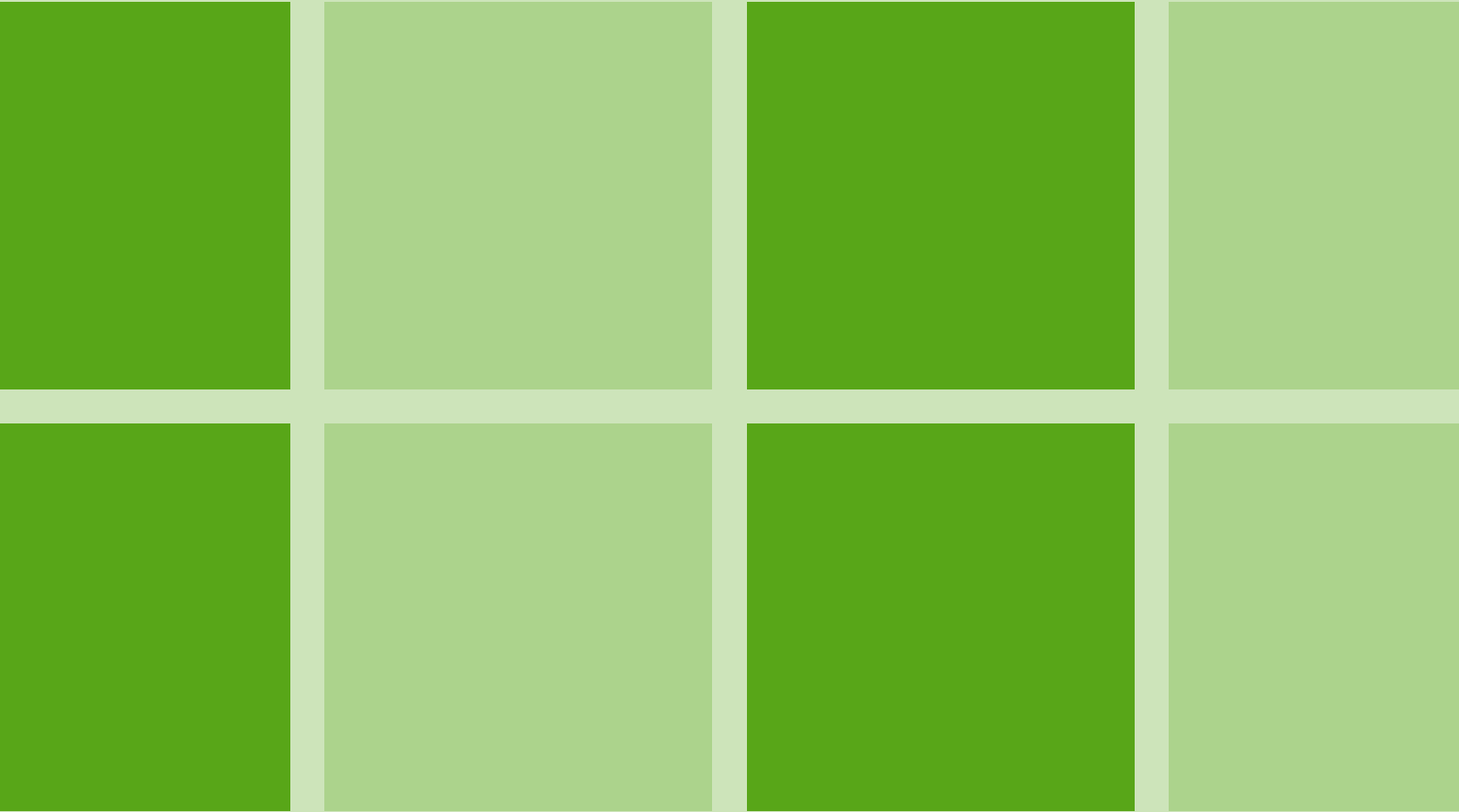


Telford & Wrekin Local Plan Consultation Statement Regulation 19



Contents

1 Introduction	3
2 Relationship to Telford & Wrekin Council Statement of Community Involvement (SCI)	4
3 Consultation involvement and engagement	6
4 Summary of main issues	8
5 Responses to the representations received	17
Appendix A List of consultees	18
Appendix B Telford & Wrekin Local Plan Regulation 19 Public Notice	25
Appendix C Statement Of Representation Procedure and Statement of Fact	26
Appendix D Standardised representation form	28
Appendix E Number of representations made	31
Appendix F Minor Modifications	34

1 Introduction

1.1 This statement describes how the Council has undertaken community participation and stakeholder involvement to in the lead up to producing the Telford & Wrekin Local Plan (Publication Version).

1.2 Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (the Local Planning Regulations) specifically obliges the Council to prepare a statement setting out:

- which bodies and persons were invited to make representations under Regulation 18 of the Local Planning Regulations;
- how those bodies were invited to make representations;
- a summary of the main issues raised by those representations; and
- how those main issues have been addressed in the Local Plan.

1.3 A previous report has been prepared showing how representations were covered during the following stages of the preparation of the Local Plan














- Early Engagement - January to March 2011;
- Strategy & Options - April to May 2013;
- Proposed Housing & Employment Sites - June to August 2014; and
- Telford & Wrekin Local Plan (Consultation Version) - July to September 2015.

1.4 This Consultation Statement confirms the tasks undertaken during the exhibition of the Regulation 19 (Publication Version) of the Local Plan and demonstrates how the Council has met relevant legal requirements as well as its own Statement of Community Involvement (SCI), which was adopted in December 2012.

2 Relationship to Telford & Wrekin Council Statement of Community Involvement (SCI)

Involvement (SCI)

2.1 The Council's Statement of Community Involvement (SCI) was adopted in December 2012. It outlines who should be consulted at each stage of the Local Plan's production and the types of methods that will be used for effective involvement. In addition to the outreach methods set out in the SCI, the Council also has a "Duty to Cooperate" to work with a number of public agencies and service providers in the plan making process. These bodies are set out in the Localism Act 2011. The Council has prepared a separate paper confirming how it has discharged its duty in this respect.

Methods used	Development Plan Documents and associated Sustainability Appraisal				Community Infrastructure Levy			Supplementary Planning Documents		Neighbourhood Planning	
	Early engagement	Strategy and Options	Draft Plan	Independent examination	Preliminary draft charging schedule	Draft charging schedule	Examination in public	Early engagement	Formal consultation	Neighbourhood area	Submission
 Email and letters	Y	Y	Y		Y	Y		Y	Y	Y	Y
 Face to face questionnaires	Y							Y	Y		
 Leaflet questionnaires	Y	Y	Y					Y	Y		
 Online questionnaire on the Council's consultation portal	Y	Y	Y		Y	Y		Y	Y		
 Council notice boards/screens/information stands	Y	Y	Y		Y	Y		Y			
 Non-Council notice boards/stands/screens	Y	Y	Y		Y	Y		Y		Y	Y
 Press releases		Y	Y	Y	Y	Y	Y			Y	Y
 Council website pages	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
 Social media (Twitter and Facebook)	Y	Y	Y					Y	Y		
 Open workshops	Y							Y	Y		
 Young people's forum		Y									
 Public meetings		Y						Y	Y		
 Focus groups		Y			Y	Y		Y	Y		

3 Consultation involvement and engagement

3 Consultation involvement and engagement

3.1 This chapter sets out the main consultation/community engagement events that have taken place during the exhibition of the Regulation 19 (Publication Version) of the Local Plan.

Regulation 19 exhibition period and process

3.2 The Regulation 19 exhibition took place between 2 January 2016 and 5pm on 15 March 2016, a period marginally in excess of the statutory six week period.

3.3 Drawing on its own database of groups who have expressed an interest in the evolving Local Plan in the past and its obligation to identify specific and general consultation bodies, the Council made notified 296 organisations including public bodies, parish and town councils within the borough and in adjoining local authority areas statutory undertakers and a range of social and environmental groups, industry and trade bodies in addition to local residents. A list of bodies consulted can be seen in Appendix A. 865 residents also received a direct notification. A copy of the statutory advertisement associated with this consultation can be seen at Appendix B. Relevant representation forms used for the submission of online or paper representations are shown at Appendix C.

3.4 Having regard to its obligations under its SCI, the Council used the following methods of engagement:

Table 1 Methods used for Regulation 19 (Publication Version) exhibition

Methods used	
Email & Letters	Email & letters to all consultees registered on the Local Plan database including specific consultees, general consultees and residents who have previously expressed an interest in the Local Plan.
Leaflet & Questionnaires	The Council produced a publicity leaflet, posters and questionnaires. All of the above materials were available and distributed in hardcopy to all of the borough's libraries. They were also made available electronically via www.telford.gov.uk/localplan .
Online questionnaire on the Council's consultation portal	All database consultees, including residents, were directed by a link to the consultation portal and all publicity included a link to the portal via the www.telford.gov.uk/localplan landing page.
Council notice boards/screens/information stands	Details of the exhibition were publicised in a number of public facing buildings (Council First Point Centres and libraries).

Methods used	
Non-Council notice boards/stands/screens	Notices were sent to the borough's town & Parish Councils to display.
Press releases and statutory advertisements	Details of the exhibition were publicised in the Shropshire Star and Telford Journal as well the Council's Your Voice newsletter.
Council website page	The consultation was made available via www.telford.gov.uk/localplan .
Social media (Twitter and Facebook)	The consultation was publicised via the Council's corporate Twitter @TelfordWrekin and Facebook /TelfordWrekin

3.5 In addition to the approach above required by the SCI, the Council ran two briefing events with borough councillors and parish councillors. Staff made themselves available to meet with other groups (for example, elected members of the Edgmond Parish Council). Over and above this outreach, an officer from the Council's Environment and Planning Policy Team was available between 8:30am and 5pm during weekdays to answer questions from the public over the telephone or face to face at the Council's offices in Wellington.

3.6 All of the 168 duly made representations were processed and analysed. In addition, the Council received five late submissions which it has also analysed and supplied to the inspector.

4 Summary of main issues

4 Summary of main issues

4.1 168 individuals, town and parish councils, companies and organisations made representations to the Local Plan during the Regulation 19 exhibition period. All have been uploaded to the Objective online consultation portal and can be viewed online at www.telford.gov.uk/localplan. Where consultees made comments on more than one section of the Local Plan, these were recorded separately, thus the Council has recorded 587 individual representations. Appendix D records the number of comments made on each section or policy of the Local Plan. Comments were generally recorded as being either in support of a policy or objecting to it. Some consultees' comments were recorded as general comments where it neither supported nor objected to a policy or where it was unclear how the representation could be recorded. All representations received have been sent to the inspector who will examine this Local Plan.

4.2 An analysis of the main issues raised by the representations received on a section by section basis is summarised below to help the local community and inspector have an overview of the issues raised.

4.1 Plan policy considerations

4.3 Representations were received from public bodies and statutory undertakers including Duty to Cooperate bodies, parish councils, residents, developers and their agents. Comments both in support and opposition to the Local Plan are summarised below on a section by section basis. All representations can be viewed online, or physically inspected care of the programme officer.

Foreword

4.4 The Council received 13 representations on this section.

4.5 Some representors used this section to provide general comments on the whole of the plan. For example, some respondents used this section to express their overall support for the Local Plan. Other respondents suggested it was too long and disjointed; lacked detail (for example, on the number of jobs which would be created or whether the Council would be selling off land or engaging in commercial undertakings); or was overly promotional. One group stated, by contrast, that the Local Plan was too short and lacked the detail of the Central Telford Area Action Plan. Another group suggested the data used in the Local Plan was inaccurate in places. Two groups used this section to suggest that the Local Plan did not give sufficient recognition of bridleways or public rights of way.

Section 1 - Introduction

4.6 Seventeen representations were recorded against this section of the Local Plan.

4.7 As with the Foreword, some groups (for example, Natural England) used this section to express general support for the Local Plan.

4.8 Other submissions focused on the Policies Map which is referred to in paragraph 1.3.4 suggesting support for parts of it (the redrawing of the Telford Town Centre boundaries to exclude the Town Park Local Nature Reserve) or making suggestions for other sites to be specifically referred to (New Hadley Brick Pit SSSI, land at Church Aston to be included inside the Newport boundaries).

Section 2 - Shaping the borough

4.9 The Council received 18 representations against this section of the Local Plan.

4.10 Some developers suggested that later sections of the Local Plan do not take sufficient advantage of the features (good road links and economic base) set out in this section of the Plan. One submitter questioned whether Edmond is home to "many students".

4.11 There was general support for the vision and aims in the Local Plan. Representations were received which suggested that the aims be amended for a range of matters including giving greater reference to planning for an older population and for giving stronger support for rural housing.

Section 3 - Spatial Strategy

4.12 The Council recorded 71 representations in connection with the Key Diagram (Figure 5) and the four spatial strategy policies.

4.13 Two representations stated that the Key Diagram should include a reference to the Shrewsbury to Newport Canal and to Allscott, a rural settlement which benefits from planning permission for 470 homes in the rural area.

4.14 Policy SP1 Telford: this policy received representations both in favour and in opposition to it. Two Telford Town Centre retail and leisure operators, the Homes and Community Agency (HCA) and one developer wrote in to support the policy. Others who opposed it suggest variously that it is inappropriate to prioritise housing to committed sites or housing allocations or that the requirement of 13,400 homes in the Telford area is too low and therefore not justified. One developer suggested Telford be redefined as "in or on the edge of Telford" to allow more sites on the periphery of the town to be developed for housing.

4.15 Policy SP2 Newport: One representor supported investment in Newport and one housebuilder wrote to confirm his site within the Local Plan Newport boundaries as shown on the Policies Map was justified. By contrast, other developers consider the requirement of 1,200 homes to be too low and, as with Policy SP1, suggested it is inappropriate to prioritise housing to committed sites or housing allocations. One representor stated that a site in Longford Road be included within Newport and another that additional housing allocation sites be identified in the town. The Town Council suggested that land east of the A41 should be considered for employment.

4.16 Policy SP3 Rural Area generated mixed comments. On the one hand, Natural England wrote in to support the policy but others have suggested that the urban/ rural boundaries are inappropriate and untested; that the requirement of 900 homes in the rural area is too low; and that the strategy to prioritise housing to committed sites or housing allocations was inappropriate. One representor questioned the hierarchy of centres set out in the rural settlement paper and

4 Summary of main issues

suggested other settlements (including Sambrook) be considered for development. One rural parish stated that the policy does not clarify what will happen at Allscott and that it has been rewritten to allow the planning permission at Allscott to go through. Another representor stated that the requirement to protect best and most versatile agricultural land should be moved to Policy SP4.

4.17 Policy SP4 Presumption in favour of sustainable development: Developers who made representations on this policy have suggested the criteria are too restrictive and too prescriptive or based on out of date national policy. One developer suggest the Council adopt the Planning Inspectorate "model" policy instead. On the other hand, the policy was supported by Natural England, one housebuilder, one of the Telford retail operators, the Police and one local resident.

Section 4 - Economy

4.18 The Council received 109 representations on this section of the Local Plan.

4.19 Policy EC1 Strategic employment areas: There were mixed comments on this policy. The HCA supported the policy but other respondents have raised objections to both the area based employment requirement and specific allocations. One group stated that the requirement to deliver 76 ha of employment land is incompatible with the housing requirement of 15,555 homes. One submission suggested that there was evidence that more land could be released for employment. One Telford based developer did not consider that the Strategic Urban Extension Housing Allocation H1 should have to deliver employment uses given its proximity to other strategic employment areas. A number of Newport based groups challenged the approach to land allocation. One landowner suggested that the allocation Site E27 (south of Newport) be removed. Two submissions stated that land to the east of the A41 be promoted for employment instead. One Newport councillor expressed support for the principle of promoting employment land in Newport regardless of location and the Newport Regeneration Partnership stated that is inappropriate to release employment land at Water Lane for social housing.

4.20 One comment was received in relation to Policy EC2: Employment in urban area. It suggested that the allocation of up to 149 ha of land for employment against a smaller employment land requirement is inconsistent with the Council's approach to its housing requirement.

4.21 Policy EC3 Employment in the rural area: One landowner wrote in to support the policy. Harper Adams University have sought a modification to give clearer support for appropriate development proposals on its campus. Another representation stated that the policy is too restrictive and would not boost rural jobs contrary to government policy.

4.22 Policy EC4 Hierarchy of centres and Policy EC5 Telford Town Centre: Three respondents wrote in to support the hierarchy. One rural parish suggested that Admaston be deleted from it. Other retail operators questioned the extent to which it was aligned with the findings of the retail study prepared before the Plan was drafted and advocated that the policy should state the amount of retail need and acknowledge the role of out of town retail parks more positively. Another respondent stated that any unmet need be directed to Telford Town Centre first.

4.23 Policy EC6 Market Towns and District Centres: Historic England have recommended that criterion (ix) align with the shopfront policy EC10. One Newport group has drawn the inspector's attention to a planning application for an out of town shopping facility. One national restaurant chain has objected to the implied link between take away food and obesity. No representations were received on Policy EC7 Local Centres and rural services.

4.24 Policy EC8 Out of centre and edge of centre development: One Telford Town Centre business supported the policy. Other retail operators challenged the sequential test criteria and one suggests that the title of the policy be rewritten. One Newport operator has stated that retail commitments outside of the town centre should be allocated in the Local Plan. Three representations were received in support of Policy EC9 Evening and night time economy. Two groups commented on Policy EC10 Shopfront and advertisement design. Historic England have advised that the policy should be applied to retail and non retail shopfronts. A trade body opposed criterion (v) as being too restrictive.

4.25 Policy EC11 Improving links to tourist destinations and Policy EC12 Leisure, cultural and tourism development - Three representations stated that the two policies should include Wappenshall Wharf and the Shrewsbury and Newport canal. Historic England advised that the promotion of major hotel development (over 50 bedrooms) in Ironbridge cannot be justified without a heritage assessment.

Section 5 - Housing

4.26 This section recorded the largest number of representations (160).

4.27 Overall comments covered the overall scale of housing growth, its make-up and distribution, the type and tenure of homes to be delivered, and where exceptions to policy would be appropriate. The majority of representations focused on the housing requirement (Policy HO1), the proposed site allocations (Policy HO2) and trajectory (Policy HO3), affordable housing (Policy HO5/HO6) and housing in the rural area (Policy HO10).

4.28 Policy HO1 Housing requirement: Whereas some representations supported the policy, others criticised it for being either too high or too low. One parish stated that no new housing should be promoted until the Council fell below five years' housing land supply. Some developers criticised the housing requirement as too low and offered alternative requirements of up to 25,550 homes. One developer stated that the published housing requirement should be expressed as a minimum and others that the figure of 15,555 homes was too rigid or not a policy in itself. Residents and local councillors raised other concerns that the housing requirement differed substantially from the Objectively Assessed Need (OAN) figure and the housing requirement too high as a result and would be likely to lead to inward migration from the Black Country and Birmingham or would affect the "Forest City" principles of the Telford New Town. A number of local authorities have sought an explanation for the housing requirement and question whether Telford & Wrekin should be providing for a proportion of the unmet housing need arising from the Greater Birmingham Housing Market Area.

4.29 Policy HO2 Housing site allocations: The HCA supported the policy. Other housebuilders and some residents who made representations opposed the policy for different reasons. Individual developers have asked for additional allocations in Newport; Sambrook; Muxton; Wappenshall or some of the Strategic Housing Land Availability Assessment (SHLAA) sites

4 Summary of main issues

which were not progressed to housing allocations. Two submissions asked the Council to justify the two sustainable urban extensions or to resist housing on best and most versatile agricultural land. Historic England opposed Housing Allocation site H5 (the Beeches).

4.30 Policy HO3 Housing trajectory: Representations received challenged the Council's view that it had over 10 years' housing land supply. One representation suggested the Council issue a new OAN that takes account of the historic shortfall in delivery relative to the Core Strategy policy of 1,330 home a year.

4.31 Policy HO4 Housing Mix: Representations were mainly concerned with the justification for the policy wording relating to smaller schemes. Two representations stated that the reference to Lifetime Homes is out of date or that the need to apply the Nationally Described Space Standards has not been evidenced.

4.32 Policy HO5 Affordable housing thresholds and percentages and Policy HO6 Delivery of affordable housing: A comment was submitted questioning the need for a separate policy relating to delivery of affordable housing, stating that this could be dealt with via suitably worded planning conditions. Three representations suggest the figure of 35% in rural schemes is not justified, has not been based on historic delivery and is an aspirational figure only. A consortium of housing associations objected to the requirement that affordable housing to be provided in perpetuity.

4.33 Policy HO7 Specialist housing needs: Two developers supported the policy. One developer and one Newport landowner suggested the criteria in the policy are not necessary.

4.34 Policies HO8 and HO9 - No comments were made in connection with either policy covering the provision of gypsy and traveller accommodation.

4.35 Policies HO10 Housing in the rural area: 33 representations were submitted. Seven parishes wrote in to support it as did the developers of the Crudgington and Allscott sites. Some residents especially in the Edgmond area consider the "infill" requirement too open ended and potentially harmful in a conservation area and would prefer if infill could be defined as "one or two houses" consistent with Wrekin Local Plan Policy H10. Some residents have asked how Harper Adams University plans fit in to the future of Edgmond. By contrast, housebuilders and developers who responded to the exhibition found the term "infill" unnecessarily restrictive or imprecise. Some found the policy requirement of 900 homes to be too low or stated it should be 900 homes in addition to Crudgington and Allscott. Some promoters of sites identified other settlements for growth such as Roden or Sambrook or suggested that major site allocations be identified in villages.

4.36 HO11 Rural exceptions: two representations received supported this policy as a means of delivering additional housing (for example, for exceptional design, additional affordable housing to meet local needs). Two objectors stated that the policy does not allow affordable housing through cross subsidy or stated that it would not deliver affordable housing.

Section 6 - Natural Environment

4.37 80 comments were received in connection with this section.

4.38 Policy NE1 Biodiversity and geodiversity: Natural England welcomed the importance placed on the natural environment and green infrastructure in the plan. One Residents Association supports the policy in that it recognises the importance of biodiversity and the need to further protect and enhance the wildlife corridors. One developer objected to the policy as they view the policy to be a burden to developers.

4.39 Policy NE2 Trees, hedgerows and woodlands: There was general support of the policy including support from Shropshire Wildlife Trust. Natural England supports the differentiation of Ancient Woodland, an irreplaceable habitat from trees and woodlands. The Woodlands Trust welcome the policy but has concerns that it does not provide absolute protection to irreplaceable semi natural habitats of ancient woodland and ancient trees and does not support creation of new woodlands. One Residents Association showed support of the policy as it recognises the value of retaining existing trees, hedgerows and woodland. Two developers objected to the policy as they consider it to be onerous.

4.40 Policies NE3, NE4 and NE5 Public Open Space: There was general support to these policies. Sport England supports the policies and reiterates the Council policy by stating that the provision of new sporting facilities should be informed by the most up-to-date evidence base. Shropshire Wildlife Trust (SWT) supports policy NE 5 and welcomes the requirement for maintenance mechanisms to be in place prior to full occupation. One developer objected to Policy NE4 as they view it as not appropriate to apply the policy to all major development.

4.41 Policy NE6 Green Network: A number of representations were received in support of the green network and there were requests made for more reference to Public Rights of Ways in the Plan. There was general support from residents who made representations whereas developers were against their sites designated as green network. Developers take the green network designation as effectively a housing restraint policy rather than a necessary protection policy. There was support of the policy from a Residents Association. Natural England also supports the protection set out in the Policy and encourages priority habitat creation within green network sites and green infrastructure generally.

4.42 Policy NE7 Strategic Landscapes: Some residents supported the policy and suggested some extensions to the Strategic Landscape boundaries. Some residents felt that the study overlooked the importance of Eyton Upon the Weald Moors. One parish recommended having a "Chetwynd Aston Gap" to protect the parish from growth in Newport and Church Aston. On the other hand, some developers objected to the designation of the Strategic landscapes, in particular Lilleshall Strategic Landscape. One developer objected to the way the strategic landscapes were defined and stated that they had not been properly debated. The Strategic landscape Study, which provides the evidence base to Policy NE7, received criticism from some developers in that it does not provide reasoned justification why only the three strategic landscapes were selected. One developer objected to the timing of the study stating that the identification of the landscapes was done in advance of the evidence base. Historic England suggested that a reference to the Shropshire AONB be made.

Section 7 - Community

4.43 Seven representations were received on this section of the Local Plan.

4 Summary of main issues

4.44 The Police and Sport England supported these policies. One Newport group raised concern that Policy COM1 Community Facilities does not adequately cover increased pressure on community and other infrastructure as a result of population growth in Newport and the surrounding area. One resident has suggested that a new Accident and Emergency Centre should be sited at Allscott. The Theatres Trust supported Policy COM 2 Culture but asked for a stronger commitment to retain existing cultural facilities, unless an adequate replacement facility is provided on site or in a nearby accessible location.

Section 8 - Connections

4.45 14 representations were submitted.

4.46 Policy C1 Promoting alternatives to the car - this raised the largest number of representations. One parish asked how the Allscott planning permission was consistent with this policy. One group said the policy should promote the canal as well and a Newport landowner considers that requests for funding sought in connection with this policy must be compliant with the Community Infrastructure Levy requirements.

4.47 Policy C2 Safeguarding rail and transport corridors - two representations were received which state that borough's canal network must be safeguarded and promoted and that a rail link is needed between Newport and Stafford.

4.48 Policy C3 Impact of development on highways - no representations were received on this policy.

4.49 Policy C4 Design of roads and streets - one group stated that previously approved schemes in Newport have not addressed this policy.

4.50 Policy C5 Design of parking - one representor wrote in to support the policy.

4.51 Policy C6 Commuted car parking payments - one group questions how previously secured commuted sums have been applied in Newport.

4.52 Policies C7 and C8 (Telecommunications and broadband) - no representations were received in connection with Policy C7. One Newport group suggests that free wifi should be promoted in Newport town centre.

Section 9 - Built Environment and Heritage

4.53 28 representations were made on this section.

4.54 Policy BE1 Design Criteria: Two representations were received in support of the policy. The Police recommend that criterion (vii) could be strengthened with a reference to Secured by Design standards. One Telford residents' group suggested a more detailed policy to protect the neighbourhood from overdevelopment or tall buildings. One Newport group stated that the criteria had not been applied locally. No representations were received in connection with Policy BE2 Residential Alterations.

4.55 Policies BE3 to BE8 (Heritage): Historic England have written a comprehensive range of comments, the thrust of which is to amend slightly the wording associated with the individual policies. One developer opposed Policies BE4 to BE6 on the grounds that they are inconsistent with the NPPF. One local councillor and one local resident recommend additional controls on conservation areas. Two representations have been received which state that the Local Plan has not taken account of the desire to protect and restore the Shrewsbury to Newport Canal. Historic England have not objected to Policy BE7 Parks and gardens of historic interest but have advised on the need to use the new title of the relevant expert consultee body.

4.56 Policies BE9 & BE10: The Coal Authority support Policy BE9. No objections were received in connection with Policy BE10 but two representations question the robustness of studies submitted associated with the development of the Allscott site.

Section 10 - Environmental Resources

4.57 13 representations were made on this section.

4.58 Policy ER 1 Renewable Energy: One representor supported the policy. One developer opposed it for being overly burdensome and a local resident opposed the policy for failing to take advantage of wind energy and for its apparent inconsistency with past Council strategies.

4.59 Policies ER2 to ER4 (Minerals): One submitter suggested the Local Plan's housing requirement would be best supported through the availability of locally sourced sand and gravel. The Coal Authority supported Policy ER2 Mineral Safeguarding but suggest that sites for potential hydrocarbon exploitation should be identified in a policy too. A minerals trade body opposes the Council's approach to minerals safeguarding and has also asked for a detailed strategic policy on minerals. One local provider of minerals has asked for the Pave Lane site to be identified as suitable for minerals development.

4.60 There were no representations received in connection with Policy ER5 Maintaining supplies of brick clay. The Coal Authority supported Policy ER6 Mineral development.

4.61 Policies ER7 to ER9 (Waste): One waste operator objected to the requirement in Policy ER7 Waste management facilities which seeks to direct waste management facilities to strategic employment areas as well as Tweedale. Veolia, the borough's waste contractor, have asked for additional text to confirm the extent of their current waste contract. One developer recommended that criterion (v) of Policy ER8 Waste planning for residential developments be deleted as this matter is covered by other legislation. No representations were received in connection with Policy ER9 Waste planning for commercial, industrial and retail developments.

4.62 Policies ER10 to ER12 (Water and Flood risk): Natural England support Policy ER10 Water conservation and efficiency. One developer and a consortium of housing associations oppose the policy stating that such matters are covered elsewhere (the Building Regulations) or are unnecessary. One Newport group queries how recently approved schemes in the town will achieve this policy goal. No comments were received in connection with Policy ER11 Sewerage systems and water quality. The Woodland Trust support Policy ER12 Flood risk management. A Newport based business opposes the nine criteria supporting the policy because he considered them unduly burdensome.

4 Summary of main issues

Appendices to the Local Plan

4.63 Most representations received around the appendices focused on the employment and housing allocations.

4.64 Four representations suggested that Site Allocation E27 South Newport be deleted and two representors recommended that land east of the A41 be promoted in its place. Another representor suggested that Site Allocation E11 Hadley Park be promoted for a broader mix of B Use Class activity.

4.65 Representations have been received which challenged housing allocations H5 (the Beeches), H13 (Station Road, Newport) and H15 (Old Park 2, Park Lane). A number of developers have sought to promote other sites instead.

4.66 One Newport business considers the parking standards in Appendix F of the Local Plan onerous. One Newport councillor supports the standards.

4.67 A developer has asked for the glossary definitions of "sequential approach" and "major development" to be amended.

5 Responses to the representations received

5.1 Officers have reviewed all of the duly made representations received and considered changes to the document as necessary. The Council propose 57 "minor modifications" to the Local Plan and will invite the inspector to consider them as part of the examination (see Appendix F). The minor modifications are offered as a means of reducing the length of the examination and removing unnecessary conflict. Most of the changes are corrections or minor alterations which clarify policies as a result of representations received. The Council does not consider they affect the soundness of the Plan overall. The minor modifications can be summarised as follows:

- **Foreword** - an update to confirm the Local Plan has reached the next stage on the route to adoption.
- **Section 1 Introduction** - a clarification as to how to apply Figure 2.
- **Section 2 Borough Profile** - a clarification around Edgmond as home to students at Harper Adams University.
- **Section 3 Spatial Strategy** - correction of the term "urban area".
- **Section 4 Economy** - confirmation that the Council will support employment in Telford at Water Lane; clarification of Harper Adams University's role in the rural economy; revisions to Policy EC5 to promote more flexibility in secondary shopping areas of the town centre and deletion of the term "major" for hotel development (over 50 bedrooms) in Policy EC12 as it relates to Ironbridge.
- **Section 5 Housing** - an update to the housing trajectory and revisions to the affordable housing policy to remove the term "in perpetuity"; national policy details in connection with gypsy and traveller accommodation have been updated.
- **Section 6 Natural Environment** - clarifications around the definition of green infrastructure; acknowledgement of the importance of protecting bridleways and public rights of way
- **Section 7 Community** - no minor modifications.
- **Section 8 Connections** - additional protection to public rights of way including those potentially affected by developments.
- **Section 9 Built Environment and Heritage** - updating the name of the former Garden History Society; requiring archaeological findings to Council's Historic Environment Record.
- **Section 10 Environmental Resources** - revisions to the minerals safeguarding policy to improve readability and to correct a critical typographical error; clarification that neighbouring local authorities have capacity to accommodate the borough's waste throughout the plan period.
- **Appendices** - minor amendments to list of local centres; corrections to site areas of housing allocations; clarification of parking standard for Use Class A5 development; new definitions for a "heritage statement" and "shopfront".

5.2 The Council also proposes a number of minor modifications to the Policies Map which amend the boundaries of the Green Network around three sites with planning permission and to align with the Madeley Neighbourhood Plan; and update the status of three Local Nature Reserves. Finally, all local centres will be shown on the Policies Map so they can be more easily identified. Three typographical corrections have been made to the Sustainability Appraisal.

Appendix A List of consultees

Appendix A List of consultees

List of specific bodies and persons the local planning authority invited to make representations under Regulation 19.

Table 2

ORGANISATION TYPE	NAME OF ORGANISATION
Coal Authority	The Coal Authority
Environment Agency	The Environment Agency
Heritage	Historic England
Marine Management Organisation	Marine Management Organisation
Natural England	Natural England
Network Rail	Network Rail Office of Roads & Rail Regulation
Highways England	Highways England
Neighbouring local planning authorities	Shropshire Council South Staffordshire District Council Stafford Borough Council
Neighbouring County Councils	Staffordshire County Council
Other local planning authorities & County Councils	Birmingham City Council Dudley Metropolitan Borough Council Herefordshire Council Newcastle Borough Council Sandwell Metropolitan Borough Council Stafford Borough Council Stoke-on-Trent City Council Walsall Metropolitan Borough Council Wolverhampton City Council

ORGANISATION TYPE	NAME OF ORGANISATION
	Powys Council
Parish Councils	<p>Chetwynd Aston & Woodcote Parish Council</p> <p>Chetwynd Parish Council</p> <p>Church Aston Parish Council</p> <p>Dawley Hamlets Parish Council</p> <p>Donnington and Muxton Parish Council</p> <p>Edgmond Parish Council</p> <p>Ercall Magna Parish Council</p> <p>Eyton upon the Weald Moors Parish Meeting</p> <p>Great Dawley Parish Council</p> <p>Hadley & Leegomery Parish Council</p> <p>Hollinswood & Randlay Parish Council</p> <p>Ketley Parish Council</p> <p>Kynnersley Parish Council</p> <p>Lawley & Overdale Parish Council</p> <p>Lilleshall Parish Council</p> <p>Little Wenlock Parish Council</p> <p>Madeley Town Council</p> <p>Newport Town Council</p> <p>Oakengates Town Council</p> <p>Preston upon the Wealdmoors Parish Meeting</p> <p>Rodington Parish Council</p> <p>St Georges and Priorslee Parish Council</p> <p>Stirchley & Brookside Parish Council</p> <p>The Gorge Parish Council</p>

Appendix A List of consultees

ORGANISATION TYPE	NAME OF ORGANISATION
	<p>Tibberton & Cherrington Parish Council</p> <p>Waters Upton Parish Council</p> <p>Wellington Town Council</p> <p>Wrockwardine Parish Council</p> <p>Wrockwardine Wood and Trench Parish Council</p>
<p>Neighbouring Parish Councils</p>	<p>Adbaston Parish Council</p> <p>Astley Parish Council</p> <p>Barrow Parish Council</p> <p>Blymhill & Weston-under-Lizard Parish Council</p> <p>Broseley Town Council</p> <p>Buildwas Parish Council</p> <p>Cheswardine Parish Council</p> <p>Childs Ercall Parish Council</p> <p>Hinstock Parish Council</p> <p>Hodnet Parish Council</p> <p>Kemberton Parish Council</p> <p>Norbury Parish Council</p> <p>Shawbury Parish Council</p> <p>Sheriffhales Parish Council</p> <p>Shifnal Town Council</p> <p>Stanton Upton Hine Heath Parish Council</p>
<p>Police & Crime Commissioner</p>	<p>Police & Crime Commissioner West Mercia</p> <p>West Mercia Constabulary</p>

ORGANISATION TYPE	NAME OF ORGANISATION
Health bodies	NHS Telford & Wrekin Clinical Commissioning Group Shrewsbury & Telford Hospital NHS Trust Royal Shrewsbury Hospital Shropshire Clinical Commissioning Group NHS Property Services Ltd
Gas & electricity companies	National Grid Gas Distribution Eon UK PLC West Coast Energy Ltd Western Power Distribution
Water undertaker and other service providers	Severn Trent Water Veolia
Electronic Communications providers	British Telecom
Homes & Communities Agency	Homes & Communities Agency

List of general consultation bodies the local planning authority invited to make representations.

Table 3

Age Concern

Allscott, Rushmoor Lane and Long Lane Residents Association

British Aggregates Association

British Cement Association

British Ceramic Confederation

British Geological Survey

Central Dawley Residents Association

Central Trains Ltd

Appendix A List of consultees

Civil Aviation Authority
Coalport Action Group
Confederation of UK Coal Producers
Forestry Commission
Freight Transport Association
Friends, Families and Travellers and Travellers Law Reform Project
Harper Adams University
Hutchison 3G Ltd
Jackfield Residents Association
Jobcentre Plus
Landmark Information Group
Lightmoor New Community Ltd
Local Nature Partnership
National Farmers Union Shropshire
Newport Regeneration Partnership
Newport and District Civic Society
Newport History Society
Oakengates Partnership
Office of Government Commerce
Parochial Church Council of St Peter
Priorslee Community Association
Quarrey Products Association England
R.C Church
Residents Association Breton Park
Road Haulage Association
Shropshire & Telford TUC
Shropshire Chamber of Commerce
Shropshire Fire and Rescue Service

Shropshire Ornithological Society
Small Plastic Parts Ltd
Sport England
St Peter's CE Primary School
Stone Federation Great Britain
Telford & East Shropshire of CAMRA
Telford & Wrekin CVS
Telford & Wrekin Highways Authority
Telford & Wrekin Partnership
Telford Bridleways Association
Telford College of Arts and Technology
Telford Recycling Group
Telford Steam Railway
The Burton Borough School
The Chartered Institute of Waste Management
The Gypsy Council
The Lawn Tennis Association
The Marches Local Enterprise Partnership
The Planning Inspectorate
The Showmens Guild of Great Britain
UK CIRIA Ltd
University of Wolverhampton
Vodafone Ltd
Wellington & District Cottage Care Centre Trust
Wellington Civic Society
Wellington LA21
West Mercia Probation Service
West Midlands Probation Service

Appendix A List of consultees

WM Planning and Transportation Sub-Committee

WM Planning and Transportation Sub-Committee

Wrekin Conservation Association

Wrekin Juniors Football Club

Wrockwardine Parish Council / CPRE

Wrockwardine Village Hall Committee

Many residents were also contacted via the Local Plan database.

Appendix B Telford & Wrekin Local Plan Regulation 19 Public Notice

Borough of Telford & Wrekin
Telford & Wrekin Local Plan Development Plan Document
Planning and Compulsory Purchase Act 2004
The Town and Country Planning (Local Planning) (England) Regulations 2012

Borough of Telford & Wrekin ("the Council") has produced the publication version of the Telford & Wrekin Local Plan and is proposing to submit this version of the Telford & Wrekin Local Plan to the Secretary of State. The Council is now publishing this version of the Telford & Wrekin Local Plan in accordance with Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012 to enable public representations to be made

The document is titled the Telford & Wrekin Local Plan- Publication version. It sets out how and where development will take place in the administrative area of Borough of Telford and Wrekin ("the Borough") and guides future planning decisions up to 2031. The Telford & Wrekin Local Plan, when adopted, will form part of the development plan for the Borough. The Telford & Wrekin Local Plan will cover the whole of the Borough. The Publication Period during which representations can be made runs from Monday 1 February 2016 until 5pm on Tuesday 15 March 2016. All representations on the document must be **received by the Council no later than 5pm on Tuesday 15 March 2016**.

Representations may be made in writing or by way of electronic communications to the following addresses and in the following ways:

Online at: www.telford.gov.uk/localplan
 Via email to: localplan@telford.gov.uk

Writing to: Environment & Planning Policy Team, Business & Development Planning, Telford & Wrekin Council, PO Box 457, Telford, TF2 2FH.
 In writing and delivered in person at: Wellington Civic Offices, Larkin Way (off Tan Bank), Telford, TF1 1LX.

(Representation Forms have been prepared and are available if required online at www.telford.gov.uk/localplan)

Representations may be accompanied by a request to be notified at a specified address of the following -

- The submission of the Telford & Wrekin Local Plan for independent examination under Section 20 of the Planning and Compulsory Purchase Act 2004.
- The publication of the recommendations of the person appointed to carry out the independent examination
- The adoption of the Telford & Wrekin Local Plan.

During the publication period (Monday 1 February 2016 until 5pm on Tuesday 15 March 2016) the Telford & Wrekin Local Plan and all other documents which the Council is required to publish and the proposed submission documents can be viewed on the Council's website at www.telford.gov.uk/localplan. In addition, hard copies are available for inspection at the following locations. (Opening hours for the Council's principal offices are shown below. Opening hours for the other named places are available on the Council's website):

- Business & Planning First Point Wellington, Larkin Way, Wellington, Telford, TF1 1LX. (Mon to Fri 8.30am to 5.15pm)
- Darby House Reception, Lawn Central, Telford, TF3 4JA -(Mon - Fri 8.45am to 5pm)
- Dawley Library, Phoenix Academy, Duce Drive, Telford, TF4 3JS.
- Donnington Library, Turreff Avenue, Donnington, Telford, TF2 8HG.
- Addenbrooke House Reception, Ironmasters Way, Telford, TF3 4NT (Mon - Fri 8.45am to 5pm)
- Hadley Library, Hadley Learning Community, Crescent Road, Hadley, Telford, TF1 5NU.
- Madeley Library, 21 Russell Square, Madeley, Telford, TF7 5BB.
- Newport Library, 53-55 High Street, Newport, TF10 7AT.
- Oakengates Library, The Place, Limes Walk, Oakengates, TF2 6EP.
- Southwater Library, Southwater Square, Southwater Way, Telford, TF3 4JG.
- Stirchley Library, The Sambrook Centre, Stirchley, Telford, TF3 1FA.
- Wellington Library, Wellington Civic & Leisure Centre, Larkin Way, Wellington, Telford, TF1 1LX.

If you wish to speak to a member of the Planning Policy team or leave a message in respect of this publication, please contact the Planning Policy team on 01952 384241 or email to: localplan@telford.gov.uk.

Katherine Kynaston
 Assistant Director: Development, Business and the Environment
 1 February 2016 (TWC LP 00795)

Appendix C Statement Of Representation Procedure and Statement of Fact

Appendix C Statement Of Representation Procedure and Statement of Fact

Statement of Representations Procedure

and

Statement of the Fact that the proposed Submission Documents are Available for Inspection and how they can be Inspected

Borough of Telford & Wrekin

Telford & Wrekin Local Plan Development Plan Document

Planning and Compulsory Purchase Act 2004

The Town and Country Planning (Local Planning) (England) Regulations 2012

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Title of Document: Telford & Wrekin Local Plan– Publication version

Subject Matter: The Telford & Wrekin Local Plan sets out how and where development will take place in the administrative area of Borough of Telford and Wrekin ("the Borough") and guides future planning decisions up to 2031. The Telford & Wrekin Local Plan, when adopted, will form part of the development plan for the Borough.

Area Covered: Whole of the administrative area of the Borough of Telford & Wrekin.

Publication Period: Monday 1 February 2016 until 5pm on Tuesday 15 March 2016.

All representations on the document must be **received by the Council no later than 5pm on Tuesday 15 March 2016**

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(Representation Forms have been prepared and are available if required online at www.telford.gov.uk/localplan)

Statement of Representations Procedure

and

Statement of the Fact that the proposed Submission Documents are Available for Inspection and how they can be Inspected

Borough of Telford & Wrekin

Telford & Wrekin Local Plan Development Plan Document

Planning and Compulsory Purchase Act 2004

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(Representation Forms have been prepared and are available if required online at www.telford.gov.uk/localplan)

Appendix D Standardised representation form

Appendix D Standardised representation form

Table 4

<div style="background-color: #c8e6c9; padding: 5px; text-align: center;"> 1 Telford & Wrekin Local Plan - Representation Form Reg 19 </div> <p>1 Telford & Wrekin Local Plan - Representation Form Reg 19</p> <p>Details</p> <p>Telford & Wrekin Local Plan 2011-2031 - Publication Version</p> <p>Publication Stage Consultation – Monday 1st February to 5pm Tuesday 15th March 2016</p> <p>Regulation 19 - Town and Country Planning (Local Planning) (England) Regulations 2012</p> <p>All comments must be received no later than 5pm on the 15th March 2016</p> <p>You can respond to this consultation by:</p> <ul style="list-style-type: none"> Complete the representation form online via the planning policy consultation portal online - http://www.telford.gov.uk/localplan Send an signed representation form via e-mail to localplan@telford.gov.uk or Post via: <ul style="list-style-type: none"> Environment & Planning Policy Development Management Telford & Wrekin Council PO Box 457, Telford, TF2 2FH or in person at: <ul style="list-style-type: none"> Wellington Civic Offices Larkin Way (off Tan Bank) Telford, TF1 1LX <p>For further information please contact the Environment & Planning Policy team on (01952) 384241</p> <p>This form has 3 parts: Personal details, your representation(s)/comments, equalities and diversity monitoring. Please fill in a separate sheet for each representation you wish to make. Please note each representation must be signed and dated.</p> <p>For Office Use Only/Our Reference</p> <input style="width: 100%;" type="text"/> <p>Personal Details</p> <p>Title (please select one answer)</p> <p>Mr <input type="radio"/> Mrs <input type="radio"/> Ms <input type="radio"/> Miss <input type="radio"/></p> <p>First Name</p> <input style="width: 100%;" type="text"/>	<div style="background-color: #c8e6c9; padding: 5px; text-align: center;"> 1 </div> <p>Last Name</p> <input style="width: 100%;" type="text"/> <p>Job Title</p> <input style="width: 100%;" type="text"/> <p>Organisation</p> <input style="width: 100%;" type="text"/> <p>Address</p> <div style="border: 1px solid black; height: 80px; width: 100%;"></div> <p>Telephone Number (Home/Work/Mobile):</p> <input style="width: 100%;" type="text"/> <p>E-mail:</p> <input style="width: 100%;" type="text"/>
<div style="background-color: #c8e6c9; padding: 5px; text-align: center;"> 1 Telford & Wrekin Local Plan - Representation Form Reg 19 </div> <p>Please supply the name, address, telephone number and e-mail of any planning agent you have working on your behalf.</p> <p>Agent details:</p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>	<div style="background-color: #c8e6c9; padding: 5px; text-align: center;"> 1 </div> <p>Comments</p> <p>The Local Plan will be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with the legal and procedural requirements, and whether it is sound.</p> <p>To which part of the Local Plan does your comment relate?</p> <p>Paragraph</p> <input style="width: 100%;" type="text"/> <p>Policy</p> <input style="width: 100%;" type="text"/> <p>Proposals Map</p> <input style="width: 100%;" type="text"/> <p>Do you consider the Local Plan to be legally compliant? (please select one answer)</p> <p>Yes <input type="radio"/> No <input type="radio"/></p>

1 Telford & Wrekin Local Plan - Representation Form Reg 19

The Council must submit a plan for examination which it considers is "sound" – namely that it is positively prepared, justified, effective and consistent with national policy.

Positively prepared – the Local Plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified – the Local Plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

Effective – the Local Plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and

Consistent with national policy – the Local Plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework (NPPF).

Therefore we require you to respond as to which of these statements you consider the Local Plan to comply with. For further information please see Paragraph 182 of the NPPF - https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60772/116950.pdf

Do you consider the local plan to be sound or unsound?
(please select one answer)

Sound Unsound

If you consider the Local Plan unsound, please select which reason(s):
(please select all that apply)

Positively Prepared Justified Effective Consistent with national policy

1

Please give any details of your representation. For example why you consider the Local Plan is not legally compliant or is unsound, or if you wish to support the legal compliance or soundness of the Local Plan, please also use this box to set out your comments. Please be as precise as possible.

Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

1 Telford & Wrekin Local Plan - Representation Form Reg 19

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?
(please select one answer)

No, I do not wish to participate at the oral examination Yes, I wish to participate at the oral examination

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary. Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Would you like to be kept informed of the progress of the Telford & Wrekin Local Plan through to adoption?
(please select one answer)

Yes No

Signature

Date

1

Equalities and Diversity Monitoring
Would you like to answer our equalities questions?
(please select one answer)

Yes No

Gender

(please select one answer)

Male

Female

Rather not say

How do you describe your ethnic background?

(please select one answer)

White British

White Irish

White Polish

Any other White background

White & Black Caribbean

White & Black African

White & Asian

Any other mixed background

Indian

Pakistani

Bangladeshi

Any other Asian background

Caribbean

African

Any other Black background

Chinese

Gypsy

Rather not say

Appendix D Standardised representation form

1 Telford & Wrekin Local Plan - Representation Form Reg 19

Do you have any long-standing illness or disability that limits your daily activity?
(please select one answer)

- Yes
- No
- Rather not say

Age

Do you mind telling me which age group you are in?
(please select one answer)

- 0-11
- 12-18
- 19-25
- 25-39
- 40-64
- Over 65+
- Rather not say

What is your sexual orientation?

(please select one answer)

- Straight/Heterosexual Lesbian / Gay Bi-sexual Other Prefer not to say

Do you belong to any particular religion or hold particular beliefs?

(please select one answer)

- Christian Muslim Sikh Hindu No Religion Prefer not to say

Do you identify as the gender you were assigned at birth?

(please select one answer)

- Yes No Prefer not to say

Are you currently married or in a civil partnership?

(please select one answer)

- Yes No Prefer not to say

Are you pregnant or within 26 weeks of the birth of a child?

(please select one answer)

- Yes No Prefer not to say

Appendix E Number of representations made

The tables below show the number of representations made on policies during the Regulation 19 exhibition of the Local Plan.

Table 5

Policy	Total number of Representations received	Legally Compliant		Sound	Unsound
		Yes	No		
SP1	10	3	1	3	5
SP2	10	3	3	1	5
SP3	9	1	2	1	8
SP4	18	8	2	4	10
EC1	7	1	2	2	4
EC2	1	-	-	-	1
EC3	5	1	1	1	3
EC4	2	1	-	2	-
EC5	2	2	-	1	-
EC6	1	-	-	-	-
EC7	-	-	-	-	-
EC8	6	4	-	-	3
EC9	3	3	-	2	-
EC10	2	-	-	-	1
EC11	-	-	-	-	-
EC12	2	1	-	-	1
EC13	2	1	-	-	1
HO1	28	3	6	5	20
HO2	31	8	2	2	22
HO3	8	1	2	-	8
HO4	1	-	-	-	1
HO5	3	-	1	-	3

Appendix E Number of representations made

Policy	Total number of Representations received	Legally Compliant		Sound	Unsound
		Yes	No		
HO6	3	-	-	-	3
HO7	2	-	-	1	-
HO8	-	-	-	-	-
HO9	-	-	-	-	-
HO10	33	9	4	6	13
HO11	4	2	1	1	3
NE1	7	4	-	3	-
NE2	10	6	-	4	3
NE3	3	2	-	2	-
NE4	4	3	-	3	-
NE5	2	1	-	1	-
NE6	19	11	3	6	10
NE7	9	2	1	2	5
NE8	-	-	-	-	-
COM1	2	1	-	1	-
COM2	1	1	-	1	-
C1	2	1	-	1	-
C2	3	-	-	-	1
C3	-	-	-	-	-
C4	-	-	-	-	-
C5	1	1	-	1	-
C6	-	-	-	-	-
C7	-	-	-	-	-
C8	-	-	-	-	-
C9	-	-	-	-	-
BE1	5	3	-	1	2

Policy	Total number of Representations received	Legally Compliant		Sound	Unsound
		Yes	No		
BE2	-	-	-	-	-
BE3	2	-	-	-	-
BE4	1	-	-	-	1
BE5	4	1	-	-	2
BE6	2	-	-	-	1
BE7	-	-	-	-	-
BE8	1	1	-	1	-
BE9	-	-	-	-	-
BE10	-	-	-	-	-
ER1	3	1	1	1	2
ER2	5	1	3	1	4
ER3	1	1	-	-	1
ER4	2	1	1	-	2
ER5	-	-	-	-	-
ER6	1	1	-	1	-
ER7	3	1	-	-	1
ER8	1	-	-	-	-
ER9	-	-	-	-	-
ER10	2	-	-	-	1
ER11	-	-	-	-	-
ER12	2	1	-	-	1

These statistics are based on where representations have been recorded and the table therefore records all representations that are specifically made on that policy. Other representations have been received relating to individual paragraphs and other components of the document.

Appendix F Minor Modifications

Telford & Wrekin Local Plan Minor Modifications Schedule

The Council has prepared this schedule of minor modifications which it wishes the Inspector to consider along with the Local Plan which it has submitted to the Planning Inspectorate for public examination. This is a live document and will be updated during the examination.

The modifications have been prepared as a result of:

- Representations received during the Regulation 19 exhibition that go to the soundness of the Local Plan.
- Modifications that are necessary in response to a change in legislation or national policy.
- Representations that suggest changes which, if incorporate, would help clarify policies.
- Representations that correct facts or correct grammatical and spelling errors.
- Modifications that are necessary in response to a change in legislation.

The modifications proposed between the Regulation 19 publication and submission of the Local Plan to the Planning Inspectorate are prefixed with **P**. Any modifications proposed after submission to the Planning Inspectorate and before the hearing session will be prefixed with a **S**. Any modifications proposed during the Hearing sessions will be prefixed with an **H**.

Any modifications which are superseded by subsequent changes will be shown as **greyed out**.

The Schedule is set out in Chapter order. Where multiple changes are made to a paragraph or policy the first version will be the most recent and where changes supersede, this will be made clear in the policy / paragraph column.

To assist the Inspector, the proposed modifications have been divided into three categories as follows:

A - Those matters that go to the soundness of the Local Plan

Having regard to the representations, discussions at the EIP and Government publications submitted since the Regulation 19 exhibition, the Council suggests the following modification to ensure that the Local Plan is sound.

B – Matters that clarify policy

The Council suggests a number of changes that provide clarification to policies and supporting text.

C – Minor textual changes e.g. updates and grammatical changes

The Council proposes a number of minor factual and textual changes.

Prefix	Rep number	Page (Regulation 19 version)	Policy/ paragraph	Changes (additions in BOLD and struck through)	Justification for change
P1	NA	1		<p>Delete former Foreword and replace with:</p> <p>Welcome to the Telford & Wrekin Local Plan (Submission Version).</p> <p>The Council has undergone two rounds of consultation in connection with the Telford & Wrekin Local Plan.</p> <p>This draft of the Local Plan contains a number of “minor modifications” which the Council recommends that the Inspector accept. The modifications are for the most part minor changes that correct errors, clarify policies and in two places, adjust policies to ensure that they are sound.</p> <p>The Council will ask that the appointed planning Inspector takes these modifications into account in examining the Local Plan.</p> <p>Cllr Richard Overton Deputy Leader and Cabinet Member for Housing Leisure and Health.</p>	To provide a factual update on the draft of the Local Plan to be submitted to the Planning Inspector

Prefix	Rep number	Page (Regulation 19 version)	Policy/ paragraph	Changes (additions in BOLD and struck through)	Justification for change
P2	Na	12	1.3.2.2	<p>1.3.2.2 Telford & Wrekin Council has arrived at this version of the Local Plan following extensive discussion on cross boundary planning issues including with other councils across the West Midlands had, and continues to have, discussions on cross boundary planning issues with other councils across the West Midlands, as well as key statutory agencies. A full account of the Council's approach to the Duty to Co-operate during the period up to Regulation 18 stage is set out in a 'Duty to Co-operate' Statement Technical Paper. Matters were raised at Regulation 18 stage by a number of local authorities in an adjacent, but separate, housing market area (Greater Birmingham and the Black Country authorities, and South Staffordshire). This specifically relates to issues of housing delivery within the West Midlands conurbation, as well as matters relating to waste management.</p> <p>1.3.2.3 The Council has considered the representations made to the local plan received from these local authorities. It is acknowledged by all parties that Telford & Wrekin functions as a separate housing market area, based on an analysis of the relevant indicators presented in supporting evidence to the Local Plan. This is consistent with the decision of the Greater Birmingham and Solihull Local Enterprise Partnership (GB&S LEP) to exclude Telford & Wrekin from their assessment of housing needs within the GB&S LEP area. Given this relationship, and based on current evidence available</p>	Provides an update on Duty to Cooperate matters .

Prefix	Rep number	Page (Regulation 19 version)	Policy/ paragraph	Changes (additions in BOLD and struck through)	Justification for change
				<p>at this time, the Council has not been convinced that it should be a participant in any redistribution of future housing growth outwards from the conurbation. The Council has sought further clarification in order to understand fully the implication of any shortfall in housing within the West Midlands and what this might mean for Telford & Wrekin. Any specific actions taken by the Council in response to this matter will need to be based on credible and compelling evidence that demonstrates that the housing needs of the conurbation cannot be met within its own housing market area. Discussions will therefore continue to progress on this basis.</p> <p>1.3.2.4 The Council is also in ongoing discussions with other duty bodies, namely the Environment Agency and Highways England, on specific matters relating to the delivery of the overall scale of growth set out in the Local Plan. No other matters of a strategic nature were identified at Regulation 18 stage by any Duty to Co-operate body. An updated version of the statement considers the matters referred to above in more detail, which accompanies the publication version of the Local Plan.</p>	


Prefix	Rep number	Page (Regulation 19 version)	Policy/ paragraph	Changes (additions in BOLD and struck through)	Justification for change
P3	NA	23	2.1.36	<p>Delete line at end of paragraph</p> <p>The rural area includes over sixty named settlements which range from a small cluster of buildings such as Isombridge to large villages with many facilities such as Edgmond which is also home to many students enrolled at Harper Adams University</p>	To more accurately reflect the contribution of HA to the rural area and the rural economy

Prefix	Rep number	Page (Regulation 19 version)	Policy/ paragraph	Changes (additions in BOLD and struck through)	Justification for change
P4	NA	33	3.2.1.1	The Telford urban area forms approximately 25 percent of the borough (72 sq km). It is the borough's principal urban area and has an important and established economic, social and environmental role in the wider region. The town is dispersed and its development is substantially low density and suburban in character.	Clarify policy with consistent wording
P5	NA	36	3.2.3.1	Over 60 percent of the borough is rural, most of which is in the west and north of the borough. For the purposes of the Local Plan the rural area is defined as the area which lies outside the urban built up areas of Telford and Newport.	Clarify policy with consistent wording
P6	NA	39	SP4 (point iii)	The priority given to focusing development on the urban built up areas of Telford and Newport through the use of previously developed land	Clarify policy with consistent wording

Prefix	Rep number	Page (Regulation 19 version)	Policy/ paragraph	Changes (additions in BOLD and struck through)	Justification for change
P7	PUB157	45	Para 4.1.1.8	<p>Within Newport there is an identified need for an additional eight to nine hectares of employment land to be allocated. Ten hectares of land have been allocated within the Local Plan to give the market a flexibility of supply and to respond to any future upturn in economic conditions. This will support Newport's Market Town position, attract inward investment to the town, take advantage of the strong representation of the food and drink industries and the potential for growth in agricultural engineering and technology linked with nearby Harper Adams University. The site allocations link positively with the existing industrial areas to the south of the town. Further to the allocations, development is expected to be delivered at Water Lane. However, this site is not considered large enough to require an allocation.</p>	To avoid misinterpretation.
P8	PUB107	47	EC3 4.1.3.2	<p>Insert the following supporting text as a new paragraph 4.1.3.2</p> <p>It is also recognised that the Harper Adams University campus is a major employer in the rural area, and a major contributor to the rural economy. Appropriate development, as defined in Policy EC3, within the campus will be supported.</p> <p>(this will mean that the current paragraph 4.1.3.2 will move to 4.1.3.3)</p>	To more accurately reflect the contribution of HA to the rural area and the rural economy

Prefix	Rep number	Page (Regulation 19 version)	Policy/ paragraph	Changes (additions in BOLD and struck through)	Justification for change
P9	PUB209	48	4.2.2	<p>After. “the Borough's future need for additional space or additional large stores in the food grocery sector is likely to be met by existing commitments” add: .</p> <p>However in the event of further demand emerging for additional convenience floorspace the Council will support such proposals within the PSA of Telford Town Centre ...”</p>	Provides a more flexible appreciation of local policy should circumstances change.
P10	PUB212	51	Policy EC5	<p>In the Primary Shopping Area Primary Shopping Frontage the Council will only support changes of use from Use Class A1 to other uses where the proposal:</p> <p>i. Would not harm the retail character of the frontage; and</p> <p>ii. Would complement the other shopping uses within the centre.”</p> <p>In the Primary Shopping Area Secondary Shopping Frontage the Council will support changes of use from Use Class A1 to other uses which are complementary to the town centre location.”</p>	Introduce a secondary shopping frontage area within the PSA to promote more flexibility within the town centre

Prefix	Rep number	Page (Regulation 19 version)	Policy/ paragraph	Changes (additions in BOLD and struck through)	Justification for change
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P11	PUB212	53	Map 3	<p>Map 3 modification</p> 	To promote more flexibility within the town centre
P12	PUB464 and PUB565	50	4.2.1.8	<p>There are a number of out of centre retail parks located in Telford and Wellington that sit outside the borough's hierarchy of centres. The Council acknowledges these retail parks contribute to 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 Telford Town Centre.</p>	To align policy closer to NPPF and make clear that out of town retail will not automatically be refused permission
P13	PUB471	54	Policy EC6	<p>ix. Any retail and non-retail use subject to the provisions of Policy EC10</p>	Makes clear that EC10 applies to other uses in the A Use Class and commercial uses within the B Use Class

Prefix	Rep number	Page (Regulation 19 version)	Policy/ paragraph	Changes (additions in BOLD and struck through)	Justification for change
P14	Na	57	Policy EC8	<p>Out of centre and edge of centre development</p> <p>Development that attracts large numbers of people and has a main town centre function should be consistent with the scale and the function of the centre defined in Policy EC4. The Council will only support proposals for development 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.</p> <p>Where a site cannot be identified proposals will require the submission of an impact assessment, where:</p> <ol style="list-style-type: none"> 1. The proposal provides a retail floorspace greater than 500 square metres gross; or 2. The proposal provides a retail floorspace and is located within 500 metres of the boundary of a District Centre and is greater than 300 square metres; or 3. The proposal provides a retail floorspace and is located within 500 metres of a Local Centre and has a floorspace greater than 200 square metres gross. <p>If planning permission is granted for retail development 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.</p>	To clarify that the requirement for a retail impact assessment applies to retail development

Prefix	Rep number	Page (Regulation 19 version)	Policy/ paragraph	Changes (additions in BOLD and struck through)	Justification for change
P15	PUB567 and PUB466	57	4.2.5.2	The NPPF promotes competitive town centre environments and recognises that the borough's centres are integral to communities and therefore their viability and vitality should be supported. One way of positively contributing to the vitality of the borough's centres is by directing major new development into these centres in the first instance and restricting it away from locations outside centres which would divert visitors and trade.	To clarify that the policy does not automatically rule out development outside of a designated centre.
P16	PUB222	58	4.2.6.3	The Council's preferred locations for evening and night time economy uses will be within Southwater and Central Square in Telford Town Centre ...”	To reflect changes to Map 3
P17	PUB472	59	4.2.7.2	Add new sentence at the beginning of the paragraph. This policy will be applied to applications for advertisements on retail and non retail shopfronts.	To clarify that it is not just to be applied for Use Class A1 buildings that are shops.
P18	PUB473	62	Policy EC12	Fourth paragraph The Council will support major hotel accommodation within or immediately adjacent to Telford Town Centre, Newport and Wellington Market Towns and the Ironbridge Gorge World Heritage Site	Supporting text defines major as 50 bedrooms or more. Response to Historic England representation on Ironbridge without a heritage assessment. Supporting text confirms where major hotel development will be promoted

Prefix	Rep number	Page (Regulation 19 version)	Policy/ paragraph	Changes (additions in BOLD and struck through)	Justification for change
P19	na	71	Figure 7	Minor update to trajectory	To keep up to date.
P20	PUB306	72	HO4	Insert at the end of the last sentence of the first paragraph of the policy, "... provided this meets a specific need and does not threaten viability of development overall. "	Clarification/update to demonstrate policy accords with national policy and to align with Policy SP4
P21	Na	74	Para 5.2.2.5	Delete '2015' and replace with ' 2016 ' (x2)	Clarification/update
P22	Na	74	Para 5.2.2.6	Delete the following text, " Taking...plan period. "	Clarification/update
P23	PUB319	76	HO6	Delete phrase from the 2 nd paragraph of the policy as follows " in perpetuity. "	To clarify how the policy will be applied and to be consistent with national policy
P24	Na	77	Para 5.2.4.1	Delete '2015' and replace with ' 2016 '	Clarification/update
P25	Na	79	Para 5.2.5.1	<i>Planning Policy for traveller sites (2012) (2015)</i>	To take account of an update in Government policy
P26	Na	79	Para 5.2.5.2	Amend first sentence to read, "The Council commissioned published a Gypsy and Traveller Accommodation Assessment (GTAA) in March November 2014. "	Clarification/update

Prefix	Rep number	Page (Regulation 19 version)	Policy/ paragraph	Changes (additions in BOLD and struck through)	Justification for change
P27	PUB98	88	6.0.1	At end of existing text add ' A significant network of Rights of Way provide significant access throughout the borough. '	Clarify meaning
P28	PUB475	88	6.0.2	Green infrastructure is an important component of sustainable communities; it provides a range of functions including climate change mitigation, recreation, biodiversity, flood water storage, an appreciation of the historic environment and benefits for health and wellbeing.	Clarify meaning
P29	PUB475	88	6.0.3	Green infrastructure is 'a network of multi-functional green space, urban and rural, which is capable of delivering a wider range of environmental and quality of life benefits for local communities.' It includes public and private green spaces including parks, sports pitches, children's play areas and private gardens as well as urban and rural features such as highway verges and street trees, heritage assets , rivers, canals and ponds, meadows and grasslands, hedges, woods and fields.	Clarify meaning
P30	PUB70	90	Policy NE1	iii. (b) habitats and species of principle principal importance	Correct spelling 'principal'
P31	PUB66	91	Para 6.1.6	habitats and species of principle principal importance	Correct spelling 'principal'
P32	PUB99	91	Table 11	Table 11 Categories of designated biodiversity and geodiversity designations	Remove repeated word
P33	PUB124	93	NE2	Loss or damage to irreplaceable habitats, including ancient woodlands and veteran trees, cannot be practically compensated and will not be normally acceptable.	To clarify meaning
P34	PUB125	93	NE2	Point iii amended to read 'Provide replacement and	To clarify meaning

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				new enhancement planting which maintains local amenity.'	
P35	N/A	93	6.2.2	The purpose of Policy NE6 NE2 is to protect these valuable assets.	To correct error
P36	PUB326	96	6.3.2.4	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 Local Green Infrastructure Needs Study and Green Infrastructure Framework (2013), the Playing Pitch Strategy (2012) 2016 , Play Strategy (2007-2017) 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.	To reflect on the latest strategy
P37	PUB7 PUB101	98	6.4.4	Insert ' bridleways, Public Rights of Way ' into bullet point 6.	Clarify wording
P38	N/A	98	6.5.4	All proposals for development within, or likely to effect, a Strategic Landscape should have regard to <i>Telford & Wrekin Landscape Character Appraisal for Strategic Landscapes (2015)</i> . Strategic Landscapes Study (December 2015)	Correct title of the study document.
P39	PUB477	98	6.5.4	Additional wording ' The Wrekin Forest Strategic Landscape includes part of the Shropshire Hills Area of Outstanding Natural Beauty (AONB) a	To correct omission and to clarify the importance of protecting the AONB within the borough

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				<p>small part of which falls within the borough. Any proposals affecting the Shropshire Hills AONB will also be required to be consistent with the current AONB Management Plan and any subsequent update.'</p>	<p>consistent with national policy and Policy SP3.</p>

Telford & Wrekin Local Plan

Minor Modifications Schedule (Section 7 Community)

Prefix	Rep number	Page (Regulation 19 version)	Policy/ paragraph	Changes (additions in BOLD and struck through)	Justification for change
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No minor modifications

Prefix	Rep number	Page (Regulation 19 version)	Policy/ paragraph	Changes (additions in BOLD and struck through)	Justification for change
P40	PUB102	107	8.1.1.3	Additional sentence at end of paragraph: Where Public Rights of Way are affected by development the Council expects appropriate protection to be given to help retain those routes and will discharge its obligations in accordance with best practice.	To clarify how the Council will discharge its obligation in connection with Public Rights of Way

Prefix	Rep number	Page (Regulation 19 version)	Policy/ paragraph	Changes (additions in BOLD and struck through)	Justification for change
P41	PUB482	121	9.1.1.3	Add ' including Ironbridge ' on fourth bullet point.	Clarification
P42	PUB488	129	BE 5	Bullet ii replace ' buildings ' with ' building '	Correct spelling
P43	PUB486	127	BE 5	Bullet vi include reference to ' non-original ' doors	Clarification
P44	PUB486	127	BE 5	Typo second paragraph 'significance of the any heritage'.	Correct spelling
P45	PUB489	130	9.2.5.2	Change ' the Garden History Society ' to ' The Gardens Trust '	Correction of the name of this body
P46	PUB490	131	BE8	ii. 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 in a suitable format and added to the Historic Environment Record.	To align the policy more closely to the Planning Practice Guidance

Prefix	Rep number	Page (Regulation 19 version)	Policy/ paragraph	Changes (additions in BOLD and struck through)	Justification for change
P47	PUB 259	140	Policy ER2	<p>Change first paragraph as follows:</p> <p>The Council will support non-mineral development Mineral resources within the Mineral Safeguarded Areas and buffer zone areas (displayed on the Policies Map and Map 4) The Council will support non-mineral development will be protected from unnecessary sterilisation by other development unless provided that one of the following criteria are met:</p> <ul style="list-style-type: none"> (i) The development can cannot be sited or relocated to avoid mineral areas; (ii) Mineral resources are either not present or are of no economic value; (iii) The mineral can be extracted without prior extraction of minerals would have unacceptable impacts on neighbouring uses, local amenity or other environmental assets prior to the development taking place such as land stability; (iv) The overriding need for the development outweighs the need to safeguard the mineral resources present; or (v) 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. <p>Where prior extraction is established as feasible</p>	<p>Correct a typo (i) and to clarify policy</p> <p>Clarifies the policy</p> <p>Deleted to avoid repetition</p>

Prefix	Rep number	Page (Regulation 19 version)	Policy/ paragraph	Changes (additions in BOLD and struck through)	Justification for change
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				<p>is proposed, conditions will be imposed requiring extraction of viable mineral resources present in advance of construction. → aApplicants will be required to provide details of the tonnages of minerals extracted, once the scheme has been completed.</p> <p>The Council will apply the following exemptions to this policy:</p> <ul style="list-style-type: none"> (vi) Applications for householder development (except for new dwellings); (vii) Applications for alterations and extensions to existing buildings and for change of use of existing development, unless intensifying activity on site; (viii) Applications for advertisement consent; (ix) Applications for reserved matters including subsequent applications after outline consent has been granted; (x) Prior notifications (for example, telecommunications, forestry, agriculture, demolition); (xi) Certificates of Lawfulness of Existing Use or Development (Section 191) and Certificates of Lawfulness of Proposed Use or Development (Section 192); (xii) Applications for works to trees and other miscellaneous minor works/applications (e.g. Fences, gates, access etc); (xiii) Applications for temporary planning permission.; (xiv) Applications where there are overriding factors which in the national, regional or local 	
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Prefix	Rep number	Page (Regulation 19 version)	Policy/ paragraph	Changes (additions in BOLD and struck through)	Justification for change
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				<p>interest must be satisfied; and</p> <p>(xv) Applications where further evidence is presented to the council which confirms that the area of resource affected would not be economic to work.</p> <p>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.</p> <p>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.</p> <p>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:</p> <p>(xvi) xiv An alternative site within an acceptable distance can be provided, which is at least as appropriate for the use as the safeguarded site; and</p> <p>(xvii) xv It can be demonstrated that the infrastructure no longer meets the current or anticipated future needs of the minerals, building and construction industry.</p> <p>Applications for non-mineral and non-waste related</p>	
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Prefix	Rep number	Page (Regulation 19 version)	Policy/ paragraph	Changes (additions in BOLD and struck through)	Justification for change
				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. This policy contributes towards achieving objective 29.	
P48	PUB259	142	Map 4	Update map in relation to BGS data and apply BGS buffers in the rural area. This will be submitted as part of the Statement of Common Ground with the Mineral Products Association	Applies mapping from Consultation Version maps
P49	PUB 452	148	10.3.1.2	As a result of the new household waste contract the borough will be treating suitable residual household waste at Energy from Waste facilities in Shropshire and Staffordshire which have capacity to accommodate Telford and Wrekin's household waste needs throughout the plan period . This negates the need for expensive, large scale treatment plants within the borough for the duration of the plan period. For this reason consideration should be given to safeguarding existing waste infrastructure so as to maintain continued operation and provide opportunities for expansion of infrastructure, where appropriate, to meet local needs	Clarify supporting text
P50	No rep number late submission	157	Policy ER12	Insert Extra bullet point to Policy ER 12 “ refer to Table 1 and 2 of the Government’s Climate Change Allowances guidance and contact the Environment Agency for any detailed river catchment climate change data ”	Clarify policy

Telford & Wrekin Local Plan

Minor Modifications Schedule (Appendices)

Prefix	Rep number	Page (Regulation 19 version)	Policy/ paragraph	Changes (additions in BOLD and struck-through)	Justification for change																																
P51	n/a	168	Appendix B	Update size of a site within table 20: <table border="1"> <thead> <tr> <th>Site Ref</th> <th>Site Size (Ha)</th> </tr> </thead> <tbody> <tr> <td>E9</td> <td>3.34 3.39</td> </tr> </tbody> </table>	Site Ref	Site Size (Ha)	E9	3.34 3.39	To correct typographical errors																												
Site Ref	Site Size (Ha)																																				
E9	3.34 3.39																																				
P52	PUB 182	Page 170	Appendix C	Admaston - delete from list of local centres	Review of centres does not justify this. Typographical error																																
P53	Na	Page 170	Appendix C	Add Hills Lane Delete Sutton Hill North (Queen Street)	Typographical error – use correct name for this Local Centre																																
P54	n/a	171	Appendix D	Update site sizes within Table 21 <table border="1"> <thead> <tr> <th>Site Ref</th> <th>Site Size (Ha)</th> </tr> </thead> <tbody> <tr> <td>H1</td> <td>41.886</td> </tr> <tr> <td>H2</td> <td>61.424 57.016</td> </tr> <tr> <td>H3</td> <td>5.290</td> </tr> <tr> <td>H4</td> <td>2.249 3.135</td> </tr> <tr> <td>H5</td> <td>2.085 3.445</td> </tr> <tr> <td>H6</td> <td>3.385</td> </tr> <tr> <td>H7</td> <td>8.284</td> </tr> <tr> <td>H8</td> <td>6.310</td> </tr> <tr> <td>H9</td> <td>0.708</td> </tr> <tr> <td>H10</td> <td>34.895 42.367</td> </tr> <tr> <td>H11</td> <td>1.202</td> </tr> <tr> <td>H12</td> <td>3.255</td> </tr> <tr> <td>H13</td> <td>4.544</td> </tr> <tr> <td>H14</td> <td>2.26 2.261</td> </tr> <tr> <td>H15</td> <td>2.55 2.553</td> </tr> </tbody> </table>	Site Ref	Site Size (Ha)	H1	41.886	H2	61.424 57.016	H3	5.290	H4	2.249 3.135	H5	2.085 3.445	H6	3.385	H7	8.284	H8	6.310	H9	0.708	H10	34.895 42.367	H11	1.202	H12	3.255	H13	4.544	H14	2.26 2.261	H15	2.55 2.553	To correct typographical errors
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				H16 H17	6.57 6.571 13.82	
P55	n/a	180	Appendix F Parking Standards for A5 uses	Under 'car parking spaces' change to '1 space per 20 sqm of GFA '		Clarification floor area on which the policy will be applied
P56	PUB490	Page 189	Appendix I Glossary	Add 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.		To clarify what the Council means by the term "heritage statement" which appears in the Built environment and heritage section
P57	PUB 472	Page 190	Appendix I Glossary	Add Shopfront – this refers to frontages to uses within the A1 Use Class (shops) as well as other commercial uses within the A Use Classes (A2 to A5)		To clarify the applicability of the term and to make clear that it does not just apply to shops

Telford & Wrekin Local Plan

Minor Modifications Schedule (Policies Map)

Prefix	Rep number	Page (Regulation 19 version)	Policy/ paragraph	Changes (additions in BOLD and struck through)	Justification for change
P58	N/A	Policies Map	Policies Map	Remove land at AFC Telford United - SJ 366250 311302 from Green Network.	To correct cartographical error
P59	PUB37	Policies Map	Policies Map	Remove land at the Crest SJ369168 309596 from Green Network. Use boundary of planning application TWC/2016/0168 to show area removed from Green Network.	Current outline planning application for 5 dwellings is under consideration by the Council - the applicant has overcome the major highways objection which led to the site being excluded as an allocation in CTAAP.
P60	N/A	Policies Map	Policies Map	Remove land at Capewell Road, Trench - SJ368855 312326 from Green Network.	To correct cartographical error
P61	N/A	Policies Map	Policies Map	Remove land at Heath Hill – SJ368223 307643 from Green Network.	To correct cartographical error
P62	N/A	Policies Map	Policies Map	To move 3 LNRs from the 'proposed' to the 'existing' category – Dothill LNR, Granville LNR extension & Madeley Pitmounds LNR	3 new LNR declarations were completed between Regulation 19 version and submission.
P63	N/A	Policies Map	Policies Map	Include locations of local centres on the Policies Map	To clarify where the policy applies
P64	N/A	Policies map	Policies Map	Change wording on the legend from Railway Lines to Railway Lines (operational and disused)	For clarification
P65	N/A	Policies Map	Policies Map	Remove land at Ladywood, Ironbridge– SJ367319 303296 from Green Network.	To correct cartographical error

Telford & Wrekin Local Plan

Minor Modifications Schedule (Sustainability Appraisal)

Prefix	Rep number	Page (Regulation 19 version)	Policy/ paragraph	Changes (additions in BOLD and struck through)	Justification for change
P66	SAPUB1	p.6	Appendix II	Harper Adams University College	Correct title
		p.16	para 1.23, Appendix II		
		p.39	para 1.80, Appendix II para 1.194		