

M80 - Stirchley & Brookside Parish Council

From: [REDACTED]
Sent: 21 September 2017 16:33
To: LocalPlan
Cc: [REDACTED]
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Subject: Comments on Local Plan

Please find comments below from Stirchley and Brookside Parish Council

Page33: 3.2.1.1 The character of Telford is described as low density. This might be the case for an average of the borough, however parts of the community of Telford are living in densely populated areas (Brookside and Woodside have over 50 people per hectare).

In failing to recognise the diverse nature of the Telford and Wrekin area the plan cannot and does not provide adequate guidance for controlling development in these already over populated areas.

The council is very disappointed that there is nothing in the plan to tackle in particular the growth of HMO's which are increasing the population in some areas beyond a reasonable living standard.

Policy SP1

The new plan is even more centred, than the previous plan around Telford centre/Priorslee ignoring the other growth areas and local centres.

Policy SP4

The removal of material considerations, coupled with the absence of any policy around local centres effectively removes any control over development outside Telford centre / Priorslee, Ironbridge

Policy EC1

Focus on large scale industrial units. Councillors would like to see more scope for employment opportunities in local centres.

Policy NE4

Installation of play equipment by developers needs to include provision for future maintenance of play equipment. Play areas are being removed across the borough due lack of funding for maintenance and safety checks. Increasingly the parish councils are being asked to take on this role, parish councils should like to receive the funds from the developer to do this.

BE1

There is no mention of housing density. Para 47 of the NPPF allows for local authorities to set a maximum density. Such an approach would be helpful in ensuring that already highly populated areas do not become more developed.

Please do not hesitate to contact me if you would like any further clarifications.

Kind regards

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