



September 17th 2017

PROPOSED MODIFICATIONS TO THE TELFORD AND WREKIN LOCAL PLAN 2011-2031

Dear Sir

I refer to your modifications to the Telford and Wrekin Local Plan 2011 – 2031 (Document L1), and that at this stage they are considered “draft proposals”.

Firstly 3 issues not relating to your text;

1. 2031 is a long way off and economic circumstances may change making some of the detail in the plan irrelevant.
2. Changes needed by new Government Legislation.
3. Any house building is in the control of the Housebuilders. They will not build housing if there are no buyers.

My first issue is based on MM1 – The need to provide housing for GBBC HMA. The plan is titled “Telford and Wrekin” and not “The West Midlands Plan”. I don’t think that Telford and Wrekin (TWC) should be involved in any discussions with other Authorities regarding meeting their housing needs. There are numerous “Derelict and Brownfield Sites” in the Birmingham and Black Country area – they should be made to clean them up as they are an “eyesore”.

My second issue relates to the delivery (numbers) of new houses up to 2031 (MM4/5). TWC as per the Local Plan give a figure of 15.555 with sufficient land to meet this requirement. I do not agree that the revised figure should be 17.280 (or even 15.555) as the infrastructure will not support this expansion, namely Health Care (Princess Royal Hospital facilities being downgraded – and Medical Practices struggling to recruit sufficient doctors) and public transport within Telford is totally inadequate (both rail and bus). There are also other features of infrastructure that are inadequate.

The Nadin Report issued in the 1960’s regarding the development of Telford as a new town did not cover expansion on the scale that the residents have suffered – the general feeling is of more factories and housing being “dumped” everywhere.

My own view on housing allocation is that TWC should only support the minimum requirement as required by Government Legislation and that it should be **an absolute maximum of 15555.**

My third issue relates to MM12 – the original text should be reinstated which is in accordance with the NPPF document. Please note that agricultural land has an economic value which is ongoing – compared to a short term gain by landowners/developers. Also the figure of 900 net new houses in the rural area should replace the figure of 1000. Councils, Planners, Developers and Landowners should exercise a degree of responsibility in developing high quality (1,2,3 grades) agricultural land (soils) as they are essential for the food chain.

MM 34,35,36 – I fully support these proposals.

However, the reinstatement of the Canal will cost a lot of money and benefit few individuals.

Contrast this to the reinstatement of the former railway line from Wellington to Stafford, costing a similar amount of money but for the benefit of a much larger number of people (hundreds of thousands per year) and give a massive infrastructure boost to all Telford (especially North Telford), Newport, Gnosall, Shrewsbury and Central Wales. TWC seem lukewarm on this. HS2 will be operational before 2031 and the northwards extension (Manchester/Leeds) will have a spur from this line onto the existing West Coast Main Line at Handsacre (north of Lichfield) with Stafford becoming a HS2 Hub – with a projected journey time of 56 minutes to London. A restored link to Stafford is then very attractive with a potential journey time of approx. 1 hour 20 minutes from Telford to London rather than 2.5 hours as at present. At present there has been a 130% increase in people using the railways since privatisation and this growth looks set to continue. Re-opening would give reduced journey times to London and better connections to the north (Liverpool, Manchester etc).

The Council and Inspector should review Policy C2 (Telford and Wrekin Plan) and associated text (8.1.2.2.) as circumstances have changed since this was written.

MM62 – Strategic Landscapes – I take the view that this issue is very much opinion based. Lilleshall Hill (monument and countryside) has been part of the local landscape for generations and valued by the residents of East Shropshire and is regarded as a local beauty spot (see attached photograph). The view from the Hill gives a 360 degree panorama of the local countryside. Unlike the Wrekin it does not involve an arduous climb to the top and is easily accessible to visitors. The walk to the top of the Hill and the view is treasured by residents. The deletion of the “Lilleshall Village” as a Strategic Landscape Area (SLA) has upset many of the residents and I request that it be reinstated in the Telford and Wrekin Local Plan (i.e. 3 off SLA as per the wishes of the Council and residents). I also think it should be extended to the North West and North to preserve the view for future generations to enjoy – effectively merging with “The Weald Moors Strategic landscape Area”. I have read a privately funded report commissioned by a potential Developer which disputes the Telford and Wrekin Landscape report – this is a blatant “conflict of interest” and should be ignored. I challenged the report writer to explain how he arrived at his opinions – I received no reply.

The NPPF document Section 11 para 109 bullet point one – to quote “protecting and enhancing valued landscapes, geological conservation interests and soils”. A further comment to support my request is the soils are mostly of grade 2 quality with lowest being grade 3A – The best and most versatile etc.

Deletion of the Lilleshall Strategic Landscape Area then gives potential developers scope to deliver whatever they desire and ruin the views. Nobody wants to look over housing estates and factories – reinstating the Lilleshall SLA will preserve the landscape for this and future generations.

Again I request you reconsider this feature as it is important to preserve the view looking towards and from Lilleshall Hill. Maybe the title “Lilleshall Village” is incorrect – should it be Lilleshall or other (Lilleshall and the Weald Moors !). There are only 2 elevated spots in Telford (East Shropshire) that command such panoramic views – The Wrekin and Lilleshall Hill. Please reinstate Lilleshall as a strategic landscape area.

It should be local people that decide what are “Strategic Landscapes” within their Local Authority boundary.

This generation has a duty to preserve the landscape so future generations can enjoy Lilleshall Hill and its’ countryside views.

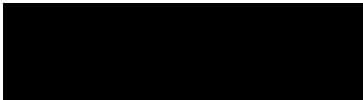
MM8 – If the supply of land for the delivery of 15555 houses is sufficient – why is there a need for a “Housing Site Allocations Plan”? I now refer to MM39 – if the way ahead is to have a Site Allocations Plan – surely it should be for the next TWC plan beyond 2031. Such a plan should be available for public comment and scrutiny. For Example, it should include prioritising of some sites – brownfield/derelict for development and say grades 1, 2, 3 agricultural land should be preserved.

MM92 I support the deletion of the sites as per Appendix D table 21, namely H1, H7, H8, H13.

The bulk of Site H1 is in the parish of Lilleshall and has been for over 100 years. It is a feeble comment/excuse by Telford and Wrekin Council that it is an “Urban Extension of Donnington and Muxton”. The Council say they wish to preserve the rural nature of the Council area and then another department (planning) want to build on the same site. To build on this site opens up development along the A518 to Newport and its expansion into rural countryside – against Council Policy.

I trust that my comments will be given due consideration.

Yours Truly

A solid black rectangular box used to redact the signature of David Chapman.

David Chapman

Note; Many residents are unhappy with the ongoing growth of Telford. There has been no consultation of any sort with the residents. The target seems to be approx. 200,000 at 2031. What happens thereafter – surely the Council should state their aims/plans and let us have a referendum to agree/disagree on future plans.

M16 - David Chapman x 2



2 of 2



September 21st 2017

PROPOSED MODIFICATIONS TO THE TELFORD AND WREKIN LOCAL PLAN 2011-2031

Dear Sir

I refer to your modifications to the Telford and Wrekin Local Plan 2011 – 2031 (Document L1), and that at this stage they are considered “draft proposals”.

This letter is in addition to my letter dated September 17th 2017.

The emphasis on further housing site allocation should be based on former “used land”, i.e. brownfield sites. Potential housing site allocation on agricultural land of grades 2a, 3 is indefensible and **agricultural land is vital to the food chain of the future.** It only provides a cash windfall to landowners, developers, housebuilders and Councils. It also provides the Council with an easy means of achieving their housing targets, thus leaving brownfield sites to become “eyesores” to the local residents. It demonstrates a degree of laziness in the Council planning department.

USE UP BROWNFIELD SITES FIRST TO PREVENT THEM BEING USED FOR FLY TIPPING AND BECOMING GENERAL EYESORES TO THE PUBLIC.

The text of the Local Plan should be amended to reflect this. The current and modified text appears to be an open invitation for speculative development for cash rich developers to override the Council and the wishes of local residents. The Plan should allow residents a greater say in any major development and not **to be told** that “????” houses are to be built “zzzz” yards away. The Council has limited means to contest planning applications should they end up at public enquiries etc. Legal costs can be significant!

Yours Truly



David Chapman

22 SEP 2017

By HAND

14:30