



LILLESHALL PARISH NEIGHBOURHOOD PLAN 2018 - 2031

REGULATION 15 SUBMISSION





FOREWORD

Neighbourhood Plans arise from the Government's determination to ensure that local communities are closely involved in the decisions which affect them.

Developed to establish a long term view for our Plan Area and to help deliver the local community's aspirations and needs for the plan period 2018 - 2031, our Plan has been produced by the, Lilleshall Parish Council as the formally designated Lilleshall Neighbourhood Plan Qualifying Body; and project managed by Mr David Shaw, it is based upon the views of the Parish residents. The Parish Council has consulted and listened to members of the community on a wide range of issues that will influence the well-being, sustainability and long term future of our community.

The Parish Council has sought the views of people who live and work in the neighbourhood plan area including formal information gathering events and surveys to provide everyone with the opportunity to contribute ideas and opinions.

A Neighbourhood Plan has many benefits and will:

- Help protect the rural and historic character of the Parish and village.
- Help protect our green spaces from poorly located development.
- Help to provide the right type and number of houses and to address local need, wherever possible.
- Ensure that future development makes a positive and sympathetic contribution to the character of the Parish.

We value the enormous amount of time that the residents of the Parish have put into their responses to the various consultation elements of the process. The thoughtful and detailed comments received have assisted the Parish Council to reach a point where we feel confident that the Neighbourhood Plan accurately reflects the views of the community.

Councillor David Shaw

Chairman Bob Taylor

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INTRODUCTION

Our Neighbourhood Plan

This Draft Plan has been formulated on the basis of public responses to the Parish Council's consultations carried out via the Community Engagement and Consultation process detailed within the Parish Council's Consultation Statement. All responses from the public and consultees have been considered by the Parish Council and used to inform this Regulation 15 version of the Plan.

Our Regulation 15 Submission of the Lilleshall Parish Neighbourhood Plan is the vision of the community for the future of Lilleshall Parish and sets out a clear set of policies based on comments received throughout the consultation process and has been developed to comply with the basic conditions for Neighbourhood Plans in so far as our Policies:-

1. Have regard for the National Planning Policy Framework
2. Contribute to sustainable development within the Parish, and the Borough of Telford & Wrekin
3. Support the Aims, Objectives and Policies of the Telford & Wrekin Local Plan 2011-2013
4. Through conformity with the Telford & Wrekin Local Plan 2011-2013 and the NPPF the are compatible with EU Regulations

This plan is now submitted to Telford and Wrekin Council for further consultation and examination along with supporting documentation which includes: -

1. Map of the Designated Area for Lilleshall Parish Ward
2. The Consultation Statement demonstrating the level public consultation and community engagement
3. A Basic Conditions Statement



SETTING THE CONTEXT

The Parish of Lilleshall is in the Borough of Telford and Wrekin and the ceremonial county of Shropshire. It is located 2.5 miles (4.0km) south west of the market town of Newport, and 6.1 miles (9.8k) north east of Telford. The primary residential area is Lilleshall village, with a further small development in the west of the parish at The Humbers; the remaining homes are made up of farms, holdings and cottages spread across the rural parish.

The parish has one public house (The Red House), located at the junction of Wellington Road and Limekiln Lane. Recreational facilities include the Lilleshall Cricket Ground and Tennis Courts, both being situated in the centre of the village; sports fields at the Humbers currently maintained by Defence Estates; plus the parish Memorial Hall and Youth Centre each of which are located within the village.

There is an extensive network of footpaths, bridleways and cycle ways covering the parish, including the Hutchison Way long distance footpath and National Cycle Route 55. The footpaths cover a wide range of ecological and historical features, including Lilleshall Hill which dominates the parish, the old limestone quarry, and related abandoned canal routes.

The parish church and primary school are located in the centre of the village. The church lies within the Archdeaconry of Salop and was dedicated to St Michael and All Angels around the 12th century, however, records indicate a much earlier church being located on the site that is believed to be the first resting place of the remains St Alkmund, before their translation to Derby. The primary school and adjacent pre-school are also located within the village, with both facilities serving the parish as well as residents of neighbouring parishes.

Records indicate that the Lilleshall Parish has been occupied by predominantly farming communities since the first Iron Age settlements by the Cornovii, and subsequently Anglian settlement around the 7th and 8th century when the local people, the "*Lilseate*" took their name from "*Lillas hill*", and eventually passing on that name to the village and parish as Lilleshall.

Key historic features of the parish include are the Lilleshall Abbey ruins, maintained by English Heritage, the Duke of Sutherland Memorial at the summit of Lilleshall Hill, the refurbished Triple and Deep limekilns within the old quarry, and the Hughs Bridge Inclined Plain which once formed part of the old Tub Boat Canal network. There is also speculation about reopening the old Newport and Shrewsbury Canal, a short section of which passes through the mediaeval deer park at Lubstree in the west of the parish.

Natural, Cultural and Heritage Assets

Although the surrounding area is dominated by the Lilleshall hill and monument, the parish benefits from a wide range of valued assets which provide it with a unique character. These include nationally and regionally recognised monuments, as well as locally recognised natural and archaeological features that contribute to the parish and wider area's social and industrial history.



The Landscape

The west of the parish includes a portion of the Weald Strategic Landscape, made up of reclaimed and managed wetlands, managed woodlands, along with a section of the currently abandoned Shrewsbury-Newport Canal. Moving east the land progressively improves from wetland and woodland, through open pasture to an extensive area of highly productive arable land. All of this is dominated by Lilleshall Hill and its monument to the 1st Duke of Sutherland. Whilst at 132m AOD the hill is not large by many standards, its character is defined by the way it dominates the landscape, providing a key feature to the surrounding area. The hill also provides the centre point for Lilleshall Village, which has grown to its

current size over a period of around 1500 years. To the east of Lilleshall Hill, the land forms a shallow valley, bounded by the hill and village in the west, and the ancient Abbey Woods in the east; the valley falls from the old Willmore Grange southwards towards the Abbey and its string of fish and mill ponds, which run along the valley floor between the Abbey remains and Honnington Pool.

Nationally and Regionally Recognised Natural Features

- Ancient Woodlands of the Lilleshall Abbey Woods
- Lilleshall Hill Local Wildlife and Geological Site
- Lilleshall Old Quarry Local Wildlife and Geological Site

Areas of National and County Archaeological Interest

- Lilleshall Abbey Ruins, maintained by English Heritage
- Lilleshall Abbey Fish Dams
- The Duke of Sutherland Memorial
- Lilleshall Triple Lime Kilns
- Shropshire Tub Boat Canals. Totalling 6.5 km. the canal routes within the Area, they include:-
 - Donnington Wood Canal
 - Hugh's Bridge Incline Plane
 - Lilleshall Branch Canal
 - Pitchcroft Branch Canal
 - Pitchcroft ropeway
- LNW Railway, Stafford – Shrewsbury Branch, track route and bridges.
- Shrewsbury-Newport Canal, Humber Arm and Lubstree Wharf
- The Parish Church of St Michael and All Angels

Particular Features and Attributes

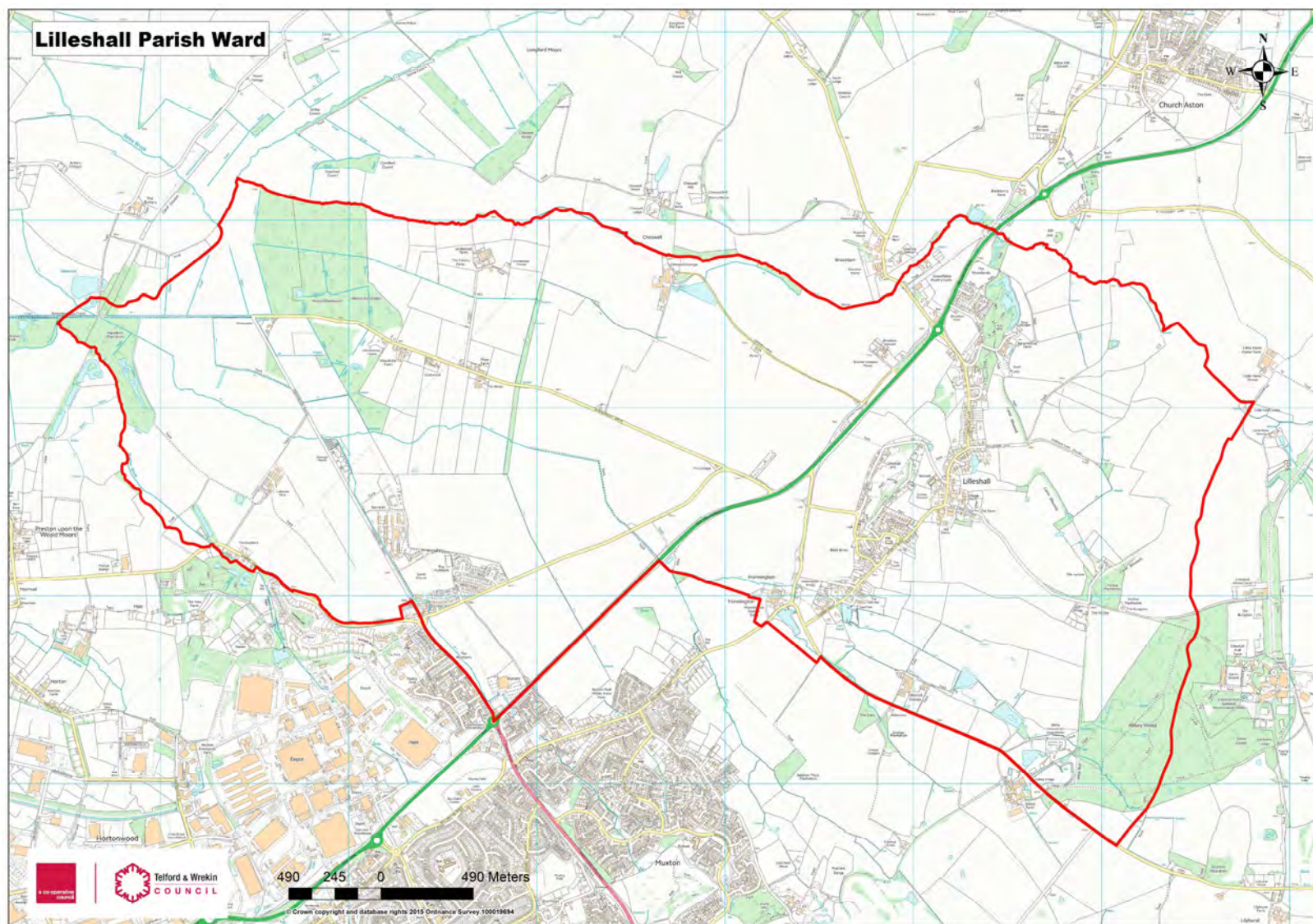
- The Area is covered by almost 20km. of public footpaths and pathways, some of which follow the old canal towpaths, providing good access to rural amenities across the Parish.
- The Parish is connected to other parts of Telford, Shropshire and Staffordshire via the Hutchison Way Long Distance Path, and the National Cycle Route 55
- The Parish includes thirty eight Listed Buildings and Structures, including two Grade 1 listings
- Lilleshall Abbey Mediaeval mill and fish ponds (still in use)
- Views from and to the Lilleshall Hill and monument

When incorporated with the natural environment and agricultural landscape, these listed features combine to provide a unique area which, it should be noted, is not exclusive to local residents, as location, public transport and ease of access provides a facility for neighbouring parish and the broader population of Telford, Shropshire and Staffordshire.

Further detail is contained in the Parish Profile in Appendix 1



Figure 1: Parish Boundary and Neighbourhood Plan Area



WHY ARE WE PREPARING A NEIGHBOURHOOD PLAN FOR LILLESHALL?

Neighbourhood Plans are a relatively new part of the Statutory Development Planning system. Local Authorities, such as Telford & Wrekin Council, have the power to produce Development Plans to promote, guide and control development of houses, businesses, open spaces and other uses of land. The preparation of a Neighbourhood Plan provides Parish Councils with the same powers.

Neighbourhood Plans form part of the Statutory Development Plan for an area. They are used to promote, guide and control local development and importantly, are used to help determine local planning applications.

Not all Parish Councils have chosen to produce a Neighbourhood Plan, however, in September 2015 Lilleshall Parish Council decided that this was an important right to exercise, and applied to be designated a Neighbourhood Planning body for the whole area covered by the Parish (Figure 1). The Parish Council submitted its application to Telford & Wrekin Council for designation of its Neighbourhood Area in March 2016. After a formal six week consultation which began on 7th April and ran until 19th May 2016, Telford & Wrekin Council resolved in June 2016 to support the Neighbourhood Area application made by Lilleshall Parish Council and confirmed that the area shown in the application should be designated as a Neighbourhood Area. A formal notice was published on the 8th June 2016 that confirmed the designation.

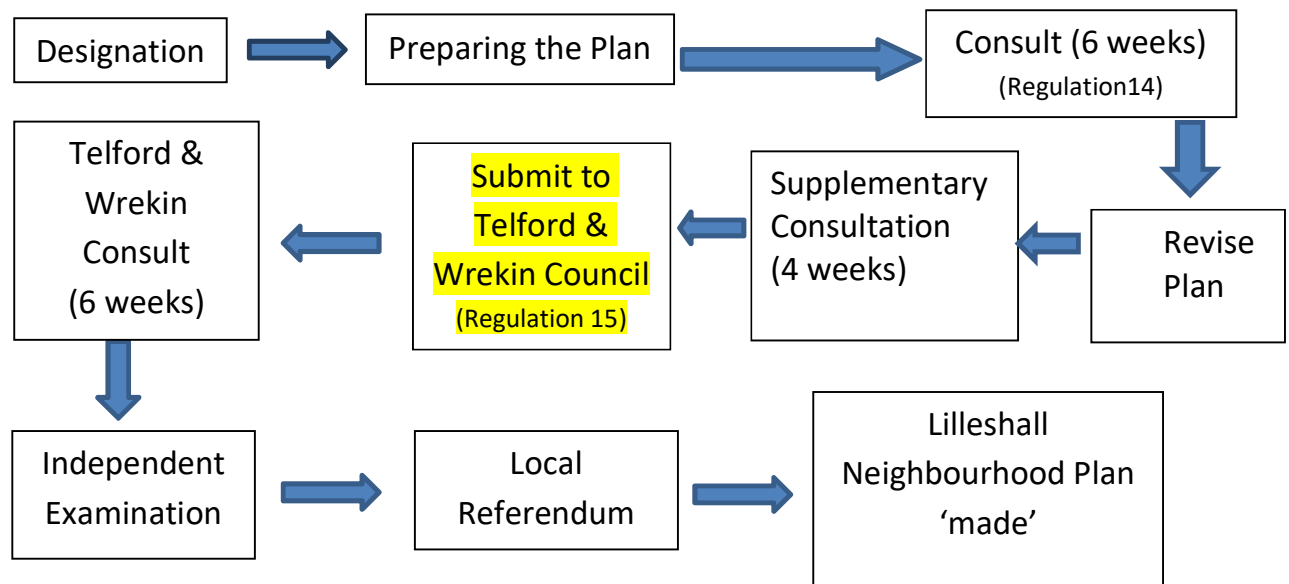
The Parish Council has been preparing this Draft Neighbourhood Plan since October 2016. When the Plan is finalised, following consultation with residents and stakeholders, its policies will reflect the aspirations of the majority of the people of Lilleshall who have all had an opportunity to play a part in shaping the future of their Parish.



PROCESS OF PREPARING THE PLAN

Neighbourhood Plans have to be prepared following a procedure set by government (Figure 2).

Figure 2: The Neighbourhood Planning Process



In accordance with Regulation 14, a six week consultation of the Neighbourhood Planning Regulations 2012 was carried out with Lilleshall Parish residents, businesses and consultative bodies between 26th May 2017 and 14th July 2017.

However, following Independent Examination, Telford & Wrekin Council's Local Plan was subsequently revised in line with the changes recommended by the Inspector. In this instance, the Parish Council considered the implications of these changes, as well as considering the responses to the representations made in this Regulation 14 Consultation.

Consequently, the Neighbourhood Plan was revised to take account of responses from consultees and the changes to the Local Plan proposed by the Inspector. The Parish Council decided therefore that an additional 'supplementary' consultation should take place before submission. A further six-week consultation by Telford & Wrekin Council will then take place when the Plan is submitted under Regulation 15. The Plan, its evidence base and consultation responses, will then be submitted by Telford & Wrekin Council for Independent Examination and the process will culminate in a local referendum on whether the plan should be made part of the Statutory Development Plan for the Borough of Telford & Wrekin.

NATIONAL AND LOCAL PLANNING POLICY FRAMEWORK

The Lilleshall Neighbourhood Plan must take account of national planning policy. This is primarily contained in one document - the National Planning Policy Framework (NPPF).

This means our Neighbourhood Plan must “....*plan positively to promote local development*” and must “....*support the strategic development needs*” set out in Telford & Wrekin Council’s Local Plan. Therefore, our Neighbourhood Plan has been prepared to be in “general conformity” with Telford & Wrekin Council’s planning policies.

Telford & Wrekin Council’s strategic planning policy is contained in the Telford & Wrekin Local Plan. The Local Plan was submitted on 30th June 2016 and underwent examination in public during January and February 2017. The Local Plan was subsequently revised to adopt the changes recommended by the Inspector and adopted by Telford and Wrekin Council on 11th January 2018

The Parish Council considered that the appropriate and sensible approach was to proceed with the Neighbourhood Plan on the basis of the strategy and policies within the Telford & Wrekin Local Plan 2011 - 2031 and to work closely with the Borough Council during the preparation of the two documents. Consequently the need to consider implications arising from the examination of the Local Plan and the resultant revisions it proved necessary to pause the Neighbourhood Plan process in order that the relevant revisions could be taken into account.

Strategic Framework

The Telford & Wrekin Local Plan (policy HO10) already states that a limited amount of infill housing will be supported in Lilleshall and so the development strategy for Lilleshall has largely been set. Consultation responses during the Neighbourhood Plan process show that there is no support within the Parish to pursue other development strategies. The options stage of the Local Plan preparation considered different approaches to development in the rural area alongside considerable consultation and dialogue with the rural parishes. This culminated in a spatial strategy which allowed for the inclusion of development in existing rural communities which could have positive effects if carried out at the appropriate scale consistent with the capacity of the rural communities, services and infrastructure. Small scale focused development could be undertaken to help encourage provision of services without changing the character of rural Telford & Wrekin.

Telford & Wrekin Council considers this approach has the greatest potential to achieve appropriate growth with minimal detrimental environmental effects. It recognises that careful consideration should be given to the location of new development to avoid sensitive sites, to optimise positive community effects and to take the opportunity to maximise the benefits of innovative sustainable design (by ensuring efficient use of land and resources) to mitigate any potentially significant negative impacts.

The Spatial Strategy for the Borough is set out in Chapter 3 and policies SP1, 2 and 3 summarised in Table 9 of the Local Plan. Telford is the dominant settlement, and the importance of its continuing growth dictates that the vast majority of development takes place here. As a historic market town with a population of around 11,000, it is appropriate that some new development be directed to Newport.

The small remainder of new housing development will be directed to the most appropriate rural

settlements with access to services and other infrastructure in order to support rural economic activity whilst protecting sensitive landscapes and settings. Given the context of the Borough and the lack of realistic and appropriate alternatives, the broad Spatial Strategy is appropriate and there is no justification therefore in exploring, through the Neighbourhood Plan process, other development strategies for Lilleshall.

To consider other strategies that seek to provide substantially more housing in the rural area would conflict with Government policy which seeks to promote sustainable development by encouraging effective use of brownfield land and locating as much housing as possible closest to existing infrastructure in Telford or Newport. The majority of housing in the rural area is hoped to be delivered on two large brownfield sites at Allscott and Crudgington. Allowing for other existing supply, the remainder will be located through limited infill development in 5 settlements, the selection of which is justified by the process set out in the Technical Paper – Rural Settlements (B2f) that considers the presence of primary and secondary facilities and services, accessibility and existence of previously developed land. Options exploring other strategies for distribution and/or additional development in the rural area would impact on the successful implementation of these large brownfield sites.

It is believed that there is sufficient remaining provision for development in 5 rural settlements to meet the requirements of the NPPF to support a prosperous rural economy (paragraph 28), deliver affordable housing (paragraph 54) and support community vitality, whilst avoiding isolated development in the open countryside (paragraph 55). Telford & Wrekin Council takes the view that its Spatial Strategy for the rural area (policy SP3) and its approach to planning for rural housing (policy HO10) is consistent with government priorities to boost significantly the supply of housing generally but also takes account of the scale and context of the Borough's villages which, highlighted in the Technical Paper – Rural Settlements (B2f), do not have extensive infrastructure provision. Outside the named settlements, housing development is to be strictly controlled to protect sensitive landscapes and the open countryside and to avoid coalescence of settlements. Any need for rural affordable housing is to be focused as far as possible around settlements with the best infrastructure or on brownfield sites that can deliver substantial amounts of housing allowing for small scale rural exceptions to come forward under policy HO11.



EVIDENCE BASE

Consultation and Engagement

Being such a small community, we were able to collect many more of the concerns and ideas of residents and stakeholders during face to face discussions than would be possible in a larger community. Following discussions at Parish Council Meetings, the process to produce a Neighbourhood Plan started with two Open Forum meetings in Lilleshall during May 2016 to gather initial views and to identify the areas to be considered for inclusion in the Neighbourhood Plan.

Following the approval of the Designated Area and building on the responses from the Open forum sessions, a comprehensive survey was designed and undertaken with the assistance of Shropshire Rural Community Council (SRCC) to further establish the scope and content of the Neighbourhood Plan. Every household in the Parish was asked to complete a survey during November 2016. Whilst a further Open Forum was held on 12th November 2016 to answer any questions or issues people may have had about the survey. In total 574 surveys were completed and an analysis of the responses was undertaken by SRCC. (This is listed in the evidence base as item 2.)

The survey was divided into 6 main sections covering the main key themes identified from the Open Forum sessions:

- Providing Homes
- Jobs and the Local Economy
- Protecting our Environment
- Improving Community Services
- Creating a Sustainable Community
- Housing – Identifying Needs

Building on responses to the survey subsequent analysis and available evidence these key themes were reformulated into 6 main headings for relevant planning policies to be effective.

1. Development
2. Heritage and Design
3. Local Environment
4. Community Infrastructure
5. Transport and Accessibility
6. Employment/Economy

Using these main headings alongside the survey analysis a neighbourhood plan vision and a set of objectives for the Plan were identified and policies to achieve these were developed.

The aim is for the Neighbourhood Plan to be focused and concise and to concentrate on those issues that can be influenced by town and country planning legislation. Other broader issues or those that aren't controlled through planning legislation will be part of a broader Action Plan linked with the existing Parish Plan. Following the pre-submission (Regulation 14) consultation earlier this year, 9 representations in total were received including those from Telford & Wrekin Council, the MOD (Defence Infrastructure Organisation) Environment Agency, Natural England, Mott MacDonald; and individuals, households, and organisations in Lilleshall Parish.

Many of the responses received at the regulation 14 stage were concerned with the draft Plan's approach to Lilleshall's rural character and context. Moreover, at the same time, modifications in the light of the Inspector's Report were being made to the emerging Telford and Wrekin Local Plan. The Parish Council decided therefore that an additional 'supplementary' consultation should take place before submission to respond to both comments received and Local Plan modifications. A further 7 representations were received to this additional consultation.

The Regulation 15 Consultation Statement summarises all statutory and non-statutory consultation undertaken with the community and other relevant statutory bodies and stakeholders on the pre-submission draft Plan. In particular, it describes how concerns have been addressed and what changes have been made to the Plan as a result of consultation.

Technical Evidence

A great deal of additional technical evidence has been collated by the Parish Council in preparing the draft Neighbourhood Plan. This has naturally been drawn from Telford & Wrekin Council sources; in particular, information compiled during the preparation of the Local Plan and contributing to its extensive evidence base. A list of the technical evidence considered by the Parish Council is available in the Parish Profile in Appendix 2.

Strategic Environmental Assessment (SEA)

Neighbourhood Plans must not breach, and must be compatible with EU and Human Rights obligations. Neighbourhood Plans therefore need to be considered against the Habitats and Strategic Assessment Directives and associated regulations and might, subject to their scope and the issues they are seeking to address, be required to produce an Environmental Assessment if the Plan is determined as likely to have significant environmental effects.

Strategic Environmental Assessments (SEA) are required by the **Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations)**. This regulation also prohibits the adoption or submission of a Plan before the responsible Authority has determined whether the Plan is likely to have significant effects on the environment. It is not possible to categorically rule out the need for an SEA, without first carrying out a screening process to establish whether or not the Lilleshall Neighbourhood Plan is likely to have significant environmental effects. A draft Screening Report has been prepared and is published for consultation alongside the draft Neighbourhood Plan.

At this point the three statutory agencies: the Environment Agency, Natural England and Historic England are consulted as required by the regulations and their views determine whether a further formal SEA is necessary.



VISION AND OBJECTIVES

VISION

To continue to thrive as a vibrant and distinctive place, to continue to respect and reflect the views of its community, to evolve while retaining its rural character and identity and to protect and enhance the natural and built environment for the benefit of everyone.

NEIGHBOURHOOD PLAN OBJECTIVES

Development

1. With the exception of sites contiguous with the current urban area of Telford to only support future development of appropriately designed housing on infill sites.
2. To support delivery of a limited amount of appropriately designed and located affordable housing
3. To prevent the merging of built up areas to retain the rural character and identity of Lilleshall village and the wider Parish

Heritage/Design

4. To ensure development preserves and enhances the traditional character and setting of the parish through support for sympathetic design
5. To ensure that all development is based upon sound environmental sustainability principles; including energy sourcing and conservation, flooding/drainage and sewerage management, waste minimisation, wildlife conservation and habitat protection

Local Environment

6. To protect and enhance the environment and landscapes such as the parish's designated and non-designated heritage assets, in particular the Strategic Landscape Areas.
7. To protect and enhance green areas, natural habitats, wildlife and biodiversity throughout the Parish and to encourage appropriate management in particular of the disused limestone quarries.

Community Infrastructure

8. To seek and support improvements to utility infrastructure and digital connectivity
9. To protect and enhance existing community facilities and seek and support opportunities to expand provision in particular for allotments and recreational facilities

Transport and accessibility

10. To ensure that new developments have enough car parking to meet current and future needs.
11. To encourage the provision of alternative, safe and convenient means of travel so as to minimise the use of cars in and around the Parish and reduce the associated problems of noise, pollution and parking.
12. To provide a safe, accessible and well maintained network of roads, pavements, cycle routes and rights of way whilst retaining a rural character to support a more sustainable environment, reduce reliance on the car and offer healthier lifestyle options.

Economy and Employment

13. To support the local economy and employment by encouraging appropriate agricultural diversification, environmental farming initiatives, appropriate home working and tourism development.

POLICIES

The following policies were devised to deliver the objectives listed above by guiding and influencing new development proposals and the decisions made about new development through the planning application process.

The policy framework is set nationally by the National Planning Policy Framework (NPPF) and locally by Telford & Wrekin Council's planning policy guidance – in this case the recently adopted Telford & Wrekin Local Plan 2011-2031. Policies in a Neighbourhood Plan must align with the framework both nationally and locally and not conflict with or undermine it (NPPF paragraphs 183, 184, 185).

1. Housing

POLICY DEV1: INFILL HOUSING IN LILLESHALL VILLAGE

Housing infill development and the conversion of existing buildings to residential use will be supported. In order to protect the rural character and setting of Lilleshall Village, only proposals which meet the ALL of the following criteria will be supported:

- The land to be developed is a suitable infill site within the existing built area of the village;
- The proposal is for a maximum of 3 dwellings;
- The proposal contributes positively to local character and distinctiveness.

Infill sites definition:

Infill development is usually small scale housing development (normally 1-5 dwellings) on sites within the main built area of a settlement in an otherwise built-up frontage. In planning the growth of Lilleshall, the council will factor in the potential for infill development over the plan period, but such sites will not be allocated in the plan.

The majority of Open Forum comments and survey responses understood the need for limited infill development in the village but were also in favour of protecting the character of the village from too great a scale of new development.

This policy builds on Telford & Wrekin Local Plan policies SP3 and HO10 which support new development where it meets the needs of rural communities and seeks to direct a limited amount of new housing development in Lilleshall to infill sites only.

This policy conforms to:

Local Plan policies: SP3 Rural Area; SP4 Presumption in favour of Sustainable Development; HO10 Residential Development in the Rural Area; BE5 Conservation Areas.

NPPF paragraphs: 7, 16, 54, 55, and 126.

It will help to deliver Neighbourhood Plan Objectives: 1, 2, 3, and 4.

POLICY DEV2: MERGING OF SETTLEMENTS

In order to prevent coalescence of settlements and to protect the rural character and nature of the Strategic Landscape Areas, where the open spaces between settlements are valued, proposals for new open market housing in the open countryside outside Lilleshall village and not contiguous with the current urban area of Telford will not be supported, except those proposals that accord with Paragraphs 28, 54 and 55 of the NPPF. Limited development on infill sites in Lilleshall will be supported.

Open Forum comments and survey responses strongly articulated people's appreciation of Lilleshall's character and rural nature and the need for the Neighbourhood Plan to balance the requirement for some limited development whilst maintaining Lilleshall's unique character and setting. Community responses particularly referenced the need to avoid merging with Telford along Wellington Road and the town of Newport to the north.

The Telford & Wrekin Local Plan recognises the importance of the rural area in policy SP3 and the need to protect its environmental, social and economic characteristics.

This policy conforms to:

Local Plan policies: SP3 Rural Area; SP4 Presumption in Favour of Sustainable Development; HO10 Residential Development in the Rural Area; NE1 Biodiversity and Geodiversity; NE2 Trees, hedgerows and woodlands

NPPF paragraphs: 7, 9, 16, 51, and 55.

It will help to deliver Neighbourhood Plan Objectives: 1, 3, 4, and 6.

POLICY DEV3: SITES WITHIN TELFORD BUILT-UP AREA

In order to reduce the impact on the parish, protect the rural character and setting of Lilleshall village and help preserve the open aspect of views from the hill, proposals for design and layout to minimise detrimental scenic impact of sites contiguous with the current urban area of Telford (as defined on the policies map) in Lilleshall Parish will be supported.

In addition traffic measures to reduce the impact on the Parish of additional vehicle movements from any new development on such sites will be supported..

The draft T&W Local Plan had allocated a number of sites for new housing development in and around Telford. One of these, site H1 for approximately 750 new homes known as Donnington and Muxton Sustainable Urban Extension was located on the north-eastern edge of the Telford urban area within the defined 'built-up' area for Telford but that is also within Lilleshall Parish boundary. This allocation and proposed Sustainable Urban Extension have been removed from the adopted Local Plan. There is though general understanding within the Parish of the need for development in Telford to meet its growth requirements but equally that the impact on the wider environment and rural character of the Parish should be minimised. Any proposals for new development in this area will be judged against this policy as part of the development plan.

In line with comments expressed at the Open Forums and survey responses concerned with the protection of views, landscape amenity and traffic impact, this policy aims to support and

encourage design measures for development in this area to minimise these impacts for the Parish.

This policy conforms to:

Local Plan policies: HO2 Housing Site Allocations; NE2 Trees, hedgerows and woodlands; NE7 Strategic Landscapes; C3 Impact of development on highways;

NPPF paragraphs: 9, 16, 35, 52, 56, and 58.

It will help to deliver Neighbourhood Plan Objectives: 1, 6, and 12.

2. Heritage and Design

POLICY D1: SYMPATHETIC DESIGN

All development proposals must provide a high level of design that responds to the local character, reflects the identity of the local surroundings and materials, and preserves and enhances heritage assets and their settings within the Lilleshall Neighbourhood Plan area. This should be demonstrated through the submission of a statement setting out how this has been achieved.

Development proposals should in particular deliver sympathetic and complementary design where the presence of 'Duke of Sutherland' style dwellings is an important local or neighbourhood feature. Where identified through the planning process Duke of Sutherland style cottages should be considered for Telford & Wrekin Council local listing.

Particularly strong support was expressed through survey responses and Open Forum comments for new development to be in keeping with the local character respecting design and surroundings and the use of local materials. Consultation responses highlighted the community's desire for new development to be in keeping with its character and landscape setting with particular regard to the scale of existing development. It is considered that the presence of many Duke of Sutherland style dwellings in the Parish is an important element of its unique rural and historic setting and should be explicitly referred to.

This policy conforms to:

Local Plan policies: BE1 Design Criteria; BE2 Residential Alterations; BE6 Buildings of Local Interest.

NPPF paragraphs: 9, 16, 17, 56, 57, 58, 126, 135, and 141

It will help to deliver Neighbourhood Plan Objectives: 1, 4 and 6.

POLICY D2: SUSTAINABLE DESIGN

Development that incorporates environmental and ecological features to reduce energy and water consumption, minimise waste and impact on utilities infrastructure will be supported. Wildlife conservation and habitat protection will be expected to be integral to new development proposals.

Many comments and survey responses were concerned with various elements of sustainable design and how new development can be integrated into existing water, sewerage and energy infrastructure. Survey responses showed strong support in particular for domestic solar energy

solutions and energy conservation in new buildings. Whilst the need to support and promote habitat and wildlife management also featured in survey responses.

This approach is reflected in Telford and Wrekin Council's Local Plan which seeks to promote sustainable design of new development integrating elements of resource management and habitat and wildlife conservation into design and construction.

This policy conforms to:

Local Plan policies: BE1 Design Criteria; ER1 Renewable Energy; ER8 Waste Planning for residential developments; ER11 Sewerage systems and water quality.

NPPF paragraphs: 7, 9, 16, 17, 58, 95, 97, 99, and 109

It will help to deliver Neighbourhood Plan Objectives: 1, 5, 7, and 8.

POLICY D3: DESIGN OF RESIDENTIAL INFILL DEVELOPMENT

Infill development should provide adequate off street parking to relieve congestion on the narrow local access roads and seek opportunities for pedestrian links through the village where possible. Development will be supported where it meets all the following criteria:

- a) Designed to be an integrated addition to the village, well connected to the existing village settlement and community facilities;
- b) Does not lead to the loss of community facilities
- c) Development shall not result in the loss of important features such as stone walls, trees, hedgerows, or green spaces that contribute to the unique character of the village;
- d) The scheme should be consistent with the prevailing scale, density and materials that reflect the locally distinctive character so that the village feel is retained;
- e) Ensures appropriate and safe access can be achieved;
- f) It does not impact adversely on the amenity of neighbouring properties
- g) Is of high quality design and is in keeping with the immediate surroundings, environment and rural landscape;
- h) Demonstrates a contribution to the delivery of an appropriate mix of dwelling types and sizes including affordable housing, to meet the needs of all sectors of the community;

Open Forum comments and survey responses stressed the need for new housing to be in keeping with the character of the village and sympathetic to existing design and materials. This policy approach is seen as particularly important when dealing with proposals for infill applications to avoid inappropriate developments.

This policy complements the criteria set out in policy BE1 of the Telford & Wrekin Local Plan which seeks to promote good design in line with the requirements of the NPPF which recognises that good design contributes positively to improving people's quality of life.

This policy conforms to:

Local Plan policies: SP4 Presumption in favour of Sustainable Development; HO10 Residential Development in the Rural Area; BE1 Design Criteria; BE5 Conservation Areas; C3 Impact of development on highways; C4 Design of roads and streets; C5 Design of parking

NPPF paragraphs: 9, 16, 35, 56, 58, 126, and 128.

It will help to deliver Neighbourhood Plan Objectives: 1, 4 and 10.

3. Local Environment

POLICY LE1: GREEN SPACES

The following areas as shown on the policies map and figure 3 are designated as Local Green Spaces

- The Cricket Ground and adjacent field
- School Playing Field and Children's Play Area
- The fields surrounding The Croft, Church Road
- MoD Sports Field – The Humbers
- Lilleshall Hill
- Allotments and Nursery, Wellington Road
- Honnington pond

Proposals for built development other than community facilities on these Local Green Spaces will not be permitted.

Significant support for the protection of certain open spaces was a feature of comments received at the Open Forum sessions. The survey therefore asked specifically for suggestions for suitable spaces to be identified. Responses to the survey highlighted the importance of these open spaces both to the community in terms of their recreation and amenity value but also their importance to the character and rural setting of the village. These sites are designated in accordance with NPPF paragraphs 76 and 77 which specify that Neighbourhood Plans can seek to protect areas of open space of significant importance to local communities but that the designation is not appropriate for all open space and should only be used where the site is in close proximity to the settlement, it is demonstrably special and is local in character.

This policy builds on Local Plan policies NE1 and NE3 by designating Local Green Spaces thus protecting these areas space to contribute to provisions for sport, recreation and biodiversity as well as local health and well-being.

Table 1: Local Green Spaces

Name of Site	Distance From Community Centre	Special Qualities/ Local Significance	Value Factors	Site Area	Ownership
1) Cricket Ground and adjacent field	Located within the core of the community, adjacent to Church Road.	The cricket field has been played upon by the Lilleshall Cricket Club for over 100 years. The adjacent field has been identified as a ridge and furrow system and provides a natural element of the continuous green link between the field lying North and East of the Lilleshall Hill	~ Sport and recreational value ~ Tranquillity ~ Visual impact	2.9Ha (OTA)	Private

Name of Site	Distance From Community Centre	Special Qualities/ Local Significance	Value Factors	Site Area	Ownership
2) School Playing Field and Children's Play Area	Located within the core of the community.	In addition to providing green space for sports and recreation, the playing fields and play area form part of the continuous green link between the fields lying North and East of the Lilleshall Hill	~ Sport and recreational value ~ Visual impact	1.34Ha (OTA)	Telford & Wrekin Council
3) Fields surrounding The Croft, Church Road	Located within the core of the community, adjacent to Church Road.	The fields "comprise part of a larger open field that positively contributes to the verdant rural character of the area and the attractive open setting to the village"	~ Recreational value ~ Historic significance ~ Visual impact ~ Local character ~ Tranquillity	5.0Ha (OTA)	Private
4) MoD Sports Field – The Humbers	Located within the core of the community, adjacent to Donnington Drive	Currently owned by the MoD and managed by Defence Estates, the sports fields provide a long term opportunity for development as a sports and recreation facility for joint use by both military personnel and local residents. Open Forum responses supported increased provision of green space at the Humbers	~ Sport and recreational value ~ Visual impact	3.5Ha (OTA)	Defence Estates Head of Establishment Parsons and Venning Barracks Donnington
5) Lilleshall Hill	Located within the heart of the village community	Lilleshall Hill and the Duke of Sutherland Monument is an outstanding features that form the heart of the community. The hill provides a primary attraction for local residents and visitors, who enjoy the views from the hill overlooking the adjacent agricultural landscape across the county and beyond into the mountains of Mid Wales. The Parish Council and Telford & Wrekin Council have entered into the process to formally register the site as a Local Nature Reserve.	~ Visual impact ~ Local character ~ Historic significance ~ Recreational value ~ Richness of wild life	4.1Ha (OTA)	Telford & Wrekin Council
6) Allotments and Nursery, Wellington Road	Located between the old Wellington Road and New Trench	The allotments and nursery occupy an area of land created by the re-alignment of the A518 primary road. The allotments are managed jointly by the Parish Council and the	~ Recreational value ~ Local character		Lilleshall Parish Council

Name of Site	Distance From Community Centre	Special Qualities/ Local Significance	Value Factors	Site Area	Ownership
	Road	Lilleshall Allotments Association providing a key recreational asset for parish residents. The popularity of the allotments means that there is a continual waiting list for plots. The adjacent nursery area extends the intensive horticultural use of the area and provides a natural opportunity for further allotments.			
7) Honnington Pond	Located on the southern edge of the Village, adjacent to Honnington Grange	Honnington is the lowest of four mediaeval pools that serve as mill ponds for the Abbey and Manor. Today it provides recreational value as a tranquil fish pond	~Recreational value ~Historic significance ~Local character	1.6Ha	Private

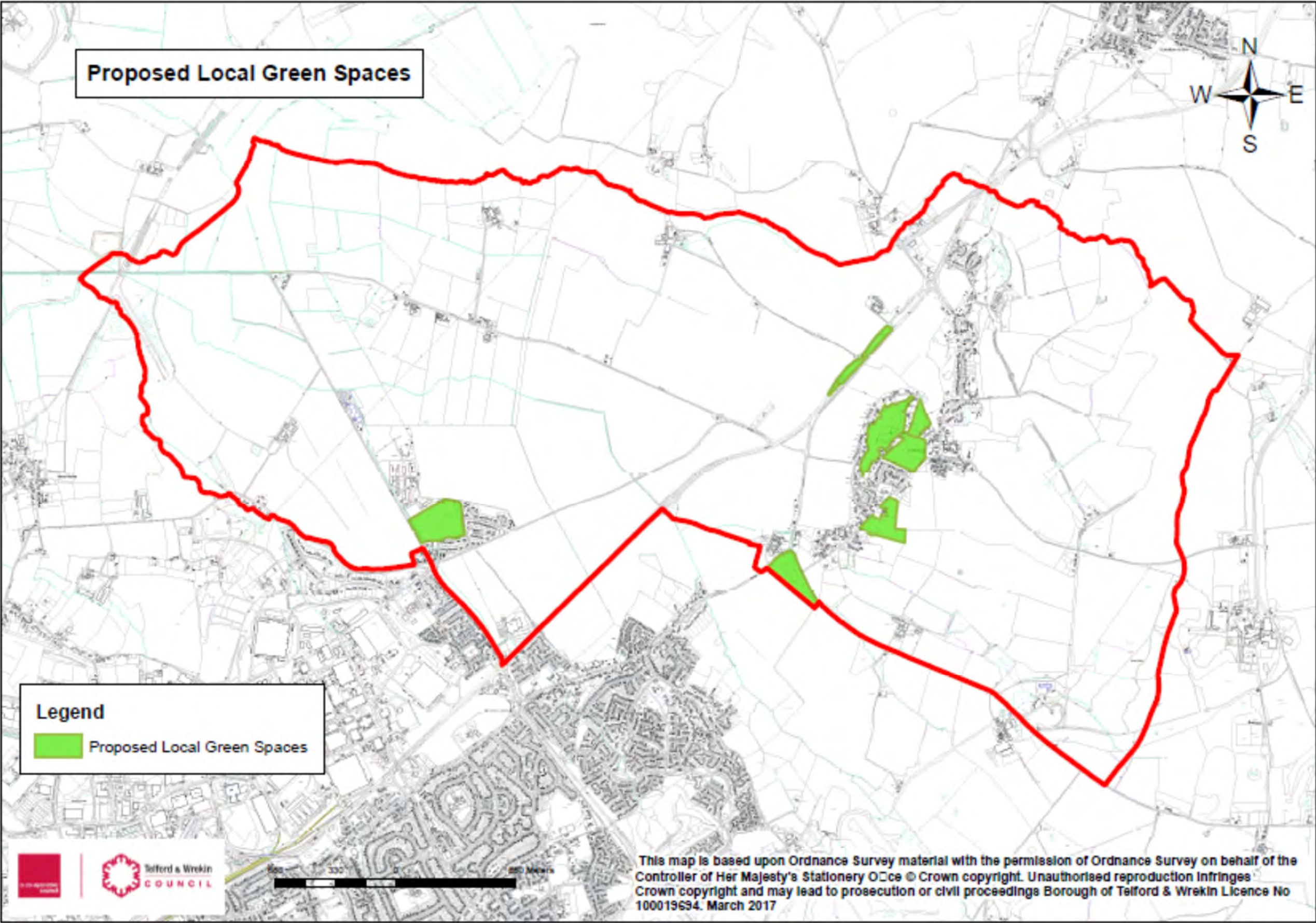
This policy conforms to:

Local Plan policies: SP4 Presumption in Favour of Sustainable Development; NE3 Existing public open space; COM1 Community facilities

NPPF paragraphs: 7, 9, 16, 70, 74, 76, and 77.

It will help to deliver Neighbourhood Plan Objectives: 4, 5, 6 and 7.

Figure 3: Local Green Spaces



POLICY LE2: ECOLOGY AND LANDSCAPE

Development will be expected to retain, protect and enhance features of high nature conservation or landscape value, including mature trees, species-rich hedgerows, ponds and existing areas of woodland. Improvement of the connectivity between wildlife areas and green spaces will be encouraged to enhance the green infrastructure of the Parish.

A recurring theme throughout the Open Forum sessions and survey responses has been the protection of the landscape and green or 'biodiversity' elements in the Parish. Many responses have stressed the importance of the environment and the need to ensure that development of whatever scale respects and wherever possible improves the local environment through appropriate measures. This policy seeks to work with Policy D2 - Sustainable Design and Policy TA1 – Linkages and Connections by emphasising the importance of wildlife, habitats and the links between them in contributing to the rural character of the Parish.

This policy complements Local Plan policies NE1 and NE2 by seeking to protect the biodiversity and landscape assets of the Parish.

This policy conforms to:

Local Plan policies: SP4 Presumption in Favour of Sustainable Development; NE1 Biodiversity and Geodiversity; NE2 Trees, hedgerows and woodlands;

NPPF paragraphs: 7, 9, 16, and 117.

It will help to deliver Neighbourhood Plan Objectives: 5, 6, and 7.

POLICY LE3: STRATEGIC LANDSCAPE AREAS

The Strategic Landscape Areas of the Weald Moors and Lilleshall are especially important to the parish. The avoidance of harm to these valued areas and their setting will be achieved by supporting proposals which contribute positively to their special characteristics and local distinctiveness.

Development proposals in the Strategic Landscape Areas which meet the following criteria will be supported:

- a) respects the unique topography of the landscape as identified in the Plan, particularly the interplay between settlement and landscape;
- b) ensures new development in Lilleshall Parish pays special attention to the importance of views into, out of and across the landscape;
- c) ensures important views from Lilleshall Hill and Lilleshall Abbey are protected;
- d) new rural diversification proposals and tourism development is discreetly located and well- screened, small scale, and does not negatively impact on landscape character
- e) the choice of materials and the massing and orientation of buildings should seek to integrate development into the local landscape form;
- f) where possible, ensures that new development in this landscape area incorporates stone wall enclosures or hedges to enhance the character of the area and tie in new development with its surroundings;

- g) ensures the rich historic and archaeological heritage is protected from inappropriate development and opportunities are sought for the enhancement of these features. The features include: Lilleshall Abbey, the ponds and waterways between the Abbey and Honnington Grange, Lilleshall Church, Limestone quarries and lime kilns, canal routes and the incline plane, and other industrial archaeological features;
- h) ensures the route of the Hutchison Way is protected from any development that would prejudice its future use as a walking/cycling route;
- i) opportunities are taken to support and enhance biodiversity and habitats;
- j) ensures identified Ancient Woodland, semi-natural woodland, and replanted ancient woodlands are preserved and protected from inappropriate development.

The protection of 'green space' and countryside areas featured heavily in both the Open Forum sessions and the survey responses and this ties in strongly with the Strategic Landscape Areas identified in the T&W Local Plan through policy NE7. However the Inspector has proposed to delete the Lilleshall Strategic Landscape Area from the Local Plan. Reflecting this and that there is strong support for the SLA's in the Parish and indeed some desire to see them expanded and or joined together, the Parish Council has decided to maintain the designation in Lilleshall Parish utilising the existing evidence base to justify this and has prepared a supporting statement in conjunction (see appendix 3) However the main aim of this policy is to complement the Local Plan policy by adding local detail to emphasise the importance of the SLA's and the local distinctiveness that is so valued.

This policy complements Local Plan policies NE1, NE2 and NE7 by seeking to protect the biodiversity and landscape assets of the Parish.

This policy conforms to:

Local Plan policies: NE7 Strategic Landscapes;

NPPF paragraphs: 7, 109, 114, and 117.

It will help to deliver Neighbourhood Plan Objectives: 3, 6, and 7

4. Community Infrastructure

POLICY INF1: CONNECTING THE PARISH

Development proposals to provide access to a super-fast broadband network to the village and outlying properties in the countryside, and to improve the speed of existing services, will be supported, provided the location and design of any above-ground network installations reflect the character of the local area.

Proposals must provide appropriate ducting suited to fibre communications technologies that is either connected to the public highway; through satellite broadband; a community led local access network; or to another location that can be justified.

Proposals should demonstrate how any development will contribute to and be compatible with local fibre or internet connectivity. This should be through a 'Connectivity Statement' provided with relevant planning applications. Such statements should include details of:

- The intended land use and the anticipated connectivity requirements of the development.
- Known nearby data networks and their anticipated speed (fixed copper, 3G, 4G, fibre, satellite, microwave, etc.).
- Realistic viability and delivery assessments of connection potential or contribution to any such networks.

- Measures taken by the applicants to work with Telecomm providers to ensure that Superfast Broadband is available at the point of occupation.

Infrastructure could refer to anything to do with community facilities, services as well as infrastructure in terms of roads, pipes, cables, broadband etc. However the main overlying infrastructure issue articulated through the survey responses is the need for high quality and consistent broadband and mobile phone coverage. In addition a number of responses highlighted the importance of digital connectivity for homeworking and other rural enterprises. High speed broadband is a critical factor in securing the sustainability of the parish and unlocking untapped economic potential. National Planning Policy supports the need for high quality communications infrastructure, acknowledging its role in supporting economic activity and enhancing the provision of local facilities and services, particularly in rural areas. Very poor broadband speed in the parish was the primary infrastructure concern of residents, having a demonstrable impact on business and education in the parish. It was acknowledged as having a negative effect on businesses in the area, for those working from home and for students/school children who also require good internet speeds for study.

This policy complements Local Plan policies C7 and C8 by seeking to support development that improves digital communication and connectivity.

This policy conforms to:

Local Plan policies: C7 Enhancing communication networks, and C8 New telecommunications network;

NPPF paragraphs: 7, 17, 28, and 43.

It will help to deliver Neighbourhood Plan Objectives: 8, 9, 11 and 13

POLICY INF2: COMMUNITY FACILITIES

There will be a presumption in favour of the protection of existing community facilities listed in the Parish Profile (Appendix 1).

The proposed re-use of local community facilities will only be supported for other similar uses. Any proposal that would result in the loss of community facilities will not be supported unless it satisfies the following criteria:

- The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or
- Satisfactory evidence is produced that there is no longer a need for the facility.

A particular concern to the community highlighted by survey responses and consultation responses to the Local Plan is the need to ensure the retention of community facilities to keep the Parish a viable and active community whilst ensuring the level of house building does not place too great a strain on existing services. The Local Plan recognises the importance of community facilities in the rural area and stresses that it is especially important that these facilities are protected. The Neighbourhood Plan seeks to build on this approach by identifying and seeking to protect the relevant facilities in the Parish.

This policy conforms to:

Local Plan policies: Policy SP4 Presumption in favour of sustainable development; COM1 Community facilities.

NPPF paragraphs: 7, 9, 16, 28, and 70.

It will help to deliver Neighbourhood Plan Objectives: 8 and 9.

POLICY INF3: DEVELOPER CONTRIBUTIONS

Wherever appropriate developer contributions will be sought for local infrastructure improvements. In particular highway and junction configurations and the use of the A518 as the main route between Telford and Newport may require local highway / junction safety improvements as a contribution from new development.

As public sector budgets continue to shrink it is becoming increasingly important for new development to contribute to local infrastructure and community facilities to balance its impact on existing provision. This is normally done through agreements (s106 agreements) negotiated during the planning application process. However, during the lifetime of the Neighbourhood Plan Telford & Wrekin Council may implement a Community Infrastructure Levy (CIL) on new housing development across the Borough; all areas with an adopted Neighbourhood Plan will receive 25% (as the Local Fund) of CIL monies received in the area (Parish). Many comments and survey responses reflected the desire to improve highway safety and seek highway improvements and by seeking developer contributions this is one way the Neighbourhood Plan can influence this. The Local Plan supports the retention and improvement of community facilities and this policy seeks to implement this by setting out a particular approach.

This policy conforms to:

Local Plan policies: Policy SP4 Presumption in favour of sustainable development; COM1 Community facilities; C1 Promoting alternatives to the private car; C3 Impact of development on highways; C4 Design of roads and streets.

NPPF paragraphs: 7, 9, 16, 28, and 70.

It will help to deliver Neighbourhood Plan Objectives: 8, 9, 10, 11, and 12.

5. Transport and Accessibility

POLICY TA1: LINKAGES AND CONNECTIONS

Proposals for the enhancement and improvement of the existing Public Rights of Way will be supported. Proposals for improved linkages and accessibility within Lilleshall and to the areas beyond will be supported. All new proposals should include the following enhancements to maximise accessibility to residents and to support local biodiversity:

- Enhanced public access and appropriate signage from residential areas
- New footpaths and cycle routes linking to existing and new networks and village facilities; and
- Linkages to wildlife corridors and provision of landscaping and planting along routes to support local biodiversity objectives such as provision of new areas of woodland and orchards, new hedgerows, grassland and wetland habitats

Many views and survey responses reflected a desire to seek to protect and improve the network of rights of way and pedestrian links. Although strictly speaking not controlled by planning legislation these are certainly affected or influenced by new development and appropriate enhancements can be sought through the planning process.

This policy is reflected in Telford & Wrekin Council's Local Plan which seeks to improve existing or deliver new linkages and connections under a variety of policy headings including the natural environment, connections and the built environment.

This policy conforms to:

Local Plan policies: NE1 Biodiversity and Geodiversity; C1 Promoting alternatives to the private car; C3 Impact of development on highways; C4 Design of roads and streets; BE1 Design criteria.

NPPF paragraphs: 7, 9, 16, 35, and 75.

It will help to deliver Neighbourhood Plan Objectives: 4, 6, 9, 11, and 12.

POLICY TA2: CAR PARKING IN LILLESHALL

Planning applications for new residential properties of two bedrooms or more will include a minimum of two car parking spaces within the residential curtilage of the property. A single garage can be classed as one parking space but only if the use of the garage for parking is controlled by appropriate planning condition or the removal of permitted development rights (NPPF paragraph 40).

Other development proposals that generate traffic and associated parking will be required to provide sufficient off-street parking.

In addition developer contributions will be sought for the provision of suitably located and designed off-street car-park provision in the Parish.

Open Forum comments and a number of survey responses sought to raise the issue of car parking and associated congestion particularly in Lilleshall village itself. A lack of sufficient car parking can lead to significant congestion and increased accident potential in rural communities and it is important that any new development does not exacerbate the situation and ideally helps to improve the situation. Many responses highlighted the need for a separate off-street car-park and this policy seeks developer contributions to enable this. It is important however not to tip the balance in favour of unnecessary car journeys with an over provision of car parking.

This policy is reflected in Telford & Wrekin Council's Local Plan which seeks to ensure new development provides sufficient well-designed integrated car-parking.

This policy conforms to:

Local Plan policies: C5 Design of parking; C6 Commuted parking payments.

NPPF paragraphs: 7, 9, 28, and 39.

It will help to deliver Neighbourhood Plan Objectives: 10 and 11.

6. Employment

POLICY EC1: RURAL DIVERSIFICATION AND SMALL-SCALE EMPLOYMENT DEVELOPMENT

Development proposals to provide small-scale B1 uses and/or tourism employment opportunities will be supported where there is:

- No detrimental effect on the distinct character of the Strategic Landscape Areas and Lilleshall village and promotes tranquillity and the quiet enjoyment of the countryside
- No adverse effect on the surrounding infrastructure, particularly local road networks and water supply and sewerage
- Benefit to the local community, through for instance, provision of local employment opportunities and improvements to local service provision, and is proportionate to the size of settlement in which it located; and
- Where feasible it involves the re-use of existing buildings or is part of farm diversification.

Survey responses highlighted the need to ensure that opportunities for local small-scale employment development should be supported through the Neighbourhood Plan. The Neighbourhood Plan seeks to promote rural enterprise by supporting small scale B1 employment uses (B1 use refers to: offices, research and development of products and processes, light industry appropriate in a residential area) which could be provided by new buildings, conversions of agricultural buildings, or other changes of use. While it is appropriate that the Local Plan directs larger-scale enterprises, or those more suited to urban locations, to either Newport or Telford, policy EC3 supports new employment development in the rural area.

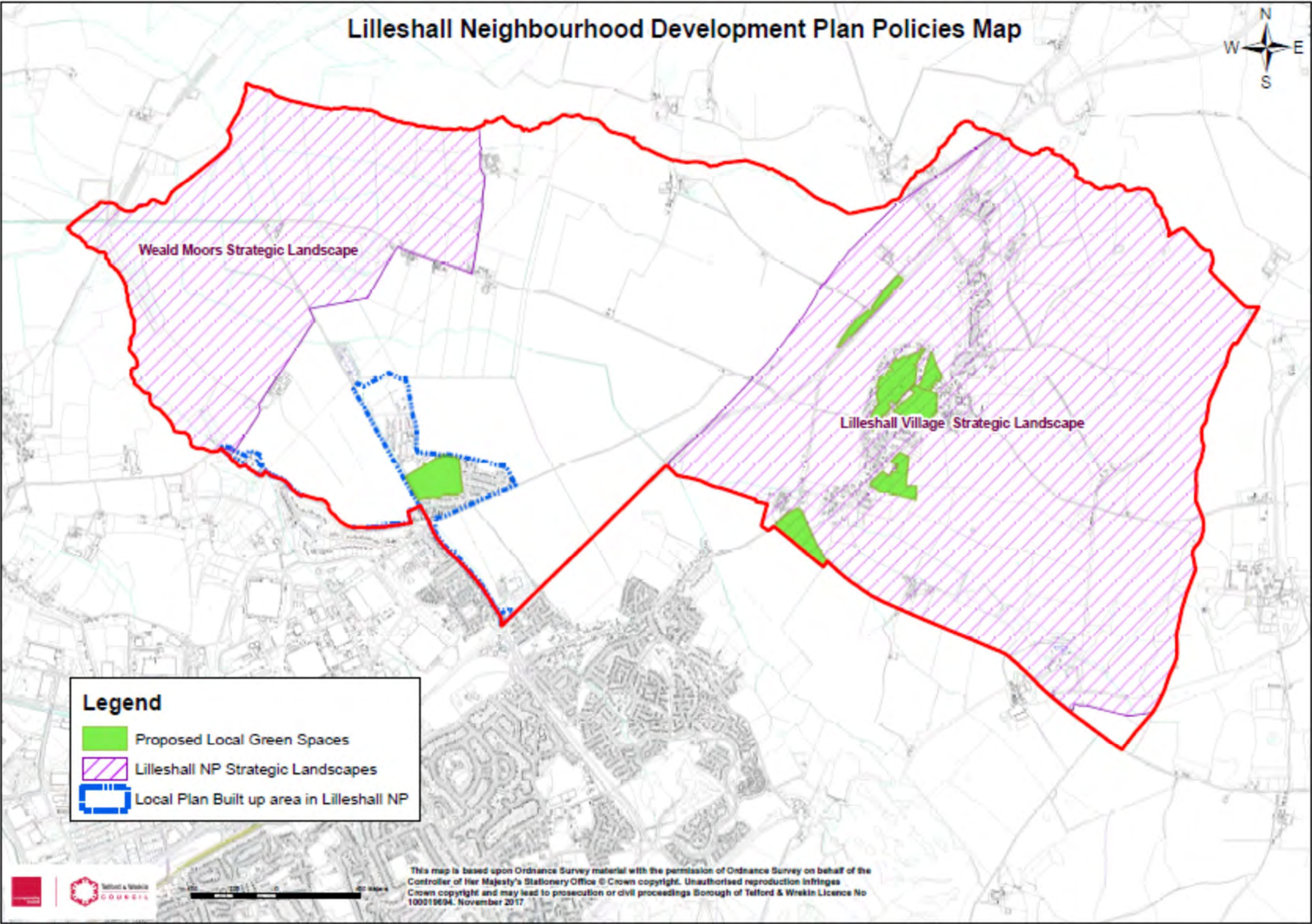
This policy conforms to:

Local Plan policies: SP3 Rural Area; SP4 Presumption in Favour of Sustainable Development; EC3 Employment in the rural area; C3 Impact of development on highways; C4 Design of roads and streets.

NPPF paragraphs: 7, 9, 16, 19, and 28.

It will help to deliver Neighbourhood Plan Objectives: 5, 6, 8 and 13.

Figure 4: Lilleshall Neighbourhood Plan Policies Map



MONITORING AND REVIEW

It is expected that Telford & Wrekin Council, as the Planning Authority, will continue to monitor progress relating to the number of dwellings and number of affordable homes delivered during the Plan period, as part of the wider monitoring responsibilities for the Borough set out in their Annual Monitoring Report.

The Plan covers the period until 2031. For long term success it is essential that developments in the Plan area are reviewed against the Plan's Objectives and Policies.

Lilleshall Parish Council will monitor the delivery of its policies and work to ensure that benefits to the communities within the Parish are achieved.

Each agenda for the Parish Council meetings will include an item 'Lilleshall Neighbourhood Plan' which will ensure that the item is continually reviewed and reported upon during its life.

On the anniversary of the adoption of the Plan, the Parish Council will assess the impact of the Plan during the previous year and discuss the implementation of the Plan for the forthcoming year, taking into consideration any significant changes that have come about. The Parish Council will bring to the attention of the Borough Council any matters or problems that have been identified and this will be used as part of their contribution to the Annual Monitoring Report produced by Telford & Wrekin Council.

In 2022 and 2027, there will be thorough five-year reviews of progress by a recruited community-based Steering Group. The purpose of these more comprehensive reviews will be to hold the Parish Council to account by assessing how/whether the 'Objectives' are being achieved. Continued confidence in the Plan for the next Plan period will depend upon ensuring that all current and relevant information is taken into account. Each five-year review will be assessed along with the combined Annual Monitoring Reports, and their results will inform any decision on the need for a 'Full Formal Review'. If there is a need for a Full Formal Review, up-to-date data on Housing Needs Survey, Parish Profile, Census results etc will be used.

In 2028, a community-based Steering Group will be re-formed to undertake a Full Formal Review to decide on the need for a subsequent 15 year Plan, and to oversee the development of this new Plan if required. This should coincide with work at the Local Authority on the Local Plan for Telford & Wrekin.

In conjunction, Telford & Wrekin Council will undertake its statutory role and continue to monitor Neighbourhood Plans as part of its monitoring framework set out in Local Plan Appendix A tables 12-18.

The Parish Council may be best placed to monitor the progress of certain elements of the Neighbourhood Plan; the division of responsibility will be agreed with Telford & Wrekin Council. This might mean that Telford & Wrekin Council leads on monitoring the strategic delivery of housing while the Parish Council monitors local delivery. Monitoring arrangements are to be recorded in a *Memorandum of Understanding* between the two Authorities.

The Parish Council's monitoring could take the form of a spreadsheet listing all planning applications and the decisions made on them. It should be possible to see the extent to which the

Neighbourhood Plan has been successful in influencing planning and development decisions by recording which policies are being used in decision making and the outcomes. Hence, we should be able to assess how well policies are providing the expected outcomes. Findings from this should be shared with other interested parties to inform future Plans.

Table 2: Example of Policy Monitoring:

Policy	No. of times used	Decision in accordance	Decision against policy	Commentary



APPENDIX 1

PARISH PROFILE

This profile of the parish draws on a number of data sources including 2011 Census, the Telford & Wrekin Rural Settlements paper (June 2016) and local knowledge.

Physical characteristics

Lilleshall Parish is a newly formed parish in the north of the borough of Telford & Wrekin east of Telford and west of the town of Newport. It is focused primarily on the village of Lilleshall and Honnington and incorporates rural land as well as an area of land around 'the Humbers' and one of the MoD barracks at the Donnington base that are part of the 'built up area of Telford'

Population

The 2011 Census recorded a population of 1,326 people. The age profile for Lilleshall is compared to the Borough as a whole in Table 1 below.

Table 3: Lilleshall Parish population and age profile (Source: ONS, Table KS102EW)

Age	2011		Telford & Wrekin	
	Number	%	Number	%
All usual residents	1,326	100.0	166,641	100.0
Age 0 to 4	55	4.1	11,344	6.8
Age 5 to 7	49	3.7	6,185	3.7
Age 8 to 9	24	1.8	3,822	2.3
Age 10 to 14	91	6.9	10,594	6.4
Age 15	18	1.4	2,256	1.4
Age 16 to 17	28	2.1	4,675	2.8
Age 18 to 19	24	1.8	4,565	2.7
Age 20 to 24	44	3.3	10,863	6.5
Age 25 to 29	67	5.1	10,888	6.5
Age 30 to 44	234	17.6	34,329	20.6
Age 45 to 59	299	22.5	33,021	19.8
Age 60 to 64	103	7.8	10,010	6.0
Age 65 to 74	156	11.8	13,928	8.4
Age 75 to 84	98	7.4	7,481	4.5
Age 85 to 89	26	2.0	1,771	1.1
Age 90 and over	10	0.8	909	0.5
Mean Age	43.8	-	38.1	-
Median Age	46.0	-	38.0	-

Typical with other rural areas, the parish has an older age profile than urban Telford and the rest of the Borough.

Ethnicity

More than nine out of ten of the parish's recorded population was white, and in this respect the parish profile is similar to that of the rest of the rural area of the borough¹.

Table 4: Parish population by ethnicity (Source: ONS, Table QS201EW)

Ethnic Group	Number	%
All categories: Ethnic group	1,326	100
White	1,259	94.9
Mixed	12	0.9
Asian	50	3.8
Black	4	0.3
Other	1	0.1

Economics and Employment

There are no major employers in the parish. Much of the rural land adjoining the village of Lilleshall is used for arable farming.

Most residents of working age commute out to work with a mean travel to work journey of 19.8 km. Some 13.6% of all people in employment work from home. This is a pattern noted across other rural areas of England but lower than other villages in the borough². However, given the proximity of employment in Donnington, Telford and Newport, over 40% of all Lilleshall parish residents have a journey to work of less than 10 km.

Table 5: Travel to work patterns (Source: ONS, Table QS702EW)

Distance travelled to work	2011	%
All categories: Distance travelled to work	663	100
Less than 2km	51	7.7
2km to less than 5km	92	13.9
5km to less than 10km	185	27.9
10km to less than 20km	53	8.0
20km to less than 30km	77	11.6
30km to less than 40km	15	2.3
40km to less than 60km	21	3.2
60km and over	36	5.4
Work mainly at or from home	90	13.6
Other	43	6.5

¹ Refer Rural Settlement paper, page 41

² Telford & Wrekin Rural Settlements paper, p11

Total distance (km)	10,494.5	
Average distance (km)	19.8	

The recorded civilian population, despite being relatively old, had a large proportion that were economically active (72%). This is slightly higher than the Borough average (69.5%).

Table 6: Lilleshall parish economic activity (Source: ONS, Table QS601EW)

Economic Activity	Lilleshall		Telford & Wrekin	
	Number	%	Number	%
All categories: Economic activity	955	100	122,279	100
Part-time	157	16.4	16,530	13.5
Full-time	369	38.6	50,567	41.4
Self-employed with employees: Part-time	5	0.5	293	0.2
Self-employed with employees: Full-time	29	3.0	1,724	1.4
Self-employed without employees: Part-time	17	1.8	2,134	1.7
Self-employed without employees: Full-time	67	7.0	4,437	3.6
Unemployed	19	2.0	5,806	4.7
Full-time student	25	2.6	3,456	2.8
Retired	180	18.8	16,798	13.7
Students (including full-time students)	29	3.0	6,213	5.1
Looking after home or family	32	3.4	5,923	4.8
Long-term sick or disabled	16	1.7	6,001	4.9
Other	10	1.0	2,397	2.0

Educational attainment

The 2011 Census shows that the parish population of working age and above is generally educated to a high level academically with more than 50% high incidence of people educated to degree level (refer Table 6).

Table 7: Highest Level of Qualification - comparison between Lilleshall, the rural area of the borough and Telford & Wrekin (%) (Source: ONS, Table QS501EW)

Qualification	Lilleshall	Rural area	Telford & Wrekin
	%	%	%
No qualifications	19.8	19.2	24.6
Level 1 qualifications	12.2	10.9	15.1
Level 2 qualifications	17.0	15.5	17.9
Apprenticeship	3.5	3.8	3.3
Level 3 qualifications	10.7	17	13
Level 4 qualifications and above	33.1	29.8	20.9
Other qualifications	3.6	3.9	5.1

Lilleshall Primary school is very popular and achieved an Outstanding Ofsted rating at its last inspection in 2013. It is popular with residents in Donnington and other parts of Telford as well as Lilleshall parish residents.

Deprivation

The Index of Deprivation 2015 ranks the parish³ as being within among the top 10% of least deprived neighbourhoods in England.

Housing stock

Table 7 below sets out the parish's housing stock by dwelling type with the majority being detached and semi-detached dwellings. The unusually high proportion of flats for a rural parish is a reflection of the MoD accommodation at the Humbers.

Table 8: Housing stock in Lilleshall (Source: ONS, Table QS402EW)

Dwelling type	%
Detached house	49.0
Semi-detached	38.8
Terraced (including end-terrace) house	4.1
Flat	7.2
Other	0.9

House prices

The parish has relatively high house prices compared to the rest of the borough and Telford in particular.

Table 9: Comparison of Church Aston & Lilleshall Local Government electoral ward and Telford & Wrekin house prices in 2014 and 2015 (Source: SHMA 2016 – Table 3.1)

	Lowest quartile (25%)	Median figure
Church Aston & Lilleshall Ward	£184,975	£250,000
Telford & Wrekin	£108,000	£140,000

³ LSOA Telford and Wrekin 004A, 004C and 004D

Housing tenure

As a relatively affluent parish, home ownership is predictably high among the settled permanent population with nearly four in five households owning their own home, either outright or through a mortgage or loan.

Table 10: Lilleshall housing tenure by household (source: ONS, Table QS405EW) relative to Telford & Wrekin

	Lilleshall		Telford & Wrekin
Tenure	Numbers	%	%
All categories: Tenure	539	100	100
Owned: Total	410	76.1	64.2
Owned: Owned outright	200	37.1	27.8
Owned: Owned with a mortgage or loan	210	39.0	36.4
Shared ownership (part owned and part rented)	1	0.2	0.4
Social rented: Total	59	10.9	19.7
Private rented: Total	62	11.5	14.9
Living rent free	7	1.3	1.2

Household Type

As would be expected in a rural Parish there are a significantly greater proportion of households with members over 65 years old. There are also relatively few one-person and lone-parent households in Lilleshall - a reflection of the urban/rural split that is seen across the Borough. The presence of MOD accommodation can be seen in the relatively high proportion of single person households aged under 65 for a rural parish.

Table 11: Household Type in Lilleshall Parish (source: ONS Table KS105EW)

Household Type	Lilleshall	Telford & Wrekin
	%	%
One person household	21.3	25.2
One person household: Aged 65 and over	12.6	10.7
One person household: Other	8.7	14.5
One family household	73.1	67.6
One family only: All aged 65 and over	14.3	7.6
One family only: Couple	53.2	48.2
One family only: Couple - no children	24.9	19.5
One family only: Couple - Dependent children	21.9	22.0
One family only: Couple - All children non-dependent	6.5	6.7
One family only: Lone parent	5.6	11.7

One family only: Lone parent - Dependent children	3.2	8.1
One family only: Lone parent - All children non-dependent	2.4	3.6
Other household types	5.6	7.2
Other household types: With dependent children	2.4	2.9
Other household types: All full-time students	0.2	0.3
Other household types: All aged 65 and over	0.4	0.2
Other household types: Other	2.6	3.8

Heritage

The village of Lilleshall dates back to Anglo Saxon times and is mentioned in the Domesday Book. It has a number of listed buildings including the Grade 1 Norman parish church of St Michael and All Angels.

The Lilleshall Monument is a 21m high obelisk erected in the 19th century in honour of the 1st Duke of Sutherland, a local landowner.

Access to services and public transport

Most publicly accessible community services are located in the village of Lilleshall.

These include:

- A part time post office
- Youth centre
- A thriving Church of England church - The St Michael and All Angels
- A memorial hall that is available for hire

There are a number of active community clubs and societies in the parish including the Lilleshall cricket club, Lilleshall Tennis Club, Lilleshall Womens Institute, Lilleshall Pre-School, Lilleshall Scouts and Cubs. The Lilleshall Hall Golf Club and the National Sports Centre are located just over the parish boundary.

The parish does not have a shop but there is a range of services in Muxton (some 2.5 km away). The nearest public house, the Red House Inn, is located on the edge of the village of Lilleshall, west of the A518. The Wyevale Garden Centre also stocks locally produced food.

Reflecting the rural location of the parish, levels of affluence and travel to work patterns identified above, many parish residents are dependent on the car (Table 12).

Bus Services

A scheduled service is provided by Arriva Midlands linking the village with Midland and West Coast rail services at Telford Central and Stafford stations. The service also provides access to the shopping centres of Telford, Newport, and Stafford.

There is no bus or rail service provided in the west of the parish for residents in the Humbers.

Table 12: Car availability (Source: ONS, Table QS416EW)

Cars	Lilleshall	Rural Area	Telford & Wrekin
	%	%	%
No cars or vans in household	7.4	7.2	20.6
1 car or van in household	36.9	33.1	43.1
2 cars or vans in household	42.1	40.2	25.8
3 cars or vans in household	10.0	13.2	5.9
4 or more cars or vans in household	3.5	6.2	2.1

The proportion of households without access to a car or van is obviously lower than Borough wide. 55.6% of households in Lilleshall have access to 2 or more cars or vans compared to 33.8% of the Borough's households.

Transport infrastructure

Lilleshall Parish has good north connections to Newport and south connections to Telford via Wellington Road (A518). It enjoys some of the best links to public transport for a rural area, including Arriva bus route 5 which runs seven days a week and on a half hourly basis during weekdays⁴. It serves major employment areas too (for example, Donnington and Telford). There is a good network of footpaths in the parish.

Broadband

It is anticipated that the parish will be connected to superfast broadband by the end of 2017⁵.

Public open space

Telford & Wrekin Council have a village playing field with a mix of facilities.

Farmland quality

Much of the surrounding countryside is of high quality agricultural land with the village itself in good to moderate quality agricultural land.

See Figure 5.

Minerals

The village of Lilleshall and surrounding land to the east of the Parish sit on sand and gravel deposits.

See Figure 6.

Water and flood risk

⁴ <https://www.arrivabus.co.uk/midlands/services/5-5a---telford-to-stafford/?direction=outbound>

⁵ www.superfast-telford.co.uk

Telford & Wrekin Council has commissioned a number of borough-wide studies concerning water quality and flood risk⁶.

The parish is served by a waste water treatment works. The parish is within the Rushmoor wastewater treatment works catchment.

The 2012 Scoping Water Cycle Study was done with the old parish boundaries and confirmed that development within the Lilleshall, Donnington and Muxton parish is assessed as having a medium potential impact on sewerage infrastructure.

There are known capacity issues to the north west of Muxton and records of minor flooding to the west of Donnington.

Dependent on the scale and location of development, hydraulic modelling may be required to determine the impact and any requirement for capacity improvements.

See Figure 7 for flood zones in Lilleshall Parish.

Landscape

Figure 8 shows the landscape typologies in the Parish based on the Shropshire Landscape Assessment⁷

The majority of the parish is categorised as Farmlands and Lowland Moors to the west.

The Telford & Wrekin Local Plan recognises the intrinsic value of the landscape around Lilleshall and proposes that it be designated as the Lilleshall Strategic Landscape⁸.

⁶ Refer Scoping Water Cycle Study 2012 and Strategic Flood Risk Assessments prepared to support the Telford & Wrekin Local Plan.

⁷ <https://new.shropshire.gov.uk/environment/landscape/shropshire-landscape-assessment/>

⁸ Refer Strategic landscape Study (2015)

Figure 5: Lilleshall Parish Agricultural Classification

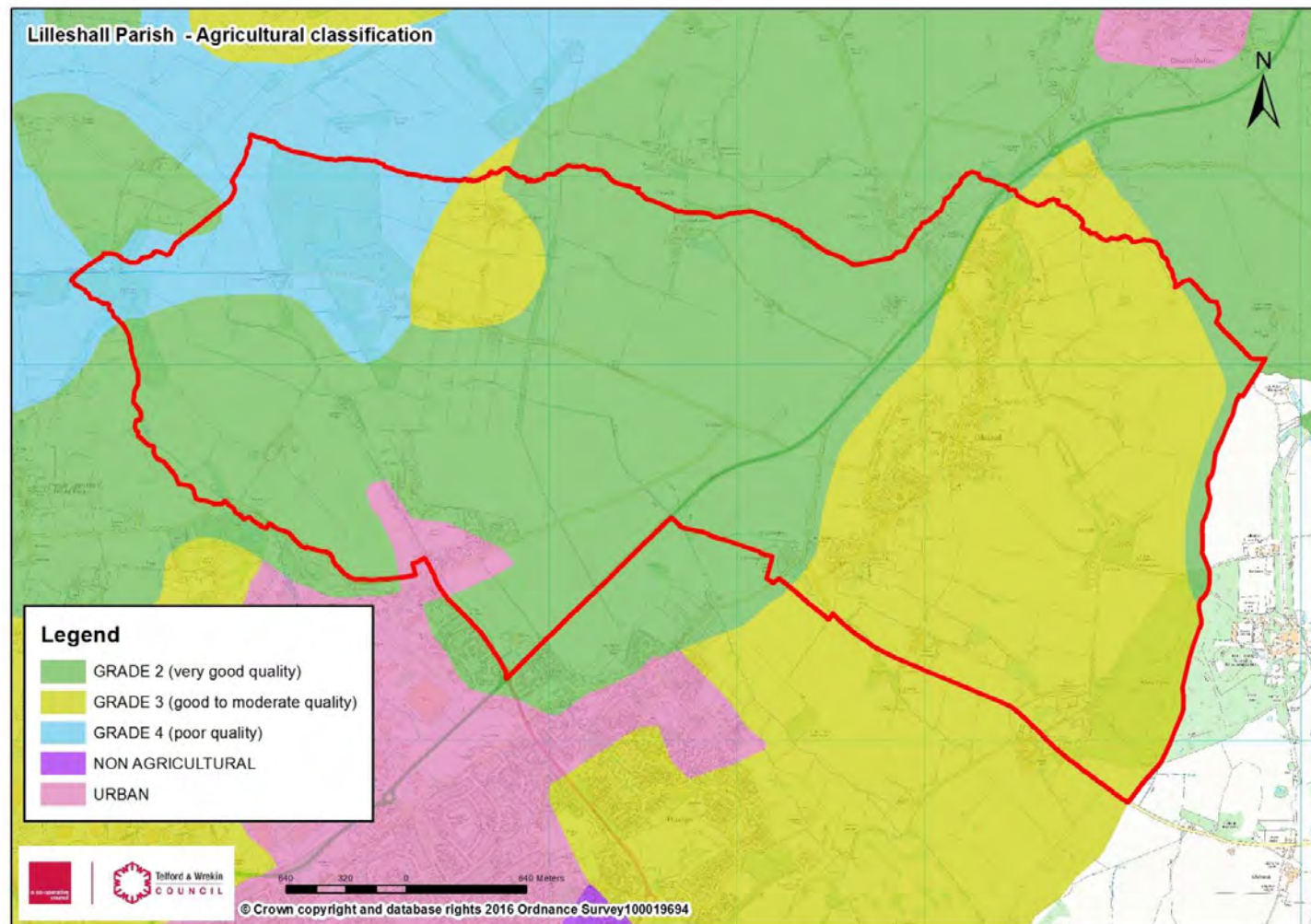


Figure 6: Lilleshall Parish Mineral Safeguarding Areas

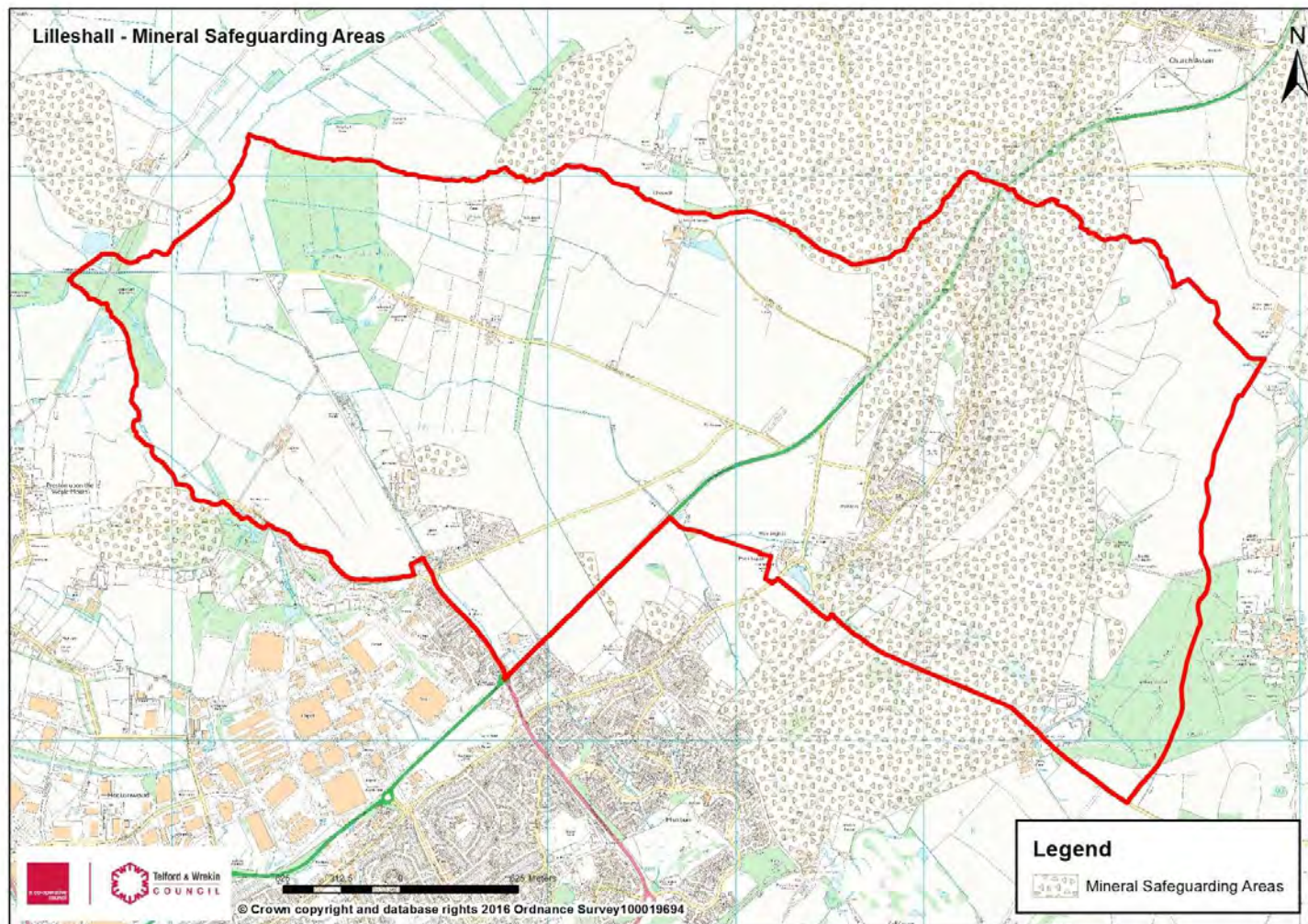


Figure 7: Lilleshall Parish Flood Risk Areas

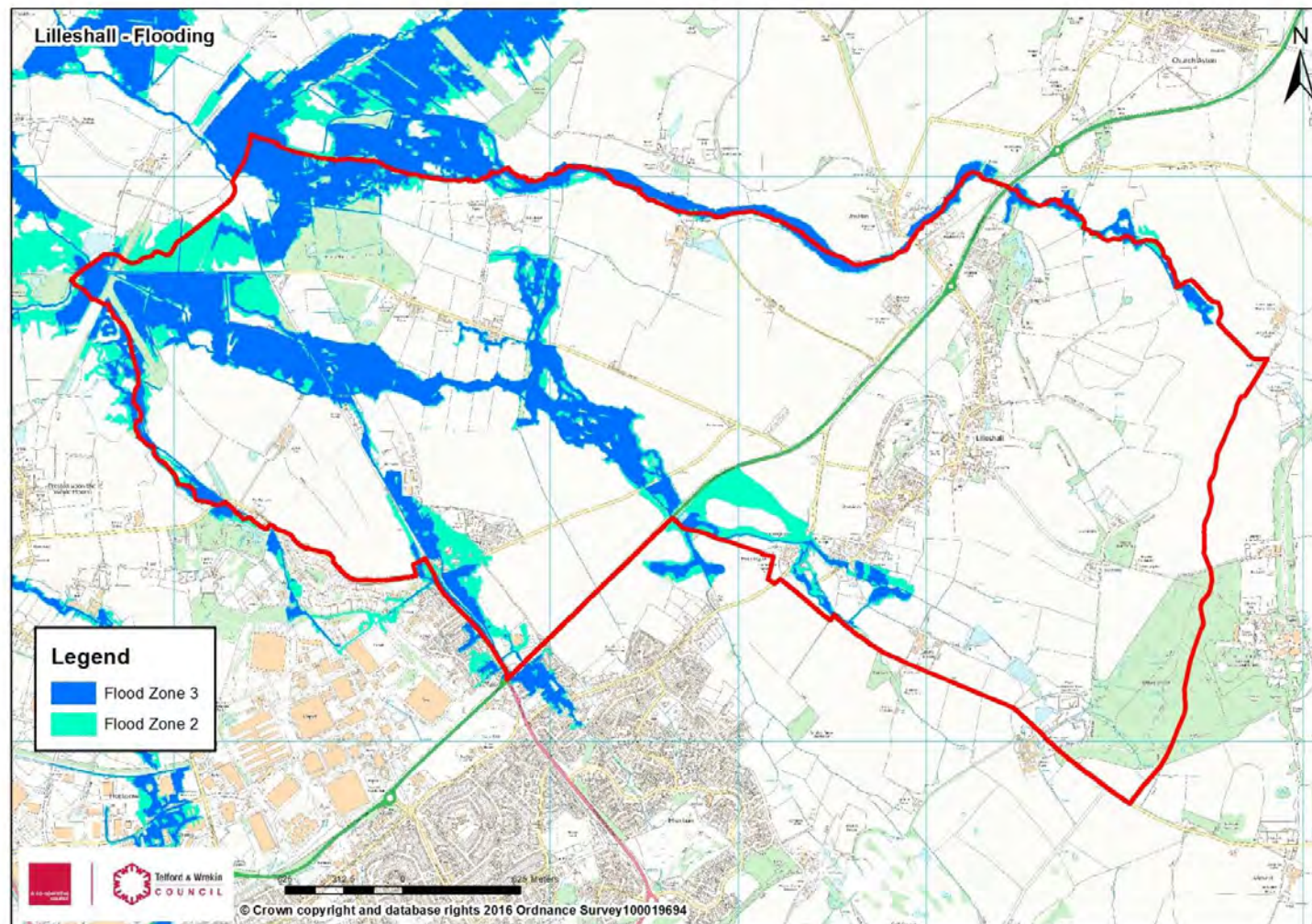
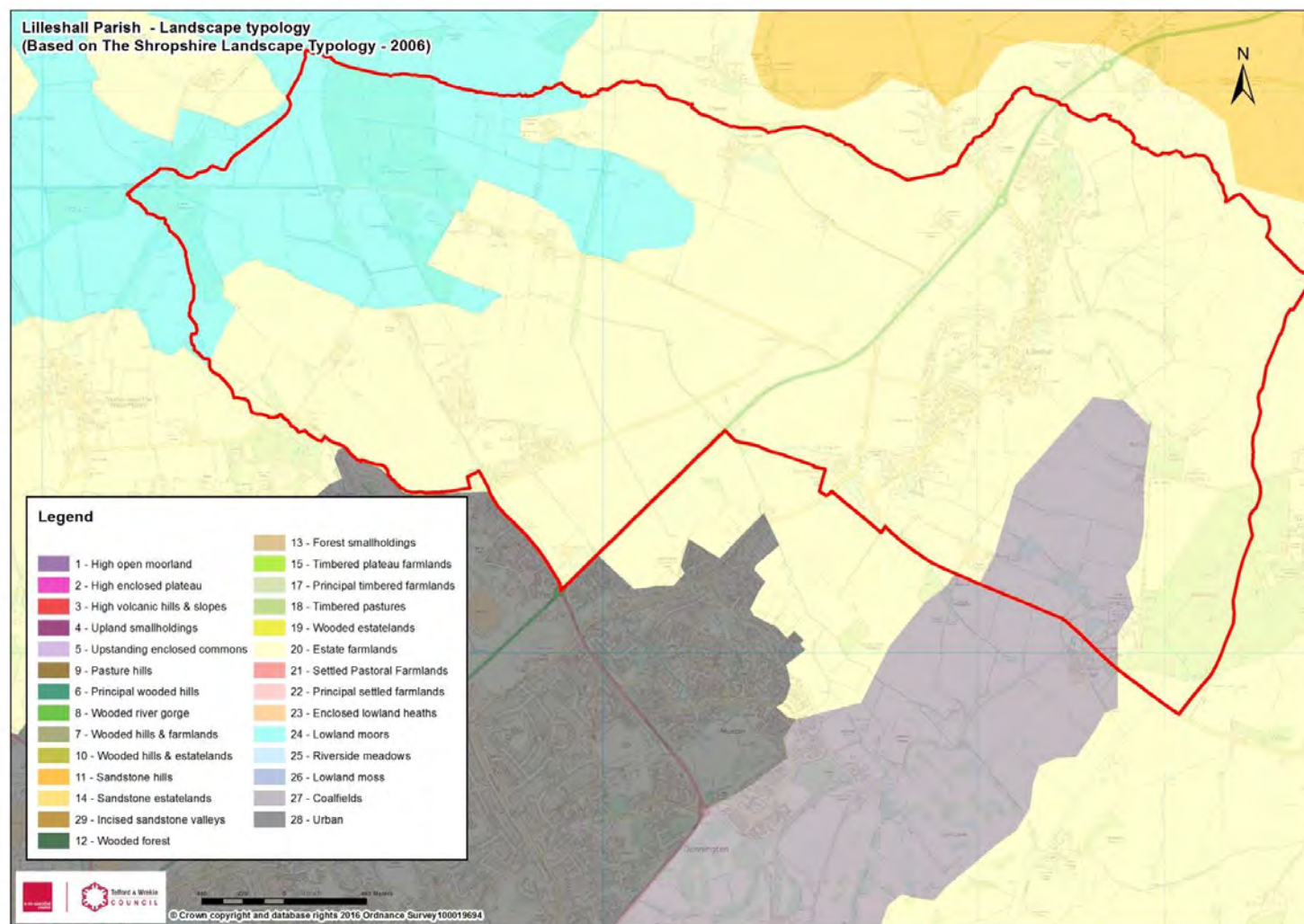


Figure 8: Lilleshall - Landscape Typology



APPENDIX 2 - Local Green Space Maps

Figure 9: Cricket Ground and adjacent field

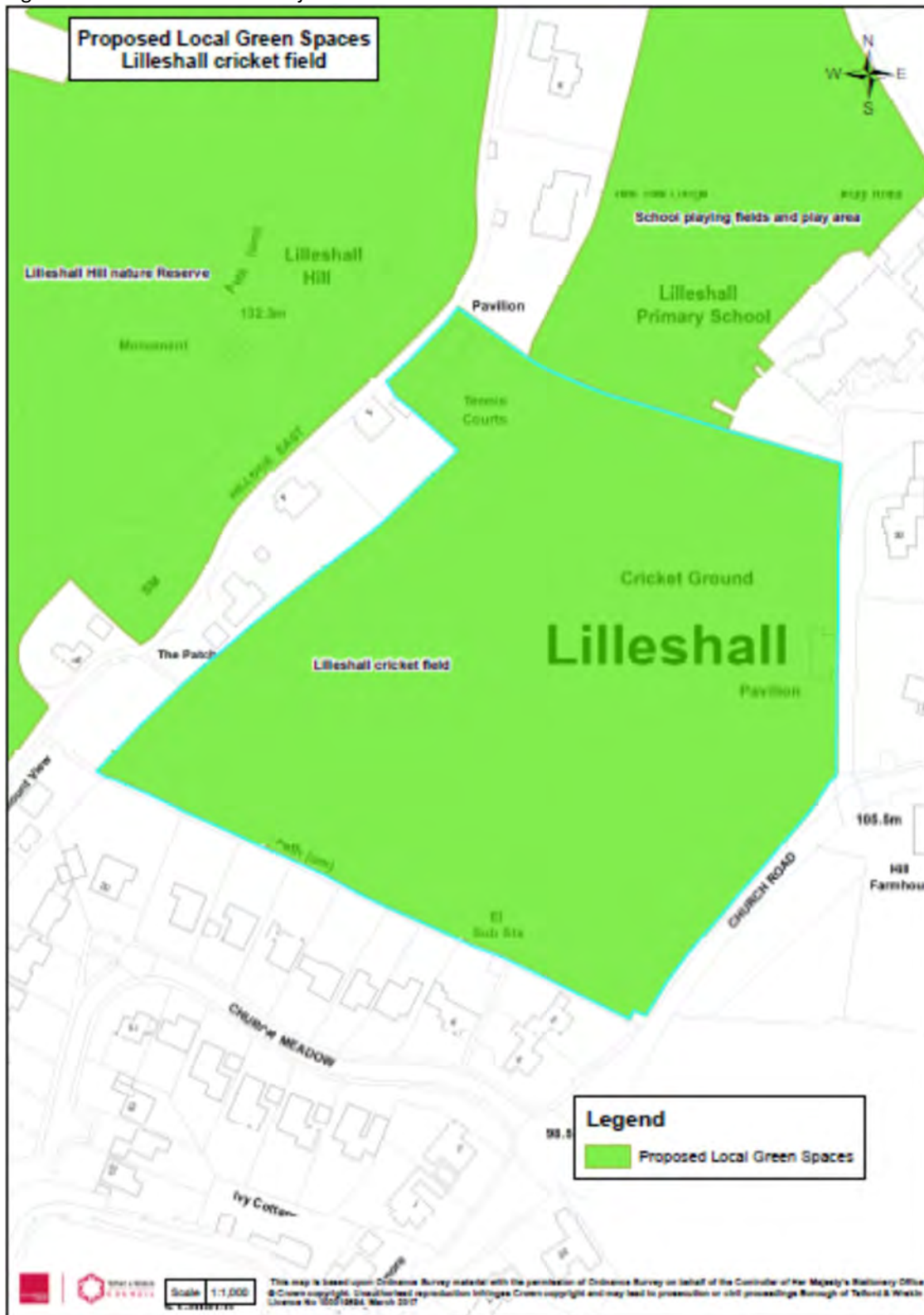


Figure 10: School Playing Field and Children's Play Area

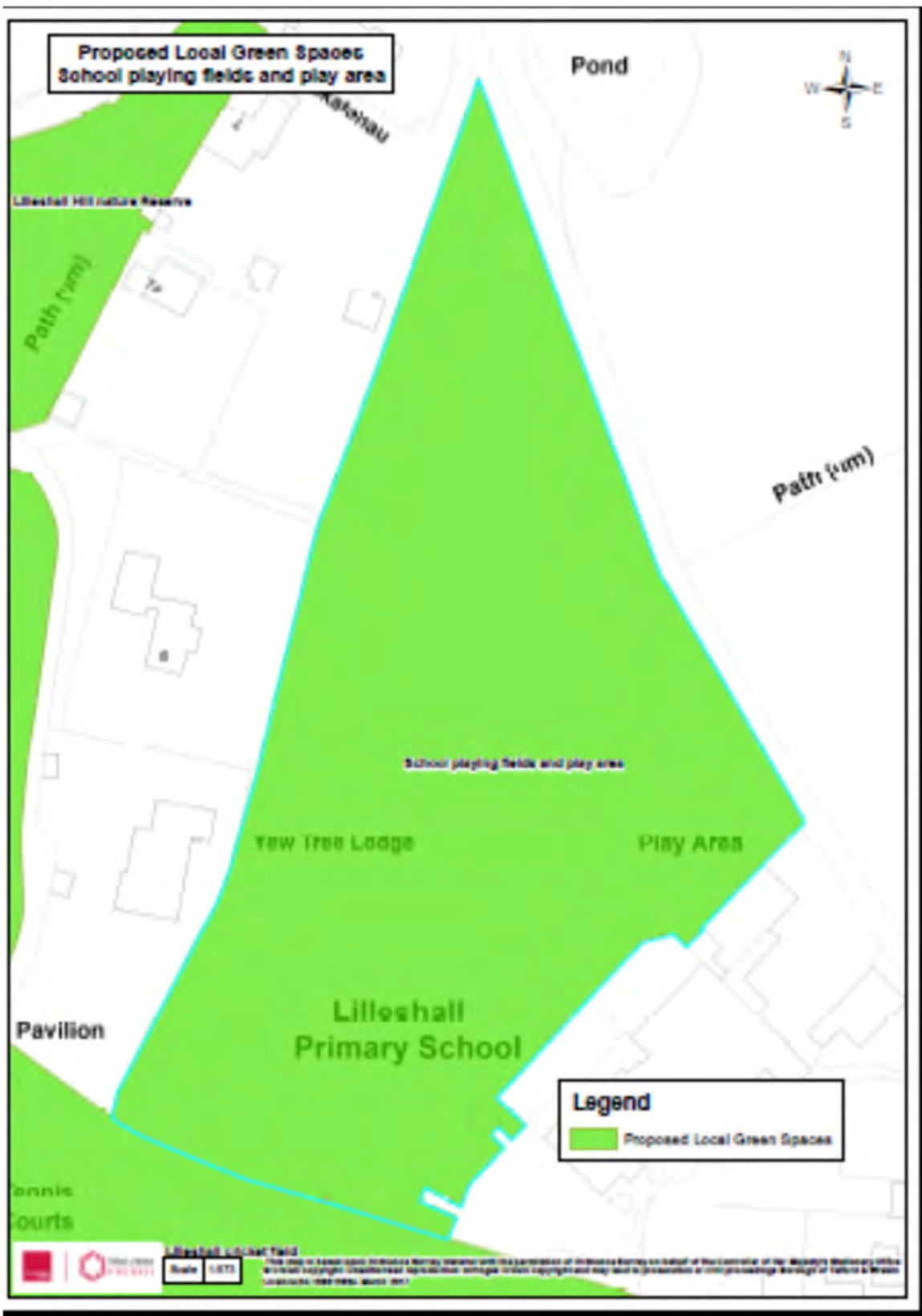


Figure 11: Fields surrounding the Croft, Church Road



Figure 12: MoD Sports Field – The Humbers



Figure 13: Lilleshall Hall



Figure 14: Allotments and Nursery, Wellington Road

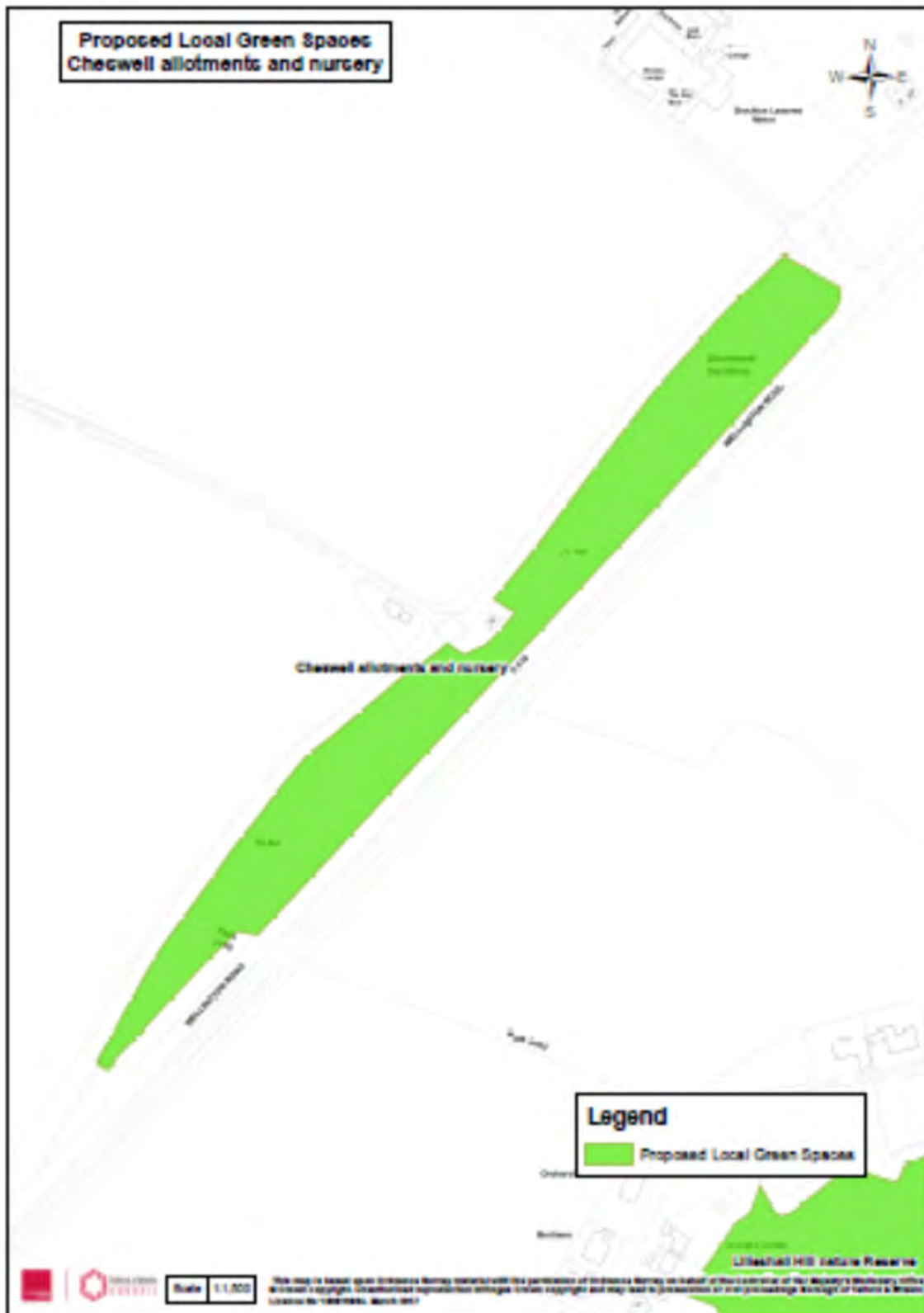


Figure 15: Honnington Pond



APPENDIX 3

Lilleshall Village Strategic Landscape

Supporting Statement

Background

1. The Lilleshall Village Strategic Landscape is one of three landscape areas in the borough of Telford & Wrekin which were identified and assessed in 2015 by the Telford & Wrekin Strategic Landscape Study.⁹
2. The study provides an analysis of three Strategic Landscapes, through understanding and description of landscape character, and the associated landscape and visual sensitivities. It also provides principles regarding development and change to ensure that the special qualities of each Strategic Landscape are not compromised.
3. The aim of the study was to Identify and assess the Strategic Landscapes and their sensitivity to development and change.

The objectives of the study were:

- To identify and evaluate the significant landscape characteristics, special qualities and key sensitivities of each Strategic Landscape.
- To identify the extent of each Strategic Landscape.
- To identify the broad parameters and nature of change which are compatible with the appropriate protection and conservation of the each Strategic Landscape.

The study was produced in line with the Best Practice guidance which was current at the time of writing.

Identifying landscape areas

4. The Lilleshall Village Strategic Landscape is one of three landscape areas in the borough of Telford & Wrekin which were identified and assessed in 2015¹⁰.
 - Weald Moors
 - Lilleshall Village
 - Wrekin Forest
5. The Strategic Landscape Study was produced to identify the character and quality (and extent) of three *identifiable* landscape areas within the borough of Telford and Wrekin using recognised methodology.
6. The borough of Telford & Wrekin can be broadly split into the following landscape areas :
 - Urban :
 - Telford
 - Newport
 - Rural
 - Wrekin
 - Weald Moors
 - River valleys

⁹ Telford & Wrekin Strategic Landscape Study December 2015 Fiona Fyfe Associates

¹⁰ Telford & Wrekin Strategic Landscape Study December 2015 Fiona Fyfe Associates

- Lilleshall

Rural/urban

- Severn Gorge

The character of both urban areas within Telford & Wrekin have been assessed (unpublished) and the character of the rural/urban landscape has been extensively assessed (see footnote) .

The Wrekin area and its surrounding associated undulating landscape is defined, characterised, influenced and dominated by the Wrekin and Ercall hills.

The Weald Moors area is defined characterised , influenced by its substantially level drainage/wetland landscape

The river valleys area and its surrounding associated gently undulating landscape is defined, characterised and influenced by several small rivers and streams and isolated hamlets and villages

The Lilleshall area and its surrounding associated landscape is defined, characterised, influenced and dominated by Lilleshall Hill and its associated elevated village.

7. Three of the four possible rural landscape areas were prioritised for assessment as part of the Strategic Landscape Study using the following criteria :

1. They contained a regionally or sub regionally significant landmark
2. They contained existing landscape designations
3. They were not entirely identified by other existing designations¹¹
4. They were previously identified as a designated landscape
5. They were subject to potential development pressure (which could threaten their integrity, quality and character)

Summary of assessment

Landscape Area	Criteria				
	1	2	3	4	5
Wrekin	●	●	●		●
Weald Moors		●		●	
River valleys					
Lilleshall	●				●

Note : The study was commissioned to assist in helping to understand the type of development that would be appropriate in the area and would not be detrimental to its character.

The Lilleshall Gap

8. The Lilleshall Strategic Landscape area is located in the rural landscape between Telford and Newport. This landscape has been referred to as the Lilleshall Gap in recognition that the area provides a rural separation between the two urban areas and therefore acts as an informal 'green belt', preventing the two urban areas from

¹¹ Two Areas of Special Landscape Character are identified in the Wrekin Local Plan (Policy OL2 and Paragraph 8.3.5) It includes The Severn Gorge. The existing national and international designation of this area as both a Conservation Area and a World Heritage Site means that there is significant understanding and protection of its landscape without the need for a further local designation.

coalescing.

9. The Lilleshall Strategic Landscape Area is a landscape whose character and quality and extent has been analysed and identified for its own sake using recognised landscape character analysis ie. It has been assessed according to its character, not for its function to separate two urban areas. Notwithstanding this, a study (Telford & Wrekin Local Green Infrastructure Needs Study) was commissioned in 2013 by Telford & Wrekin Council to better understand the role, functions and needs for green infrastructure in the borough.

This study identified the value of the landscape of Lilleshall as both reserving and managing the setting to local heritage assets but also how the landscape helped to positively separate the two urban areas of Telford and Newport (see Appendix 4). The study additionally identified the need for further detail landscape assessment, which the Strategic Landscape Study provides.

This technical note has been produced by
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Mr Vout is a Member of the Royal Town Planning Institute, Chartered Member of the Landscape Institute and previous Manager of the Telford & Wrekin Policy Planning Team.
The Strategic Landscape Study 2015 was initiated and overseen by Mr Vout.

APPENDIX 4

Telford & Wrekin Local Green Infrastructure Needs Study 2013

The function of local green infrastructure in helping to preserve and manage the landscape settings for heritage assets

Need for preserved/managed landscape settings for heritage assets

INDICATOR: Immediate surroundings of heritage designations.

This coarse approach provides more an indication of potential landscape sensitivity than an actual measure of needs. Each site will have a different need that warrants bespoke investigation. Fine grain spatial data reflecting these individual needs was not available to inform the present study. The findings derived from the coarse approach taken therefore provide a non-exhaustive map of areas where further investigations are needed.

Map 46 – Need for preserved/managed landscape settings for heritage assets

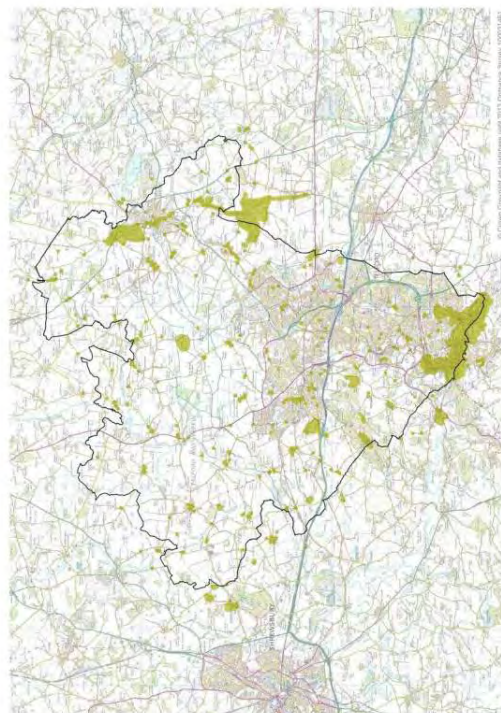


MAPPING TECHNIQUE: Map 46 identifies needs for preserved or managed landscape settings for heritage assets by showing 100-metre buffers around listed buildings, World Heritage Site, scheduled monuments, heritage parks and gardens.

FINDINGS

All parishes have some areas where further investigations on the needs for preserved or managed landscape settings for heritage assets warrant further investigation.

Map 46 – Need for preserved/managed landscape settings for heritage assets



Telford & Wrekin Local Green Infrastructure Needs Study 2013

3.4. Spatial quality

This theme considers needs related to the effective design and use of space.

Need for separation of built-up areas

INDICATORS: Interface between industrial and residential areas; open space and countryside preventing coalescence between Telford and Newport.

Map 42 – Need for separation of built-up areas



Map 42bis – Location of residential and main industrial or commercial areas

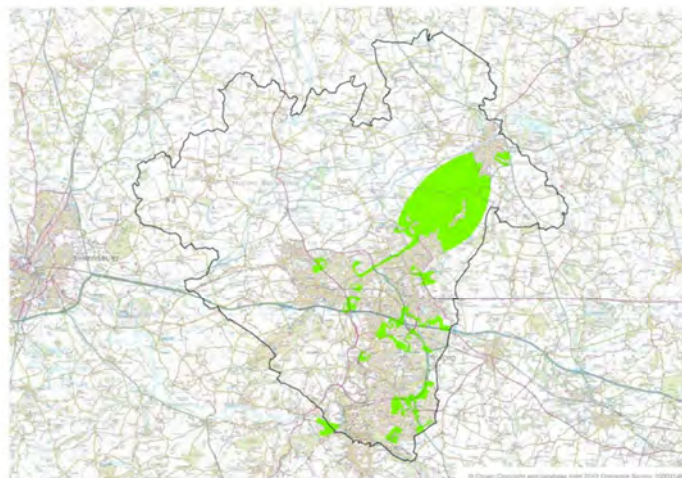


MAPPING TECHNIQUE: Map 42 identifies areas of need for the separation of built-up areas by highlighting fringes between industrial and residential neighbourhoods as well as the open countryside on either side of the A518 (Wellington Rd) ensuring Telford and Newport remain two distinct settlements. To help further illustrate how this map was derived, map 42bis shows the locations of residential and industrial/commercial areas

FINDINGS

Need for separation between built-up areas has been identified across 13 parishes. For Telford and Newport to remain two distinct settlements, the open countryside surrounding the villages of Church Aston, Chestwynd Aston and Lilleshall and Muxton needs to be preserved.

In Telford, several industrial estates abutting residential areas also create needs for careful design and management of linear “in-between” spaces, often (albeit not always), consisting of incidental green space along highways.



Map 42 – Need for separation of built-up areas

APPENDIX 5

Additional Technical Evidence

1. Telford and Wrekin Local Plan 2011 – 2031 Submission Version
[http://www.telford.gov.uk/downloads/file/4486/a1_telford_and_wrekin_local_plan_2011-2031 - submission version low res](http://www.telford.gov.uk/downloads/file/4486/a1_telford_and_wrekin_local_plan_2011-2031_-_submission_version_low_res)
2. SRCC Lilleshall Parish Survey Report and Annexe 1 – February 2017
3. Lilleshall Parish Council Neighbourhood Plan Group Survey Evaluation – April 2017
4. Telford and Wrekin Local Plan 2011 – 2031 – Integrated Appraisal
[http://www.telford.gov.uk/downloads/file/4362/a3_twlp_intergrated_appraisal - submission version](http://www.telford.gov.uk/downloads/file/4362/a3_twlp_intergrated_appraisal_-_submission_version)
5. Telford and Wrekin Local Plan 2011 – 2031 – Representations
http://telford-consult.objective.co.uk/portal/local_plan/local_plan/twlp?tab=list
6. Telford & Wrekin Annual Monitoring Reports
[http://www.telford.gov.uk/info/20172/planning_policy_and_strategy/124/annual monitoring report amr](http://www.telford.gov.uk/info/20172/planning_policy_and_strategy/124/annual_monitoring_report_amr)
7. Telford & Wrekin development monitoring database
8. Telford & Wrekin Strategic Housing Market Assessment
[http://www.telford.gov.uk/downloads/file/4427/c2b-t and w strategic housing market assessment shma 2016 -final report](http://www.telford.gov.uk/downloads/file/4427/c2b-t_and_w_strategic_housing_market_assessment_shma_2016-final_report)
9. Telford & Wrekin Water Cycle Study
[http://www.telford.gov.uk/downloads/file/4456/c6c-iii twc detailed water cycle study - update 2016](http://www.telford.gov.uk/downloads/file/4456/c6c-iii_twc_detailed_water_cycle_study_-_update_2016)
10. Telford & Wrekin Strategic Flood Risk Assessment
[http://www.telford.gov.uk/downloads/file/4460/c6e_twc llfa flood risk management strategy](http://www.telford.gov.uk/downloads/file/4460/c6e_twc_llfa_flood_risk_management_strategy)
11. Telford & Wrekin Local Plan Technical Paper B2f – Rural Settlements
[http://www.telford.gov.uk/downloads/file/4379/b2f rural settlements update](http://www.telford.gov.uk/downloads/file/4379/b2f_rural_settlements_update)
12. Telford & Wrekin Local Plan C3f – Telford & Wrekin Strategic Landscapes Study
[http://www.telford.gov.uk/downloads/file/4439/c3f t and w strategic landscapes study](http://www.telford.gov.uk/downloads/file/4439/c3f_t_and_w_strategic_landscapes_study)
13. Lilleshall Parish Council Response to EiP Matters and Issues Q3.2
14. Telford and Wrekin Local Plan A4 – HRA Screening Report Submission Version
[http://www.telford.gov.uk/downloads/file/4364/a4_twlp_hra_screening_report - submission version](http://www.telford.gov.uk/downloads/file/4364/a4_twlp_hra_screening_report_-_submission_version)
15. Telford & Wrekin Strategy and Options – Shaping Places 2013
http://www.telford.gov.uk/downloads/file/1383/strategy_and_options_document

16. Telford & Wrekin Strategy and Options – Sustainability Appraisal 2013
http://www.telford.gov.uk/downloads/file/4395/d2b_shaping_places_lp_sustainability_appraisal_strategy_and_options
17. Telford & Wrekin Strategy and Options - Consultation report 2013
http://www.telford.gov.uk/downloads/file/1395/shaping_places_local_plan_strategy_and_options_summary_of_comments_december_2013
18. Shropshire Landscape Typology study 2006
<http://shropshire.gov.uk/media/1059492/EV15-the-shropshire-landscape-typology.pdf>
19. 2011 Census – population and household statistics
20. Telford & Wrekin Ecology officer
21. Telford & Wrekin Highways Department
22. Appeal Decision: Appeal Ref: APP/C3240/W/16/3149398: Land off Muxton Lane, Muxton, Telford, Shropshire TF2 8PG