

## Tourism

- 8.16 The importance of the tourist economy is recognised. It is important therefore that planning policies support its sustainable expansion. Within the Plan Area, there is a general 'in principle' support for additional tourist accommodation to be provided to bring in more visitors.

### **T1 - Tourist Accommodation**

**To support the sustainable expansion of the tourism industry, additional tourist accommodation will be acceptable in principle where it meets one of the following:**

- expand or improve existing tourist accommodation locations;
- support expansion or improvement of an existing tourist attraction;
- provide a new campsite or caravan site;
- involve the appropriate conversion or change of use of a permanent and soundly constructed building which sensitively retain any historic interest and character;
- use a dwelling to provide bed and breakfast accommodation; or
- provide innovative forms of accommodation which widen and enhance the tourist offer of the area.

**The proposed accommodation must not adversely affect the character and amenities of the surrounding area and must be well related to the existing transport network, infrastructure and services. Their form, bulk and general design must be in keeping with their surroundings and adequate parking should be provided.**

- 8.17 Blists Hill Victorian Town is an important tourist attraction located within the Plan Area. It is one of 10 museum sites operated by the Ironbridge Gorge Museum Trust. The 10 sites have grown into one of Visit England's top 20 paying attractions in the UK, with over 525,000 visits in 2012. As well as employing around 200 staff, the Trust also enjoys the support of over 400 regular volunteers.
- 8.18 There could be potential to develop new business opportunities which take advantage of the proximity of the museum site. However, it is important that they do not damage the historic or ecological character of the Plan Area, so any proposal will need to provide the appropriate assessments and sufficient mitigation must be secured to overcome any negative impacts identified. In some instances, where it is not possible to fully mitigate impacts, permission may be refused.



*Blists Hill Victorian Town*

## T2 - Tourist Attractions

To support the sustainable expansion of the tourism industry, tourist attractions will be acceptable in principle where they:

- expand or improve an existing tourist attraction;
- provide an innovative attraction which would widen and enhance the tourist offer of the area
- involve the appropriate conversion or change of use of a permanent and soundly constructed building which sensitively retain any historic interest and character;
- complement the character and qualities of the site's immediate surroundings, or
- do not adversely impact on the wider tranquillity of the area



*High Street*

Summary Table	
Core Objective	Policy Index
<b>OBJECTIVE 15:</b> To protect and enhance the special role of Madeley Town Centre in serving its local community	<b>Policy R1 - Madeley Town Centre</b>
<b>OBJECTIVE 16:</b> To develop additional shopping and community facilities in Madeley Town Centre	<b>Policy R2: Offices – Design and change of use</b> <b>Policy R3 - Entertainment and the night-time economy</b>
<b>OBJECTIVE 17:</b> To promote Madeley as a tourism hub for the Ironbridge Gorge World Heritage Site.	<b>T1 - Tourist Accommodation</b> <b>T2 - Tourist Attractions</b>
<b>OBJECTIVE 18:</b> To encourage tourist attractions, guest accommodation and facilities.	<b>T1 - Tourist Accommodation</b> <b>T2 - Tourist Attractions</b>
<b>OBJECTIVE 19:</b> To ensure that employment opportunities are accessible to all and assist in securing the provision of employment and training opportunities for local residents.	<b>Policy E1 – Employment Areas</b> <b>Policy R4 – Local Centres</b>
<b>OBJECTIVE 20:</b> To enhance existing industrial estates and focus any new commercial development onto sites which are already allocated for that purpose.	<b>Policy E1 – Employment Areas</b>



*Madeley Court Hotel*

## 9. Local Character

- 9.1 The historic value of the Plan Area has already been recognised by the designation of a Conservation Area and later, a World Heritage Site for the same boundary (see Policies Map).
- 9.2 The major concern expressed during the consultation was the extent to which the historic environment had been allowed to erode through insensitive changes, such as the loss of original shop fronts, inappropriate signage and a cluttered and poor quality public realm. It was evidence that a more sensitive approach was needed if alterations were not going to further destroy or fragment its character.
- 9.3 A character assessment has therefore been carried out (see Madeley Historic Character Assessment) to establish the sensitivities of the place and its capacity for further development or change. It will provide for a more localised interpretation of conservation and urban design policies in the Core Strategy. This will then be used to inform future planning applications.
- 9.4 The assessment identified four sub areas within the Conservation Area that have their own distinct character (see Map Fig 9.1). By identifying the special qualities of each area, it has allowed a criteria based policy to be tailored for each sub-area.

### Sub-Area A: Church Street

- 9.5 This sub-area has been identified as having a number of high quality listed buildings located within a mature landscaped setting. The winding nature of the roads reflects its origins as an early medieval village, even before the Town was developed. It has an almost rural feel with the older timber framed buildings having agricultural origins. Care will be needed if any sites come forward for redevelopment or if buildings are going to be extended or uses changed.



*Church Street*

- 9.6 Where possible, the simple tarmac road surface, with either one or no pavement, should be retained.

#### **Policy LC1 – Church Street:**

**Development in this sub-area should have regard to the following:**

- **Redevelopment of individual plots or infill proposals should respect the existing character of Church Street;**
- **Extensions, should be built in the same architectural language and of similar materials as the existing development;**
- **Roof extensions should be in keeping with existing design;**
- **The subtle variations in local character should be retained– plot sizes, road widths, boundary treatments and tree cover;**
- **Retain and encourage use of brick or ashlar walls to frontages**
- **Views down Church Street to St Michaels should be protected where possible; and**
- **Introduction of inappropriate materials which impact on the unique street character of Church Street should be avoided.**

#### **Sub-Area B: Court Street/Russell Green**

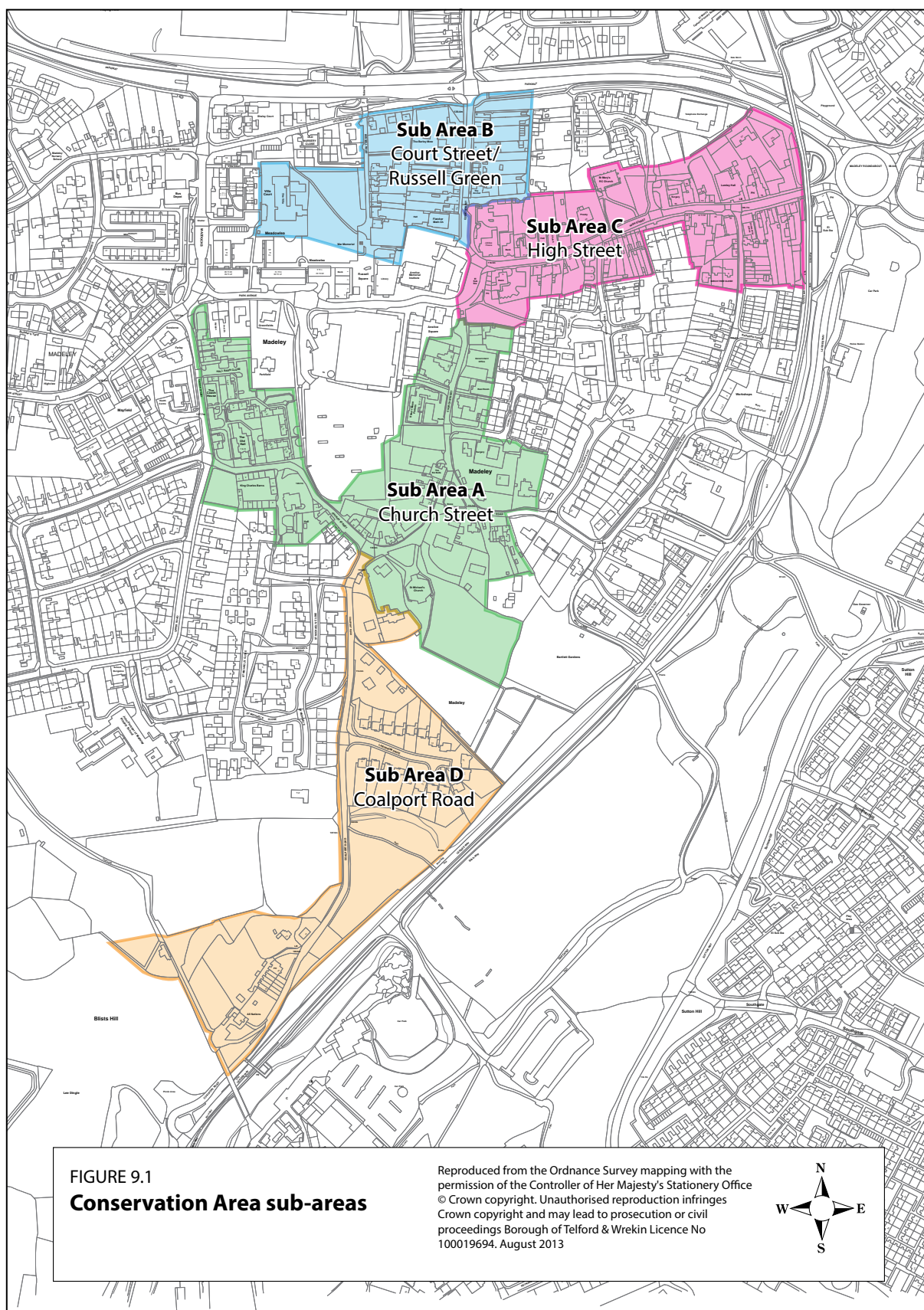
9.7 This sub-area has a positive coherent character, due to its landscape setting and streetscape. Most of the buildings date from the Victorian period, with some modern infilling off Victoria Road. Russell Green provides an attractive green space close to Madeley Town Centre. The character of Court Street is created by its continuous frontage, with buildings on the back of footpath and use of similar materials. The sub-area is mainly residential, with some office and retail uses. Key focal points include the area around the war memorial and the top end of Church Street by the Fletcher church.

#### **Policy LC2 – Court Street/Russell Green:**

**Development in this sub-area should have regard to the following:**

- **Any extensions should be built in the same architectural language and of the same materials as the existing development;**
- **Improvements to existing traditional shop fronts will be encouraged. Proposals for new shop fronts and signs should be designed to be well proportioned and enhance the character of Court Street.**
- **The use of signage on pavements should be limited to reduce clutter.**
- **Enhance key focal points;**
- **External details to any new development (including car parking) should be to a high standard of design to enhance the local character;**
- **Maintain a continuous street frontage along Court Street**
- **Where any green space contribution is received from a planning proposal in the Town Centre, as set out in policy GS7, a priority would be to secure improvements to Russell Green.**





### **Sub-Area C – High Street**

- 9.6 Generally this sub-area has a positive character as the historic core of Madeley. In some cases, the installation of modern shop fronts together with clutter created by too many advertisements has had a negative impact on the quality of the High Street environment. However, the street still has a strong linear form with a continuous frontage created by buildings and boundary treatments. There is a variety of uses including retail, offices, takeaways, pubs and community buildings. It is important to maintain a vibrant feel to the High Street with active uses on the ground floor. Key focal points include the entrance onto High Street by the Foresters Arms public house and St. Mary's Catholic Church.

#### **Policy LC3 – High Street**

**Developments in this sub-area should have regard to the following:**

- **Encourage under-utilised buildings and land to be brought back into appropriate use and make a positive contribution to the street scene**
- **Improvements to existing traditional shop fronts will be encouraged. Proposals for new shop fronts and signs should be designed to be well proportioned and enhance the character of the High Street.**
- **Development should not be set back from the building line as this would adversely affect the linear, well framed, character of the area;**
- **The use of signage on pavements should be limited to reduce clutter and unnecessary level changes to footpaths should be avoided;**
- **Enhance key focal points;**
- **External details to all development (including car parking) should be to a high standard of design to enhance the local character;**
- **New developments should encourage active ground floor and upper floor uses to create an appropriate town centre scale of development;**
- **Maintain a continuous street frontage within the Town Centre;**
- **Any new parking and servicing areas should be sensitively integrated into the Town Centre and where possible and subject to safety and security considerations, situated at the rear and screened from view in the High Street.**



### **Sub-Area D – Coalport Road**

9.9 This sub-area has a positive and coherent character, due to its landscape setting and boundary treatments. The road has a very rural feel with trees, rubble walls and hedges along most of its length. Properties are mostly set back from the highway, behind walls and mature gardens. There is some modern housing but it is considered that further new development would be inappropriate.



*Coalport Road*

#### **Policy LC4 – Coalport Road:**

**Development in this area should have regard to the following:**

- **Any further development of individual plots or infill proposals should respect the rural character along Coalport Road in terms of scale and design;**
- **Extensions should be subservient to the main building when viewed from the road;**
- **The loss of hard enclosing features to front gardens and roadside planting should be avoided;**
- **Existing retaining walls should be retained and kept in a safe condition**
- **Retain simple tarmac road surface with either one or no pavement.**

9.10 It is important that developers prove they have seriously considered these local character assessments before submitting any proposals. It is recommended that any developer has to prepare a design brief that shows how the local character was taken into account and that they have followed the national guidance on urban design principles.

9.11 New developments of more than three dwellings within the Conservation Area will be subject to a design brief agreed between the Town Council, developer and Telford & Wrekin Council to demonstrate how the scale, proportion, materials and layout and amenity space respects the distinctive local character of the area.

9.12 There should be public consultation on the design brief prior to the submission of a planning application. The development must be implemented in accordance with the principles set out in the design brief.

## Local Distinctiveness

- 9.13 The World Heritage Site Operational Guidelines describe a buffer zone as “an area surrounding the nominated Property which has complementary legal and/ or customary restrictions placed on its use and development to give an added layer of protection to the Property. This should include the immediate setting of the Property, important views and other areas or attributes that are functionally important as a support to the Property and its protection” (UNESCO Operational Guidelines).
- 9.14 Surprisingly, there are no designated buffer zones around Ironbridge World Heritage Site, so there is no formal protection for its setting. This means that not all of Madeley’s heritage assets are formally designated, such as its Buildings of Local Interest. However, both individually and collectively, they do make a significant contribution to the local distinctiveness of the Plan Area.
- 9.15 This policy offers protection to those undesignated assets from new development, including alteration or extensions to existing buildings.
- 9.16 It is considered however that in the longer term, these undesignated assets do merit formal protection. Telford & Wrekin Council has an obligation under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to periodically review its Conservation Area designations and boundaries, to consider any new areas, and under Section 71 of the Act to formulate and publish proposals for the preservation and enhancement of these areas. The policy does therefore also recommend that consideration needs to be given to reviewing the boundary of the Severn Gorge Conservation Area. This would give added protection to unlisted buildings.



*Miner's Sculpture*



*Old Vicarage, Church Street*



*St Michael's Church*

### Policy LC5: Local distinctiveness

New development throughout the Plan Area should protect physical assets of the historic environment (buildings, sites or areas together with their settings) and enhance or reinforce those characteristics, qualities and features that contribute to the local distinctiveness of the Plan Area's landscape & townscape. In particular, development should:

- Respect the spatial qualities of the Plan Area, including the scale, appearance and use of spaces about and between buildings or structures;
- Respond positively to the building density, building footprints, built form, building orientation, building height and grain of the context and the manner in which this context has developed and changed over time.
- Recognise the important contribution that windows, roofs, detailing, the palette and use of traditional materials, traditional building techniques, and the evidence of past and present activity make to local distinctiveness.
- Protect the significance of designated and undesignated components of the historic environment, particularly where heritage assets are part of a visual or thematic group.
- Incorporate high quality design which is inspired by its local context and fits comfortably in its surroundings.
- Encourage the reinstatement of architectural detail.

Summary Table	
Core Objective	Policy Index
<b>OBJECTIVE 8:</b> To protect and enhance the historic environment, including archaeological remains and non-designated buildings and sites of heritage value, for the benefit of residents and visitors alike	<b>Policy LC1 – Church Street:</b> <b>Policy LC2 – Court Street/Russell Green:</b> <b>Policy LC3 – High Street</b> <b>Policy LC4 – Coalport Road:</b> <b>Policy LC5 – Local distinctiveness</b>
<b>OBJECTIVE 9:</b> To maintain and enhance local character and areas of historic importance by ensuring high quality design of buildings and public realm.	<b>Policy LC1 – Church Street:</b> <b>Policy LC2 – Court Street/Russell Green:</b> <b>Policy LC3 – High Street</b> <b>Policy LC4 – Coalport Road:</b>

## 10. Getting Around

- 10.1 The consultation came out strongly in favour of improving cycleway, footpath and bus routes from residential areas into Madeley Town Centre and the employment areas. Telford was designed for the car and the road hierarchy has created segregated land uses that make things difficult for bus users, pedestrians and cyclists.
- 10.2 It is important therefore that any new development is located as close as possible to existing facilities and services, such as the existing Quality bus routes. This will reduce the need to drive to go shopping or to work.
- 10.3 As well as choosing sustainable locations, the design and street layout of any new development are also important to encourage sustainable travel. It is the relationship between buildings, streets and open spaces that gives a neighbourhood its physical identity. Consideration needs to be given to:
- Enhancing the quality of the public realm by improving transport facilities, footpaths, cycle ways and public spaces;
  - Minimizing the psychological barriers to accessibility, e.g. fear of crime and anti-social behaviour;
  - Reducing physical barriers to accessibility by unrestricted pedestrian access across public spaces, pedestrian-friendly landscaping and useful, well-designed street furniture and amenities, e.g. seating, lighting, public toilets and cycle parking.
- 10.4 In new developments, safe and high-quality walking and cycling environments should be provided. In existing developments, retrofitting footpaths should be considered and adding cycle lanes to improve the travel experience of walkers and cyclists. Better links to the Town wide footpath, bridleway and cycleway systems should be encouraged.

### **Policy TR1 – Enhancing Accessibility and Transport Linkages**

**New development proposals, particularly those which will generate significant footfall and motorised vehicle journeys should be located where sustainable travel patterns can be achieved, with higher density mixed use development located in close proximity to main public transport routes or Madeley Town Centre.**

**Proposals should make the best use of existing public transport services and where appropriate provide opportunities for improving and sustaining the viability of those services.**

**Proposals should minimise the need to travel as appropriate to their scale and location and include proposals which protect and improve conditions for cyclists, horse riders and for pedestrians, including disabled people and the mobility impaired. The design and layout of new developments should contribute, where appropriate, to a high quality network for multi-use, including walkers, cyclists, horse riders and paths accessible to people for all abilities.**

**New development should seek to provide connections to the Silkin Way (part of the National Cycle Network) as a priority and to strategic walking routes, Rough Park Way and Ironbridge Way; where possible (see Policies Map).**

**New development should not sever formal routes used by pedestrians, horse riders or cyclists, or prevent accessibility by walking, horse riding or cycling, unless suitable alternatives are provided.**

## Policy TR2 – Walking, horse riding & cycling provision

The design and layout of new development should take account of the needs of cyclists, horse riders and walkers, for example by providing:

- Safe, secure, convenient, accessible and direct access for cyclists, horse riders and pedestrians to, from and within the development, with particular emphasis on disabled people and those with mobility impairment and
- High quality surfaces, attractive landscape design and architecture providing for minimal disruption from noise, fumes and associated nuisances caused by proximity to motor traffic and
- High quality cycleways where appropriate, shared, where possible, with motorised and pedestrian traffic and
- Sufficient, convenient, safe and secure cycle parking facilities and
- Well signed, lit and maintained cycle ways, bridleways and footways.

Summary Table	
Core Objective	Policy Index
<b>OBJECTIVE 21:</b> Improve pedestrian and cycle connections within the Plan area and into the rest of Telford	<b>Policy TR2 – Walking, horse riding &amp; cycling provision</b>
<b>OBJECTIVE 22:</b> Connect new housing into Madeley Town Centre and the wider area with good pedestrian and cycle routes	<b>Policy TR1 – Enhancing Accessibility and Transport Linkages</b>
<b>OBJECTIVE 23:</b> Connect new housing into Madeley Town Centre and the wider area with good bus routes	<b>Policy TR1 – Enhancing Accessibility and Transport Linkages</b>



*Bridgnorth Road bus stop*



*Sutton Hill footpath*



## **11. Monitoring & Review of the Plan**

- 11.1 It is expected that Telford & Wrekin Council will continue to monitor progress relating to the number of dwellings and number of affordable homes delivered during the plan period, as part of its wider monitoring responsibilities for the Borough.
- 11.2 Planning obligations provide a means of ensuring that developers contribute towards the infrastructure and services needed to make proposed developments acceptable in land use terms.
- 11.3 The Plan has reflected local priorities for the use of developer contributions by including policies that would secure contributions for specific infrastructure & services. So for planning applications in the Plan area, there is an expectation that these priorities are given priority over other obligations. Developers will be expected to take them into account in their planning applications.
- 11.4 The policies that set out the community's planning obligations priorities are as follows:
- Delivery of affordable housing (see policy H1)
  - Provide, improve and maintain green spaces & recreational improvements (see policy GS6)
- 11.5 The Plan covers the period 2014 to 2031. It is, therefore, essential to the long-term success of the Plan that developments in the Plan area are monitored and reviewed against the Plan's objectives and against the policies designed to implement them.
- 11.6 It is important therefore, that decision making within Madeley Town Council is informed and makes regular reference to the Plan. Madeley Town Council will need to monitor the delivery of the policies in this Plan, and work to ensure that benefits for the community of Madeley are achieved.
- 11.7 It is proposed that each Environment Committee meeting, after the plan's implementation, will include an agenda item 'Madeley Neighbourhood Plan' which will ensure the matter is continually reviewed and reported upon during its life.
- 11.8 Each Annual Council Meeting will also include an annual monitoring report of the impact of the Plan in the previous year and the likely implementations of the plan for the forthcoming year. Progress in delivering planning obligations (i.e. monies received and expenditure) will also be reported. The Town Council will draw any problems with delivery to the Borough Council's attention as part of their response to the Annual Monitoring Report.
- 11.9 Madeley Town Council website [www.madeleytowncouncil.gov.uk](http://www.madeleytowncouncil.gov.uk) will carry an up to date report on progress with the Plan during its lifetime
- 11.10 In 2019 and 2024, there will be thorough five year reviews of progress by a freshly recruited community based Steering Group. The purpose of these reviews will be to hold the Town Council to account for their stewardship of the Plan, and to consider the need for proposing a review of, or amendment to the Plan to Telford & Wrekin Council.
- 11.11 In 2029, the Town Council will again recruit a new Steering Group from within the community to undertake a review and decide on the need for a subsequent Neighbourhood Plan and if so decided, to overview the development of the subsequent fifteen year plan which would commence in 2031.

## Appendix A

### Glossary & Abbreviations

#### Glossary

Where possible, the most up to date definition has been used and it has been sourced from the National Planning Policy Framework document or other Government publications

##### **A1 Use Class (Shops)**

Use of premises for the retail sale of goods and services, other than hot food or drink, to visiting members of the public, as described in the Use Classes Order 1987, as amended.

##### **A2 Use Class (Financial and professional services)**

Use of premises for the provision of financial or professional services, or any other service, including a betting office, which it is appropriate to provide in a shopping area, where the service is provided principally for visiting members of the public, as described in the Use Classes Order 1987, as amended.

##### **A3 Use Class (Restaurants and cafés)**

Use of premises for the sale of food and drink for consumption on the premises, as described in the Use Classes Order 1987, as amended.

##### **A4 Use Class (Drinking establishment)**

Use of premises as a public house, wine bar or other drinking establishment, as described in the Use Classes Order 1987, as amended.

##### **A5 Use Class (Hot food takeaway)**

Use of premises for the sale of hot food for consumption off the premises, as described in the Use Classes Order 1987, as amended.

#### **Adoption**

The procedure by which a plan becomes formal council policy.

#### **Affordable housing**

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

**Amenity Land:**

Land which is valued locally for its visual importance and contribution to the character of the area but may also have other uses i.e. formal or informal recreation, environmental, cultural and historical and for wildlife and nature conservation value.

**Ancient Woodland:**

Woodland known to have existed continually in a location since before 1600.

**Ancillary use:**

A use subsidiary and connected to the main use of a building or piece of land, such as storage floor-space within a factory.

**Archaeological interest:**

An area which holds or potentially holds evidence of past human activity worthy of expert investigation.

**Architectural quality:**

The intrinsic merit of a building as measured by the use of materials, details, style and relationship to context.

**Architectural style:**

Distinctive period or school of architecture. Examples include Georgian, Victorian, Edwardian, Twentieth Century, Gothic, Regency, Neo-classical, Queen Anne Revival, and so on.

**Article 4 direction:**

A direction which withdraws automatic planning permission granted by the General Permitted Development Order.

**B1 Use Class (Business):**

- (a) As an office other than one falling within Class A2;
- (b) For research and development of products and processes;
- (c) For any industrial process which can be carried out in a residential area without detriment to amenity through noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

as described in the Use Classes Order 1987, as amended

**B2 Use Class (General Industrial):**

Use of premises for the carrying on of an industrial process, other than one falling within Use Class B1, as described in the Use Classes Order 1987, as amended.

**B8 Use Class (Storage or distribution):**

Use of premises for storage or as a distribution centre, as described in the Use Classes Order 1987, as amended.

**Biodiversity :**

Biodiversity encompasses the whole variety of life on earth (including on or under water) including all species of plants and animals and the variety of habitats within which they live. It also includes the genetic variation within each species.

**Birds and Habitats Directives:**

European Directives to conserve natural habitats and wild fauna and flora.

**Brownfield Land:**

Land that has been previously developed on (excluding agricultural or forestry buildings and gardens).

**Building materials:**

Materials prevalent in an area which should inform the choice of materials for repairs to historic buildings and the facing of new buildings. In Madeley typical materials are Ashlar stone; buff bricks; red bricks, plain clay tiles and cast iron.

**Capacity (in retailing terms):**

Money available within the catchment area with which to support existing and additional retail floor space.

**Carbon neutral:**

Offsetting or compensating for carbon emissions (for example from burning fossil fuels) by schemes such as planting trees to absorb carbon or through careful use of design to promote energy efficiency and to avoid carbon emissions.

**Change of Use:**

Planning permission is required for a change of use of a building or land unless it falls within the same use class (for example, from a bookshop to a shoe shop) or it is allowed by the GPDO (for example, from a restaurant to a bookshop).

**Character:**

The distinctive or typical quality of a building or area, as described by historic fabric; appearance; townscape; and land uses.

**Climate change adaptation:**

Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities

**Climate change mitigation:**

Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

**Clusters (a term used in economic regeneration):**

A group of businesses or organizations who, owing to the goods they produce and/or services they provided, have common customers, technology or use similar specialist skills. They group together in order to enhance their overall competitive advantage of individual companies.

**Commercial use:**

Use including offices, industry, warehousing, showrooms, hotels, retail, entertainment and private educational, health and leisure facilities, other than social and community uses that are principally provided by the public sector. This does not include residential use.

**Community facilities:**

Land and buildings used to help meet health, educational and social needs in terms of developing and maintaining the health and well-being of everyone in the community

**Conservation (for heritage policy):**

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Comparison shop:**

Shop selling goods and services which customers may wish to compare prices/quality/type of product sold, with other similar products sold in other shops. These are mainly shops which fall within in A1 Use Class. While not being purchased frequently, the goods & services must nevertheless be stocked in a wide range of size, style, colours and fabrics, jewellery, furniture and goods normally sold at specialist shops and general store.

**Conservation Area:**

An area designated under Section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as being of 'special architectural or historical interest' the character and appearance of which it is desirable to preserve and enhance.

**Consultation statement:**

It sets out details of who was consulted, how they were consulted and the main issues and concerns raised and how they were addressed within the plan.

**Context:**

The setting of a building, site or area including such factors as plot width pattern, building height and scale, building line, pattern of elevations and fenestration, building materials, land uses and activities.

**Convenience shop:**

Premises selling basic goods or services which people may need to use on a weekly, if not daily, basis. E.g. food, tobacco, newspapers and other goods of a standardised type of which there is a wide sale.

**Core Strategy (Local Plan):**

A Development Plan Document which forms part of the Local Development Framework and sets out the vision and strategic policies for the Borough.

**Curtilage:**

Land adjoining a building which is used together with that building.

**Dead frontage:**

Frontage in a shopping area which generates a low level of shopping activity because of the use or appearance of the premises concerned.

**Demolition:**

The pulling down or breaking up of all or part of a building. Listed building consent is needed for demolition of listed buildings. Conservation area consent is required for substantial demolition in a conservation area. Planning permission must be obtained for the demolition of a house which is structurally connected to another. In other cases, notice must be given to Telford & Wrekin Council as local planning authority before demolition is started. Planning permission may be required for the demolition of part of a building.

**Density:**

A measure of the number of units of accommodation or amount of floor space in a development against the area of the site it occupies. Residential density is generally calculated by comparing the number of habitable rooms in a development with the area of the site concerned and is usually expressed in habitable rooms per hectare.

**Designated heritage asset:**

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Details:**

Doors, windows, cornices, metalwork and decorative features that contribute to the overall design of a building. Where such details cumulatively characterise a place they are major contributors to a sense of local distinctiveness.

**Developer contributions:**

Contributions required/received from development under a Section 106 agreement to be set aside for future works, services and maintenance directly related to development.

**Development (Meaning of):**

Development is defined under the Town and Country Planning Act as:

“the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material changes in the use of any building or other land”

Most forms of development require planning permission before they can be carried out.



**Development plan:**

This includes adopted Local Plans and neighbourhood plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act.)

**Durable goods:**

Goods bought infrequently, usually through comparison between different types of product e.g. furniture, electrical goods.

**Dwelling mix:**

The mix of different types of homes provided on a site. May typically include a range of types from, say, 2 bedroom houses up to larger 4 and 5 bedroom houses.

**Economic development:**

Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

**Ecological networks:**

These link sites of biodiversity importance.

**Ecosystem services:**

The benefits people obtain from ecosystems such as, food, water, flood and disease control and recreation.

**Edge of centre:**

For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

**Employment Land:**

Land allocated in a plan principally for business, industrial and storage/distribution use.

**Entertainment Uses:**

Entertainment uses comprise the following: restaurants and cafes (A3); public houses and bars (A4); takeaways (A5); other entertainment uses - nightclubs, live music and dance venues, discotheques, entertainment centres, dance halls, casino or bingo halls. Entertainment uses do not include sports halls, swimming baths, gymnasiums, skating rinks, other indoor and outdoor sports or recreation areas, concert halls and cinemas.

**European site:**

This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.

**Evidence Base:**

The researched, documented, analysed and verified basis for preparing the Madeley Neighbourhood Plan. It consists of many documents produced over a period of years, many of which have been produced by Telford & Wrekin Council.

**Evidence Base Summary:**

A document produced as part of the process of developing the Madeley Neighbourhood Plan. It supports the Plan by setting out a summary of the relevant Evidence Base and explaining how decisions were made.

**Examination:**

An independent review of the Neighbourhood Plan carried out in public by an Independent Examiner.

**Extension:**

An addition to an existing building to provide more floor-space usually confined to the side and rear of a building and/or at roof level.

**Façade:**

The principal elevation or frontage of a building.

**Fenestration:**

The arrangement of windows on a façade.

**Form:**

The layout (structure and urban grain), density, scale (height and massing), appearance (materials and details) of buildings and development.

**Focal Point:**

A prominent structure, feature or area of interest or activity, often at the main arrival point or junction of main roads.

**Geodiversity:**

The range of rocks, minerals, fossils, soils and landforms.

**Green infrastructure:**

A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**Habitat:**

The natural home or environment of a plant or animal

**Heritage asset:**

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Historic environment:**

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**Housing Association:**

Not for profit organisation providing homes mainly to those in housing need.

**Inclusive design:**

Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.

**Independent examination:**

Assessment taken by a third party examiner to ensure a plan meets the required conformity and legal requirements.

**Infill development:**

A type of development where a new building is to be inserted into an existing townscape context. The character of this context determines the nature of the architectural response in terms of scale, form, elevational treatment, materials and details.

**Infrastructure:**

Basic services necessary for development to take place for example roads, water, education, health facilities.

**International, national and locally designated sites of importance for biodiversity:**

All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

**Landmark building:**

A building or structure that stands out from its background by virtue of its importance, height, size or some other aspect of design. Such a building is often deliberately placed on a planned axis or townscape vista.

**Landscape:**

The character and appearance of land, including its shape, form, ecology, natural features, colours and elements and the way these elements combine.

**Layout:**

The way buildings, routes and open spaces are placed in relation to each other.

**Lifetime homes:**

Homes that are designed in such a way that people with disabilities or impaired mobility bought on by age can continue to live in their home for life instead of having to move to specialist accommodation.

**Listed Building:**

Any building or structure which is included in the list of 'buildings of special architectural or historic interest.'

**Local Development Framework:**

The collection of documents which guide the future development in the Borough.

**Local distinctiveness:**

The positive features of a place and its communities which contribute to its special character and sense of place.

**Local Green Space:**

The National Planning Policy Framework (NPPF) introduced a new concept of a Local Green Space designation. This is a discretionary designation to be made by inclusion within a local development plan or neighbourhood development plan. The designation should only be used where the land is not extensive, is local in character and reasonably close to the community; and, where it is demonstrably special, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

**Local planning authority:**

The public authority whose duty it is to carry out specific planning functions for a particular area, i.e. Telford & Wrekin Council, to the extent appropriate to their responsibilities.

**Local Plan:**

The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

**Local Shopping Centre:**

Small centre, usually with convenience goods shops, local service uses, restaurants and pubs mainly providing facilities for people living or working nearby, which Telford & Wrekin Council wishes to safeguard as sought in accordance with national guidance (such as Woodside).

**Local views:**

Important local views, vistas and panoramas of natural features, skylines, landmark buildings and structures, groups of buildings, parks, open spaces, streets and squares.

**Localism Act:**

Act of Parliament devolving greater power to local councils and giving local communities greater overall control over housing decisions. The Act was given Royal Assent on the 15th November 2011.

**Locally listed buildings:**

A building or structure of architectural or historic interest which does not qualify for inclusion in the statutory list but which in the opinion of the Local Authority make a valuable contribution to the character of the area.

**Low cost market housing:**

Private housing designed to be at a lower cost than open market housing to meet the needs of specific household groups.

**Market housing:**

Housing for sale or for rent where prices are set in the open market.

**Massing:**

The combined effect of the height, bulk and silhouette of a building or group of buildings.

**Material consideration:**

Factors which are relevant to planning such as sustainability, design and traffic impacts.

**Mitigation:**

Measures taken to reduce adverse impacts for example changing the way the development is carried out to minimise adverse effects through appropriate methods or timing.

**Mixed use:**

Developments where more than one use is constructed. Uses may be mixed within the same building (e.g. offices above shops) or may be mixed across the site (e.g. houses next to shops and community facilities)

**Monitoring:**

Procedures by which the consequences of policies and proposals are checked on a continuous or periodic basis to assess their effectiveness and impact.

**Natural surveillance:**

The opportunity for spaces to be overlooked from inside a building. The presence of windows on elevations addressing open spaces and streets, discourages anti-social behaviour and makes streets and spaces feel safer.

**Neighbourhood Area:**

Area to which a proposed Neighbourhood Development Plan or Neighbourhood Development Order will relate.

**Neighbourhood Development Plan:**

A local plan prepared by a town or parish council or a neighbourhood forum for a particular neighbourhood area, which includes land use topics.

**Non-A1 use:**

Any use not falling within Use Class A1 of the Use Classes Order 1987, as amended.

**Non A1 retail use:**

Any use falling within Classes A2, A3, A4 or A5 of the Use Classes Order 1987, as amended, or a sui generis use where the sale, display or service is to visiting members of the public.

**Objective:**

Is an aim or a goal to assist achieving the overall vision for the area.

**Off-street parking:**

Parking for vehicles that is provided other than on the highway (such as driveway or garages). It is usually required as part of housing and some other developments and also covers public car parks.

**On-street parking:**

Parking for vehicles that is provided on the highway.

**Older people:**

People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

**Open space:**

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Original building:**

A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

**Out of centre:**

A location which is not in or on the edge of Madeley Town Centre but not necessarily outside the urban area.

**Out of town:**

A location out of centre that is outside the existing urban area.

**Passive solar energy:**

Energy provided by a simple architectural design to capture and store the sun's heat. Examples include a garden greenhouse, or a south-facing window in a dwelling.

**People with disabilities:**

People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

**Period style:**

The characteristic style and appearance of a property as dictated by the prevailing architectural fashion at the time of original construction: Georgian, Regency or Victorian, for example.

**Permitted development:**

Certain minor building works that do not require a planning application.

**Planning condition:**

A condition imposed on a grant of planning permission.



**Planning obligation (see section 106 agreement):**

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

**Planning permission:**

Formal approval sought from Telford & Wrekin Council allowing a proposed development to proceed.

**Playing field:**

The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010.

**Pollution:**

Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

**Previously developed land:**

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

**Primary shopping area:**

Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).

**Primary and secondary frontages:**

Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

**Priority habitats and species:**

Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

**Policies Map:**

A map showing where policies of the Neighbourhood Plan apply to specific locations

**Ramsar sites:**

Wetlands of international importance, designated under the 1971 Ramsar Convention.

**Renewable and low carbon energy:**

Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels, like coal or natural gas).

**Residential Amenity:**

The pleasant or advantageous features of a residence which contributes to its overall character and the enjoyment of residents.

**Scale:**

The impression given of a building or development in relation to its surroundings or the size of parts of a building or its details.

**Section 106 Agreement (see also Planning Obligation):**

Section 106 (S106) of the Town and Country Planning Act 1990 allows a local planning authority (LPA) to enter into a legally-binding agreement or planning obligation, with a land developer over a related issue. The obligation is sometimes termed as a 'Section 106 Agreement'.

Such agreements can cover almost any relevant issue and can include sums of money.

Possible examples of S106 agreements could be:

- The developer will transfer ownership of an area of woodland to a LPA with a suitable fee to cover its future maintenance
- The local authority will restrict the development of an area of land, or permit only specified operations to be carried out on it in the future e.g., amenity use
- The developer will plant a specified number of trees and maintain them for a number of years
- The developer will create a nature reserve

S106 agreements can act as a main instrument for placing restrictions on the developers, often requiring them to minimise the impact on the local community and to carry out tasks, which will provide community benefits.

**Sequential test:**

Requirement set out in the NPPF, that a sequential approach should be adopted by local planning authorities in selecting sites for town centre uses. The approach requires that locations are considered in the following order: first, locations in appropriate existing centres; then edge of centre locations; then out of centre locations, with preference given to sites which are or will be served by a choice of means of transport.

**Setting of a heritage asset:**

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Shop:**

Premises used for the retail sale of goods and services, other than hot food or drink, to visiting members of the public, as described in the Use Classes Order 1987, as amended.

**Shopping frontage/retail frontage:**

A street level frontage characterised by a predominance of shop-type premises.

**Shop-type premises:**

Premises originally built for shop use, or converted for that purpose, usually with a large shop window, with access direct from a footway, and capable of being used for the retail sale of goods and services.

**Significance (for heritage policy):**

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

**Spaces between buildings:**

Largely unbuilt-on areas between buildings, such as streets, open spaces, and squares, which form the public domain and the townscape.

**Special needs housing:**

Housing aimed at meeting the particular needs of identified priority groups, including the provision of residential care and support for people who would otherwise require long-term hospital care.

**Site investigation information:**

Includes a risk assessment of land potentially affected by contamination, or ground stability and slope stability reports, as appropriate. All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 (2001) Code of Practice for the Investigation of Potentially Contaminated Sites). The minimum information that should be provided by an applicant is the report of a desk study and site reconnaissance.

**Social Housing:**

Subsidised housing provided by a Registered Social Landlord allocated on the basis of need.

**Spatial planning:**

Brings together all policies and programmes which have an impact on the environment in which you work, live or play.

**Stakeholder:**

People who have an interest in an organisation or process including residents, business owners and national organisations and government departments.

**Statutory development plan:**

The plan(s) which have been adopted by Telford & Wrekin Council and used to determine planning applications and guide future development.

**Street Furniture:**

Structures placed within the built environment such as bus shelters, litter bins, seating, lighting and signs. The design and appearance of these structures can have a marked effect on the ambience of any street scene.

**Sustainable communities:**

Places where people want to live and work, now and in the future. Communities that meet the needs of existing and future residents, are sensitive to their environment and contribute to a high quality of life.

**Sustainable development:**

An approach to development that aims to allow economic growth without damaging the environment or natural resources.

**Topic or Focus Group:**

A group formed around a specific topic (such as housing) from the community to discuss the issues facing the parish.

**Topography:**

The underlying geology and landscape form of an area, including rivers and watercourses, valleys, hills, field patterns and boundaries.

**Town centre:**

Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

**Townscape:**

The ensemble of buildings, streets and spaces and their collective contribution to the character and appearance of an area.

**Traffic calming:**

Traffic management measures specifically designed to reduce vehicular speed along routes or through areas. Usually associated with improving the local environment and reducing road accidents.

**Transport assessment:**

A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

**Transport statement:**

A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.

**Travel plan:**

A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

**Unlisted building of architectural and historic interest:**

Building of architectural and historic interest that makes a positive contribution to the character and appearance of a conservation area. These are usually buildings which, by virtue of their age, materials, design, appearance, historic association and use, characterise the building stock of any particular conservation area. There is a policy presumption to retain such buildings.

**Urban design:**

The art of making places. Urban design involves the design of buildings, groups of buildings, spaces and landscapes in towns and cities and the establishment of policies, frameworks and processes that facilitate successful development.

**Urban grain:**

See Urban morphology.

**Urban morphology:**

The arrangement, hierarchy and size of buildings and their plots in a settlement and their overall relationship to the distinctive layout of streets, squares and open spaces of a particular place.

**Use Classes Order 1987:**

Order made by the Secretary of State under s22 of the Town and Country Planning Act 1990, subsequently amended several times, setting out broad classes of use for land and buildings. Under provisions in the General Permitted Development Order, a change from one use to another within the same class does not need planning permission.

**Vernacular:**

The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials and responding to local economic and social conditions.

**Viability:**

How robust an area is, can it adapt to change and attract new investment to maintain its fabric.

**Visitor:**

A person who is on a day trip to an area in which they are not normally resident or where they do not normally work, usually involving a visit to an attraction, a theatre or a sporting event, etc.

**Visual clutter:**

Uncoordinated arrangement and excessive amount of street furniture, signs, plant, air conditioning equipment and other features, which adversely affects the appearance of the environment.

**Vista:**

An enclosed view, usually a long narrow one.

**Vitality:**

Level of activity, how busy an area is at different times and in different parts, vitality feeds into viability.

**Wildlife corridor:**

Areas of habitat connecting wildlife populations.

**Windfall sites:**

Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.



## Abbreviations

### **CIL (Community Infrastructure Levy):**

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

### **DCLG (Department for Communities and Local Government):**

Government Department that works to move decision-making power from central government to local councils. It helps put communities in charge of planning, increases accountability and helps citizens to see how their money is being spent.

### **DDA (Disability Discrimination Act) 1995 (see Equality Act 2010):**

Legislation seeking to limit the extent of discrimination against disabled people in respect of employment and pensions; goods, facilities and services; education; and public transport. Under the Act service providers had a duty to make reasonable adjustments to the physical features of their premises to overcome barriers to their access and use by disabled people.

However, the Act is no longer in use - it is now known as the Equality Act 2010. From 1st October 2010, the Equality Act replaced most of the Disability Discrimination Act (DDA). However, the Disability Equality Duty in the DDA continues to apply

### **EA (Environment Agency):**

Public body established by the Environment Act 1995. Its duties include the oversight of air and water quality, pollution control and river basin management, flooding from rivers and the sea, regulating waste disposal and management, and contaminated land.

### **EH (English Heritage):**

Public body established by the National Heritage Act 1983 as the Historic Buildings and Monuments Commission for England. Its duties include preserving and promoting interest in ancient monuments and listed buildings, promoting conservation areas, and the listing of buildings of special architectural or historic interest.

### **EIA (Environmental Impact Assessment):**

A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

### **Equality Act 2010:**

Since the 1st of October, the Equality Act 2010 has come into force and replaced the previous Disability Discrimination Act (DDA). The Act aims to strengthen and combine anti-discrimination legislation so that disabled people and other groups have greater protection from discrimination.

The Equality Act covers all the same areas as the DDA did. It includes provision of goods and services (including services that are provided free of charge), travel and transport, employment, education, occupation, buying or renting flats and houses, public authorities and now private clubs.

Shops, pubs, restaurants, banks, hotels, theatres, cinemas, sports clubs, doctors surgeries, insurance companies, telecommunications companies, broadcasting services and many others are all covered by the Act.

If service providers fail to meet the legal duties required by the Act they will be breaking the law and could be prosecuted.

### **HER (Historic environment record):**

Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

### **GPDO (General Permitted Development Order):**

Regulations made by the Secretary of State, amended from time to time, defining a wide range of minor operations and changes of use which constitute development, but which can be carried out without obtaining specific planning permission.

**HRA (Habitat Regulations Assessment):**

A Habitat Regulations Assessment is a tool developed by the European Commission to help competent authorities (as defined in the Habitats Regulations) to carry out an assessment to ensure that a project, plan or policy will not have an adverse effect on the integrity of any N2K (Natura 2000) site.

**HCA (Homes & Communities Agency):**

The Homes and Communities Agency (HCA) is the national housing and regeneration agency for England. They provide investment for new affordable housing, the improvement of existing social housing, and regenerating land for development. The HCA was formed in December 2008 through the joining of English Partnerships and the Housing Corporation.

**IGMT (Ironbridge Gorge Museum Trust):**

Founded in 1967, the Ironbridge Gorge Museum Trust Ltd is a registered charity whose twin aims are education and heritage conservation. The Trust cares for 36 scheduled monuments and listed buildings within the Ironbridge Gorge World Heritage Site and operates 10 museums which collectively tell the story of the birthplace of the Industrial Revolution.

**LAP (Local Area for Play):**

Small landscaped areas of open space specifically designated for young children (under 6 years old) and their parents or carers for play activities and socialising close to where they live.

**LEAP (Local Equipped Area for Play):**

An unsupervised play area mainly for children of early school age (4-12 years) but with consideration for other ages. Unlike a LAP a LEAP is equipped with formal play equipment and it should provide a focal point for children when they are responsible enough to move away from the immediate control of parents. The area should have a range of play equipment which will stimulate physical, creative, intellectual, social and solitary play and wherever possible there should be provision for children with special needs.

**LEP (Local Enterprise Partnership):**

A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

**LNP (Local Nature Partnership):**

A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it

**LNRs (Local nature reserves):**

Sites which offer special opportunities for people to see and learn about wildlife in natural surroundings. Local authorities have exclusive statutory powers to set up and manage LNRs under the National Parks and Access to the Countryside Act 1949.

**LTP (Local Transport Plan):**

Plan that sets out Telford & Wrekin Council's policies on transport on a five yearly basis.

**NE (Natural England):**

Natural England is the Government body responsible for England's natural environment, including its land, flora & fauna, freshwater and marine environments and geology and soils. It also has a responsibility to help people enjoy, understand and access the natural environment. It was established on 1 October 2006 by the amalgamation of three founder bodies, Countryside Agency, English Nature and the Rural Development Service (part of the Department of Environment, Food and Rural Affairs).

**NEAP (Neighbourhood Equipped Area for Play):**

Equipped play area that serves a substantial residential development and as such should cater for a wide range of children including those with special needs. Play equipment should be aimed primarily

at those aged between 4 and 14 and should aim to stimulate physical, creative, intellectual, social and solitary play. Teenage provision should be in the form of kick-about/basketball areas, opportunities for wheeled play (skateboarding, roller- skating, etc.) and meeting areas.

**NEET (Not in Employment, education or training):**

A young person (aged between 16 and 24) not in Employment, Education or Training.

**NPPF (National Planning Policy Framework):**

Sets out national planning policy and how these are expected to be applied. Provides a planning policy framework for Local Plans and Neighbourhood Development Plans.

**SA (Sustainability Appraisal):**

A Sustainability appraisal is an appraisal of the economic, environmental and social effects of a plan.

**SAC (Special Areas of Conservation)**

Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

**SEA (Strategic Environmental Assessment):**

A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**SGCT (Severn Gorge Countryside Trust):**

Severn Gorge Countryside Trust was established in 1991 to manage 260 hectares of land on a 999 year lease, which includes over 50% of the land within the Ironbridge Gorge World Heritage Site which was the seat of the Industrial Revolution.

It works to balance the conservation and enhancement of landscape, wildlife and public access, and also to reinforce the cultural importance of the special areas under its management

**SHLAA (Strategic Housing Land Availability Assessment):**

A technical study produced by Telford & Wrekin Council that is used to inform future planning policy development. It also assists in the monitoring of whether there is an adequate supply of deliverable housing land.

It identifies potential housing sites and assesses whether these sites are developable, how many housing units could be accommodated on them and when they could be delivered. All of the sites proposed by landowners, developers and agents are included, as the Council cannot pick and choose which sites to include in the study.

However, it does not determine whether any site is acceptable for future housing development, as that will be determined through a Local Plan. It also does not mean that any site included will be automatically granted planning permission for development.

**Super Output Areas:**

A set of geographical areas developed following the 2001 census, initially to facilitate the calculation of the Indices of Deprivation 2004 and subsequently for a range of additional Neighbourhood Statistics (NeSS). The aim was to produce a set of areas of consistent size, whose boundaries would not change (unlike electoral wards), suitable for the publication of data such as the Indices of Deprivation.

**SPA (Special Protection Areas):**

Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

**SPD (Supplementary planning documents):**

Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design.

Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

**SSSI (Site of Special Scientific Interest) :**

Sites of particular value for their flora, fauna or geographical or physiographical features, notified by Natural England under the Wildlife and Countryside Act 1981.

**SuDS (Sustainable urban Drainage System):**

The collection of surface water and its natural drainage back into the ground via soak-away or to existing watercourses using infiltration methods where necessary.

**TPO (Tree Preservation Order):**

Order made by a local planning authority under s198 of the Town and Country Planning Act 1990 providing for protection for a tree, a group of trees, or an area of woodland, in the interests of amenity. The tree preservation order system is now governed by the Town and Country Planning (Tree Preservation) (England) Regulations 2012. An order may prohibit the cutting down, topping, lopping, uprooting or damaging of such trees, and provide for their care or replacement.

**TDC (Telford Development Corporation):**

A Government agency that was set up in 1968 to develop Telford New Town. It was wound up in 1991. Prior to 1968, the New Town covered a smaller area and was managed by Dawley Development Corporation.

**WHS (World Heritage Site):**

A cultural or natural site of outstanding universal value designated (“inscribed”) by the “International Council on Monuments and Sites” (ICOMOS), for example Ironbridge Gorge, Durham Cathedral and Hadrian’s Wall.