

Examination of Telford & Wrekin Local Plan

Schedule of Proposed Main Modifications

The modifications below are expressed either in the form of ~~strikethrough~~ for deletions and **bold underlined** for additions of text, or by specifying the modification in words in *[italic text in square brackets]*.

The page numbers and paragraph numbering below refer to the publication local plan (examination document D5), and do not take account of the deletion or addition of text. Further renumbering of pages and paragraphs will be required as a consequence of these modifications.

Inspector's Note: The modifications set out below, which are those Main Modifications that I consider that are likely to be required in order to make the Local Plan sound and legally compliant, are in draft form and subject to consultation. They include many modifications previously proposed by the Council in its 'live' schedule of draft modifications (although minor changes are excluded), as well as further changes to reflect matters discussed at the examination hearings and addressed in written representations. Significant changes are included in respect of various matters including the objective assessment of housing needs, the Local Plan's overall housing requirement and the allocation of housing sites. These follow concerns that were raised in my Interim Note to the Council dated 30 March 2017 (document F10). In respect of the proposed deletion of four housing sites, it should be noted that no comment is being made about the acceptability or otherwise of the sites concerned: rather, the concerns raised relate to the Council's overall approach to the housing site identification process. (The sites to be retained all benefit from an extant planning permission or section 7(1) consent.) The draft modifications require the Council to progress a Site Allocations Local Plan in order to allow the allocation of housing sites to be reconsidered.

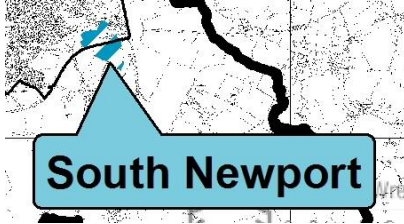
I will need to take into account the consultation responses before finally concluding whether or not changes along these lines are required to make the Plan sound. As such, the draft modifications in this schedule may be subject to further change.


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MM1	12	1.3.2.3	The Council has considered the representations made to the local plan received from these local authorities. It is acknowledged by all parties that Telford & Wrekin functions as a separate housing market area, based on an analysis of the relevant indicators presented in supporting evidence to the Local Plan. This is consistent with the decision of the Greater Birmingham

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			<p>and Solihull Local Enterprise Partnership (GB&S LEP) to exclude Telford & Wrekin from their assessment of housing needs within the GB&S LEP area. Given this relationship, and based on current evidence available at this time, <u>the potential contribution of in-migration arising from the Local Plan's housing requirement towards meeting the needs of the Greater Birmingham and Black Country Housing Market Area (GBBC HMA) has not been quantified. The Council will continue to consider this matter in the light of emerging evidence. It does not at present rule out the potential apportionment of some of the Local Plan's housing requirement towards meeting the needs of the GBBC HMA.</u> the Council has not been convinced that it should be a participant in any redistribution of future housing growth outwards from the conurbation. The Council has sought further clarification in order to understand fully the implication of any shortfall in housing within the West Midlands and what this might mean for Telford & Wrekin. Any specific actions taken by the Council in response to this matter will need to be based on credible and compelling evidence that demonstrates that the housing needs of the conurbation cannot be met within its own housing market area. Discussions will therefore continue to progress on this basis.</p>
MM2	14	1.3.5.2	The Local Plan will, in combination with the Madeley Neighbourhood Development Plan <u>and Waters Upton Neighbourhood Plan</u> and any neighbourhood development plans completed up to 2031, form the development plan for Telford & Wrekin.
MM3	14	1.3.6.1	This allows local communities to produce neighbourhood development plans, neighbourhood development orders and community right to build or buy orders. Madeley Town Council <u>and Waters Upton Parish Council</u> made the first <u>two</u> neighbourhood development plans in the borough.
MM4	26	2.2.2	<p>The Local Plan vision for the year 2031 can be summarised as follows:</p> <ul style="list-style-type: none"> • By 2031, Telford & Wrekin will be a healthier, more prosperous and better connected place. • It will have a population of approximately <u>198,000-202,500</u> people
MM5	27	Table 3 objective 8	Support the delivery of <u>approximately 17,280</u> 45,555 new dwellings across the whole borough by 2031.
MM6	30	3.0.2	The Local Plan contains a housing growth target over the plan period of <u>makes provision for approximately 17,280</u> 45,555 new homes...
MM7	30	Figure 5	<i>[Update Key Diagram to reflect other modifications in this this schedule]</i>
MM8	34	SP1	<p>The Local Plan identifies sufficient land to provide the delivery of approximately 43,400 <u>14,950</u> net new homes in Telford up to 2031. This includes one sustainable urban extension to the town considered appropriate for development, identified in Policy HO2 . Additional housing development over and above that already committed or identified in the Local Plan will be prioritised on previously developed sites within the town which does not affect the best and most versatile agricultural land.</p>

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MM9	35	SP2	Development in Newport will be expected to support its role as a Market Town, as set out in Policy EC4. The Plan supports the delivery of approximately 4,200 1,330 net new homes in Newport up to 2031. Additional housing development over and above that already committed or identified in the Local Plan will be prioritised on previously developed sites within the town which does not affect the best and most versatile agricultural land.
MM10	36	3.2.2.5	The identification of a specific housing requirement for <u>The level of provision</u> for Newport is based on the breakdown of the overall requirement set out in Policy HO1, which has been apportioned in line with the corresponding breakdown of households across the borough, based on the Census 2011.
MM11	36	3.2.3.1	Over 60 percent of the borough is rural, most of which is in the west and north of the borough. For the purposes of the Local Plan the rural area is defined as the area which lies outside the urban built up areas of Telford and Newport.
MM12	37	SP3	The best and most versatile agricultural land will be protected by using areas of poorer quality and in preference to higher quality land for new development. <u>Where development is proposed on best and most versatile agricultural land (Grade 1, 2 and 3a) the economic and other benefits of the land will be taken into account.</u> The Council will support the delivery of approximately 900 1,000 net new homes in the rural area up to 2031.
MM13	37	3.2.3.5	It will support increased rural employment through agricultural businesses, the provision of renewable energy schemes, low impact industries in agricultural buildings, suitable uses based around leisure and tourism such as farm shops, bed and breakfast accommodation, conversion of agricultural buildings to holiday cottages and/or small scale offices <u>and well-designed new buildings.</u>
MM14	38	3.2.3.6	The identification of a specific housing requirement <u>The level of provision</u> for the rural area is based on the breakdown of the overall requirement set out in Policy HO1, which has been apportioned in line with the corresponding breakdown of households distributed across the borough, based on the Census 2011.
MM15	39	SP4	<u>Telford & Wrekin's approach to sustainable development</u> Presumption in favour of sustainable development The Council will support development proposals that are considered to be sustainable. Development is considered sustainable where it is in accordance with: A. N n ational and Local Plan policies, taking into account other material considerations.

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			<p>B. The following criteria:</p> <ul style="list-style-type: none"> i. The overall scale of development planned for across the borough; ii. The requirement to make provision for development needs where these arise; iii. The priority given to focusing development on the urban areas of Telford and Newport through the use of previously developed land; iv. The significance of sustaining and promoting the vitality and viability of Telford Town Centre and the other designated centres within the borough; v. The priority given to maintaining the character and appearance of the countryside; vi. The need to maintain and enhance the vitality of rural communities; vii. The protection and enhancement of the borough's green infrastructure assets; viii. The need for appropriately located development that is accessible by public transport, walking and cycling; ix. The need to properly manage the impacts of development on existing infrastructure, and ensure additional infrastructure is provided where required; x. The contribution that development can make to increasing energy efficiency, reducing greenhouse gas emissions and increasing the resilience of development to the effects of climate change; xi. The need to protect and enhance the borough's biodiversity, geodiversity and heritage assets, in particular the Ironbridge Gorge World Heritage Site; xii. The need to safeguard environmental standards, public safety, and residential amenity; and xiii. The need to achieve high standards of design in development that have regard to local context, both visually and functionally. <p><u>The Council will work in a proactive way to make sure proposals which accord with the development plan are approved without delay.</u></p> <p><u>Where there are no Local Plan policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless:</u></p> <ul style="list-style-type: none"> • <u>any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or</u> • <u>specific policies in the NPPF indicate that development should be restricted.</u>
MM16	39/40	3.3.3 & 3.3.4	<i>[Delete paragraphs]</i>
MM17	43	4.1.1.1	To deliver improvements to the employment in the area <u>predominantly within B use classes</u> and support local growth, the Council needs to set out how proposals for employment development will be assessed. Within this section a strategy is set out for the allocation of land for employment

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			development <u>chiefly within the B Use Classes</u> and criteria for assessing <u>such</u> employment development away from these allocated areas. Policy EC1 sets out the Council's approach to promoting new inward investment on strategic employment areas which are the largest parcels of serviceable employment land.
MM18	44	Map 2 (extract)	<p><i>[Amend the boundaries of South Newport Strategic Employment Area to exclude land east of Audley Avenue.]</i></p> 
MM19	43	EC1	<p>The Council recognises the importance of the strategic employment areas throughout the borough. The areas, as shown on Map 2 and the Policies Map, are expected to deliver B Use Classes along <u>with sui generis uses associated with B Use Class activity such as waste management</u> with similar industrial uses and ancillary uses <u>that support the Strategic Employment Area.</u></p> <p><u>Within the Central Area Strategic Employment Area, main town centre uses (except retail development) will also be encouraged on sites within the Telford Town Centre as shown in Policy EC5.</u></p>
MM20	45	4.1.1.6	Some of the employment areas require supporting ancillary services <u>to meet the needs of on-site,</u> such as catering for employees <u>and businesses.</u>
MM21	47	EC3	Development relates to agriculture, forestry or assists in the diversification of the rural economy (such as education and research, leisure, culture and tourism activities);
MM22	47	EC3	Where it can be demonstrated that no suitable building capable of conversion/re-use is available or the re-use of previously developed land is not available or is unsuitable, new development will be supported <u>in well-designed new buildings</u> provided that development complies with the above criteria and the <u>scale, use and</u> design is responsive to the local context.
MM23	p.47	4.1.3.2	<p><i>[Insert the following as a new paragraph 4.1.3.2]</i></p> <p><u>It is also recognised that the Harper Adams University campus is a major employer in the rural area, and a major contributor to the rural economy. Appropriate development, as defined in Policy EC3, within the campus will be supported.</u></p>

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MM24	48	4.2.2	<p>...the borough's future need for additional space or additional large stores in the food grocery sector is likely to be met by existing commitments.</p> <p><u>However, in the event of further demand emerging for additional convenience floorspace the Council will support such proposals within the Primary Shopping Area (PSA) of Telford Town Centre in the first instance.</u></p>
MM25	50	4.2.1.8	<p>There are a number of out of centre retail parks located in Telford and Wellington that sit outside the borough's hierarchy of centres. The Council acknowledges these retail parks contribute to local shopping needs but does not seek to direct new development to these areas <u>in the first instance</u> so as to protect the vitality and viability of Telford Town Centre.</p>
MM26	51	Policy EC5	<p>In the Primary Shopping Area Primary Shopping Frontage the Council will only support changes of use from Use Class A1 to other uses within the A Use Classes where the proposal:</p> <ul style="list-style-type: none"> i. Would not harm the retail character of the frontage; and ii. Would complement the other shopping uses within the centre. <p><u>In the Primary Shopping Area Secondary Shopping Frontage the Council will support changes of use from Use Class A1 to other uses which are complementary to the town centre location.</u></p>
MM27	53	Map 3	<p><i>[Modify Map 3 as shown.]</i></p> 
MM28	54	Policy EC6	ix. Any retail <u>and non-retail</u> use subject to the provisions of Policy EC10
MM29	57	EC8	<p>Development that attracts large numbers of people and has a main town centre function should be consistent with the scale and the function of the centre defined in Policy EC4. The Council will only support proposals for development outside or on the edge of Telford Town Centre, a Market Town,</p>

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			<p>District or Local Centre where suitable sites within these centres cannot be identified through a sequential test.</p> <p><u>As provided for in Policies EC1 and EC5, the Council will only support proposals for retail development (Use Class A1) in Telford town centre located outside or on the edge of the Primary Shopping Area, where suitable sites cannot be identified through a sequential test.</u></p> <p>Where a site cannot be identified proposals will require the submission of an impact assessment <u>in accordance with national policy.</u></p> <p><u>For retail uses, an impact assessment will be required</u> where:</p>
MM30	57	Policy EC8	<ul style="list-style-type: none"> i. The proposal provides a retail floorspace greater than 500 square metres gross; or ii. The proposal <u>provides a retail floorspace and</u> is located within 500 metres of the boundary of a District Centre and is greater than 300 square metres; or iii. The proposal <u>provides a retail floorspace and</u> is located within 500 metres of a Local Centre and has a floorspace greater than 200 square metres gross. <p>If planning permission is granted for retail development in an out of centre or edge of centre location, the range of goods sold may be restricted either through planning conditions or legal agreement.</p>
MM31	57	4.2.5.2	<p>The NPPF promotes competitive town centre environments and recognises that the borough's centres are integral to communities and therefore their viability and vitality should be supported. One way of positively contributing to the vitality of the borough's centres is by directing major new development into these centres <u>in the first instance</u> and restricting it away from locations outside centres which would divert visitors and trade.</p>
MM32	58	4.2.6.3	<p>The Council's preferred locations for evening and night time economy uses will be within Southwater <u>and Central Square</u> in Telford Town Centre ...”</p>
MM33	62	Policy EC12	<p>The Council will support major hotel accommodation within or immediately adjacent to Telford Town Centre, Newport and Wellington Market Towns and the Ironbridge Gorge World Heritage Site.</p>
MM34	62	Policy EC12	<p>The Council expects application for tourist accommodation to demonstrate how they will broaden the range and quality of provision in the borough.</p> <p><u>The Council will safeguard the alignment of the Shrewsbury and Newport Canals (as shown on the Policies Plan) with a view to their long-term re-establishment as navigable waterways by:</u></p> <ul style="list-style-type: none"> <u>i. Not supporting development likely to destroy the canal alignment or its associated structures</u>

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			<p><u>ii. Ensuring that when the canal is affected by development the alignment is protected or an alternative alignment provided.</u></p> <p>This policy contributes towards achieving objective 5.</p>
MM35	63	4.3.2.6	<p>... with nearby destinations. Both the 2012 Marches Hotel Study and the Telford & Wrekin Destination Management Plan 2014/17 recognise that the borough has a growing tourism market around Ironbridge and this policy therefore supports hotel development in this area. Newport and Wellington's appeal as Market Towns would be reinforced by the promotion of more visitor accommodation.</p>
MM36	63	4.3.2.9	<p><i>[Insert the following new paragraph after paragraph 4.3.2.8:]</i></p> <p><u>Proposals for the restoration of the Shrewsbury to Newport canal will only be supported where they can demonstrate that there will be no adverse impacts upon the natural and historic environment including designated sites, heritage assets, habitats and species in accordance with Policies NE1, NE2, BE4, BE6 and BE8.</u></p>
MM37	66	HO1	<p>The Council <u>is planning for approximately</u> identifies a borough wide plan target of 15,555 <u>17,280</u> net new dwellings up to 2031.</p>
MM38	66	5.1.1.4	<p>The housing requirement set out in Policy HO1 <u>has been informed in part by</u> is higher than the objectively assessed needs identified in the <i>Telford & Wrekin Objectively Assessed Housing Need</i> report by Peter Brett Associates (March 2015) which identified an overall housing need of 9,940 dwellings up to 2031. The housing requirement is therefore not solely based on the overall housing need. It also allows for additional development of an appropriate scale, nature and location which will support delivery of the overall plan vision and growth strategy, including supporting the delivery of affordable housing.</p>
MM39	67	HO2	<p>Policy HO2 Housing site allocations</p> <p>The Council has identified the housing supply, including additional site allocations, that will contribute towards the delivery of the Council's housing requirement set out in Policy HO1. <u>The Council will identify further housing sites to achieve the Local Plan's housing requirement through the preparation of a Housing Site Allocations Local Plan.</u></p> <p>Two <u>One</u> of the site allocations are <u>is</u> identified also as <u>a</u> Sustainable Urban Extensions (Donnington and Muxton Sustainable Urban Extension – Site H1; and Priorslee Sustainable Urban Extension - Site H2) which will be required to deliver a range of uses, including housing, open space, employment, local services and facilities, and other supporting infrastructure necessary to ensure the delivery of sustainable places, in line with Policy SP4.</p> <p><u>Land at Site H2 will deliver a Sustainable Urban Extension to Telford. It will have a mix of uses including housing, employment, retail,</u></p>

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			<p><u>recreational and community uses to serve existing and future residents of Priorslee and the wider area. It will be sensitively integrated into the existing urban fabric of Priorslee and the wider landscape, through high quality design and measures to achieve sustainable development.</u></p> <p><u>The development will be assessed against the following principles:</u></p> <ul style="list-style-type: none"> • <u>a housing-led, mixed use development;</u> • <u>an indicative yield of around 1100 homes at a mix of densities comprising a range of market and affordable housing consistent with Policy HO5 and HO6;</u> • <u>a broad range of house types as well as other forms of residential accommodation (sheltered housing or extra care) consistent with Policies HO4 and HO7;</u> • <u>the provision of other built uses to support and consolidate the growing neighbourhood of Priorslee and reduce off site car movements from this site consistent with Policy C1. These are likely to include (but not be limited to): retail facilities to serve the daily needs of the population; employment uses within the B1 Use Class; a primary school; recreational facilities including playing pitches, orchards and spaces for passive recreation; a community centre and space for other community facilities (such as a crèche);</u> • <u>a site layout that respects its undulating topography and its sensitive interfaces (such as the southern boundary's proximity to the M54 and a motocross operator off site);</u> • <u>a site layout that respects its interfaces with housing to west including at Lichfield Close, Ely Close, Waterlow Close and Eltham Drive and with the open countryside to the east;</u> • <u>primary vehicular accesses will be off the A4640 (Castle Farm Way) with one access from the A5. Access to the site from Salisbury Avenue will be restricted to cyclists, pedestrians and local bus services;</u> • <u>the provision of a bus service to connect the site with Telford town centre and other measures to promote alternative modes of transport to the car, including improved connectivity to and use of the Sustrans National Route 81 which crosses the site;</u> • <u>extensive green infrastructure to address the site's sensitive interface with the open countryside;</u> • <u>the protection, maintenance and enhancement of known ecological assets;</u> • <u>the protection, conservation and, where possible, enhancement of known heritage assets including the listed building at Woodhouse and the Watling Way Scheduled Ancient Monument. This will require an evaluation of the archaeological importance of the area; and</u> • <u>a commitment to sustainable urban drainage systems, with built development avoiding areas in Flood Zones 2 and 3.</u>

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			The sites and <u>indicative yields for all the housing allocations</u> are defined on the Policies Map and listed within the list of housing site allocations in Appendix D. <u>The Council will not support development on land in Flood Zones 2 or 3 within these allocations.</u>
MM40	67	5.1.2.3	<u>Existing supply figures are set out in Table 10.</u> The latest set of monitoring figures from <u>1 April 2015</u> 6 indicate that a total of 3,243 <u>4,498</u> dwellings had been built for the period 2011- 15 <u>6</u> . These completions need to be taken into account as part of the overall supply. The number of dwellings under construction at <u>1 April 2015</u> 6 was 968 <u>1,068</u> . In addition, 8,339 <u>7,719</u> dwellings had the benefit of planning permission but where construction work had not yet started. The Council has made an assumption that some of those dwellings not yet built are unlikely to be delivered due to site specific problems or the expiry of permission. Consequently, as shown in Table 10, a discount of 20% for 'non-implementation' has been deducted from this figure. This leaves a net supply of 6,674 <u>6,175</u> from permissions that have not yet started.
MM41	67	Table 10	<i>[Delete Table 10, and replace with updated table set out in Annex A at the end of this schedule.]</i>
MM42	68	5.1.2.4	The total assumed supply at April 2015 6 , after making such deductions, is therefore 10,882 <u>11,741</u> dwellings. This represents a substantial amount of existing supply already identified to meet the housing requirement.
MM43	68	5.1.2.6	In Telford & Wrekin, a number of sites have already been approved subject to the signing of a legal agreement (otherwise described as 'resolution to grant' sites). Due to the legal obstacles surrounding these sites, they cannot be included as commitments within the total assumed supply at this time. The sites, currently totalling 4,680 <u>2,341</u> dwellings, have also not been allocated in the Local Plan as they are likely to form part of the existing commitments once the legal issues have been resolved. Consequently, they have been included in Table 10 as part of the balance necessary to meet the housing requirement. After applying a similar allowance (20%) for non-implementation, this reduces the likely supply from the 'resolution to grant' sites to 4,344 <u>1,873</u> dwellings. By including these sites in the supply, this reduces the number of additional dwellings that will be required as site allocations.
MM44	69	5.1.2.7	Table 10 also sets out the number of dwellings that are likely to come forward from site allocations, <u>comprising sites with planning permission and sites approved under section 7(1) of the New Towns Act 1981.</u> in the plan period is 2,799-776. This is because it cannot be assumed that all the site allocations will come forward for development and be completed during the plan period. Therefore, the capacity of 3,499 from sites identified in Appendix D assumes an uplift of around 20% to reflect the potential for non-implementation

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			towards the end of the plan period. <u>Total supply from site allocations is estimated to be 2,264 dwellings as set out in Appendix D of the Plan. This differs from the figure of 1,020 dwellings set out in Table 10. This is because 1,224 dwellings (comprising sites H2, H3 and H9) are already accounted in the resolution to grant component, so as to accurately reflect the planning status of those sites at end of March 2016. However, at this point in time (April 2017), sites H2, H3 and H9 should be considered as if they were site allocations that are now, in effect, commitments because they now benefit from planning permission. After an allowance of 20% is applied to 1,020, this reduces the allocations figure to 816.</u>
MM45	69	5.1.2.9	Policy HO2 identifies two one Sustainable Urban Extensions that are <u>is</u> critical to the delivery of the housing requirement, due to the amount of new homes planned for and the extended timescales involved in delivering them <u>the site</u> . These are <u>This is: land at Muxton off the A518 approximately 750 dwellings); and land at Woodhouse, Priorslee (approximately 1,100 dwellings). Whilst the delivery of these sites will most likely progress over the medium to long term, an application has been submitted for the extension in Priorslee. If approved, the relatively early starting point for the progression of the site will support the housing trajectory by delivering completions in the early part of the plan period. The progression of the sites in the early phases of the plan period will be helpful to maintaining a positive five year land supply position throughout the lifetime of the Local Plan.</u>
MM46	70	5.1.2.10	A small allowance of 480 <u>360</u> dwellings has also been included in the supply to take into account small windfall sites. This is <u>a conservative estimate</u> based on past trends in delivery of sites less than 0.1 hectare, and does not assume any dwellings built on residential garden land. <u>Nor does it take account of the extensive new permitted development rights in the Town and Country Planning (General Permitted Development) (England) Order 2015 that allow conversions to housing through the prior approval process. It also addresses the potential problem of double-counting in the early years of future supply from small sites.</u>
MM47	70	5.1.2.12	Table 10 demonstrates the total future supply from 'resolution to grant' sites, site allocations and windfall sites, and existing site allocated in adopted neighbourhood plans is therefore estimated to be 4,673 <u>3,089</u> .
MM48	70-71	5.1.3.2, 5.1.3.3 and Figure 7	<i>[Delete paragraphs 5.1.3.2 and 5.1.3.3 and insert the following text after Policy HO3 as a replacement:]</i> <u>(new 5.1.3.2) Table 10 indicates that the Council can deliver around 14,830 dwellings up to 2031 from identified sources. This equates to</u>

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			<u>around 17 years worth (or 86%) supply against the figure of 17,280 proposed in Policy HO1. This position assumes no additional supply from any other sources and also an allowance of 20% to account for potential future non-implementation during that period. However, the current identified shortfall in site allocations does raise some uncertainty regarding delivery towards the end of the plan period. Consequently, the Council will continue to monitor and keep up to date its assessment of housing delivery against its housing trajectory. The Council will prepare a Housing Site Allocations Local Plan which will enable a further range of sites to be identified to achieve the Local Plan's housing requirement.</u>
MM49	73	HO4	The Council will expect require major developments to deliver a mix of housing types, sizes and tenures to meet a range of household needs. The Council will expect require major development to deliver housing that will meet the changing needs of households over time including the needs of an ageing population, with properties built to lifetime homes standards and the Government's nationally prescribed space standards provided this meets a specific need and does not threaten viability of development overall.
MM50	75	5.2.2.5	Delete 2015 and replace with 2016 twice.
MM51	75	5.2.2.6	Delete the first five sentences of this paragraph: "Taking future household growth...during the plan period."
MM52	78	5.2.4.1	Delete 2015 and replace with 2016
MM53	79	HO7	The Council will support proposals <u>within Use Class C2 and other forms of residential accommodation including retirement homes</u> to address specialist housing needs, provided that: i. The proposed development is designed to meet the specific needs of residents, including requirements for disabled people, where appropriate; ii. The location of the development (including where such provision is part of a larger scheme) is in close proximity to community and support facilities, shops and services, and public transport connections; and iii. The proposed development <u>relates well to the local context in design, scale and form</u> does not create an over concentration of similar accommodation in any one street or neighbourhood.
MM54	81	HO9	The Council will support planning applications for Gypsy and Traveller accommodation if they perform positively against the following criteria: i. The applicant can demonstrate there is a need for such provision; i ii. The proposal can be supported by local shops, community facilities, public transport connections, local and employment opportunities; iii. The proposal does not dominate local settled communities by way of its size, population density and impact on local infrastructure; <i>[renumber other criteria]</i>

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			<p>✕. ix. The site would be located away from areas at high risk of flooding and in safe and secure locations with suitable access to for the emergency services.</p>
MM55	82	5.3.1.1	The Council has assessed its housing need across the borough and has identified a requirement for 45,555 17,280 new homes, consistent with government advice that requires local authorities to boost significantly the supply of housing.
MM56	88	6.0.2	Green infrastructure is an important component of sustainable communities; it provides a range of functions including climate change mitigation, recreation, biodiversity, flood water storage, an appreciation of the historic environment and benefits for health and wellbeing.
MM57	88	6.0.3	Green infrastructure is 'a network of multi-functional green space, urban and rural, which is capable of delivering a wider range of environmental and quality of life benefits for local communities.' It includes public and private green spaces including parks, sports pitches, children's play areas and private gardens as well as urban and rural features such as highway verges and street trees, heritage assets , rivers, canals and ponds, meadows and grasslands, hedges, woods and fields.
MM58	90	NE1	<p>The Council will, where applicable, expect development to:</p> <p>i. Maintain, protect and, where appropriate, enhance designated sites and habitats and species of principle principal importance for nature conservation</p> <p>...</p>
MM59	93	NE2	<p>The Council will, where applicable, expect development to:</p> <p>...</p>
MM60	93	NE2	Loss or damage to irreplaceable habitats, including ancient woodlands and veteran trees, cannot be practically compensated and will not be normally acceptable.
MM61	96	NE5	<p>The Council will, where applicable, require major development to provide:</p> <p>...</p>
MM62	98	6.5.2	<p>The Local Plan has identified two three areas as Strategic Landscapes. These are:</p> <ul style="list-style-type: none"> • Wrekin Forest; and • Weald Moors; and • Lilleshall Village.
MM63	98	6.5.3	<i>[Delete paragraph.]</i>
MM64	98	NE7	<p><u>Shropshire Hills Area of Outstanding Natural Beauty and</u> Strategic Landscapes</p> <p><u>The Shropshire Hills Area of Outstanding Natural Beauty (AONB) will be given the highest level of protection.</u></p>

Ref	Page	Policy/ para	Main Modification
			The Council will protect the borough's Strategic Landscapes from development which would cause detrimental change to the quality of the landscape.
MM65	98	6.5.4	<i>Add the following text to the end of the paragraph:</i> The Wrekin Forest Strategic Landscape includes part of the Shropshire Hills Area of Outstanding Natural Beauty (AONB), a small part of which falls within the borough. Any proposals affecting the Shropshire Hills AONB will also be required to be consistent with the current AONB Management Plan and any subsequent update.
MM66	107	C1	<p>The Council will require, <u>where applicable and viable,</u> major development in urban areas and, on a case by case basis, in rural areas to:</p> <p>...</p> <p>ii) Fund Enhancement of and / or provide local and strategic walking and cycling routes, <u>that enable residents or employees to access wider walking and cycling networks;</u></p> <p>iii) Fund Enhancements to existing public transport services or provide new services and demonstrate their financial viability;</p> <p>...</p>
MM67	124	BE3	<p><i>[Insert the following text after the first paragraph:]</i> <u>Any harm or loss to the World Heritage Site must be clearly justified.</u></p> <p><u>The Council will only support proposals likely to cause substantial harm to the World Heritage Site where it has been clearly demonstrated that there would be substantial public benefits associated with the proposal, or in all the following circumstances:</u></p> <ul style="list-style-type: none"> • <u>The asset cannot be sustained in its current use;</u> • <u>The asset prevents all reasonable use of the site; and</u> • <u>The harm or loss is outweighed by the benefit of bringing the site back into use.</u> <p><u>In these wholly exceptional circumstances where harm can be clearly and convincingly justified and the development would result in the partial or total loss of a heritage asset and/or its setting within the World Heritage Site, the Council will require the developer to record and analyse the asset, including an archaeological excavation where relevant, in accordance with a scheme to be agreed beforehand and to be deposited on the Council's Historic Environment Record.</u></p>
MM68	127	BE4	<p><i>[Insert the following text after the first paragraph:]</i> <u>Any harm or loss to the significance of or setting to a listed building must be clearly justified.</u></p>

Ref	Page	Policy/ para	Main Modification
			<p><u>The Council will only support proposals likely to cause substantial harm to or total loss of a listed building where it has been clearly demonstrated that there would be substantial public benefits associated with the proposal that would outweigh any harm or loss to the listed building, or all the following circumstances:</u></p> <ul style="list-style-type: none"> • <u>The asset cannot be sustained in its current use;</u> • <u>The asset prevents all reasonable use of the site; and</u> • <u>The harm or loss is outweighed by the benefit of bringing the site back into use.</u> <p><u>Harm to a Grade II listed building is unacceptable other than in exceptional circumstances. Harm to a Grade I or II* listed building is unacceptable other than in wholly exceptional circumstances.</u></p> <p><u>In these exceptional circumstances where harm can be clearly and convincingly justified and the development would result in the partial or total loss of the asset and/or its setting, the Council will require the developer to record and analyse the asset, including an archaeological excavation where relevant, in accordance with a scheme to be agreed beforehand and to be deposited on the Council's Historic Environment Record.</u></p>
MM69	127	BE5	<p><i>[Insert the following text after the first paragraph:]</i></p> <p><u>Any harm or loss to a conservation area must be justified.</u></p> <p><u>The Council will only support proposals likely to cause substantial harm to a Conservation Area where it has been clearly demonstrated that there would be substantial public benefits associated with the proposal, or all the following circumstances:</u></p> <ul style="list-style-type: none"> • <u>The asset cannot be sustained in its current use;</u> • <u>The asset prevents all reasonable use of the site; and</u> • <u>The harm or loss is outweighed by the benefit of bringing the site back into use.</u> <p><u>In these exceptional circumstances where harm can be fully justified and the development would result in the partial or total loss of the asset and/or its setting, the Council will require the developer to record and analyse the asset, including an archaeological excavation where relevant, in accordance with a scheme to be agreed beforehand and to be deposited on the Council's Historic Environment Record.</u></p>
MM70	131	BE6	<p><i>[Insert the following text after the first paragraph:]</i></p>

Ref	Page	Policy/ para	Main Modification
			<p><u>Any harm or loss to a building of local interest must be justified. The Council will have regard to the scale of the harm or loss likely, balanced against the significance of the building.</u></p> <p><u>Where harm to a building of local interest can be justified, and development would result in the partial or total loss of the building, the Council will require the developer to record and analyse the building in accordance with a scheme to be agreed beforehand to be deposited on the Council's Historic Environment Record.</u></p>
MM71	128	BE7	<p><i>[Insert the following text after the first paragraph:]</i></p> <p><u>Any harm or loss to a registered park and garden must be justified.</u></p> <p><u>The Council will only support proposals likely to cause substantial harm to a Conservation Area where it has been clearly demonstrated that there would be substantial public benefits associated with the proposal, or all the following circumstances:</u></p> <ul style="list-style-type: none"> <u>• The asset cannot be sustained in its current use;</u> <u>• The asset prevents all reasonable use of the site; and</u> <u>• The harm or loss is outweighed by the benefit of bringing the site back into use.</u> <p><u>Harm to a park or garden of historic interest is unacceptable except in exceptional circumstances.</u></p> <p><u>In these exceptional circumstances where harm can be fully justified and the development would result in the partial or total loss of the asset and/or its setting, the Council will require the developer to record and analyse the asset, including an archaeological excavation where relevant, in accordance with a scheme to be agreed beforehand and to be deposited on the Council's Historic Environment Record.</u></p>
MM72	131	BE8	<p><i>[Insert the following text after the first paragraph:]</i></p> <p><u>Any harm to a scheduled ancient monument must be justified.</u></p> <p><u>The Council will only support proposals likely to cause substantial harm to a Conservation Area where it has been clearly demonstrated that there would be substantial public benefits associated with the proposal, or all the following circumstances:</u></p> <ul style="list-style-type: none"> <u>• The asset cannot be sustained in its current use;</u> <u>• The asset prevents all reasonable use of the site; and</u> <u>• The harm or loss is outweighed by the benefit of bringing the site back into use.</u>

Ref	Page	Policy/ para	Main Modification
			<p><u>Harm to a scheduled ancient monument is unacceptable except in wholly exceptional circumstances.</u></p> <p><u>In these exceptional circumstances where harm can be fully justified and the development would result in the partial or total loss of the asset and/or its setting, the Council will require the developer to record and analyse the asset, including an archaeological excavation where relevant, in accordance with a scheme to be agreed beforehand and to be deposited on the Council's Historic Environment Record.</u></p>
MM73	131	BE8	<p>ii. Where in situ preservation is not justified or proves impractical or inappropriate, provision will be made for its recording and/ or excavation by a competent archaeological organisation before development starts on site <u>and any information which requires recording shall be recorded in a suitable format and deposited on the Council's Historic Environment Record.</u></p>
MM74	137	ER1	<p><i>[Amend second paragraph as follows:]</i></p> <p><u>The Council supports</u> Wherever feasible, development should <u>which</u> include decentralised energy production <u>or</u> of connection to an existing Combined Heat and Power <u>or</u> of Community Heating System such as in Telford Town Centre.</p>
MM75	140	Policy ER2	<p>The Council will support non-mineral development <u>Mineral resources</u> within the Mineral Safeguarded Areas <u>and buffer zone areas</u> (displayed on the Policies Map and Map 4) <u>will be protected from unnecessary sterilisation by other development unless</u> provided that one of the following criteria are met:</p> <ul style="list-style-type: none"> i. The development can <u>cannot</u> be sited or relocated to avoid mineral areas; ii. Mineral resources are either not present or are of no economic value; iii. The <u>mineral can be extracted without</u> prior extraction of minerals would have unacceptable impacts on neighbouring uses, local amenity or other environmental assets <u>prior to the development taking place</u> such as land stability; iv. The overriding need for the development outweighs the need to safeguard the mineral resources present; or v. The incompatible development is of a temporary nature and can be completed with the site restored to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed. <p><u>Major development proposals within the urban areas abutting a Mineral Safeguarding Area should demonstrate:</u></p> <ul style="list-style-type: none"> i) <u>That the mineral resource is not economic to work or is not present; or</u>

Ref	Page	Policy/ para	Main Modification
			<p>ii) <u>That the proposed development will not permanently sterilise the mineral; or</u></p> <p>iii) <u>That the mineral resource will be prior extracted to prevent it being sterilised.</u></p> <p>Where prior extraction <u>is established as feasible</u> is proposed, conditions will be imposed requiring <u>extraction of viable mineral resources present in advance of construction.</u> Applicants <u>will be required</u> to provide details of the tonnages of minerals extracted, once the scheme has been completed.</p> <p>The Council will apply the following exemptions to this policy:</p> <ul style="list-style-type: none"> i. Applications for householder development (except for new dwellings); ii. Applications for alterations and extensions to existing buildings and for change of use of existing development, unless intensifying activity on site; iii. Applications for advertisement consent; iv. Applications for reserved matters including subsequent applications after outline consent has been granted; v. Prior notifications (<u>for example</u>, telecommunications, forestry, agriculture, demolition); vi. Certificates of Lawfulness of Existing Use or Development (Section 191) and Certificates of Lawfulness of Proposed Use or Development (Section 192); vii. Applications for works to trees and other miscellaneous minor works/applications (e.g. Fences, gates, access etc); viii. Applications for temporary planning permission; ix. Applications where there are overriding factors which in the national, regional or local interest must be satisfied; and x. Applications where further evidence is presented to the council which confirms that the area of resource affected would not be economic to work. <p>All non-mineral development proposals outside the Mineral Safeguarding Areas where the potential for prior extraction to take place has been identified should seek to extract any viable mineral resources present in advance of construction. Proposals for prior extraction will be permitted provided the proposal is in accordance with policy ER6 Mineral development.</p> <p>Proposals for non-mineral development outside the Mineral Safeguarding Areas that do not allow for the prior extraction of minerals will only be permitted where they accord with points (i) to (v) above.</p> <p>In the urban and rural areas the Council will support non-mineral development providing it does not threaten, lead to the loss of or damage to,</p>

Ref	Page	Policy/ para	Main Modification
			<p>the functioning of established planned or potential minerals related infrastructure unless:</p> <ul style="list-style-type: none"> i. An alternative site within an acceptable distance can be provided, which is at least as appropriate for the use as the safeguarded site; and ii. It can be demonstrated that the infrastructure no longer meets the current or anticipated future needs of the minerals, building and construction industry. <p>Applications for non-mineral and non-waste related development adjacent to existing, planned or potential mineral related infrastructure will be supported provided it can be demonstrated that it will not prevent or prejudice the current or future use of the mineral related infrastructure.</p> <p>This policy contributes towards achieving objective 29.</p>
MM76	142	Map 4	<i>[Update map in relation to BGS data and to apply BGS buffers in the rural area.]</i>
MM77	143	10.2.2.1 to 10.2.2.2	<p>10.2.2 Maintaining <u>Aggregate Supplies</u> supplies of crushed rock</p> <p>10.2.2.1 Mineral Planning Authorities (MPAs) such as Telford & Wrekin Council are required to plan and make provision for a steady and adequate supply of aggregates <u>(both crushed rock and sand and gravel)</u> . The NPPF requires <u>councils to prepare Local Aggregates Assessments (LAAs)</u> LAAs to gauge provision based on average annual sales over the previous ten years, rolling forward seven years supply for sand and gravel and ten years supply for crushed rock. <u>It is accepted practice for authorities to plan jointly for aggregates supply and</u> Telford & Wrekin Council and Shropshire Council have co-operated as a single sub-region for the <u>this</u> purpose <u>for a considerable period,</u> of aggregates supply <u>an approach approved by the West Midlands Regional Aggregates Working Party.</u></p> <p><u>10.2.2.2 The latest available LAA data indicates that the land bank of permissions for crushed rock working has remained consistently above the minimum target levels for 10 years. In 2015 the permitted land bank of permissions was equivalent to 44 about years production.</u></p> <p><u>10.2.2.3 For sand and gravel working the latest LAA data for the sub-region shows that in 2015 there were 10 permitted sites for sand and gravel working in Shropshire, 5 of which were operational. The LAA data indicates that, at 0.73mt, sand and gravel production in Shropshire and Telford & Wrekin in 2015 has significantly recovered from recent years and is now above both the 10 year rolling average for sand gravel sales (0.69mt) and the 3 year average (0.67mt). The LAA data also</u></p>

Ref	Page	Policy/ para	Main Modification
			<p><u>demonstrates that the landbank of permissions for sand and gravel working has remained consistently above the minimum level required by NPPF of seven years. The permitted landbank of permissions was equivalent to about 15 years' production in 2015.</u></p> <p><u>Crushed Rock resources</u></p> <p><u>10.2.2.4</u> 10.2.2.2 Leaton Quarry contributes to the sub-regional supply of crushed rock requirements. The market area for crushed rock is predominantly local and it is used in ready mix and precast concrete and road construction and surfacing, rail track ballast sea, and water and effluent filtration pipe bedding.</p>
MM78	143	ER3	<p>Maintaining supplies of crushed rock</p> <p>The supply of crushed rock will be provided from existing permitted reserves at Leaton Quarry. The Council will only support proposals for further crushed rock working if <u>the need for the mineral outweighs the material planning objections (Policy ER6) and</u> one or more of the following exceptional circumstances apply:</p> <p>i. The need for the mineral outweighs the material planning objections (Policy ER6);</p> <p>ii. <u>i.</u> Working would prevent the sterilisation of the resource; and/or</p> <p>iii. ii. <u>ii.</u> Significant environmental benefits would be obtained.</p> <p><u>Proposals for new crushed rock extraction should demonstrate they are environmentally acceptable to work and be consistent with Policy ER6 and other relevant plan policies.</u></p> <p>This policy contributes towards achieving <u>objective objectives 29</u></p>
MM79	143/1 44	10.2.2.3 to 10.2.2.5	<p>10.2.2.3 The latest available data indicates that the land bank of permissions for crushed rock working has remained consistently above the minimum target levels for 10 years. In 2014 the permitted land bank of permissions was equivalent to about 46 years production therefore no new sites for extraction will be allocated.</p> <p>10.2.2.4 <u>10.2.2.5 As a result of the extensive landbank for crushed rock no new sites for extraction will be allocated.</u> In the event that increased production results in the site's permitted reserves becoming exhausted earlier, subject to environmental constraints, an extension to Leaton quarry would be considered to replenish reserves.</p> <p>10.2.2.5 <u>10.2.2.6</u> The only other alternative crushed rock supplies within the borough that are not sterilised or exhausted are at the Ercall, near the Wrekin, the Wrekin itself and Lilleshall Hill. The Ercall is within the Shropshire Area of Outstanding Natural Beauty (AONB) and there is housing on and</p>

Ref	Page	Policy/ para	Main Modification
			adjacent to Lilleshall Hill. The disused Ercall Hill and nearby Maddox Hill crushed rock quarries, both geological SSSI sites, were last worked for crushed rock in the mid-1980s, when they were permanently closed down to concentrate production at Leaton Quarry. It is therefore a sustainable continuation of planning policy for any future allocation of crushed rock resources to be an extension of Leaton Quarry, subject to it being environmentally acceptable.
MM80	144	ER4	<p>The Council will <u>only</u> support proposals for new sand and gravel sites <u>if the need for the mineral outweighs the material planning objections (Policy ER6) and</u> one or more of the following <u>exceptional</u> circumstances apply:</p> <ul style="list-style-type: none"> i. The need for the mineral outweighs the material planning objections (Policy ER6); ii. <u>i.</u> Working would prevent the sterilisation of the resource; and/or iii. <u>ii.</u> Significant environmental benefits would be obtained. <p>Proposals for a new sand and gravel quarry should demonstrate they are environmentally acceptable to work and be consistent with Policy ER 6 and other relevant plan policies.</p>
MM81	144/1 45	10.2.3.2 to 10.2.3.4	<p>10.2.3.2 In 2014 there were 11 permitted sites for sand and gravel working in Shropshire, 6 of which were operational. Recent data suggests that the land bank of permissions for sand and gravel working has remained consistently above the minimum target of 7 years, and <u>It is acknowledged that the NPPF promotes a growth and development agenda to which the Local Plan has responded accordingly. However, due to the ready availability of an adequate and steady supply of sand and gravel resources from existing proximate sites in other parts of the Shropshire sub-region it is considered</u> there is no need for the plan to identify additional sites, since Shropshire Council has indicated that supply can be met up to 2031. In recognition of a rising population and new inward investment for employment, and the NPPF's agenda for growth, should <u>Should</u> exceptional circumstances occur <u>where the need for</u> additional reserves <u>extraction</u> of sand and gravel <u>reserves can be demonstrated</u> are required, new sites will be considered provided the sites <u>they</u> are environmentally acceptable to work.</p> <p>10.2.3.3 The ENTEC report <i>Assessing Sand and Gravel Sites for Allocation in the Shropshire sub region: Site Assessment Report</i> (including Telford & Wrekin) jointly commissioned by Shropshire Council and Telford & Wrekin Council (March 2010) and later addendum (February 2011) considered appropriate sites for the sub region for sand and gravel resources. The only other site in Telford & Wrekin considered potentially suitable as a future allocation is <u>was</u> Pave Lane <u>in the east of the borough close to an existing commitment for sand and gravel extraction at Woodcote Wood in Shropshire. However, Pave Lane</u> However this site was classed as 'least preferred' <u>in the report</u> meaning that it should only be considered if</p>

Ref	Page	Policy/ para	Main Modification
			<p>one or more of the unworked site commitments (Sleap/Barnsley/Woodcote Wood) in Shropshire fail to come forward. <u>In the case of two of these sites (Sleap and Woodcote Wood), the mineral operators and landowners concerned have confirmed that there is a clear intention to work these sites during the Plan Period; furthermore the latest LAA data demonstrates there is sufficient supply from existing operations, commitments and additional resources allocated at three sites in Shropshire Council's Local Plan, together with a very strong likelihood of additional allocations and windfall sites being identified in Shropshire as part of its current Local Plan review process. These resources will be more than adequate to satisfy the identified need for sand and gravel in the sub-region.</u> There are serious issues with the deliverability of the Pave Lane site within the Local Plan period. Significant serious environmental constraints include Woodcote Hall, a retirement and nursing home, which lies between the site and the nearby Woodcote Wood site (in Shropshire), landscape issues when viewing the site from nearby Staffordshire, and access onto the A41(T) is constrained.</p> <p>10.2.3.4 In the event of a site in Shropshire being undeliverable then Pave Lane could be considered to come forward. If the site were to come forward as an extension to the Woodcote Wood site issues of cumulative impact would need to be considered. However, the Woodcote Wood site has not yet been developed. <u>Where the need for additional extraction of sand and gravel reserves can be demonstrated then consideration could be given to Pave Lane for sand and gravel extraction. However, if the site was to come forward in close proximity to the Woodcote Wood site then potentially significant issues of cumulative impact would need to be considered alongside other considerations in line with policy ER6.</u></p>
MM82	148	ER7	iii.New <u>and altered</u> facilities should be designed...
MM83	148	10.3.1.2	<p>As a result of the new household waste contract the borough will be treating <u>suitable residual</u> household waste at Energy from Waste facilities in Shropshire and Staffordshire which have capacity <u>to accommodate Telford and Wrekin's household waste needs throughout the plan period.</u> This negates the need for expensive, large scale treatment plants within the borough for the duration of the plan period. For this reason consideration should be given to safeguarding existing waste infrastructure so as to maintain continued operation and provide opportunities for expansion of infrastructure, where appropriate, to meet local needs</p>
MM84	150	ER8	<p><i>[Delete policy ER8 and replace with the following:]</i></p> <p><u>Policy ER8</u></p> <p><u>Waste planning for residential developments</u></p>

Ref	Page	Policy/ para	Main Modification
			<p><u>The Council will support residential development that helps drive waste management up the Waste Hierarchy by:</u></p> <ul style="list-style-type: none"> i. <u>Providing, with regard to local design standards and waste collection regime at the point of application, the following:</u> <ul style="list-style-type: none"> a) <u>Sufficient space for the storage of recycling and refuse containers that is designed to a high standard; and</u> b) <u>A storage area that is accessible, conveniently located with a step free route to the collection point and where practical, sited to the rear of the property, avoiding the need to convey containers through a property. Where this is not possible storage at the front of the property should be secure and minimise its visual impact.</u> ii. <u>In the case of shared housing, flatted development or residential homes:</u> <ul style="list-style-type: none"> a) <u>Where appropriate and related to the size and nature of development, provide shared recycling and refuse facilities of a capacity agreed with the Council;</u> b) <u>Where storage is not fully enclosed and secured it should be at least five metres away from the building and be separate from cycle storage, car parking and key circulation areas in order to reduce risk of fire from flammable materials;</u> c) <u>Communal storage areas need to be accessible to collection crews with a hard surfaced, step free route between the storage area and collection point, which should be kept clear of parked vehicles.</u> iii. <u>Collection points for all developments should be accessible for standard sized waste collection vehicles, details of which can be obtained from the Council;</u> iv. <u>Demonstrate how construction and excavation waste from development sites will be recycled, treated and/or disposed. This should demonstrate either recycling of waste on-site or, where this is not possible, the destination and end use of waste taken off-site.</u> <p>This policy contributes towards achieving objectives 25 and 30.</p>
MM85	150	10.3.2.5	<p>Poorly sited or designed refuse storage can also be harmful to the health and amenity of the occupiers of the development by reason of odours or loss of privacy or outlook. This can be avoided by ensuring that refuse and recycling storage is separate from all habitable and circulation areas, and is independently ventilated. <u>More information on waste management will be set out in the Design Supplementary Planning Document.</u></p>
MM86	153	ER10	<p>The Council will require major development to demonstrate that it:</p> <ul style="list-style-type: none"> i. Incorporates design features that will reduce water consumption; and/or ii. Incorporates design features that will support recycling/re-use of water through measures such as rainwater harvesting and grey water recycling;

Ref	Page	Policy/ para	Main Modification																						
			<p>especially where a large demand for water is predicted such as industrial processes; and/or</p> <p>iii. Provides features for the collection of rainwater for use in irrigation/watering to offset potable water demand.</p> <p>This policy is linked to the phasing of development as set out in Policy HO3.</p> <p><u>The Council will encourage major development to incorporate design features, commensurate with the scale and type of development, that will support recycling / re-use of water to help offset demand for potable water supplies.</u></p>																						
MM87	157	ER12	The Council will <u>require</u> expect , <u>where applicable</u> , development to:																						
MM88	157	ER12	<i>[Insert new bullet point to policy ER12:]</i> <u>x. Refer to Table 1 and 2 of the Government’s Climate Change Allowances guidance and contact the Environment Agency for any detailed river catchment climate change data”</u>																						
MM89	160	Appendix A, para 5	<p>Policies within the Local Plan that support requests for developer contributions for strategic infrastructure include:</p> <p>Policy SP 4 – Presumption in favour of sustainable development; Policy NE4 - Provision of public open space; Policy COM1 - Community facilities; Policy C3 - Impact of development on highways.</p>																						
MM90	164	Table 13 Aim 2	Support <u>the</u> delivery of <u>approximately</u> 45,555 <u>17,280</u> new dwellings across the borough by 2031																						
MM91	165	Table 15 Aim 4	Delivery of <u>approximately</u> 900 <u>1,000</u> dwellings in the rural area																						
MM92	171	Appendix D Table 21	<table><tr><th>Site Ref</th><th>Site Size (Ha)</th></tr><tr><td>H1</td><td>41.886</td></tr><tr><td>H2</td><td>61.424 <u>57.016</u></td></tr><tr><td>H3</td><td>5.290</td></tr><tr><td>H4</td><td>2.249 <u>3.135</u></td></tr><tr><td>H5</td><td>2.085 <u>3.445</u></td></tr><tr><td>H6</td><td>3.385</td></tr><tr><td>H7</td><td>8.284</td></tr><tr><td>H8</td><td>6.310</td></tr><tr><td>H9</td><td>0.708</td></tr><tr><td>H10</td><td>34.895 <u>42.367</u></td></tr></table>	Site Ref	Site Size (Ha)	H1	41.886	H2	61.424 <u>57.016</u>	H3	5.290	H4	2.249 <u>3.135</u>	H5	2.085 <u>3.445</u>	H6	3.385	H7	8.284	H8	6.310	H9	0.708	H10	34.895 <u>42.367</u>
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Ref	Page	Policy/ para	Main Modification	
			H11	1.202
			H12	3.255
			H13	4.544
			H14	2.26 <u>2.261</u>
			H15	2.55 <u>2.553</u>
			H16	6.57 <u>6.571</u>
			H17	13.82
MM93	191	Appendix I Glossary	<u>Add <u>Heritage statement – A statement that: identifies the special character and significance of any heritage asset; whether there is a demonstrable need for the works to it; assesses the likely impact of the development on that asset; and how this has been addressed through design considerations.</u></u>	
MM94	189	Appendix I: Glossary	<u>Add <u>Housing trajectory: A graphical tool used to show past and future housing delivery performance by identifying the predicted provision of housing over the lifetime of the Local Plan.</u></u>	
MM95	189	Appendix I: Glossary	<u>Add <u>Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure: entertainment facilities; the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).</u></u>	

Annex A

Replacement Table 10 (p67) – see MM41

Table 10 Housing Land Provision for the borough 2011-31 (at 1 April 2016)

		<u>Gross</u>	<u>Net</u>
<u>A</u>	<u>Net completions (2011-16)</u>		<u>4498</u>
<u>B</u>	<u>Dwellings with Planning Permission (under construction)</u>		<u>1068</u>
<u>C</u>	<u>Dwellings with Planning Permission (not started)</u>	<u>7,719</u>	
<u>D</u>	<u>Less 20% allowance for non-implementation</u>	<u>(1,544)</u>	<u>6,175</u>
<u>E</u>	<u>Total existing supply (A+B+D)</u>		<u>11,741</u>
<u>F</u>	<u>Supply from resolution to grant sites</u>	<u>2,341</u>	
	<u>Less 20% allowance for non-implementation</u>	<u>(468)</u>	<u>1,873</u>
<u>G</u>	<u>Site allocations post-examination stage</u>	<u>1,020</u>	
	<u>Less 20% allowance for non-implementation</u>	<u>(204)</u>	<u>816</u>
<u>H</u>	<u>Windfall allowance (sites 0.1 ha or less)</u>	<u>360</u>	<u>360</u>
<u>I</u>	<u>Madeley Neighbourhood Development Plan site – Rough House Park</u>	<u>50</u>	

	<u>Less 20% for non-implementation</u>	<u>(10)</u>	<u>40</u>
<u>J</u>	<u>Total Future Supply (F+G+H+I)</u>		<u>3,089</u>
<u>K</u>	<u>Total housing land provision (2011-31) (E+J)</u>		<u>14,830</u>
<u>L</u>	<u>Overall housing target for the period 2011-31</u>		<u>17,280</u>
<u>M</u>	<u>Residual supply from anyother sources, inc. additional site allocations (L-K)</u>		<u>2,450</u>