

From: Rod Bunyan [REDACTED]
Sent: 22 September 2017 10:38
To: LocalPlan
Subject: Comments regarding the local plan

Dear Sirs,

I commend the council on the production of the local plan which will do much to protect the locality. However there are some points which require strengthening as follows:

1. Protection for the rural villages is not explicitly stated, and retaining their essential characters is of great importance, not just to the residents but also to the Telford & Wrekin area as a whole. There needs to be an explicit statement that new housing estates, of whatever size, will not be permitted in the rural area beyond those already with permission. Limited appropriate rural village infill development will be supported but should be constrained within existing village boundaries, to prevent urban like sprawl.

There needs also to be an explanation as to how under delivery in the rural area on the two large brownfield sites will be dealt with. Under delivery on those sites must not result in more housing estates in the villages.

The many small infill sites within Telford should be the first options for development should the brownfield sites remain undeveloped, thus protecting the rural villages from planning applications which could lead to character destructive over development. Further the infra structure within Telford is far more capable of supporting such development than the already over-strained resources in the rural villages.

Failure to address these simple issues will leave the communities of the villages in the rural area facing ongoing battles to prevent erosion of their rural character by new housing estates that should be in Telford New Town, which is what it was built for.

2. The Local Plan needs to elaborate what the 'appropriate development' it supports within the Harper Adams campus actually means. As written it could mean anything. I suggest within the Local Plan Harper Adams University should be required to respect the rural character and landscape of Edgmond village and parish, and that it should retain its physical separation from Edgmond and Edgmond Marsh. Major new developments such as student accommodation or teaching or research blocks, especially over 2 storeys height, should go north of the Shrewsbury Road (B5062).

I trust these constructive comments will find their way into the local plan.

Yours faithfully

R J Bunyan