

## M82 - Telford & Wrekin Conservative Group

**MM1 p.12 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 at this time, ~~the potential contribution of in-migration arising from the Local Plan's housing requirement towards meeting the needs of the Greater Birmingham and Black Country Housing Market Area (GBBC HMA) has not been quantified. The Council will continue to consider this matter in the light of emerging evidence. It does not at present rule out the potential apportionment of some of the Local Plan's housing requirement towards meeting the needs of the GBBC HMA.~~ 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

*The Group does not agree with this modification and supports the Council's original proposal to only take any action if there is credible and specific evidence which demonstrates that the housing needs of the conurbation cannot be met within its own housing market.*

**MM2 p.14 1.3.5.2** The Local Plan will, in combination with the Madeley Neighbourhood Development Plan and Waters Upton Neighbourhood Plan and any neighbourhood development plans completed up to 2031, form the development plan for Telford & Wrekin.

*The Group welcomes the acceptance that any neighbourhood development plans completed up to 2031 will form the development plan for Telford & Wrekin.*

**MM5 p.27 Table 3 objective 8** Support the delivery of approximately 17,280 15,555 new dwellings across the whole borough by 2031.

*The Group does not agree with this modification and supports the council's original proposal of 15555 new homes.*

**MM9 p.35 SP2** Development in Newport will be expected to support its role as a Market Town, as set out in Policy EC4. The Plan supports the delivery of approximately 4,200 ~~1,330~~ net new homes in Newport up to 2031. ~~Additional housing development over and above that already committed or identified in the Local Plan will be prioritised on previously developed sites within the town which does not affect the best and most versatile agricultural land.~~

*The Group does not agree with this modification which it believes is unsustainable and notes the council's original proposal of 1200 new homes for Newport.*

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**MM12 p.37 SP3** ~~The best and most versatile agricultural land will be protected by using areas of poorer quality and in preference to higher quality land for new development.~~ **Where development is proposed on best and most versatile agricultural land (Grade 1, 2 and 3a) the economic and other benefits of the land will be taken into account.** The Council will support the delivery of approximately 900 **1,000** net new homes in the rural area up to 2031.

*The Group does not agree with this modification and supports the Council's original proposal to protect the best and most versatile agricultural land in the Borough.*

**MM22 p.47 EC3** Where it can be demonstrated that no suitable building capable of conversion/re-use is available or the re-use of previously developed land is not available or is unsuitable, new development will be supported in **well designed new buildings** provided that development complies with the above criteria (*Development relates to agriculture, forestry or assists in the diversification of the rural economy (such as education and research, leisure, culture and tourism activities)*) and the **scale, use and** design is responsive to the local context.

*The Group does agree with this modification which will allow appropriate development in the rural area.*

**MM23 p.47 4.1.3.2** [Insert the following as a new paragraph 4.1.3.2] 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.

*The Group does agree with this modification which recognises the importance of Harper Adams University and will allow appropriate development on the Campus.*

**MM26 p.51 Policy EC5** In the Primary Shopping Area Primary Shopping Frontage the Council will only support changes of use from Use Class A1 to other uses ~~within the A Use Classes~~ where the proposal:

- i. Would not harm the retail character of the frontage; and
- ii. Would complement the other shopping uses within the centre.

**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.**

*The Group does agree with this modification which allows flexibility and change of use from Use Class A to other use classes.*

**MM34 p.62 Policy EC12** The Council expects application for tourist accommodation to demonstrate how they will broaden the range and quality of provision in the borough.

**The Council will safeguard the alignment of the Shrewsbury and Newport Canals (as shown on the Policies Plan) with a view to their long-term re-establishment as navigable waterways by:**

- i. Not supporting development likely to destroy the canal alignment or its associated structures 8 Ref Page Policy/ para Main Modification
- ii. Ensuring that when the canal is affected by development the alignment is protected or an alternative alignment provided.

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This policy contributes towards achieving objective 5.

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**MM36 p.63 4.3.2.9** [Insert the following new paragraph after paragraph 4.3.2.8:]

**Proposals for the restoration of the Shrewsbury to Newport canal will only be supported where they can demonstrate that there will be no adverse impacts upon the natural and historic environment including designated sites, heritage assets, habitats and species in accordance with Policies NE1, NE2, BE4, BE6 and BE8.**

*The Group does agree with the above modifications which will protect the alignment of the Shrewsbury and Newport Canals with a view to their long term re-establishment and potential for future economic benefit in the Borough.*

**MM37 p.66 HO1** The Council is planning for approximately identifies a borough wide plan target of 15,555 17,280 net new dwellings up to 2031.

*The Group does not agree with this modification and considers the figure of 9940 as derived by the Telford & Wrekin Objectively Assessed Housing Need report as a more appropriate figure.*

### **MM39 p.67 HO2 Policy HO2 Housing site allocations**

The Council has identified the housing supply, including additional site allocations, that will contribute towards the delivery of the Council's housing requirement set out in Policy HO1. **The Council will identify further housing sites to achieve the Local Plan's housing requirement through the preparation of a Housing Site Allocations Local Plan.**

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

**Land at Site H2 will deliver a Sustainable Urban Extension to Telford. It will have a mix of uses including housing, employment, retail, 9 Ref Page Policy/ para Main Modification recreational and community uses to serve existing and future residents of Priorslee and the wider area. It will be sensitively integrated into the existing urban fabric of Priorslee and the wider landscape, through high quality design and measures to achieve sustainable development.**

**The development will be assessed against the following principles:**

- a housing-led, mixed use development; • an indicative yield of around 1100 homes at a mix of densities comprising a range of market and affordable housing consistent with Policy HO5 and HO6;**
- a broad range of house types as well as other forms of residential accommodation (sheltered housing or extra care) consistent with Policies HO4 and HO7;**
- the provision of other built uses to support and consolidate the growing neighbourhood of Priorslee and reduce off site car movements from this site consistent with Policy C1. These are likely to include (but not be limited to): retail facilities to serve the daily needs of the population; employment uses**

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within the B1 Use Class; a primary school; recreational facilities including playing pitches, orchards and spaces for passive recreation; a community centre and space for other community facilities (such as a crèche);

- a site layout that respects its undulating topography and its sensitive interfaces (such as the southern boundary's proximity to the M54 and a motocross operator off site);
- a site layout that respects its interfaces with housing to west including at Lichfield Close, Ely Close, Waterlow Close and Eltham Drive and with the open countryside to the east;
- primary vehicular accesses will be off the A4640 (Castle Farm Way) with one access from the A5. Access to the site from Salisbury Avenue will be restricted to cyclists, pedestrians and local bus services;
- the provision of a bus service to connect the site with Telford town centre and other measures to promote alternative modes of transport to the car, including improved connectivity to and use of the Sustrans National Route 81 which crosses the site; extensive green infrastructure to address the site's sensitive interface with the open countryside;
- the protection, maintenance and enhancement of known ecological assets;
- the protection, conservation and, where possible, enhancement of known heritage assets including the listed building at Woodhouse and the Watling Way Scheduled Ancient Monument. This will require an evaluation of the archaeological importance of the area; and
- a commitment to sustainable urban drainage systems, with built development avoiding areas in Flood Zones 2 and 3. 10 Ref Page Policy/ para Main Modification

The sites and indicative yields for all the housing allocations are defined on the Policies Map and listed within the list of housing site allocations in Appendix D. The Council will not support development on land in Flood Zones 2 or 3 within these allocations.

*The Group does agree with this modification to remove Sustainable Urban Extension Site H1.*

*The Group also strongly agrees with the inclusion of all the principles inserted covering Sustainable Urban Extension Site H2.*

**MM49 p.73 HO4** The Council will ~~expect~~ **require** major developments to deliver a mix of housing types, sizes and tenures to meet a range of household needs. The Council will ~~expect~~ **require** major development to deliver housing that will meet the changing needs of households over time including the needs of an ageing population, with ~~properties built to lifetime homes standards and the Government's nationally prescribed space standards provided this meets a specific need and does not threaten viability of development overall.~~

*The Group does agree with this modification and in particular the reference to "viability."*

**MM53 p.79 HO7** The Council will support proposals within Use Class C2 and other forms of residential accommodation including retirement homes to address specialist housing needs, provided that:

- i. The proposed development is designed to meet the specific needs of residents, including requirements for disabled people, where appropriate;

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- ii. The location of the development (including where such provision is part of a larger scheme) is in close proximity to community and support facilities, shops and services, and public transport connections; and
- iii. The proposed development **relates well to the local context in design, scale and form** ~~does not create an over concentration of similar accommodation in any one street or neighbourhood.~~

*The Group does agree with this modification*

**MM54 p.81 HO9** The Council will support planning applications for Gypsy and Traveller accommodation if they perform positively against the following criteria:

- i. ~~The applicant can demonstrate there is a need for such provision;~~
- ii. The proposal can be supported by local shops, community facilities, public transport connections, local and employment opportunities;
- iii. ~~The proposal does not dominate local settled communities by way of its size, population density and impact on local infrastructure;~~  
[renumber other criteria]
- x. **ix.** The site would be located **away from areas at high risk of flooding and** in safe and secure locations with **suitable** access to **for** the emergency services.

*The Group does not agree with this modification and supports the wording of H09 as proposed by the Council*

**MM55 p.82 5.3.1.1** The Council has assessed its housing need across the borough and has identified a requirement for 45,555 **17,280** new homes, consistent with government advice that requires local authorities to boost significantly the supply of housing.

*The Group does not agree with this modification and supports the proposal to provide 15,555 new homes to meet local sustainable need.*

**MM62 p.98 6.5.2** The Local Plan has identified **two** three areas as Strategic Landscapes. These are:

- Wrekin Forest; **and**
- Weald Moors; **and**
- Lilleshall Village.

*The Group strongly disagrees with this modification and supports the wording as originally proposed by the Council.*

**MM64 p.98 NE7** **Shropshire Hills Area of Outstanding Natural Beauty and Strategic Landscapes** **The Shropshire Hills Area of Outstanding Natural Beauty (AONB) will be given the highest level of protection.**

The Council will protect the borough's Strategic Landscapes from development which would cause detrimental change to the quality of the landscape.

*The Group agrees with this modification with the caveat of the inclusion of Lilleshall Village at MM64*

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**MM67 p.124 BE3** [Insert the following text after the first paragraph:]

**Any harm or loss to the World Heritage Site must be clearly justified.**

**The Council will only support proposals likely to cause substantial harm to the World Heritage Site where it has been clearly demonstrated that there would be substantial public benefits associated with the proposal, or in all the following circumstances:**

- **The asset cannot be sustained in its current use;**
- **The asset prevents all reasonable use of the site; and**
- **The harm or loss is outweighed by the benefit of bringing the site back into use.**

**In these wholly exceptional circumstances where harm can be clearly and convincingly justified and the development would result in the partial or total loss of a heritage asset and/or its setting within the World Heritage Site, the Council will require the developer to record and analyse the asset, including an archaeological excavation where relevant, in accordance with a scheme to be agreed beforehand and to be deposited on the Council's Historic Environment Record.**

*The Group strongly agrees with this modification*

**MM68 p.127 BE4** [Insert the following text after the first paragraph:]

**Any harm or loss to the significance of or setting to a listed building must be clearly justified.**

**The Council will only support proposals likely to cause substantial harm to or total loss of a listed building where it has been clearly demonstrated that there would be substantial public benefits associated with the proposal that would outweigh any harm or loss to the listed building, or all the following circumstances:**

- The asset cannot be sustained in its current use;
- The asset prevents all reasonable use of the site; and
- The harm or loss is outweighed by the benefit of bringing the site back into use.

**Harm to a Grade II listed building is unacceptable other than in exceptional circumstances. Harm to a Grade I or II\* listed building is unacceptable other than in wholly exceptional circumstances.**

**In these exceptional circumstances where harm can be clearly and convincingly justified and the development would result in the partial or total loss of the asset and/or its setting, the Council will require the developer to record and analyse the asset, including an archaeological excavation where relevant, in accordance with a scheme to be agreed beforehand and to be deposited on the Council's Historic Environment Record.**

The Group agrees with this modification

**MM69 p.127 BE5** [Insert the following text after the first paragraph:]

**Any harm or loss to a conservation area must be justified.**

**The Council will only support proposals likely to cause substantial harm to a Conservation Area where it has been clearly demonstrated that there would be**

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**substantial public benefits associated with the proposal, or all the following circumstances:**

- The asset cannot be sustained in its current use;
- The asset prevents all reasonable use of the site; and
- The harm or loss is outweighed by the benefit of bringing the site back into use.

**In these exceptional circumstances where harm can be fully justified and the development would result in the partial or total loss of the asset and/or its setting, the Council will require the developer to record and analyse the asset, including an archaeological excavation where relevant, in accordance with a scheme to be agreed beforehand and to be deposited on the Council's Historic Environment Record.**

*The Group agrees with this modification*

**MM70 131 BE6** [Insert the following text after the first paragraph:]

**Any harm or loss to a building of local interest must be justified. The Council will have regard to the scale of the harm or loss likely, balanced against the significance of the building.**

**Where harm to a building of local interest can be justified, and development would result in the partial or total loss of the building, the Council will require the developer to record and analyse the building in accordance with a scheme to be agreed beforehand to be deposited on the Council's Historic Environment Record.**

*The Group agrees with this modification*

**MM71 p.128 BE7** [Insert the following text after the first paragraph:]

Any harm or loss to a registered park and garden must be justified. The Council will only support proposals likely to cause substantial harm to a Conservation Area where it has been clearly demonstrated that there would be substantial public benefits associated with the proposal, or all the following circumstances:

- The asset cannot be sustained in its current use;
- The asset prevents all reasonable use of the site; and
- The harm or loss is outweighed by the benefit of bringing the site back into use.

**Harm to a park or garden of historic interest is unacceptable except in exceptional circumstances.**

**In these exceptional circumstances where harm can be fully justified and the development would result in the partial or total loss of the asset and/or its setting, the Council will require the developer to record and analyse the asset, including an archaeological excavation where relevant, in accordance with a scheme to be agreed beforehand and to be deposited on the Council's Historic Environment Record.**

*The Group agrees with this modification*

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**MM72 p.131 BE8** [Insert the following text after the first paragraph:]  
**Any harm to a schedule ancient monument must be justified.**

**The Council will only support proposals likely to cause substantial harm to a Conservation Area where it has been clearly demonstrated that there would be substantial public benefits associated with the proposal, or all the following circumstances:**

- **The asset cannot be sustained in its current use;**
- **The asset prevents all reasonable use of the site; and**
- **The harm or loss is outweighed by the benefit of bringing the site back into use.**

**Harm to a scheduled ancient monument is unacceptable except in wholly exceptional circumstances.**

**In these exceptional circumstances where harm can be fully justified and the development would result in the partial or total loss of the asset and/or its setting, the Council will require the developer to record and analyse the asset, including an archaeological excavation where relevant, in accordance with a scheme to be agreed beforehand and to be deposited on the Council's Historic Environment Record.**

*The Group agrees with this modification*

**MM75 p.140 Policy ER2** ~~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) **will be protected from unnecessary sterilisation by other development unless** provided that one of the following criteria are met:

- 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.

**Major development proposals within the urban areas abutting a Mineral Safeguarding Area should demonstrate:**

- i) **That the mineral resource is not economic to work or is not present; or**
- ii) **That the proposed development will not permanently sterilise the mineral; or**
- iii) **That the mineral resource will be prior extracted to prevent it being sterilised.**



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Where prior extraction is established as feasible is proposed, conditions will be imposed requiring extraction of viable mineral resources present in advance of construction, a Applicants will be required to provide details of the tonnages of minerals extracted, once the scheme has been completed. The Council will apply the following exemptions to this policy:

- i. Applications for householder development (except for new dwellings);
- ii. Applications for alterations and extensions to existing buildings and for change of use of existing development, unless intensifying activity on site;
- iii. Applications for advertisement consent;
- iv. Applications for reserved matters including subsequent applications after outline consent has been granted;
- v. Prior notifications (for example, telecommunications, forestry, agriculture, demolition);
- vi. Certificates of Lawfulness of Existing Use or Development (Section 191) and Certificates of Lawfulness of Proposed Use or Development (Section 192);
- vii. Applications for works to trees and other miscellaneous minor works/applications (e.g. Fences, gates, access etc);
- viii. Applications for temporary planning permission.;
- ix. ~~Applications where there are overriding factors which in the national, regional or local interest must be satisfied; and~~
- x. ~~Applications where further evidence is presented to the council which confirms that the area of resource affected would not be economic to work.~~

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.

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.

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:

- i. An alternative site within an acceptable distance can be provided, which is at least as appropriate for the use as the safeguarded site; and
- ii. It can be demonstrated that the infrastructure no longer meets the current or anticipated future needs of the minerals, building and construction industry.

Applications for non-mineral and non-waste related development adjacent to existing, planned or potential mineral related infrastructure will be supported provided it can be demonstrated that it will not prevent or prejudice the current or future use of the mineral related infrastructure.

This policy contributes towards achieving objective 29

*The Group agrees with this modification*

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10.2.2 Maintaining **Aggregate Supplies** supplies of crushed rock 10.2.2.1 Mineral Planning Authorities (MPAs) such as Telford & Wrekin Council are required to plan and make provision for a steady and adequate supply of aggregates (**both crushed rock and sand and gravel**) . The NPPF requires **councils to prepare Local Aggregates Assessments (LAAs)** LAAs to gauge provision based on average annual sales over the previous ten years, rolling forward seven years supply for sand and gravel and ten years supply for crushed rock. **It is accepted practice for authorities to plan jointly for aggregates supply and** Telford & Wrekin Council and Shropshire Council have co-operated as a single sub-region for the **this purpose for a considerable period**, of aggregates supply **an approach approved by the West Midlands Regional Aggregates Working Party.**

**10.2.2.2 The latest available LAA data indicates that the land bank of permissions for crushed rock working has remained consistently above the minimum target levels for 10 years. In 2015 the permitted land bank of permissions was equivalent to 44 about year's production.**

**10.2.2.3 For sand and gravel working the latest LAA data for the sub region shows that in 2015 there were 10 permitted sites for sand and gravel working in Shropshire, 5 of which were operational. The LAA data indicates that, at 0.73mt, sand and gravel production in Shropshire and Telford & Wrekin in 2015 has significantly recovered from recent years and is now above both the 10 year rolling average for sand gravel sales (0.69mt) and the 3 year average (0.67mt). The LAA data also demonstrates that the landbank of permissions for sand and gravel working has remained consistently above the minimum level required by NPPF of seven years. The permitted landbank of permissions was equivalent to about 15 years' production in 2015.**

### **Crushed Rock resources**

**10.2.2.4** 10.2.2.2 Leaton Quarry contributes to the sub-regional supply of crushed rock requirements. The market area for crushed rock is predominantly local and it is used in ready mix and precast concrete and road construction and surfacing, rail track ballast sea, and water and effluent filtration pipe bedding.

*The Group agrees with this modification*

### **MM78 p.143 ER3 Maintaining supplies of crushed rock**

The supply of crushed rock will be provided from existing permitted reserves at Leaton Quarry. The Council will only support proposals for further crushed rock working if **the need for the mineral outweighs the material planning objections (Policy ER6) and** one or more of the following exceptional circumstances apply:

- i. ~~The need for the mineral outweighs the material planning objections (Policy ER6);~~
- ii. ~~i.~~ Working would prevent the sterilisation of the resource; and/or
- iii. ~~ii.~~ Significant environmental benefits would be obtained.

**Proposals for new crushed rock extraction should demonstrate they are environmentally acceptable to work and be consistent with Policy ER6 and other relevant plan policies.**

This policy contributes towards achieving objective objectives 29

*The Group agrees with this modification*

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### MM79 p.143/144 10.2.2.3 to 10.2.2.5

~~10.2.2.3 The latest available data indicates that the land bank of permissions for crushed rock working has remained consistently above the minimum target levels for 10 years. In 2014 the permitted land bank of permissions was equivalent to about 46 years production therefore no new sites for extraction will be allocated.~~

~~10.2.2.4~~ **10.2.2.5 As a result of the extensive landbank for crushed rock no new sites for extraction will be allocated.** In the event that increased production results in the site's permitted reserves becoming exhausted earlier, subject to environmental constraints, an extension to Leaton quarry would be considered to replenish reserves.

~~10.2.2.5~~ **10.2.2.6** The only other alternative crushed rock supplies within the borough that are not sterilised or exhausted are at the Ercall, near the Wrekin, the Wrekin itself and Lilleshall Hill. The Ercall is within the Shropshire Area of Outstanding Natural Beauty (AONB) and there is housing on and adjacent to Lilleshall Hill. The disused Ercall Hill and nearby Maddox Hill crushed rock quarries, both geological SSSI sites, were last worked for crushed rock in the mid-1980s, when they were permanently closed down to concentrate production at Leaton Quarry. It is therefore a sustainable continuation of planning policy for any future allocation of crushed rock resources to be an extension of Leaton Quarry, subject to it being environmentally acceptable.

*The Group agrees with this modification*

**MM80 p.144 ER4** The Council will **only** support proposals for new sand and gravel sites **if the need for the mineral outweighs the material planning objections (Policy ER6) and** one or more of the following exceptional circumstances apply:

- ~~i.~~ ~~The need for the mineral outweighs the material planning objections (Policy ER6);~~
- ~~ii.~~ ~~ii. i.~~ Working would prevent the sterilisation of the resource; and/or
- ~~iii.~~ ~~iii. ii.~~ Significant environmental benefits would be obtained. Proposals for a new sand and gravel quarry should demonstrate they are environmentally acceptable to work and be consistent with Policy ER 6 and other relevant plan policies.

*The Group agrees with this modification*

### **MM81 144/1 45 10.2.3.2 to 10.2.3.4**

~~10.2.3.2 In 2014 there were 11 permitted sites for sand and gravel working in Shropshire, 6 of which were operational. Recent data suggests that the land bank of permissions for sand and gravel working has remained consistently above the minimum target of 7 years, and~~ **It is acknowledged that the NPPF promotes a growth and development agenda to which the Local Plan has responded accordingly. However, due to the ready availability of an adequate and steady supply of sand and gravel resources from existing proximate sites in other parts of the Shropshire sub-region it is considered** there is no need for the plan to identify additional sites, since Shropshire Council has indicated that supply can be met up to 2031. In recognition of a rising population and new inward investment for employment, and the NPPF's agenda for growth, should **Should** exceptional circumstances occur **where the need for additional reserves extraction of sand and gravel reserves can be**

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demonstrated are required, new sites will be considered provided the sites they are environmentally acceptable to work.

10.2.3.3 The ENTEC report Assessing Sand and Gravel Sites for Allocation in the Shropshire sub region: Site Assessment Report (including Telford & Wrekin) jointly commissioned by Shropshire Council and Telford & Wrekin Council (March 2010) and later addendum (February 2011) considered appropriate sites for the sub region for sand and gravel resources. The only other site in Telford & Wrekin considered potentially suitable as a future allocation is was Pave Lane in the east of the borough close to an existing commitment for sand and gravel extraction at Woodcote Wood in Shropshire. However, Pave Lane However this site was classed as 'least preferred' in the report meaning that it should only be considered if one or more of the unworked site commitments (Sleap/Barnsley/Woodcote Wood) in Shropshire fail to come forward. In the case of two of these sites (Sleap and Woodcote Wood), the mineral operators and landowners concerned have confirmed that there is a clear intention to work these sites during the Plan Period; furthermore the latest LAA data demonstrates there is sufficient supply from existing operations, commitments and additional resources allocated at three sites in Shropshire Council's Local Plan, together with a very strong likelihood of additional allocations and windfall sites being identified in Shropshire as part of its current Local Plan review process. These resources will be more than adequate to satisfy the identified need for sand and gravel in the sub-region. There are serious issues with the deliverability of the Pave Lane site within the Local Plan period. Significant serious environmental constraints include Woodcote Hall, a retirement and nursing home, which lies between the site and the nearby Woodcote Wood site (in Shropshire), landscape issues when viewing the site from nearby Staffordshire, and access onto the A41(T) is constrained.

10.2.3.4 In the event of a site in Shropshire being undeliverable then Pave Lane could be considered to come forward. If the site were to come forward as an extension to the Woodcote Wood site issues of cumulative impact would need to be considered. However, the Woodcote Wood site has not yet been developed. Where the need for additional extraction of sand and gravel reserves can be demonstrated then consideration could be given to Pave Lane for sand and gravel extraction. However, if the site was to come forward in close proximity to the Woodcote Wood site then potentially significant issues of cumulative impact would need to be considered alongside other considerations in line with policy ER6.

*The Group agrees with this modification*

MM84 p.150 ER8 [Delete policy ER8 and replace with the following:]

Policy ER8

Waste planning for residential development

The Council will support residential development that helps drive waste management up the Waste Hierarchy by:

i. Providing, with regard to local design standards and waste collection regime at the point of application, the following:

a) Sufficient space for the storage of recycling and refuse containers that is designed to a high standard; and

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**b) A storage area that is accessible, conveniently located with a step free route to the collection point and where practical, sited to the rear of the property, avoiding the need to convey containers through a property. Where this is not possible storage at the front of the property should be secure and minimise its visual impact.**

**ii. In the case of shared housing, flatted development or residential homes:**

**a) Where appropriate and related to the size and nature of development, provide shared recycling and refuse facilities of a capacity agreed with the Council;**

**b) Where storage is not fully enclosed and secured it should be at least five metres away from the building and be separate from cycle storage, car parking and key circulation areas in order to reduce risk of fire from flammable materials; c) Communal storage areas need to be accessible to collection crews with a hard surfaced, step free route between the storage area and collection point, which should be kept clear of parked vehicles.**

**iii Collection points for all developments should be accessible for standard sized waste collection vehicles, details of which can be obtained from the Council;**

**iv. Demonstrate how construction and excavation waste from development sites will be recycled, treated and/or disposed. This should demonstrate recycling of waste on-site or, where this is not possible, the destination and end use of waste taken off-site.**

This policy contributes towards achieving objectives 25 and 30.

*The Group agrees with this modification*

**MM86 p.153 ER10** The Council will require major development to demonstrate that it:

- ~~i. Incorporates design features that will reduce water consumption; and/or~~
- ~~ii. Incorporates design features that will support recycling/re-use of water through measures such as rainwater harvesting and grey water recycling, especially where a large demand for water is predicted such as industrial processes; and/or~~
- ~~iii. Provides features for the collection of rainwater for use in irrigation/watering to offset potable water demand.~~

~~This policy is linked to the phasing of development as set out in Policy HO3.~~

**The Council will encourage major development to incorporate design features, commensurate with the scale and type of development, that will support recycling / re-use of water to help offset demand for potable water supplies.**

*The Group agrees with this modification*

## **M82 - Telford & Wrekin Conservative Group**

**MM89 p.160 Appendix A, para 5** Policies within the Local Plan that support requests for developer contributions for strategic infrastructure include:

~~Policy SP 4 – Presumption in favour of sustainable development;~~  
Policy NE4 - Provision of public open space; Policy COM1 - Community facilities;  
Policy C3 - Impact of development on highways.

*The Group would suggest that Primary and Secondary Education are added to the criteria*

**MM90 164 Table 13 Aim 2** Support the delivery of approximately ~~45,555~~ 17,280 new dwellings across the borough by 2031

*The Group does not agree with the housing number modification*

### **MM93 p.191 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.**

*The Group agrees with this modification*

### **MM95 p.189 Appendix I: Glossary**

Add **Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure; entertainment facilities; the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).**