



Mr Clive Roberts  
Kembertons

Katherine Kynaston

Assistant Director,  
Business, Development &  
Employment  
Addenbrooke House  
Ironmasters Way  
Telford  
TF3 4NT

Tel: +44 (0)1952 384591  
Fax: +44 (0)1952 380104

Via email

**Contact:** Vincent Maher

**Telephone:** 01952 384134

**Fax:** 01952 384110

**Your Ref:**

**Our Ref:**

**Date:** 20 October 2016

Dear Mr Roberts

**Re: Telford & Wrekin Local Plan representation from Kembertons on behalf of Mrs M. Fowler relating to land at Hodgebower, Ironbridge**

I write with reference to the representation which you made on the Telford & Wrekin Local Plan on behalf of Mrs. Fowler. The comments related to the Green Network designation of Mrs Fowler's land at Hodgebower, Ironbridge, and were given representation reference PUB253 and PUB255.

In preparing for the Examination in Public, the Council has reviewed the responses made to all representations and wishes to reverse the advice given to Owen Paterson MP.

The Council wrote to Owen Paterson MP on 27 April 2016 that it intended to review and amend the Green Network designation on the land at Hodgebower. This is not the Council's view now in light of further consideration of the representations your client has made. The original letter from your client to their MP made a number of assertions relating to the land that do not appear corrected. In particular, the letter stated that their land was "in line for the possibility to build" prior to the publication of the new Local Plan. I am writing to correct these assertions.

Your client's site was designated as Green Network in the Wrekin Local Plan and therefore has never previously been 'in line for the possibility to build' other than in line with the existing Policy OL3 contrary to what your client has said. A pre-application advice letter from the Council's Development Management team to you and your client (18 December 2014) confirmed the Green Network status of the land and the restrictions which therefore lay upon it. Additionally the existing planning permission adjacent to the land in question is for a single dwelling (TWC/2012/0485) and does not rely upon the neighbouring land for its delivery.

The Submission Version of the Telford & Wrekin Local Plan continues to show the land belonging to your client as Green Network and the Council does not consider that adequate justification has been made for the removal of that designation from this large parcel of land.

visit us @ [www.telford.gov.uk](http://www.telford.gov.uk)

follow us at [www.twitter.com/telfordwrekin](http://www.twitter.com/telfordwrekin)  
or [www.facebook.com/telfordwrekin](http://www.facebook.com/telfordwrekin)

The Council does not intend to tell the inspector that we are minded to remove the designation covering your client's site. The continued designation of the site as Green Network is intended to protect the Green Infrastructure functions which the site undoubtedly provides and any proposal for residential development on the land would need to satisfy Policy NE6 in the Submission Version of the Local Plan.

Your 2014 letter refers to the potential to build one additional dwelling in the paddock but the site which has been identified is significantly larger than would be required for such a minor development.

The full assessment of the site against the Green Network functions can be found on the Council's website by following the link to the interactive Policies Map and selecting the relevant parcel of land: <http://telford.maps.arcgis.com/apps/Viewer/index.html?appid=348b7370fdc44a44b25ef7bfc9e1cd1f>

On the basis of this letter I assume that you and your client will wish to attend the Examination in Public and I have informed the Programme Officer accordingly. I have copied this correspondence to her to pass to the inspector along with the pre-application correspondence on the site and the letter the Council sent to Owen Paterson.

Yours sincerely



Vincent Maher  
Strategic Planning Programme Manager  
Development Management

**Tel:** 01952 384134

**Email:** [Vincent.Maher@telford.gov.uk](mailto:Vincent.Maher@telford.gov.uk)

**Cc:** Mrs Tina Kelly, Programme Officer



J6/144/1a

**Telford & Wrekin**  
**COUNCIL**

**Katherine Kynaston**  
**Assistant Director: Development,**  
**Business & Employment**

Telford & Wrekin Council  
Addenbrooke House  
Ironmasters Way  
Telford  
TF3 4NT

Owen Paterson MP  
House of Commons  
London  
SW1A

**Contact Name:** Katherine Kynaston  
**Email:** [katherine.kynaston@telford.gov.uk](mailto:katherine.kynaston@telford.gov.uk)

**Telephone:** 01952 384591 **Date:** 27 April 2016  
**Our Ref:** TWC 41653

Dear Owen

**Re: TWC 41653 – Telford & Wrekin Local Plan**

Thank you for your letter dated 1 March to Cllr Kuldip Sahota, relating to concerns from your constituent Maureen fowler in respect of the Telford & Wrekin Local Plan. I have been asked to look into the issues you raised and respond on Kuldip's behalf. I apologise for the delay in responding to you.

Mrs Fowler has objected to the Council's proposal to allocate land in the Telford & Wrekin Local Plan as Green Network, a designation which restricts where new built development can take place. I am also aware of correspondence sent via Lucy Allan MP. Mrs Fowler has appointed a planning consultant to make a formal objection to the draft Plan on her behalf.

The Council has considered her objection and accepts her point. As a result we will make a recommendation to the inspector who will hold an examination into the Local Plan later this year that the Green Network boundary is amended so that it no longer covers this site. My staff have contacted Mrs Fowler's planning consultant to this effect and to keep him informed of the timescale for the Local Plan examination.

I trust that this response has answered the query that has been raised but please do not hesitate to contact me should you require any further assistance.

Yours sincerely

**Katherine Kynaston**  
**Assistant Director: Development, Business & Employment**



visit us @ [www.telford.gov.uk](http://www.telford.gov.uk)

follow us at [www.twitter.com/telfordwrekin](http://www.twitter.com/telfordwrekin)  
or [www.facebook.com/telfordwrekin](http://www.facebook.com/telfordwrekin)

**Kembertons**

Our Ref: 02/12

Your Ref: TWC/2012/0485

03 July 2014

Development Management  
Telford and Wrekin Council  
P O Box 457  
Wellington Civic Offices  
Telford  
TF2 2FH

Dear Sir/Madam

**PROPOSED DEVELOPMENT OFF HODGEBOWER, IRONBRIDGE**

I am enclosing a plan which identifies two areas of land off Hodgebower, Ironbridge.

That area edged red has the benefit of planning permission, granted on 27 September 2012 (your ref: TWC/2014/0485).

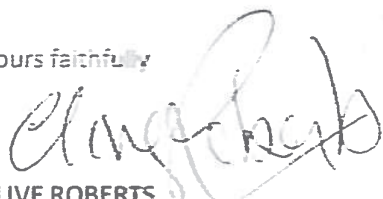
The area edged blue is land in the same ownership as that edged red. At present the land edged blue is shown on the Council's Local Plan (Wrekin Local Plan) as being within the Green Network.

The Green Network is being reviewed as part of the Council's "Shaping Places" exercise, and I note that nearby areas of land that are shown as "Green Network" in the Wrekin Local Plan are now being shown in "Shaping Places" for development.

The land edged blue cannot be accessed by the public and so does not serve any of the functions set out in the Wrekin Local Plan for the Green Network.

I would be grateful for your views on the possibility of erecting a single dwellinghouse on the land edged blue, with access being provided through the land edged red. The dwelling permitted on the land edged red would not, then, be constructed and the number of dwelling being served by Hodgebower would not increase.

Yours faithfully,

**CLIVE ROBERTS**

Albany House  
71 Court Street  
Madeley  
Telford  
TF7 5EP  
Tel/Fax: 01952 585020

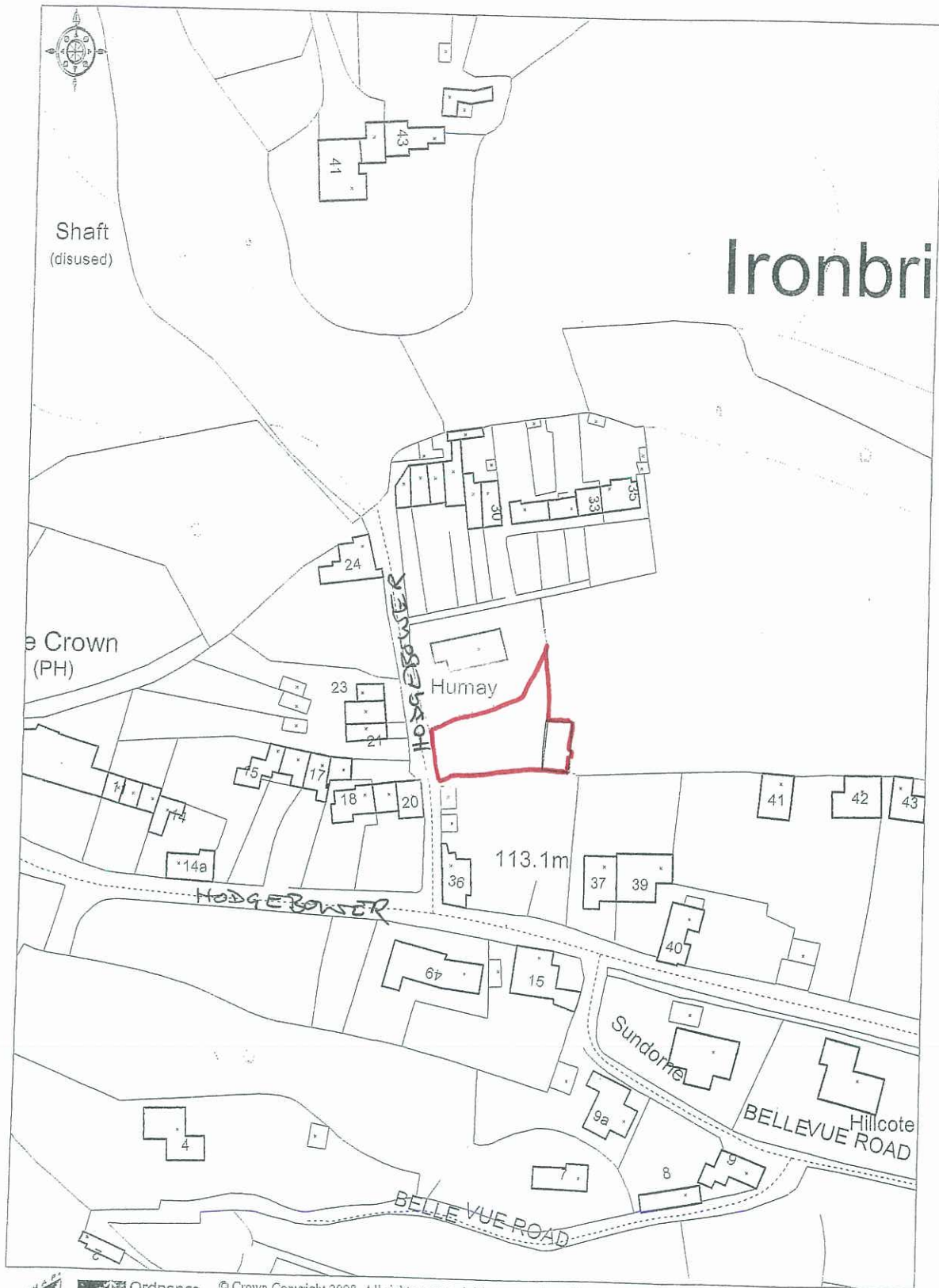
E-mail: [kembertons@aol.com](mailto:kembertons@aol.com)Website: [www.kembertons.co.uk](http://www.kembertons.co.uk)  
[www.kembertons.com](http://www.kembertons.com)

VAT No. 594 1540 30

**RTPI**

The Royal Town Planning Institute

town planning consultants



Ordnance Survey

© Crown Copyright 2008. All rights reserved. Licence number 100020449. Plotted Scale - 1:1250



Erection of Dwellinghouse

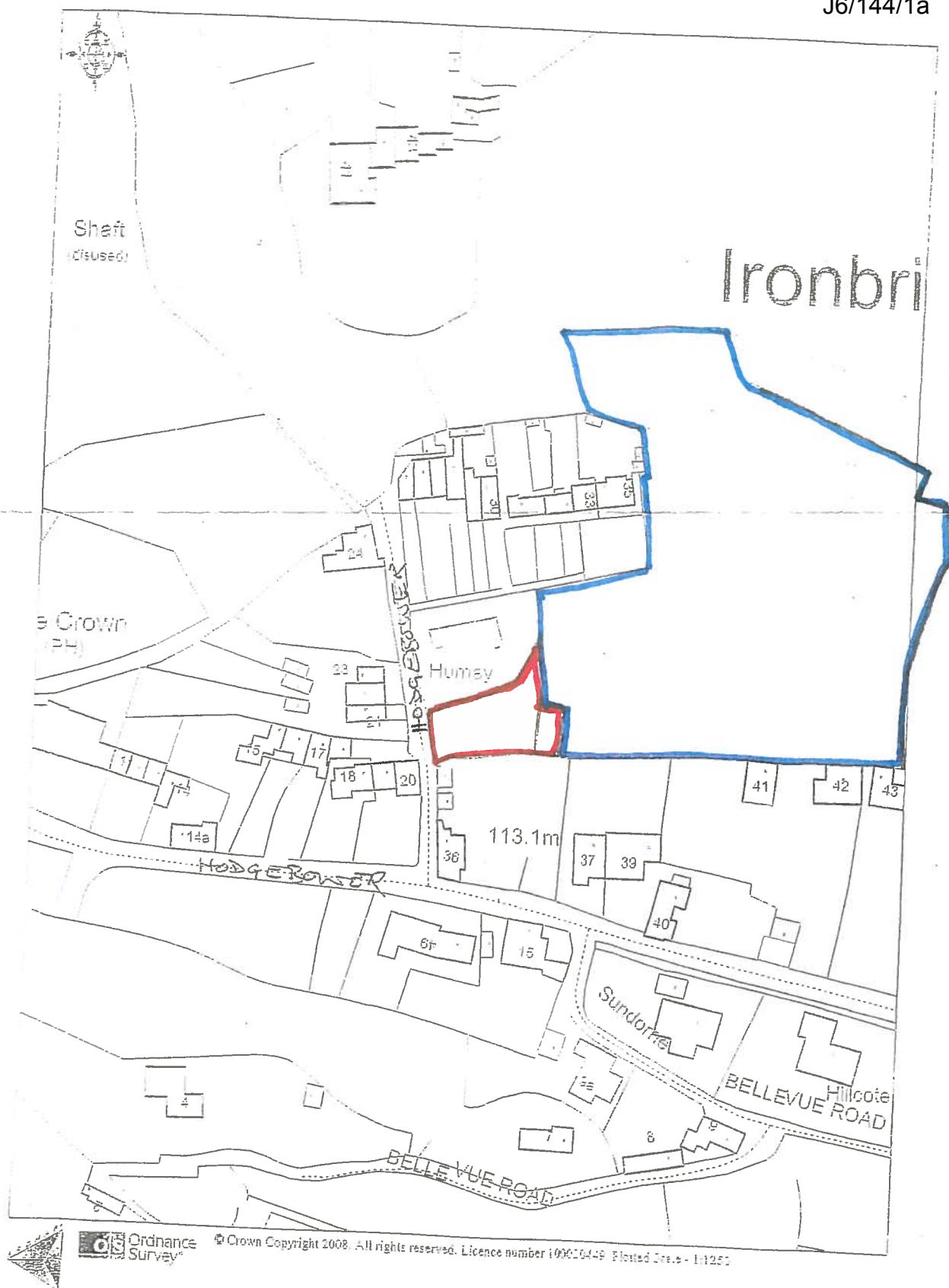
Land adjacent Humay, Hodgebower, Telford

Location Plan

Scale 1:1250

September 2011

Dwg No. 21/09. 02



Erection of Dwellinghouse

Land adjacent Humay, Hodgebower, Telford

Location Plan

Scale 1:1250

September 2011

Dwg No. 21/09.02





J6/144/1a

**Telford & Wrekin**  
**COUNCIL**

Clive Roberts  
Albany House  
71 Court Street  
Madeley  
Telford  
Shropshire  
TF7 5EP

Kate Callis

Assistant Director: Development,  
Business & Employment

Development Management  
PO Box 457  
Wellington Civic Offices  
Telford  
TF2 2FH

**Contact:** Martha Louise Fletcher  
**Your Ref:**

**Telephone:** 01952 384125  
**Our Ref:** PE/2014/1205

**Fax:** 01952 384110  
**Date:** 18/12/2014

Dear Mr C Roberts

## **Town & Country Planning Act 1990**

### **Residential development**

**Land adjacent to Humay, Hodge Bower, Ironbridge, Telford, Shropshire, TF8 7QQ**

Thank you for your enquiry which we received on the 02/10/2014.

I can advise with the information submitted the above works are not classed as permitted development under the Town & Country Planning (General Permitted Development) Order 1995 (as amended) and therefore an application for planning permission is required.

After conducting a desktop study of the site, I would like to raise the following points. The site is designated as Green Network land and as such, any development would have to be compliant with Policy OL4 of the Wrekin Local Plan. You would have to demonstrate that the development either contributes or is complimentary to the aims of the Green Network, that environmental and community benefits are an integral part of the proposal or that the development is required for exceptional circumstances. You would also have to demonstrate that the development meets the six aims of the Green Network, as set out in paragraph 8.2.12 of the Wrekin Local Plan.

I note that the site is sloped and as such, the stability of the site will need to be demonstrated to be suitable for a dwelling to be erected. In terms of scale, mass and design; we would require initial plans to be sent to us, so that we can discuss these issues in further detail with our Conservation Officers. I can also confirm that an Ecology Survey will be required with any formal planning application submission.

There are other issues which will need to be addressed before I am able to provide you with further information. Could you please provide me with information on whether there are any Trees on site and where they are located – this will allow me to involve our Tree Officers in further discussions to confirm whether a Tree Report will be required or whether there are any Trees on site which may be problematic.

visit us @ **www.telford.gov.uk**

follow us at [www.twitter.com/telfordwrekin](http://www.twitter.com/telfordwrekin)  
or [www.facebook.com/telfordwrekin](http://www.facebook.com/telfordwrekin)

Could you also please provide me with any details that you have regarding what has previously been on the site? This will allow me to assess whether an archaeological assessment is required.

Before you submit your application we would like to invite you to use our free professional advice service. This service provides an informal opinion that allows you to discuss in detail your potential development and determine if the principle would be acceptable. If you would like to request this service please confirm by phone or by email requesting 'Pre-application Advice'. Please quote the above reference number together with your name and contact details. It would also be beneficial to provide initial sketch plans if available. We aim to have a response within 10 working days of receiving your enquiry.

You may also need building regulation approval. You can contact Building Control on 01952 384555 or email [buildingcontrol@telford.gov.uk](mailto:buildingcontrol@telford.gov.uk). Further information can also be found on our web site at [http://www.telford.gov.uk/homepage/107/building\\_control](http://www.telford.gov.uk/homepage/107/building_control).

If I can be of any further help or assistance please do not hesitate to contact me.

Yours sincerely

*Martha-Louise Fletcher*

**Martha Louise Fletcher**  
Planning Assistant

email: [planning.west@telford.gov.uk](mailto:planning.west@telford.gov.uk)  
[planning.control@telford.gov.uk](mailto:planning.control@telford.gov.uk)