



M3 - Jilly Broadbent



From: Jilly Broadbent 
Sent: 19 September 2017 15:31
To: LocalPlan
Subject: Telford Town Plan-comments on proposed modifications
Attachments: Submission to Planning Inspector.odt

Dear Inspector

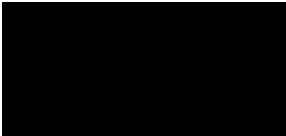
I wish to comment on your proposed modifications in Document L1.

I am party to the attached submission by Philip Hawkins and agree with the points that he has made, so there is no point in repeating them.

Lilleshall has never resisted sensible infill and brown field development, but the incursion into the rural area proposed in H1 is completely unacceptable, and I agree that it should be deleted from the draft plan. I also feel that it is important that the landscape of Lilleshall Hill and surrounding area should be protected and to that end I disagree with your proposed deletion of the Lilleshall SLA.

Yours Sincerely

Jilly Broadbent



EXAMINATION OF TELFORD & WREKIN DRAFT TOWN PLAN
PROPOSED PLANNING INSPECTOR MODIFICATIONS IN DOCUMENT L1
TWO SUBMISSIONS BY PHILIP HAWKINS (Details Below)

1. The Lilleshall Strategic Landscape Area

In seeking at last to give proper attention to its rural area, the first Telford & Wrekin Draft Plan envisaged landscape protection for the Weald Moors, with a large loop east (see below) incorporating Lilleshall Hill:

Shaping Places Fig.3.1 Concept Map



That area was divided into two SLAs following a study, with some numbskull later describing the separated Lilleshall SLA as 'The Lilleshall Village SLA', an incorrect description that understandably invites challenge. The name requires changing to 'The Lilleshall SLA' or the 'Lilleshall Hill SLA' (its central landscape feature).

The Lilleshall SLA should be preserved and the deletion proposed at MM62 of L1 removed.

Lilleshall Hill is a unique landscape feature rising some 90 metres above the plain and offering one of the most extensive views of mostly open countryside in East Shropshire, from The Wrekin and across The Weald Moors and over the plain to the Shropshire Hills. It is valued by its many visitors and it much deserving of protection for future generations.

I consider that the proposed boundary of the Weald Moors SLA is illogical and should be extended eastwards to incorporate more of the moor within Lilleshall Parish. Indeed, the Weald Moors and Lilleshall SLAs might perhaps best be linked to form a single SLA on the lines originally envisaged.

I am aware that a well-funded developer has paid to have a report written that rubbishes that of Telford & Wrekin and opens Lilleshall up to rampant urbanisation, making housing estates the main feature of the view from Lilleshall Hill. Unlike the Telford & Wrekin report, this second opinion is financially motivated and should be discounted. I hope that the Inspector might visit Lilleshall Hill to see what is involved.

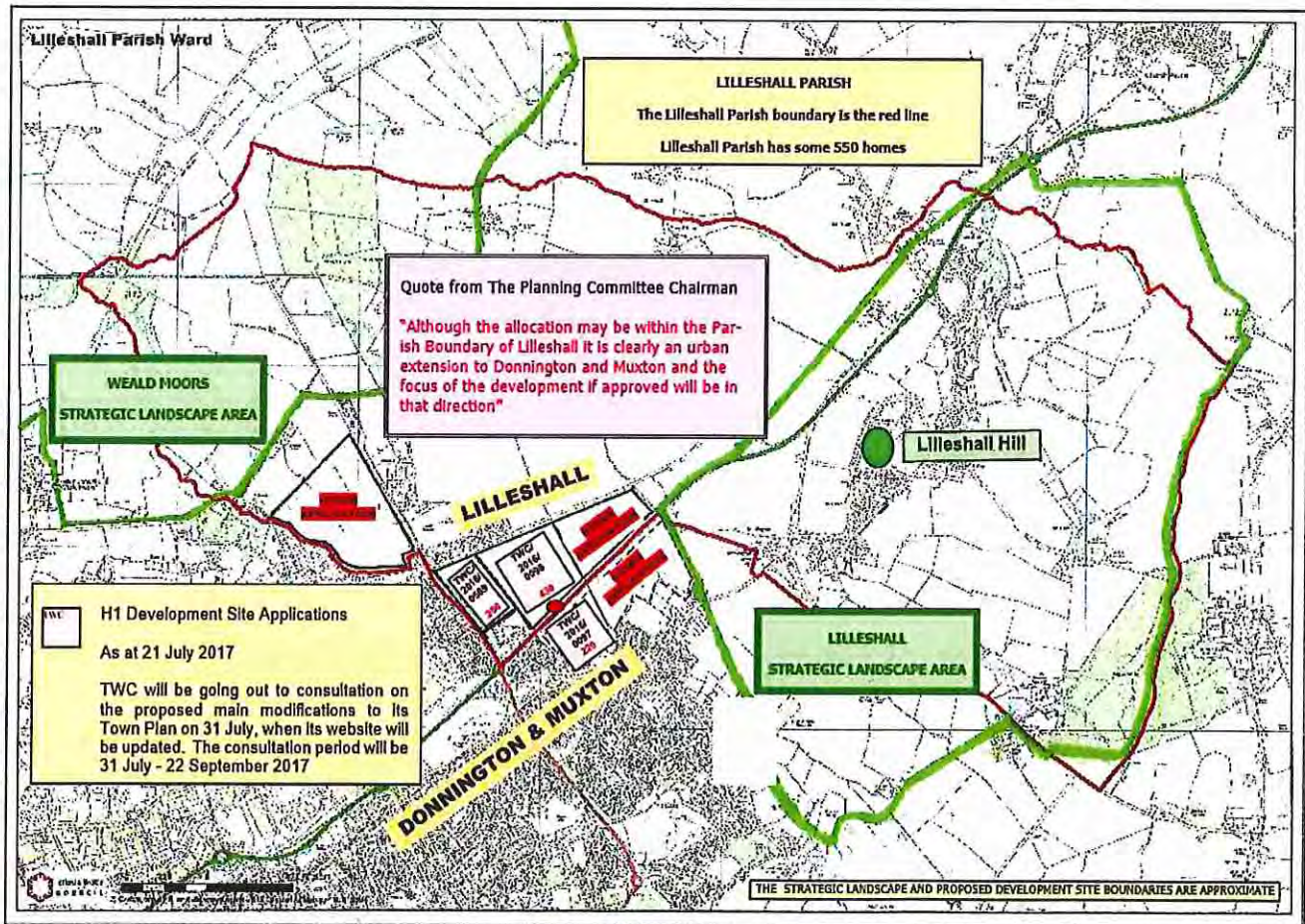
2. The Donnington and Muxton Sustainable Urban Extension (H1)

I agree strongly with the deletions proposed at MM39/45/92 of L1.

The proposal has been an illogical mess since it was first mooted and was to extend further along the A518, as shown in the map below. Although the two furthest sites were not carried forward in the H1 proposal, they have been seized upon by developers, with a major application also made for land to the south-west.

Despite its name, most of this proposed urban ribbon development is in rural Lilleshall Parish and has set a precedent for its unjustifiable invasion. A range of planning applications have been submitted in anticipation, not least by the Borough which owns the H1 site in Donnington and Muxton. Such development is not in keeping with Borough rural policies, not least because the latter were an afterthought and did not inform its planning. The confusion is reflected in the quotation from the Planning Chairman below.

Such development would permanently blight the view from Lilleshall Hill to The Wrekin, establishing a wedge between the SLAs proposed below and setting a precedent for future urban ribbon development along the A518 to from Telford to Newport. Traffic on the A518 already backs up well beyond the new traffic island proposed by the Borough. **This ill-conceived proposal should indeed be withdrawn.**



Philip Hawkins



14 September 2017