

From: [REDACTED]
Sent: 22 September 2017 10:39
To: LocalPlan
Subject: Comment on D5a Telford & Wrekin Local Plan 2011-2031 Publication Version-
January 2016

Dear Sir

I wish to comment on D5a Telford & Wrekin Local Plan 2011-2031 Publication Version-January 2016 and on the related document L4 - Telford & Wrekin Local Plan 2011-2031 Council's Schedule of Proposed Minor Modifications.

First, as resident of Edgmond parish I am very supportive of the Council's policy to encourage appropriate development on the campus of Harper Adams University. The continued sustainable development of this institution brings unique economic and cultural benefits to both the parish and the Borough. The specialised land based focus of the University's teaching and research mean that the present rural setting of its farm and campus infrastructure, mainly to the north of the B5062, is extremely important for its sustainable growth and success. It seems to me that to ensure the retention of this productive rural environment the Local Plan should include an explicit policy to retain the landscape of fields and hedgerows that at present form a clear separation between the built University facilities and the rural settlement centres of Edgmond Marsh and Edgmond village.

Second, my comments and concerns centre on the Council's housing policy for the village communities within the rural area of the Borough. The Council's Plan correctly recognises that developments within these settlements must be proportionate to ensure sustainability. With this in mind the Council has rightly suggested additional housing in these areas will come from the use of small infill developments within the existing village communities. It has also correctly identified two large brownfield development sites at Allscot and Crudgington that will together provide 580 dwellings over the period of the Plan. However it seems to me there is evidence that the perceived additional costs of developing these brownfield sites may mean developers will be unwilling to utilise these opportunities but instead make applications to develop similar large scale housing developments on greenfield sites within the rural area of the Borough adjacent to existing village settlements. In my view this could have a negative, unsustainable impact on infrastructure of those communities. I would strongly urge the Council to include a robust strategy to prevent large scale housing on greenfield sites in the rural part of the Borough and such a policy must include a clear explanation of how the Council will manage any under-delivery from the sites at Allscot and Crudgington. Without this it seems to me the village settlements within the Borough will be subject to continual speculative applications from developers for large inappropriate housing estates that will seriously detract from the rural amenity within these communities and the Borough.

I strongly urge the Council to amend the Publication Version Jan 2016 of the Telford & Wrekin Local Plan 2011-2031 to address the two areas of concern I have identified.

M20 - Dr J. A. Clement

Yours faithfully

John Clement

Dr J A Clement

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