

**ERCALL MAGNA
NEIGHBOURHOOD DEVELOPMENT PLAN 2020 -2031**

REGULATION 14 CONSULTATION

**ERCALL MAGNA PARISH COUNCIL
OCTOBER 2020**

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FOREWORD

This Neighbourhood Development Plan is a community led planning policy framework for guiding the future development, regeneration and conservation of Ercall Magna Parish. The Plan contains a vision, objectives and policies and proposals for improving the area and managing specific kinds of development.

The Plan deals with a wide range of social, economic and environmental matters such as housing, employment, conservation, heritage, transport, environment and landscape. The Plan addresses the matters that were brought to the attention of the Parish Council during numerous public consultations and engagement that began in 2011. An initial consultation survey was made available to every household and the results of this survey together with evidence gathered from Telford & Wrekin Council, government agencies, local landowners, developers and local groups was published in November 2018. This process has resulted in the Ercall Magna Neighbourhood Development Plan.

The findings from the public consultations are set out in the published 'Evidence Review, Early Engagement and Consultation' report and the contents of that report form the basis for the Policies in this Plan.

The settlements in Ercall Magna are recorded in the Domesday Book and it is thought that a church may have existed in High Ercall in Saxon times. The Parish has been agricultural throughout its history and its agricultural landscape and rural villages are highly valued by residents. The largest village, High Ercall, is clustered around High Ercall Hall, originally a 13th Century Manor but rebuilt in 1608. The Hall was the location of a significant Civil War battle between 1644 and 1646 culminating in surrender to Parliamentary forces. The Hall together with the medieval St Michael's Church are at the heart of the village and its Conservation Area.

Recent times have seen some new housing developments in the Parish, but the rural character with its quiet way of life are qualities that residents wish to retain. The Neighbourhood Development Plan aims to conserve the character and features that are valued by residents and its Policies are intended to make sure that any future development is planned to meet local needs and is designed to complement the character of the Neighbourhood and its settlements.

The Parish Council would like to thank all those who have participated in preparing this document, which will give the local community a greater say and more control over future development in this Parish.

Chairman of the Parish Council.

1. INTRODUCTION

1.1 The Parish is located in the north west of the Borough of Telford & Wrekin and has an area of 3739 hectares. In the centre of the Parish is the largest village of High Ercall, with other settlements at Cold Hatton, Cotwall, Ellerdine, Ellerdine Heath, Moortown, Osbaston, Poynton, Poynton Green, Roden, Rowton, Shirlowe and Walton. The settlements that make up the Parish date back to Saxon times.

1.2 The Parish has a population of around 1639 people recorded in the 2011 Census, a fall of 43 from the 2001 figure. The average age of residents is 49.2 years, older than the Telford & Wrekin average of 43.5 years. The Parish is populated by well-established rural communities with a relatively high level of home working (around 17%) which is consistent with other rural areas across England. Almost half of the population of the Parish use a car to travel to and from work (ONS 2018) and a majority of residents own one or two cars.

1.3 The ONS survey records that 68% of households own their own home, an increase of 1.7% since 2001. The current level of home ownership is consistent with the rest of the Borough. The average of social rented housing is lower than the Borough as a whole while private renting is higher. Private renting has increased by 58% since 2001. High Ercall has a significant number of residents in social rented housing as a result of two Wrekin Housing Group developments in the village.

1.4 The Neighbourhood Area comprises both historic older properties and more modern development. There is a Conservation Area in the Parish around the village of High Ercall. It was designated in 1981 and extended in 2008. A Conservation Area Management Plan was also adopted in 2008. The Parish contains 28 Listed Buildings and one Scheduled Ancient Monument (SAM). Most of the countryside surrounding the settlements is high quality agricultural land, mainly Grade 2 and Grade 3.

1.5 The survey evidence indicates an ageing population with a small fall in the number of people living in the Neighbourhood. This is reflected in the working population with about 20% of the adult population being retired. As noted above there is a significant dependence on travel using the private car and a slight increase in homeownership and the private renting of houses. The general health and level of disability in the Neighbourhood also reflects the ageing population.

1.6 From the survey evidence the Parish Council has been able to establish a community vision for Ercall Magna. The vision can be summarised as seeking to build and sustain a Neighbourhood that enhances the quality of life and wellbeing of its residents, protects the local environment and maintains the rural character and unique identity of the community now and in the future.

1.7 The survey evidence demonstrates a strong sense of community and a robust view about the important qualities of the Neighbourhood. Residents were clear about what they want to see in their Neighbourhood Plan and the local qualities that they wish to retain. From the survey evidence the Parish Council has been able to list a number of key themes that are important to local people. These are:

- To protect the villages and settlements from uncontrolled large scale or poorly located development.
- To recognise High Ercall as a named settlement in the Telford & Wrekin Local Plan and defined as a location for a limited amount of infill housing.
- To spread the future development required by the Local Planning Authority around the settlements and across a number of small sites.
- To make sure that future new development is sympathetic to and respects the character of the settlements.
- To establish a process that will give residents preferred status in respect of access to new homes
- To minimize the loss of greenfield sites by using previously used land wherever possible

1.8 This allowed the Parish Council to define seven broad objectives for the Neighbourhood Plan:

1. To provide existing and future Parish residents with the opportunity to live in a decent home.
2. To minimize the impact of new development on the surrounding countryside, landscape and ecosystems.
3. To reduce harm to the environment by seeking to reduce pollution.
4. To reduce the need to travel by car.
5. To reduce traffic congestion at busy locations within the Neighbourhood Area.
6. To enhance the prospects for local employment.
7. To maintain the character and long-term sustainability of the settlements within the Parish.

1.9 These broad objectives have enabled the Steering Group to determine the most appropriate and effective Policies for Ercall Magna and to contribute to the achievement of sustainable development as required by the Neighbourhood Planning Regulations. The Neighbourhood Development Plan sets out the detailed policies that will guide development during the Plan period and how they will be delivered over the lifetime of the Plan.

2. PREPARING THE PLAN

2.1 The Parish Council has produced this Plan from consultation evidence, documentary evidence and surveys gathered during the early consultation undertaken at the outset of the Plan's preparation. The information and data that has been gathered provides the basis for the Plan and the justification for the Policies that are supported by local people. The details of this survey work and the support from local people is set out in the Evidence Review and Early Engagement report that was published by the Parish Council in November 2018 which incorporated the 2015 Parish Survey.

2.2 The Neighbourhood Development Plan is a planning document that will help to guide future development in the Neighbourhood Area. That means that it is about land use and associated social, economic and environmental matters. The Neighbourhood Development Plan cannot deal with non-planning matters. The Plan will form part of the statutory Development Plan for Telford & Wrekin together with the Telford & Wrekin Local Plan and any other adopted planning documents. As such the Neighbourhood Development Plan Policies will carry material planning weight in respect of planning decisions taken by the Local Planning Authority.

2.3 Neighbourhood Plans were introduced by the government under the 2011 Localism Act to offer local people the opportunity to influence what happens in their neighbourhood.

2.4 The Neighbourhood Plan must meet a number of basic conditions set out in the Town and Country Planning Act, which means that it must:

- Have appropriate regard to National Policy and Guidance
- Contribute to the achievement of sustainable development
- Be in general conformity with the strategic policies in the Development Plan for the local area
- Be compatible with human rights requirements
- Be compatible with EU regulations¹

2.5 This means that the Neighbourhood Development Plan does not just restate the Telford & Wrekin Local Plan, it sets out the views of the local community on development and the use of land throughout Ercall Magna. The basic conditions are to make sure that there is an acceptable balance between community control of their Neighbourhood and the delivery of important national and local policies for development in the Neighbourhood Area.

2.6 The Telford & Wrekin Local Plan sets out the scale and location of development for both housing and employment up to 2031. The Local Plan Policies are intended to meet local needs and include housing sites with planning permission, sites under construction,

¹ (The EU Regulations relate to Environmental Impact Assessment (EIA), Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA). These EU Directives have been transposed into UK legislation by way of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended), the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations) and the Conservation of Habitats and Species Regulations 2010 (the Habitats Regulations). Although the UK has now left the EU these regulations continue to be part of UK planning legislation at the present time).

sites completed, windfall sites and allocations. The Local Plan identifies additional employment sites to support the economic development of the Borough and generate future jobs.

2.7 The Policies in the Neighbourhood Plan have been prepared taking into account the policy requirements of the National Planning Policy Framework (NPPF) and the Telford & Wrekin Local Plan 2011-2031. The Neighbourhood Plan Policies are based on the objectives derived from the evidence and representations received during community consultation. The choice of Policies is justified through the consideration of policy options that take into account national and local strategic policies that have undergone Strategic Environmental Assessment (SEA). As part of the Telford & Wrekin Local Plan adopted in February 2018 the Council commissioned the following assessments; the Telford & Wrekin Council Integrated Appraisal (IA); Strategic Environment Assessment (SEA); Health Impact Assessment (HIA); Equality Impact Assessment (EqIA) Report 2016 and the Sustainability (Integrated) Appraisal (SA) Addendum Report 2017. As a result of the findings of these Assessment and appraisal Reports the Parish Council is satisfied that the Policies in the Neighbourhood Plan are covered by the Telford & Wrekin Integrated Appraisal and Addendum and therefore the Neighbourhood Plan has no adverse environmental impacts and that no further detailed assessments are required.

2.8 It is important that the Policies in the Neighbourhood Development Plan can be achieved and implemented over the plan period and that measures are in place that makes sure that this happens. The Parish Council will monitor progress in association with the Telford & Wrekin Annual Monitoring Report. The Telford & Wrekin Local Plan includes measure for delivering and monitoring its Policies.

2.9 It is recognised that opportunities, challenges and pressures may change during the plan period and in order to keep the Plan up to date the Parish Council will monitor and, if necessary, review its housing and employment Policies throughout the plan period.

2.10 The Parish Council considered the production of a Neighbourhood Development Plan in 2011 at the time of the Localism Act and a Steering Group was formed including local residents and local Councillors to oversee the preparation of the Plan. The aim of the Steering Group was to consult as widely as possible to capture the views of the local community and identify their vision for their Neighbourhood. The details of the consultation are set out in the document published by the Parish Council in November 2018.

2.11 The Parish Council decided to prepare the Neighbourhood Plan and applied to Telford & Wrekin Council for the designation of a Neighbourhood Area in 2013. After a six-week public consultation, it was approved by Telford & Wrekin Council in October 2013 together with recognition of the Parish Council as the qualifying body to produce the Plan.

2.12 Neighbourhood Plans have to be produced in accordance with national regulations approved by government. This process is set out below:

1.DESIGNATION OF NEIGHBOURHOOD PLAN AREA

1. COMMUNITY CONSULTATION AND ENGAGEMENT

2. PREPARE DRAFT PLAN

3. SIX WEEK PUBLIC CONSULTATION (REGULATION14)

4. REVISE DRAFT PLAN

5. SUBMIT TO LOCAL PLANNING AUTHORITY (TELFORD & WREKIN COUNCIL) (REGULATION15)

6. PUBLIC CONSULTATION BY LOCAL PLANNING AUTHORITY (TELFORD & WREKIN COUNCIL)

7. INDEPENDENT EXAMINATION

8. LOCAL REFERENDUM

10. NEIGHBOURHOOD DEVELOPMENT PLAN MADE BY LOCAL PLANNING AUTHORITY (TELFORD & WREKIN COUNCIL)

2.13 It is a requirement of Neighbourhood Plans that they contribute to the achievement of sustainable development. A sustainable community can be defined as one that is able to provide for its residents, manage its open spaces and generally care for the environment. The community vision established by the Parish Council encompasses this requirement.

2.14 The Policies set out in the Ercall Magna Neighbourhood Development Plan comply with National Policy and are in general conformity with Strategic Local Policy. The Ercall magna Neighbourhood Development Plan meets the Basic Conditions for Neighbourhood Plans as set out in the Town and Country Planning Act and makes a contribution to the achievement of sustainable development. The Parish Council consider that all of the Policies set out in the Ercall Magna Neighbourhood Development Plan are in conformity with the Telford & Wrekin Local Plan 2011-2031 Policy SP4 Presumption in Favour of Sustainable Development. The on going monitoring and review of the Neighbourhood Development Plan will make sure that the Plan continues to meet these requirements throughout the plan period.

3. POLICIES

3.1 HOUSING

3.1.1 Strategic Policies. The Telford & Wrekin Local Plan 2011-2031 sets out the target for new housing up to 2031 and directs most of the new housing to existing sites and sites with unimplemented planning permission. A significant number of the dwellings required to the Local Plan's growth target have already been identified and it is likely that supply, including from site allocations, will be sufficient to deliver the level of growth planned in the short term.

3.1.2 Nonetheless, a residue of land remains to be identified in order that the planned level of growth can be delivered by 2031. Local Plan Policy HO1 sets out the target for new dwellings up to 2031 and Policy HO2 identifies the housing supply, including additional site allocations that will contribute towards the delivery of the Council's Housing requirements as set out in Policy HO1. The Council will identify further sites to achieve the Local Plan's housing requirements through the preparation of Housing Site Allocation Local Plan.

3.1.3 In order to support the delivery of the strategy and growth aspirations the Local Plan has identified a range of sources of housing supply. These include sites with planning permission, a 'resolution to grant' status, site allocations and windfall sites. This provides a measure of flexibility with existing and future supply and the Council is confident that it has identified a sufficient supply of land to deliver the housing requirements in Policy HO1 and as set out in Table 10 in the Local Plan. The Council publishes an Annual Monitoring Report (AMR) and this provides an annual update on Table 10.

3.1.4 The Local Plan adopts a more restrictive approach to the rural area given the limited amounts of physical and social infrastructure. Additionally the Local Plan Policies seek to protect the character of the rural area. The Council will support development in the rural area where it addresses the needs of rural communities. Development is directed to previously used development land and settlements with good infrastructure.

3.1.5 The Council will support the delivery of approximately 1000 net new homes in the rural area up to 2031. Policy HO11 sets out an Affordable Rural Exceptions Policy that supports small-scale affordable housing schemes, including affordable self build and custom built housing as an exception to normal rural housing policy. The Policy sets out the exceptional circumstances that would be supported. The paragraphs explaining the Policy define "a local connection" in terms of the residency qualification and the employment qualification. Developments under this Policy will be resisted in more isolated locations and where sustainability issues are likely to be significant.

3.1.6 The Council will direct most of the new rural housing to sites with unimplemented planning permission. The Council will also support a limited amount of infill housing in a number of settlements including High Ercall. Elsewhere in the rural area residential development will be strictly controlled as set out in Local Plan Policy HO10.

3.1.7 Policy Objectives. The responses received during the period of early consultation

and engagement indicated that several matters in relation to housing are important to residents. They are as follows:

- (i) That new development is generally located within existing settlement boundaries.
- (ii) To provide existing and future residents with the opportunity to live in a decent home.
- (iii) To provide a limited amount of new housing to meet local needs, including a range of affordable dwellings.
- (iv) To provide a mix of housing types including smaller homes and bungalows for elderly residents wishing to downsize and for singles, couples or families needing their first home.
- (v) To make sure that new housing development is of high quality design and built to a high standard that reinforces local distinctiveness.
- (vi) To consider the possibility of self build development in appropriate locations
- (vii) To make sure that all new developments are proportionate and reinforce the principle of organic growth in the rural setting.
- (viii) To secure preferential access to some new homes for people with a strong local connection.
- (ix) To make sure that the design and location of new development is resilient to the impact of climate change and flood risk.

3.1.8 Policy Options. A number of residents supported the provision of small sites for affordable housing to meet local needs. With regard to tenure there was some support for both a limited amount of market housing and social rented dwellings. The Parish Council notes that the Telford & Wrekin Local Plan Policy HO5 sets a percentage for the provision of affordable housing within the rural area. The provision of affordable housing for all age groups was an objective arising from early consultation and the Parish Council expects the Local Planning Authority to use its best endeavours to achieve the highest percentage that it can in appropriate locations within the Neighbourhood Area.

3.1.9 The number and location of any new homes was of concern to the majority of respondents to the consultation and most people would only support small-scale developments.

3.1.10 When considering the possible location of any new housing the Parish Council recognises that Local Plan Policy HO10 would support a limited amount of infill housing in High Ercall. Outside High Ercall residents want to see the rural character of the Neighbourhood Area protected. Within the remaining settlements only the infill of small-restricted gaps in existing street frontages would be supported. Any new development in these settlements should be within the existing boundaries.

3.1.11 The Parish Council notes that the Local Plan Specialist Housing Policy H07 sets out requirements for housing that meet a range of needs. The supporting paragraphs refer to meeting the needs of older people, which is particularly relevant in relation to the residents of Ercall Magna with its ageing population. The Parish Council expects the Local Planning Authority to recognize the benefit of bungalows in providing homes for older people. The Parish Council therefore expects an appropriate mix of dwelling types in new housing development that could include bungalows.

3.1.12 **Policies.** Consultation responses indicate support for a balance of housing types and tenure with any development in the form of small infill housing. Most residents considered that where new housing is to be provided it should include affordable homes that could include a number of bungalows. Residents also expect the necessary infrastructure of roads, school places, access to shops and medical services and green spaces to be made available alongside any new housing.

3.1.13 A significant amount of the new housing required in Telford & Wrekin has already been identified and the Council states that it has a 6.58 years supply of deliverable housing land between 2018 and 2023. The Neighbourhood Plan recognises the strategic approach to residential development in the rural area set out in the Local plan.

3.1.14 The adopted Telford & Wrekin Local Plan 2011-2031 identifies a growth target for the rural area that takes into account sites with extant planning permission that have not been completed, sites under construction, sites with 'resolution to grant' status, allocated sites and windfall sites. Within Ercall Magna the contribution to the Local Plan limited infill sites in High Ercall can help to deliver target for new housing for the rural area.

POLICY H1 New Housing Development in Ercall Magna.

Development of new infill housing to meet local needs will be supported within the village of High Ercall subject to the following:

- 1. The proposed development will not adversely affect the local landscape character and visual amenity of Ercall Magna.**
- 2. The proposed development will not adversely affect the landscape assets of High Ercall or their setting.**

POLICY H2 Design of New Housing in High Ercall.

New housing development within the village will be expected to achieve high standards of design and high quality place-led design will be supported provided that it:

- 1. Is in keeping with the character and appearance of the village.**
- 2. Maintains, protects and enhances biodiversity.**
- 3. Protects important trees and woodland.**
- 4. Has no adverse environmental impact on neighbouring properties.**
- 5. Provides safe and secure access and does not result in harm to road safety.**
- 6. Provides adequate parking.**
- 7. Seeks opportunities to provide pedestrian links between new development and existing development, open spaces and services.**

8. Includes high quality green spaces.

POLICY H3 New housing within the High Ercall Conservation Area.

New housing development within the High Ercall Conservation Area will only be supported if the proposed development:

- 1. Conforms to the principles set out in the High Ercall Conservation Area Management Plan 2008**
- 2. Provides benefit to the Conservation Area in respect of visual appearance and scale and is in keeping with the form and materials that define the Conservation Area and its heritage**
- 3. Is designed to provide a sympathetic restoration of a heritage feature or property or provides an infill that complements the character of the surrounding buildings within the Conservation Area.**

POLICY H4 New Housing Development in the Ercall Magna Rural Area Outside High Ercall.

New housing development within the Ercall Magna Neighbourhood Area but outside High Ercall will be strictly controlled as set out in the Telford & Wrekin Local Plan.

POLICY H5 Affordable Rural Housing Exceptions in the Ercall Magna Rural Area Outside High Ercall.

Small-scale affordable housing schemes within the Ercall Magna Neighbourhood Area, including affordable self-build and custom build housing as set out in the Telford & Wrekin Local Plan Policy HO11 will be supported provided that the affordable component is:

- 1. 100% of the development.**
- 2. The environmental loss is acceptable.**

POLICY H6 Provision of Sheltered Housing Units in Ercall Magna.

The provision of sheltered housing units on a suitable site within the Neighbourhood Area would be accepted as an exception to normal rural housing policy provided that:

- 1. The proposal demonstrates that it will address an identified local need**
- 2. The proposal is of an appropriate form, scale and design for the location**

3.1.15 As a result of the proximity to the River Severn some parts of the Neighbourhood Area are considered to be flood risk zones. These are predominantly within Flood Zone 3, with small areas in the north of the Neighbourhood Area deemed to be in Flood Zone 2.

3.1.16 The National Planning Policy Framework 2019 (NPPF) states that development in areas of flood risk should be avoided by directing from areas at highest risk. The Telford & Wrekin Local Plan 2011 -2031 plays an important role in protecting developments and property from flooding through sustainable on-site drainage, flood storage compensation measures, improved capacity of watercourses and buffering between water sources and development. Local Plan Policy ER12 Flood Risk Management sets out the Council's requirements.

POLICY H7 New Housing Development in Local Flood Risk Zones in Ercall Magna.

New housing development within the local flood risk zones within Ercall Magna will not be supported except where appropriate tests and measures are provided to demonstrate that the necessary flood risk management measures will be in place.

3.1.17 **Justification.** These Policies conform to the National Planning Policy Framework 2019 (NPPF) and Telford & Wrekin Local Plan 2011-2031 Policies HO1 Housing Requirements, HO5 Affordable Housing Thresholds and percentages, HO6 Delivery of Affordable Housing, HO7 Specialist Housing Needs, HO10 Residential Development in the Rural Area, HO11 Affordable Rural Exceptions, BE1 Design Criteria, C3 Impact of Development on Highways, C4 Design of Roads and Streets, C5 Design of Parking and ER12 Flood Risk Manage.

3.1.18 These Policies will help to deliver the Neighbourhood Plan Objectives for housing and parking associated with new or renovated housing, housing in the High Ercall Conservation Area and housing in local flood risk zones. The Parish Council notes that the Local Plan includes an appendix setting out the Local Planning Authority's guide to parking spaces for new residential development in rural areas. The provision of adequate parking in association with new dwellings was an important matter for respondents during the early consultation. The Parish Council expects the local Planning Authority to recognize the high level of dependence on travel by car in Ercall Magna and that many new households will have more than one car and consequently to seek an appropriate number of free standing parking spaces per dwelling in new residential developments approved within the Neighbourhood Area.

3.2 ECONOMY AND JOBS

3.2.1 **Strategic Policies.** The Telford & Wrekin Local Plan 2011-2031 sets out the Borough-wide Policies for strategic employment and economy over the lifetime of the Plan. The Local Plan allocates additional employment sites within the urban area. Within the rural area and in order to generate extra employment and promote the expansion existing businesses the Council will provide flexibility to develop diversification opportunities as set out in the Local Plan. The National Planning Policy Framework 2019 (NPPF) supports the conversion of existing buildings and well designed new buildings in the countryside for economic purposes. Conversions or refurbishments to provide facilities for manufacturing, crafts or service business, office premises or retail are among the range of uses that would be considered suitable.

3.2.2 At the Local level the Telford & Wrekin Spatial Strategy commits the Council to address the needs of rural communities. However the Council will balance the desire to promote rural employment with the need to protect the existing character and fabric of the countryside.

3.2.3 **Policy Objectives.** Most working residents of Ercall Magna work outside the villages/settlements, commuting to Telford or other nearby towns. In general

respondents to the early consultation would support the provision of jobs to meet the needs of local people and to enhance the prospects for local employment, particularly for young people. There was also evidence of support for home working and the provision of local affordable housing for local employees. Local people also indicated a preference the use of previously used development land or the conversion and/or re-use of redundant existing buildings for employment uses.

3.2.4 Respondents to the early consultation were concerned that any proposed new employment development should take account of known infrastructure constraints. Where new employment uses are proposed development should be phased appropriately to allow the necessary the simultaneous delivery of the necessary infrastructure improvements.

3.2.5 **Policy Options.** Consultation respondents were broadly in support of economic and business development that would support growth in local employment, particularly for young people. Economic measures that would attract a younger population would generally be supported. Small scale economic development that would support the local economy, for example office, research, product development and light agricultural businesses. What respondents opposed would be large scale employment developments and large scale agricultural facilities, such as large chicken farms (sheds) or other large scale facilities that would attract significant numbers of commercial vehicles and HGV traffic to the rural roads within the Neighbourhood Area. Residents considered that any small scale commercial or business development should be located in the larger settlements.

POLICY B1 New Employment Development in Ercall Magna.

New small-scale business and commercial development, including proposals that would promote or provide facilities for home working and would create opportunities for local employment within Ercall Magna would be supported subject to the following criteria:

- 1. The scale and nature of the proposal would not have a significant harmful impact on the amenity or neighbouring areas and properties.**
- 2. The proposal would not have unacceptable impacts on the local road network.**
- 3. The proposal provides adequate access, including walking, cycling, public transport and parking.**
- 4. The proposal has access to appropriate infrastructure to support its function.**
- 5. The proposal does not have a significant adverse impact on adjacent land uses.**

POLICY B2 Existing Employment Land and Premises in Ercall Magna.

Proposals to change the use of existing employment land or premises to alternative uses will only supported where it can be demonstrated that the site or building is no longer viable through an active marketing exercise in which the property has been offered for sale or rent on the open market for a minimum continuous 12 month period at realistic rate that takes into account the condition, age and location of the site or premises and no reasonable offer has been refused.

3.2.6 **Justification.** These Policies will help to deliver the Neighbourhood Plan Objectives in respect of retaining enhancing local businesses and employment and where possible creating new job opportunities within the Neighbourhood Area.

3.2.7 These Policies conform to the National Planning Policy Framework 2019 (NPPF) and the Telford & Wrekin local Plan Policies SP3 Rural Area, SP4 Presumption in Favour of Sustainable Development, EC3 Employment in the Rural Area, C3 Impact of Development on Highways and C4 Design of Roads and Streets.

3.3 TOURISM AND LEISURE

3.3.1 From comments made during early consultation the Parish Council has recognised that there is scope for small-scale tourism and leisure development within Ercall Magna. Tourism and leisure enterprises could contribute to the local economy and employment opportunities. The National Planning Policy Framework (NPPF) and the Telford & Wrekin Local Plan would support such small scale development in appropriate and accessible locations.

3.3.2 **Strategic Policies.** The Telford & Wrekin Local Plan 2011-2031 supports development for new cultural, tourism and leisure activities, including visitor accommodation subject to a number of criteria as set out in Local Plan Policy EC12. The National Planning Policy Framework 2019 (NPPF) sets out policies that support a prosperous rural economy and states that planning policies and decisions should enable “sustainable rural tourism and leisure developments which respect the character of the countryside”.

3.3.3 **Policy Objectives.** Detailed Policies for Tourism and Leisure in Ercall Magna can complement the Borough-wide Policy in the Local Plan.

POLICY TL1 Tourism and Leisure in Ercall Magna.
<p>Development that provides or improves the quality and diversity of new or existing tourist facilities, attractions, accommodation and infrastructure will be supported where there is:</p> <ol style="list-style-type: none">1. No detrimental impact on the distinct character of the rural landscape of Ercall Magna and promotes the tranquillity and quiet enjoyment of the countryside.2. No adverse harmful impact on the surrounding infrastructure, in particular the local road network, water supply and sewerage system.3. Benefit to the local community through, for instance provision of local employment opportunities and improvements to local services and the proposed development is proportionate to the size of the settlement in which it would be located.4. Where feasible the proposal involves the re-use of existing buildings or is part of farm diversification.

POLICY TL2 Development Proposals for New Tourist accommodation in Ercall Magna.

Development proposals for new tourist accommodation on greenfield sites within Ercall Magna will only be supported if the proposed development would satisfy the Telford & Wrekin Local Plan policies for the rural area and can demonstrate the necessity for a greenfield countryside site and its proposed location and is supported by a viable business plan.

3.3.4 **Justification.** These Policies conform to the National Planning policy Framework 2019 (NPPF) and Telford & Wrekin Local Plan Policy EC12. The Policies will help to deliver the Neighbourhood Plan Objectives for the local economy and jobs.

3.4 ENVIRONMENT AND GREEN SPACES

3.4.1 Early consultation emphasized the importance of the environment and open spaces to local people. Respondents generally considered it to be important that the quality of the environment is maintained and protected and where possible enhanced whenever development takes place in the locality.

3.4.2 The protection of the countryside within Ercall Magna was a theme strongly expressed during consultation. A majority of respondents wanted to see open land, farmland, woodland, areas of open water and open spaces protected. Specifically respondents identified a number of priorities:

- i) Protecting and enhancing open spaces in the villages/settlements
- ii) Protecting and enhancing the Conservation Area in High Ercall (the historic core of the village)
- iii) Conserving and enhancing biodiversity
- iv) Preserving the highest quality agricultural land
- v) Protecting the environment by reducing pollution

3.4.3 **Strategic Policies.** The National Planning policy Framework 2019 (NPPF) seeks to promote healthy communities and provide residents with a high quality of life. Green spaces play an important role in providing play areas, recreation grounds and sports facilities. The open spaces within the villages/settlements in Ercall Magna are an important part of their character and enhance the quality of life for local people. The NPPF states that planning policies and decisions should contribute to and enhance the natural and local landscape and protect and enhance biodiversity and geodiversity.

3.4.4 The Telford & Wrekin Local Plan 2011-2031 sets out a number of Policies intended to protect the natural environment and its biodiversity. The Council also expects existing trees, hedgerows and woodlands with biodiversity value, visual amenity and landscape value to be retained, protected and appropriately managed. The Council will protect and maintain the provision of formal and informal sports and recreation facilities and public open spaces, including locally important incidental open spaces.

3.4.5 **Policy Objectives.** Protection of the countryside and farmland within Ercall Magna is important to residents, with a majority wanting to see open land, farmland, woodlands and significant wetlands protected from development. Consultation representations also indicated that residents want their Neighbourhood Development

Plan to protect and where possible enhance green spaces. Residents expect any new housing development to be provided with appropriately sized and located green spaces accessible to all. Consultation responses indicated that residents want existing green spaces to be protected together with the landscape around the villages and settlements. The countryside setting, open fields and woodlands that characterize the countryside around the settlements of Ercall Magna were highly valued by residents.

POLICY EG1 Environment and Green Spaces in Ercall Magna.
Areas of public open space will be protected and development of these sites will not be supported except where:
<ol style="list-style-type: none"> 1. It can be demonstrated that the proposed development will provide a replacement facility to an equal or improved standard in a suitable alternative location. 2. It can be demonstrated that the proposed development will provide alternative areas of open space and replace that which would be lost. 3. The proposed development can secure other wider benefits that outweigh the loss of the open space. 4. Appropriate mitigation measures are provided to compensate for the impact of the proposed development upon existing provision.

POLICY EG2 The Provision of New Public Open Spaces Within Ercall Magna.
The provision of new public open spaces with footpath links providing access to all will be supported.

POLICY EG3 New Development and Formal and Informal Open Spaces within Ercall Magna
New development will only be supported where it does not have an adverse impact on formal and informal open spaces in Ercall magna, including gardens that are important to the local community for their beauty, amenity, wildlife and/or recreational value.

POLICY EG4 Green Links Between Green Open Spaces within Ercall Magna.
Footpaths and bridleways providing routes through or between green open spaces within Ercall Magna will be protected and where possible enhanced.

POLICY EG5 Hedgerows, Mature Trees and Woodlands Within Ercall Magna.
Development proposals will be expected to retain important hedgerows, mature trees and existing areas of woodland and where possible improve connectivity between green infrastructure and areas of built development.

POLICY EG6 Protection of the Countryside Within Ercall Magna.
New development proposals that would have an adverse and harmful impact on the quality and visual appearance of the countryside around the villages/settlements of Ercall Magna will not be supported.

3.4.6 **Justification.** These Policies will help to achieve the NPPF aim of promoting healthy communities. These policies will also contribute to the achievement of sustainable development by allowing for the protection of play and recreation facilities that contribute to the environmental, social, economic and cultural wellbeing of Ercall

Magna. The Policies will make sure that the settlements within Ercall Magna are attractive to visitors and continue to be valued places in which to live, work and invest. These Policies will help to achieve the Neighbourhood Plan objectives for the environment and valued green spaces. The policies will protect connectivity through and between green spaces and areas of built environment and along footpaths and bridleways.

3.4.7 These Policies conform to the National Planning Policy Framework and the Telford & Wrekin Local Plan Policies NE1 Biodiversity and Geodiversity, NE2 Trees, Hedgerows and Woodlands, NE3 Existing Public Open Space and NE4 Provision of Public Open Space.

3.5 CONSERVATION AND HERITAGE

3.5.1 The High Ercall Conservation Area and Conservation Area Management Plan provide the basis for the Policies to conserve and protect High Ercall's historic character and landscape. The High Ercall Conservation area was designated in 1981 and extended in 2010 after a Conservation Area Appraisal was carried out. A Conservation Area Management Plan was adopted in 2008. There are 28 Listed Buildings within the Neighbourhood Area. The Conservation Area and the Management Plan both contain descriptions of the historic character and qualities of High Ercall.

3.5.2 Together the Conservation Area and the Management Plan contain detailed guidance on planning policies, sub-division of plots, highway/boundary treatments, trees and open space, public realm, services, vacant properties, building maintenance and buildings of local interest. The Conservation Area forms the historic core of High Ercall and helps to define its importance and value in the present day. The survival of its simple street pattern with its Listed and historically important buildings and features is central to the conservation of the village. The building styles and their architectural details define the character of High Ercall.

3.5.3 The two documents set out how planned development should be carried out so that it is compatible with the historic character and appearance of High Ercall. Their aim is to make sure that any new development contributes to the Conservation Area of High Ercall and where possible enhances the local environment. The Management Plan is an integral part of this Neighbourhood Development Plan, setting out design principles based on the local vernacular.

3.5.4 **Strategic Policies.** The National Planning Policy Framework 2019 (NPPF) states that heritage assets including sites and buildings of historic value are an irreplaceable resource that should be conserved in a manner appropriate to their significance. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment. The Telford & Wrekin Local Plan 2011- 2031 sets out Policies for Listed Buildings and Buildings of Local Interest. High Ercall is listed as one of the Conservation Areas. Within the Conservation Area there are extra controls placed on development and permission is required to fell most trees whether or not they are covered by a Tree Preservation Order (TPO).

POLICY CH1 The Design of Proposed New Development within the High Ercall Conservation Area.

The design of new planned development within the High Ercall Conservation Area should be in keeping with the style, scale, form and materials that define the Conservation Area.

POLICY CH2 Planned Development Within the High Ercall Conservation Area.

Any planned development within the High Ercall Conservation Area should contribute to the character and quality of the Conservation Area and/or enhance its heritage assets and their setting.

POLICY CH3 Architectural details and Building Materials Within the High Ercall Conservation Area

Architectural details, building materials and associated landscaping should reflect and be in keeping with the local character of the Conservation Area.

POLICY CH4 Protection of the Countryside Around the High Ercall Conservation Area.

Proposed new development that would have an adverse and harmful impact on the appearance of the open countryside around the High Ercall Conservation area will not be supported.

3.5.5 **Justification.** The Landscape around High Ercall provides a valued countryside setting for the village and its Conservation Area. These Policies will help to deliver the Neighbourhood Development Plan Objectives for the conservation and preservation of the character and viability of the villages and settlements of Ercall Magna.

3.5.6 These Policies conform to the National Planning Policy Framework 2019 (NPPF) and the Telford & Wrekin Local Plan 2011-2031 Policy BE4 Listed Buildings, BE5 Conservation Areas and BE6 Buildings of Local Interest.

3.6 PEDESTRIANS, TRAFFIC AND TRANSPORT

3.6.1 The early consultation respondents were generally concerned about the flow and speed of traffic passing through the villages of Ercall Magna, in particular High Ercall. Residents were especially concerned about the volume and speed of heavy goods vehicles (HGV) travelling to and from commercial and storage premises near to High Ercall and at Osbaston. Deliveries to and from larger farms were also of concern to people living around them. The impact of HGVs on road safety and the safety of pedestrians and other road users were prominent topics of discussion at the public meetings held during the early consultation period.

3.6.2 The impact of HGVs on residential properties alongside the most frequently used routes were raised as matters that must be addressed by many residents attending the public meetings. Residents highlighted the importance of reducing traffic speed, enforcing speed limits and parking regulations and enforcing planning conditions in respect of existing development and agreed routes for HGVs to and from the commercial premises within the Neighbourhood Area. The matters that attracted most comments

were keeping vehicles to the approved routes and slowing them down through the villages/settlements.

3.6.3 Improving routes for pedestrians and cycling, with the aim of reducing the need to travel by car, were matters raised by a large number of residents. Generally residents wanted safer walking routes and better street lighting.

3.6.4 **Strategic Policies.** The National Planning Policy Framework 2019 (NPPF) sets out objectives for promoting sustainable transport. Of particular relevance to Ercall Magna are seeking opportunities to promote walking, cycling and public transport use. The mitigation of any adverse effects of traffic and transport infrastructure should be integral to the design of schemes and contribute to making high quality places. The planning system is directed to actively manage patterns of growth in support of the NPPF objectives. The NPPF recognises that sustainable transport solutions will vary between rural and urban areas and that this should be taken into account in both plan making and decision-making.

3.6.5 The Telford & Wrekin Local Plan 2011-2031 sets out the requirements for the design of roads and streets in Local Plan Policy C4 Design of Roads and Streets. The Local Plan recognises the need to reduce overall reliance on the car and to encourage the use of more sustainable modes of travel, particularly for short distance trips.

3.6.6 The Parish Council recognises that matters relating to highways and traffic are the responsibility of the Local Highways Authority and expects Telford & Wrekin Council to monitor traffic speeds and seek speed limits appropriate to the rural environment. The Parish Council also expects the Local Planning Authority to enforce planning conditions that restrict or direct HGVs to specific route when travelling to and from commercial sites and locations within the Neighbourhood Area.

3.6.7 The Parish Council also expects the Local planning Authority to require new developments to provide high quality walking and cycling routes and supporting facilities such as bicycle parking when determining planning applications.

3.6.8 Local Plan Policy C1 Promoting Alternatives to the Car seeks to reduce the need to travel by car, encouraging the retention of local services, encouraging the use of information technology and delivering a more sustainable transport system. Policies C3, C4 and C5 similarly require all new development to demonstrate their compliance with government guidance and that they are designed to an acceptable standard.

3.6.9 **Policy Objectives.** The importance of sustainable transport was highly rated by consultation responders. Regular and reliable bus services, adequate off street parking and improved facilities for cycling and walking were important objectives arising from consultation. Locating any new development within easy walking distance of bus stops and other village/settlement facilities were highlighted. Linking development to village/settlement centres with footpaths and cycle ways where possible was considered to be important. Also locating any new development where issues of congestion, parking and road safety would not be exacerbated. In order to be ready for further changes in modes of transport charging points for electric vehicles should be considered in new developments and conveniently located to community facilities.

POLICY TR1 Traffic and Road Safety within Ercall Magna.

Where new residential development is permitted (new build) in Ercall Magna opportunities to calm traffic speeds and manage traffic volumes should be considered.

POLICY TR2 Public Rights Of Way and Cycling in Ercall Magna.

The enhancement or improvement of public rights of way providing access for all, including pedestrian and cycle links, especially those that provide or improve access to schools and community facilities will be supported.

POLICY TR3 Off-Street Parking in Ercall Magna.

Development that would result in the loss of public off-street parking will not be supported unless an equivalent or better capacity is provided elsewhere in the locality.

3.6.10 **Justification.** These Policies will help to achieve the Neighbourhood Plan Objectives as expressed through consultation. These Policies conform to the National Planning Policy Framework 2019 (NPPF) and Telford & Wrekin Local Plan Policies C1 Promoting Alternatives to the Car, C3 Impact of Development on Highways, C4 Design of Roads and Streets and C5 Design of Parking.

3.7 COMMUNITY WELLBEING

3.7.1 A significant number of respondents to the consultations referred to the importance of community facilities to serve local people. In particular support for the elderly and access to GP medical services were the subject of respondents detailed comments. In High Ercall there is currently a local shop, Post Office and active community groups, including tennis and bowls. There is a two hourly bus service between Newport and Shrewsbury (recently suspended). Residents wish to see these services retained and protected.

3.7.2 **Strategic Objectives.** The National Planning Policy Framework 2019 (NPPF) states that planning policies and decisions should aim to achieve healthy, inclusive and safe places. The NPPF sets out a number of ways in which planning can promote social interaction be safe and accessible and support healthy life styles. Planning policies and decisions should provide the social, recreational and cultural facilities that communities need.

3.7.3 Policy COM1 of the Telford & Wrekin Local Plan 2011-2031 states that development will be expected to preserve existing community facilities and sustain, enhance and provide new social infrastructure to meet the demand arising from new development.

3.7.4 **Policy Objectives.** Respondents to consultation strongly supported the inclusion of policies in respect of community facilities in the Neighbourhood Plan. Respondents identified a number of objectives in respect of community facilities:

- i) To seek to protect existing community facilities in order to contribute to community wellbeing and to support new facilities for the benefit of residents

and visitors

- ii) To encourage new facilities for families, young people and the elderly
- iii) To protect and retain existing community premises and facilities

POLICY CF1 Existing Community Facilities In Ercall Magna.

Development proposals that would result in the loss of local community facilities in Ercall Magna will not be supported unless:

- 1. It can be demonstrated that the facilities are no longer required.**
- 2. It can be demonstrated that alternative provision exists or can be provided in the community to serve local people.**
- 3. Suitable alternative facilities are included in the development proposal.**

POLICY CF2 Provision of New Community Facilities in Ercall Magna.

Proposals for new and/or improved local community facilities will be supported provided that:

- 1. It can be demonstrated that the proposed development would not have a significant adverse and harmful impact on the amenity of surrounding residential areas.**
- 2. 2. It can be demonstrated that the proposed development would not have a significant adverse and harmful impact on the local environment.**

3.7.5 **Justification.** To make sure that the villages and settlements of Ercall Magna remain socially sustainable places in which to live it is essential that community resources and facilities are retained and the loss of such facilities resisted and their improvement supported and encouraged.

3.7.6 These Policies conform to the National Planning Policy Framework (NPPF) and the Wrekin Local Plan Policy COM1. These Policies will help to achieve the Neighbourhood Plan objectives as expressed through consultation.

3.8 ACHIEVING SUSTAINABLE DEVELOPMENT AND RESPONDING TO THE CHALLENGE OF CLIMATE CHANGE

3.8.1 Consultation respondents provided a range of views in relation to renewable energy and climate change. The incorporation of renewable energy technologies into new developments in Ercall Magna would be strongly supported. Respondents would also support the use of energy efficient management systems in new developments.

3.8.2 Following the Deregulation Act 2015 the Building Regulations provide the minimum standards for energy efficiency in new buildings.

3.8.3 **Strategic Policies.** The National Planning Policy Framework 2019 (NPPF) requires planning authorities to help shape places to secure radical reductions in greenhouse gas emissions, minimizing vulnerability and providing resilience to the impacts of climate change and supporting the delivery of renewable and low carbon energy and associated infrastructure.

3.8.4 Local Planning Authorities are required to plan for new development in locations

and ways that reduce greenhouse gas emissions. When setting any local requirement for a building's sustainability planning authorities should do so in a way consistent with the government's zero carbon building policy and adopt nationally prescribed standards. To help increase the use and supply of renewable and low carbon energy local planning authorities should recognize the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should have a positive strategy to promote energy from renewable and low carbon sources.

3.8.5 The NPPF sets out a number of policies to guide local authorities in design, the location of renewable infrastructure and support community led initiatives for renewable and low carbon energy, including through neighbourhood planning and identifying opportunities where development can draw its energy supply from decentralized, renewable or low carbon energy systems and from low carbon sources.

3.8.6 In determining planning applications local planning authorities should expect new development to comply with any Development Plan or local requirements for decentralized energy supply. Also to take account of landform, layout, building orientation, massing and land supply to minimize energy consumption.

3.8.7 The Telford & Wrekin Local Plan 2011-2031 states that the Council promotes and supports low carbon development that is well adapted to the impacts of climate change and where energy conservation is considered and designed at the earliest stages through the use of energy efficiency management systems.

3.8.8 In order to satisfy the expectations of the residents of Ercall Magna the Parish council expects Telford & Wrekin Council in its role as Local Planning Authority to use its best endeavours to secure a high standard of energy efficiency in any new developments permitted within the Neighbourhood Area.

POLICY LRE1 Energy Efficient Development within Ercall Magna.

New development (new build) permitted within Ercall Magna should be designed to achieve a high standard of energy efficiency and to achieve a high and sustainable level of design and construction. In addition planning applications for development will be expected to include a statement setting out how the development will achieve this including:

- 1. Siting and orientation to optimize passive solar gain.**
- 2. The use of high quality thermally efficient building materials.**
- 3. The installation of energy efficient measures such as loft and wall insulation and double-glazing.**
- 4. The incorporation of on-site energy generation from renewable sources such as solar panels or ground- or air -sourced heat pumps.**
- 5. Alterations to building must be designed with energy reduction in mind and comply with sustainable design and construction standards.**
- 6. The retrofitting of heritage properties (Listed Buildings and buildings of local interest) is encouraged to reduce energy use where appropriate, providing that it safeguards the historic characteristics of the building and the development is carried out with the active engagement and permission of the relevant organizations.**
- 7. Non-residential development should aim to meet the Building Research Establishment (BREEAM) building standard "excellent."**

3.8.9 **Justification.** This Policy will help to achieve the Neighbourhood Plan objectives as expressed through consultation. This Policy conforms to the National Planning Policy Framework and Telford & Wrekin Local Plan Policy ER1.

4. MEETING THE BASIC CONDITIONS

4.1 The Policies set out in this Neighbourhood Development Plan meet the ‘Basic Conditions’ requirements as set out in the Town and Country Planning Act and will make a contribution to the achievement of sustainable development during the lifetime of the Plan.

5. IMPLEMENTATION OF THE PLAN

5.1 The Parish Council recognises that most of the new development will be carried out by private sector developers. The Parish Council is also aware that the Local Planning Authority will consider the overall viability of the development as part of the process of determining planning applications. The Parish Council is also aware that the Local Planning Authority will seek to secure additional developer contributions to help fund the cost of essential infrastructure and community benefits. This is set out in an Appendix to the Telford & Wrekin Local Plan addressing delivery and monitoring of the Local Plan and including working with partners and delivering infrastructure. The Appendix lists the type of infrastructure and community benefits that would be expected and are supported by the Policies in the Local Plan.

5.2 Over the lifetime of the Ercall Magna Neighbourhood Development Plan the Parish Council will identify projects that could be funded from developers S.106 contributions agreed as part of planning permissions granted within the Neighbourhood Area. The Parish Council would urge prospective developers to meet with the Parish Council in advance of submitting their planning applications in order to discuss the potential benefits to Ercall Magna and to make sure that the proposed development can achieve the standard of quality, layout and design set out in the Policies of its Neighbourhood Development Plan.

6. MONITORING AND REVIEW

6.1 Telford & Wrekin Council as the Local Planning Authority will monitor progress relating to the implementation of the Local Plan. This will include housing and employment and the other components of the Local Plan as part of the Annual Monitoring Report (AMR). Ercall Magna Parish Council will work with Telford & Wrekin Council to assist in this process and contribute to the AMR.

6.2 The Parish Council will monitor the implantation of its Neighbourhood Development Plan to make sure that its objectives are achieved over the lifetime of the Plan. The Parish Council will receive annual reports summarizing development and changes in respect of the policy areas included in the Plan over the previous twelve months and look ahead to consider any significant changes that have taken place or can be anticipated. The Parish Council will receive regular reports on the Neighbourhood Plan to make sure that it is kept up to date. The Parish Council will periodically determine whether a more comprehensive review is required to maintain public confidence in the Plan. It is anticipated that the first review will be in five years, following the date that the Plan is “made” by Telford & Wrekin.

7. POLICES MAP

