

Donnington and Muxton Neighbourhood Area

Representations received under
Regulations 6
of the
Neighbourhood Planning (General)
Regulations 2012

Natural England Representation

Date: 10 May 2017
Our ref: 212714
Your ref: Neighbourhood Development Plan



Development Management
Telford & Wrekin Council
PO Box 457
Telford
TF2 2FH

Hornbeam House
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Electra Way
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CW1 6GJ

BY EMAIL ONLY

T 0300 060 3900

DevelopmentPlans@telford.gov.uk

Dear Sir or Madam,

Donnington and Muxton Neighbourhood Development Plan

Thank you for your email dated and received 6th April 2017 notifying Natural England of your Neighbourhood Planning Area.

We would like to take this opportunity to provide you with information sources you may wish to use in developing your plan, and to highlight some of the potential environmental risks and opportunities that neighbourhood plans may present. We have set this out in the annex to this letter.

Natural England's role

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Your local planning authority should be able to advise you when we should be consulted further on your neighbourhood plan.

Planning policy for the natural environment

Neighbourhood plans and orders present significant opportunities, but also potential risks, for the natural environment. Your proposals should be in line with the National Planning Policy Framework. The key principles are set out in paragraph 109:

The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

You should also consider the natural environment policies in your area's Local Plan. Your neighbourhood plan or order should be consistent with these, and you may decide that your plan should provide more detail as to how some of these policies apply or are interpreted locally.

The attached annex sets out sources of environmental information and some natural environment issues you may wish to consider as you develop your neighbourhood plan or order.

Yours faithfully

Sharon Jenkins
Consultations Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](#)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)⁵ website and also from the [LandIS website](#)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

You may also want to consider enhancing your local area in other ways, for example by:

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <http://publications.naturalengland.org.uk/publication/35012>

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) ¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

Gerald and Janice Hancocks Representation

From: [Gerald](#)
To: [DevelopmentPlans](#)
Subject: Donnington and Muxton Neighbourhood Development Plan
Date: 24 April 2017 13:46:57

We wish to support the view that the Donnington and Muxton Parish Council area is an appropriate Neighbourhood Development Plan Area.

It is in our view imperative that areas like Donnington and Muxton are developed in a controlled manner and that the needs and expectations of all local residents, businesses, services and infrastructure are considered and progressed at a sustainable rate, and not just in a manner that enables opportunist developers to turn the highest profit quickly.

The local people must be have a vehicle to express their views on what they see as the important issues in development of their local area, and it seems to us that a Neighbourhood Development Plan for the area gives the best opportunity of that must being achieved.

Yours faithfully,

Gerald and Janice Hancocks

The Conifers
Wellington Road,
Muxton,
Telford,
Shropshire
TF2 8NX

Ken Butress

Representation

From: [REDACTED]
To: [DevelopmentPlans](#)
Subject: Donnington and Muxton proposed Neighbourhood Plan.
Date: 08 April 2017 20:57:39

Dear Sir / Madam

This is to confirm that I support the proposals of the Donnington and Muxton Parish Council to prepare a Neighbourhood Plan, in accordance with the appropriate regulations.

Regards,
Ken Buttress,
Bretonburgh,
Wellington Road,
Muxton,
TF2 8NX.

Historic England Representation

Sir/Madam Development Management
Telford and Wrekin Council
PO Box 457
Telford
TF2 2FH

Direct Dial: 0121 625 6887

Our ref: PL00079138

5 May 2017

Dear Sir/Madam Development Management

DESIGNATION OF DONNINGTON AND MUXTON PARISH NEIGHBOURHOOD PLAN AREA

Thank you for giving notice that Donnington and Muxton Parish Council has applied for designation as a Neighbourhood Area under Part 2 of the Neighbourhood Planning (General) Regulations 2012.

Historic England has no objection to this proposal.

The proposed neighbourhood plan area contains a varied range of designated and undesignated heritage assets including the grade I listed Church of St. Michael and all Angels; Remains of Lilleshall Abbey and the Abbey Wall east of Lilleshall Abbey. There are also a number of Scheduled Ancient Monuments including Lilleshall Abbey; a Roman Camp and a small Roman Town and the Roman road Watling Street also a pumping engine at Muxton Bridge Colliery and Headgear at Grange Colliery. Due account should be taken of the conservation of all of these assets and their settings in formulating the neighbourhood plan proposals. Consideration should also be given to the protection of undesignated heritage assets including farmsteads and unscheduled archaeological remains (both known and potential) within the Parish. Many of these will be recorded in the Shropshire County Council Historic Environment Record (HER) which should be consulted.

Having a sound evidence base for the Plan is important so as to form a properly supportive context for plan policies. The National Planning Policy Framework (paragraph 58) requires Neighbourhood Plans to develop robust and comprehensive policies setting out the quality of development that will be expected in an area based upon an understanding and evaluation of its' defining characteristics. The aim is to ensure that developments (inter alia) "respond to local character and history, and reflect the identity of local surroundings and materials...."

Neighbourhood Plans are a positive way to help communities care for and enjoy the historic environment. Historic England is expecting that as Parish and Town Council's come to you (and perhaps particularly to your specialist conservation staff) to seek advice on preparing Neighbourhood Plans they will value guidance on how best to understand what heritage they have, as well as assistance on preparing appropriate policies to secure the conservation and enhancement of this local heritage resource.



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WEST MIDLANDS OFFICE

Information held by the Council and used in the preparation of your Core Strategy/Local Plan is often the starting point for Neighbourhood Plans as for example the Historic Landscape Characterisation completed by Shropshire County Council. Comprehensive data on Heritage Assets including archaeological remains in your area will be available from the Shropshire Historic Environment Record held by the County Council and local environmental and amenity groups often also hold useful information.

Plan preparation also offers the opportunity to harness a community's interest in the historic environment by getting them to help add to the evidence base, perhaps by creating and or reviewing a local heritage list, inputting to the preparation of conservation area appraisals and undertaking or further deepening historic characterisation studies.

Historic England has a statutory role in the development plan process and there is a duty on either you as the Local Planning Authority or the Parish Council to consult Historic England on any Neighbourhood Plan where our interests are considered to be affected as well as a duty to consult us on all Neighbourhood Development Orders and Community Right to Build Orders.

Historic England will target its limited resources efficiently. We will directly advise on proposals with the potential for major change to significant, nationally important heritage assets and their settings. Our local offices may also advise communities where they wish to engage directly with us, subject to local priorities and capacity.

Historic England fully recognises that the neighbourhood planning process is a locally-led initiative and communities will shape their own neighbourhood plan as informed by the issues and opportunities they are most concerned about and relevant to the local area. As a national organisation we are able to draw upon our experiences of neighbourhood planning across the country and information on our website might be of initial assistance:

<https://www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

It is envisaged that the website will be progressively updated to share good practice in the management of the historic environment through neighbourhood planning.

Historic England also publishes a wide range of relevant guidance. Links to this can be found in appendix 1 to this letter. Appendix II contains links to a number of Neighbourhood Plans that Historic England consider to be exemplary in their treatment of the historic environment.

Should you wish to discuss any points within this letter, or if there are issues about this



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Neighbourhood Plan Area where the historic environment is likely to be of particular interest, please do not hesitate to contact me.

Appendix1

<https://www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

<https://content.historicengland.org.uk/content/docs/planning/neighbourhood-planning-information-2014.pdf>

<http://historicengland.org.uk/listing/the-list/>

Heritage Gateway: includes local records of historic buildings and features
www.heritagegateway.org.uk <http://www.heritagegateway.org.uk/>

Heritage Counts <http://www.heritagecounts.org.uk>: facts and figures on the historic environment <https://www.historicengland.org.uk/advice/heritage-at-risk>

HELM (Historic Environment Local Management) provides accessible information, training and guidance to decision makers whose actions affect the historic environment. www.helm.org.uk <http://www.helm.org.uk/> or

www.helm.org.uk/communityplanning <http://www.helm.org.uk/communityplanning/>

Heritage at Risk programme provides a picture of the health of England's built heritage alongside advice on how best to save those sites most at risk of being lost forever. <https://www.historicengland.org.uk/advice/heritage-at-risk>

Placecheck provides a method of taking the first steps in deciding how to improve an area. <http://www.placecheck.info/>

The Building in Context Toolkit: The purpose of this publication is to stimulate a high standard of design for new development in historically sensitive contexts. All successful design solutions depend on allowing time for a thorough site analysis and character appraisal of context. <http://building-in-context.org/toolkit.html>

Knowing Your Place deals with the incorporation of local heritage within plans that rural communities are producing,

<https://www.historicengland.org.uk/images-books/publications/knowning-your-place/>

Good Practice Guide for Local Heritage Listing produced by Historic England uses good practice to support the creation and management of local heritage lists.

<https://www.historicengland.org.uk/images-books/publications/good-practice-local-heritage-listing/>

Understanding Historic Places describes current approaches to and applications of historic characterisation in planning together with a series of case studies

<http://www.historicengland.org.uk/advice/planning/understanding-historic-places/>

Toolkit for Historic Characterisation

<http://www.oxford.gov.uk/PageRender/decP/CharacterAppraisalToolkit.htm>

Straightforward Characterisation methodology for Community Planning



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[http://www.worcestershire.gov.uk/downloads/file/7137/your place matters guidance](http://www.worcestershire.gov.uk/downloads/file/7137/your_place_matters_guidance)

Appendix II (Revised November 2016)

NP's & THE HISTORIC ENVIRONMENT- GOOD EXAMPLES

Wellington- Herefordshire regulation 14 Draft

<http://www.wellingtonplan.com/>

Tettenhall- Wolverhampton MBC- "made" September 2014.

<http://www.ourplaceourplan.org.uk/>

Chaddesley Corbett- Wyre Forest Council- "made" September 2014.

<http://www.chaddesleyplan.org.uk/Submission%20Neighbourhood%20Plan.pdf>

Callow and Heywood- Herefordshire Council- publication draft.

https://www.herefordshire.gov.uk/media/1360732/CH_Draft_Neighbourhood_Plan_Final_blue_141114.pdf

Whitnash- Warwick District Council- publication draft.

http://www.warwickdc.gov.uk/downloads/download/418/neighbourhood_plans_-_whitnash

http://www.warwickdc.gov.uk/downloads/download/418/neighbourhood_plans_-_whitnash

Brimfield & Little Hereford- Herefordshire regulation 16 Draft

https://www.herefordshire.gov.uk/media/8059811/brimfield_ndp.pdf

Colwich- Stafford Borough regulation 16 Draft- Examined and Referendum recommended.

http://offlinehbpl.hbpl.co.uk/NewsAttachments/RLP/Colwich_Submission_Draft.pdf

Marchington- East Staffordshire regulation 16 Draft

http://www.eaststaffsbc.gov.uk/sites/default/files/docs/planning/planningpolicy/neighbourhood_planning/marchington/Submission%20Version%20V9%20Mar16.pdf

Denstone East Staffordshire regulation 14 Draft 2016.

http://www.denstonevillage.org.uk/downloads/NP_Minutes/DraftNPv2.pdf

Clifton upon Teme- Malvern Hills Council- Regulation 14 Draft 2016.

<http://www.temetriangle.net/neighbourhoodplan/>

Martley- Malvern Hills Council- Regulation 14 Draft 2016.

http://martley-pc.org.uk/images/parish/neighbourhood/form_consul/MKD_Draft_NDP_July_2016.pdf

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Yours sincerely,



Peter Boland



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Historic England

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Historic Places Advisor



cc:



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Historic England is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.

Mr & Mrs Perks Representation

TELFORD AND
WREKIN COUNCIL

21 APR 2017

RECEIVED

WARDSDELL
Wellington Road
Muxton
Telford TF2 8NX
Tel: 01952 677352
19 April 2017

Environment and Planning Policy Team
Business & Development Planning
Telford & Wrekin Council
PO Box 457
Wellington Civic Offices
Telford
TF2 2FH

Dear Sir/Madam

Re: Donnington and Muxton Neighbourhood Development Plan

We have received your letter Reference D&MPCdesignation dated 6 April 2017.

Having viewed the criteria set out on your website, and having seen the application from Donnington and Muxton Parish Council to yourselves, we are satisfied that Donnington and Muxton Parish Council is an appropriate neighbourhood area for consideration by Telford & Wrekin Council

Yours faithfully,


Mr. G. Perks Mrs. J Perks

TELFORD AND
WREKIN COUNCIL

21 APR 2017

RECEIVED

Defence Infrastructure Organisation Representation



**Defence
Infrastructure
Organisation**

Ministry of Defence
Building 49
Kingston Road
Sutton Coldfield
West Midlands B75 7RL
United Kingdom

Telephone: 0121 311 2229

Facsimile: 0121 311 3636

E-mail: [REDACTED]

Environment & Planning Policy Team
Business & Development Planning
Telford & Wrekin Council
PO Box 457
Wellington Civic Offices
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17 May 2017

Dear Sir or Madam

Application for the Designation of the Donnington and Muxton Parish Area as a Neighbourhood Area

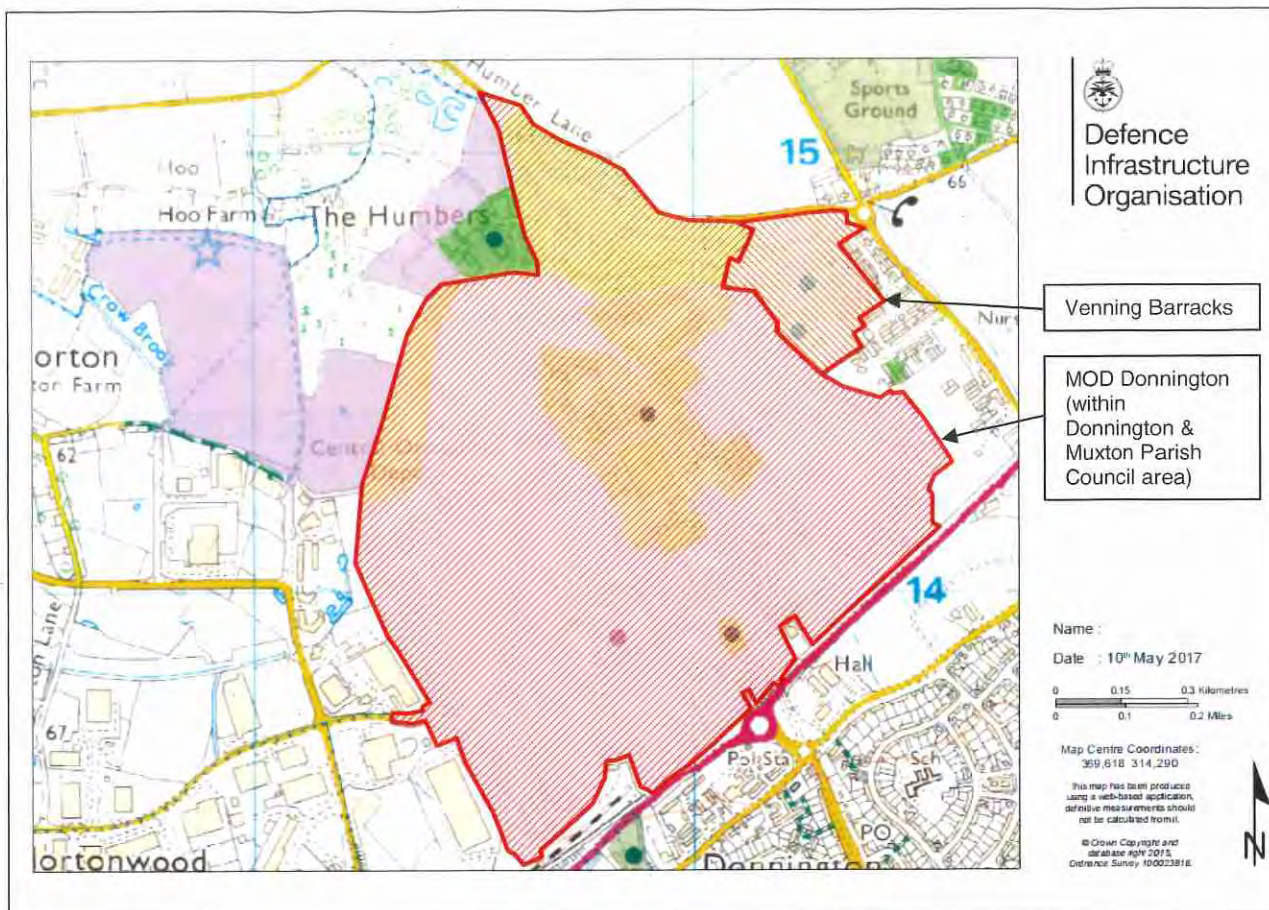
The Defence Infrastructure Organisation, on behalf of the Ministry of Defence (MOD) welcomes the opportunity to feed into the above consultation and wishes to make the following comments.

It is noted that the proposed plan area covers the whole of Donnington and Muxton parish, which includes MOD Donnington. Whilst the MOD has no objection to a neighbourhood plan being produced for the parish, it objects to the inclusion of operational MOD land within the proposed designation area.

MOD Donnington is an operational Defence site. The use and development of such land is dictated by operational Defence requirements. The MOD is concerned that by including MOD Donnington within the plan area, the neighbourhood plan could potentially restrict development on this site which could impact adversely on operational capability.

The proposed Neighbourhood Plan area also includes Venning Barracks, which is contiguous with, but not part of MOD Donnington. The Council will be aware that this site has been announced for disposal within the A Better Defence Estate publication which was published by the MOD in November 2016. The document indicated an estimate date of disposal of 2020.

MOD land within this area is shown on the plan below.



Taking the above into account it is considered that the Council should not accept the area proposed for designation and that the proposed neighbourhood plan area should be amended to remove land falling within MOD Donnington. A plan is enclosed which shows the extent of the MOD estate in this location.

Notwithstanding the above, should the Council accept the area currently proposed for designation as part of the Donnington and Muxton Neighbourhood Plan, the MOD would request and welcome early engagement with the Parish Council to ensure that Defence interests at Venning Barracks are adequately protected following our Minister's announcement last autumn that it is MOD's intention to close and dispose of the Venning Barracks site in 2020.

Please do not hesitate to contact me should you require further information or clarification in relation to any of the issues considered above.

Yours sincerely



Jodie McCabe BSc (Hons) MA MRTPI
Senior Town Planner, Environment & Planning Support