

# Parish & Town Council Group



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## **Telford & Wrekin Local Plan Statement in support of Policy HO10**

### **Matter 3: Question 3.2**

**Is the Local Plan's settlement hierarchy and proposed distribution of development, particularly between the urban and rural areas, sufficiently justified? With reference to paragraph 28 of the Framework, is adequate provision made for development in rural settlements?**

The rural Parishes of Edgmond, Ercall Magna, Tibberton & Cherrington, Kynnersley, Waters Upton and Lilleshall have worked with the officers of Telford & Wrekin Council regarding the emerging Local Plan and were pleased that the document reflects the discussions that took place. We have prepared this statement in support of Policy HO10 as it is the most relevant policy in connection with the above question.

Policy HO10 sets out the Borough Council's approach to residential development in the rural area. The rural area encompasses the parishes named above which are all located to the north of the built up area of Telford covering the Weald Moors strategic landscape area, open countryside and the primary rural settlements of High Ercall, Waters Upton, Tibberton, Lilleshall, and Edgmond.

The rural Parishes support the Council's approach to housing development in the rural area and consider that it is justified and appropriate. It is appropriate that the Council has directed most of this to sites with planning permission. The Allscott and Crudgington sites are brownfield sites and it is appropriate that the bulk of the rural area's development should be directed to these sites and NOT to open countryside and high quality agricultural land. Both sites have long lead-in time to be built out. We believe that it is vital that the Borough Council continues to promote development on these two sites over time in the event that the planning permissions on either of them lapses.

The approach of a 'limited amount of infill' is welcomed and is seen as a positive one that allows some residential development within each village to meet the housing requirement whilst retaining some flexibility over location and helping to ensure the villages are not 'swamped' by new development. This approach also prevents further sprawl into the countryside and protects the environment so valued by our local residents. The five parish councils feel that this is consistent with the aims of the NPPF and allows for some appropriate new development to help maintain community vitality through the retention of facilities and services, particularly for younger families.

Policy HO10 in conjunction with HO11 (affordable rural exceptions) also allows for limited affordable housing to be built which can cater for local families on lower incomes who need to (or want to) stay in the villages. This approach is broadly consistent with the 'made' Waters Upton Neighbourhood Plan.

The Rural Parishes remain concerned that there is insufficient capacity in local drainage and sewerage infrastructure for significant numbers of new houses to be built in these villages and therefore support redevelopment of the major brownfield sites in the rural area as this is likely to bring forward much needed new or improved infrastructure provision. We recognise the Borough Council's efforts to ensure these sites are developed and urge them to continue this work with the developers and local communities in particular.

Edgmond, Lilleshall and Ercall Magna Parish Councils are preparing neighbourhood plans, which, from the consultations that have already taken place, are consistent with these views and are supported by their communities.

We wish to appear at the Examination in Public to confirm our position, to challenge that put up by those who oppose the Plan and to answer any detailed questions that the inspector has for us.

Kind regards

Katrina Baker MBE  
Secretary