

Edgmond Neighbourhood Plan
Comments on the Edgmond NP Regulation 15 Submission
October 2017
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[REDACTED]

From: [REDACTED]
Sent: 22 September 2017 09:12
To: LocalPlan
Subject: Edgmond Local Plan

Dear Sirs,

I am very concerned about this "Local Plan" - and the so-called "Public Consultation".

My more urgent observations are that in my time in the village Harper-Adams has multiplied in size, - and is now spreading across the B-5062 Shrewsbury Road. This will result in large numbers of students crossing a major road.

Secondly - with "limited development" - in-fill housing has built on any plot available - a "finite resource". There appears to be NO protection against the threatened large-scale housing estates currently under application.

No-one has ever consulted me, - my observation is that T&W's business is so largely conducted via Facebook and Twitter - when so many of us are not computer owners or computer literate.

I was notified - after the event - that the Plan was available in the Village Hall - but there were NO public notices posted in advance.

Is this the way for T&W to conduct "Public Consultation?"

Brian Howett
[REDACTED]

From: David Tapley [REDACTED]
Sent: 22 September 2017 09:35
To: LocalPlan
Subject: Comments on Edgmond Local Plan

Hi,

Can you register my comments regarding the Edgmond local plan:

Edgmond and surrounding villages are in danger of being consumed by encroaching urbanisation from nearby Towns and Telford. Villages are by definition rural locations and it is important to respect their rural character.

The Local Plan needs to set out clear protection from urbanisation for Edgmond and local villages in the rural area. There is no definitive statement to say that new planning for housing estates will NOT be permitted in rural areas, to include the rural villages.

The local plan does not recognise the the capacity of infill sites within Telford to provide additional housing for the new town.

There no detail on how the two large brownfield sites will be dealt with? These sites must be fully utilised. Under utilisation of these sites should NOT result in more housing estates in the villages.

Expansion of Harper Adams has the potential to undermine the rural character and landscape of Edgmond, surrounding villages & Hamlets.

The Local Plan does not currently set a clear boundaries between village and University.

Inappropriate expansion of the University will undermine the rural character of the Village so it's important that the University maintains its current physical separation. Further development should be North of the Shrewsbury Road (B5062) while protecting Edgmond Marsh and Caynton.

Best wishes

David Tapley
[REDACTED]

Comments on the Reg 15 Edgmond Neighbourhood Plan by Duncan Bayliss MRTPI

I sincerely hope these comments are helpful in achieving a robust and useful Neighbourhood Development Plan for Edgmond.

The central issue for Edgmond is maintaining its open and rural character, rather than becoming overwhelmed by development to end up feeling urbanised. I believe that means that we only want policies that are supportive of that goal and which nest well within the Local Plan.

Edgmond is experiencing a lot of development for a small village, summarised in a table and map in the attached document ("The community response to application for 85 homes FINAL"). Edgmond is also experiencing a lot of development pressure for inappropriate developments. Developers clearly need a strong steer to come forward with appropriate schemes for limited infill only.

The evidence of how much is being built in Edgmond and at Harper Adams University shows that Edgmond is taking a positive approach to development, but it needs to be steered carefully to maintain:

- the rural character of the village,
- the experience and enjoyment of the conservation area and listed buildings,
- the visual and physical separation of Edgmond, Harper Adams and Edgmond Marsh
- development that fits sensitively into the landscape.

I attach the submission I made to the appeal for 85 houses off Shrewsbury road Edgmond, which was refused. (The inspector's decision notice is also attached). I believe the inspector took onboard the landscape arguments fully and the comments and evidence included there are I believe helpful in framing how the NDP and associated Landscape Assessment can be used to a positive outcome for the village. If the NDP had been adopted and the Landscape Assessment formally given more weight, I have no doubt that the inspector would have leaned more on them in supporting her decision, which demonstrates a very positive trajectory for the NDP.

The Landscape Assessment is an excellent objective assessment and its value needs to be maximised in the NDP. I believe it would also be beneficial if it were to receive further formal recognition by Telford and Wrekin as well, since it acts as a very helpful bridge between the Local Plan and NDP.

The Reg 15 plan has been discussed in detail by a group of professionals within the village many of whom have relevant experience and our submission sent in under the Protect Heritage Edgmond

E03 - Duncan Bayliss

(PHE) name. Our suggestions are highlighted in yellow in the attached annotated version of the Reg 15 Plan to assist you, and repeated below for thoroughness.

In summary, the main changes we believe are needed are:

- At the Gladmans appeal the Landscape Assessment was central to the arguments for achieving refusal of that housing estate. Therefore the Landscape Assessment must be referred to throughout and carefully integrated.
- Policy C2 needs to be removed. Developer contributions are only relevant to large developments like housing estates which we don't want, so it isn't helpful. Any major development at HAU can be subject to other agreements under Telford and Wrekin Local Plan provisions anyway.
- Policy E3. This policy needs amendment. It must be clear that HAU does not have carte blanche to do whatever it likes, but must ensure its developments fit into the landscape and work for Edgmond and Edgmond Marsh as well.

Therefore policy E3 should say that all developments at the University should fit in to and respect the rural landscape, cross referencing the Landscape Assessment. The rural character, appearance and setting of the University and of Edgmond must be maintained, cross referencing para 27 of the Inspector's decision regarding the Gladmans application. To achieve this, developments of more than 2 stories should not be built south of the B5062 (Shrewsbury Road). Any new lighting should be low cut off lighting, in order to minimise light pollution.

Full details of suggested amendments are annotated on the attached Reg 15 Plan in yellow highlight (starting at page 13) and listed below for clarity.

Summary of detailed comments policy by policy follow:

Objectives

No 6 – 'publicly accessible' needs to be added

Policy RES2

- Needs to cross reference the Landscape Assessment and explain how it will be used

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- Add the requirement to maintain the separation of Edgmond Village, Edgmond Marsh and HAU, with open countryside between all 3, cross referencing the Gladmans refusal notice
- ‘Exceptions may be made for suitable appropriate affordable housing schemes’, add *‘within the village’*.

Policy RES3

- - The design criteria listed all need the caveat that they are to be appropriate to the rural character of the village, add cross referencing to the Landscape Assessment.
- - Developments of more than 3 dwellings require an appropriate transport assessment

Policy RES4

- ‘Developers must provide clear evidence as to how their proposals have taken into account local character and distinctiveness’, *add specific reference to the Landscape Appraisal*

Policy G1

- the policy needs to make it clear that these are local green spaces with public access, this being different from open countryside that comes in to the heart of the village

Policy G2

- Needs to cross reference the Landscape Assessment

Policy G3

- ‘All new proposals will be expected to demonstrate safer and easier routes for pedestrians and cyclists to local services, facilities and existing networks’, *add appropriate to the village’s rural context*

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Policy E3

- This policy needs amendment. It should say that all developments at the University should fit in to and respect the rural landscape, cross referencing the Landscape Assessment.
- The rural character, appearance and setting of the University and Edgmond must be maintained, cross referencing para 27 of the Inspector's decision regarding the Gladmans application. To achieve this, developments of more than 2 stories should not be built south of the B5062 (Shrewsbury Road)
- Any new lighting should be low cut off lighting, in order to minimise light pollution.

Policy C2

- This policy needs to be removed. Developer contributions are not relevant to limited infill.

Appendix 1

- Needs to be substantially shortened or removed as it is not relevant to the aims of the plan.

Appendix 2

Needs to include the Gladmans refusal notice of 27th September 2017.

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The community response to the application for 85 homes off Shrewsbury road Edgmond, a submission by Protect Heritage Edgmond (PHE). Duncan Bayliss MRTPI

PHE is a community group formed in 2015 in response to strong concern within the local community at inappropriate development proposals. We have taken a constructive approach to supporting development of the Neighbourhood plan, and supporting appropriate limited infill developments.

1 The village is taking a positive and reasonable approach to development. No Nimbyism.

1.1 Evidence is presented here of the rate of recent development in Edgmond. The Local Plan anticipated 80 new dwellings across the rural area, outside of key brownfield sites. There are already in excess of 30 new dwellings in Edgmond Parish, not counting sub-divisions, over the plan period. At the present rate of infill, Edgmond could end up with development equivalent to the total number of infills anticipated across the whole rural area of the district. It is also important to note that most of these infill applications have received little or no objections.

1.2 The following table summarizes the planning permissions within Edgmond Parish over the period 2011-2017. The source is Telford and Wrekin Council's online register of planning applications. The figures were checked by foot survey in July 2017. There are also additional new dwellings which have resulted from sub-division of larger properties not requiring planning permission not included in these figures.

Area	Permission Granted For	Notes
Edgmond Village & Edgmond Marsh Hamlet	24 new dwellings	The vast majority of these are 1-3 bedroom dwellings Also include 1 dwelling of multiple occupancy for 9 students at Chetwynd Grange Farm
Harper Adams University	4 new 55 student accommodation blocks	Accommodation for 220 students
Harper Adams University	Major Innovation Centre	Opened 2017
Harper Adams University	Major Extension to Teaching Block	
Harper Adams University	2 new research buildings	
Calvington	2 dwellings	
Adney	6 dwellings	Including one dwelling of multiple occupancy for 8 farm workers

1.3 This is a substantial amount of development activity within a small rural parish. There has also been significant development (over 1500 homes) in Newport 1 mile away from Edgmond, in the last 5 years. There is no need for these homes within Edgmond. A range of property sizes and significant amounts of affordable housing have been available within 3 to 5 minutes drive of the site, in Newport.

FIGURE 1 - PLANNING PERMISSIONS – EDMOND VILLAGE & EDMOND MARSH 2011-2017

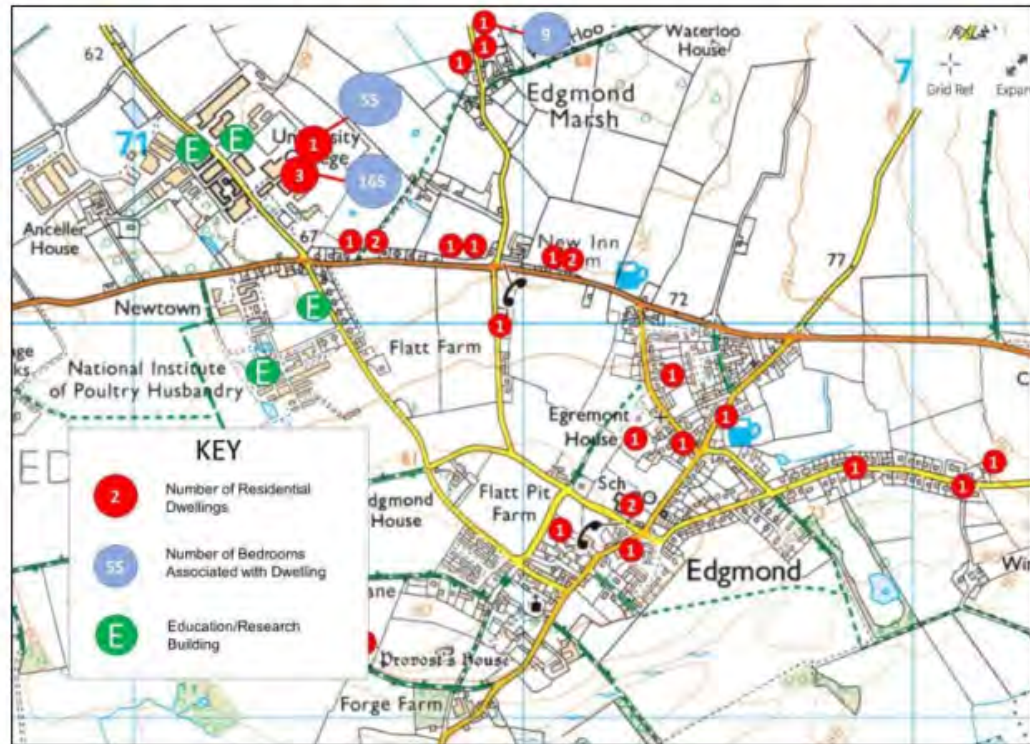
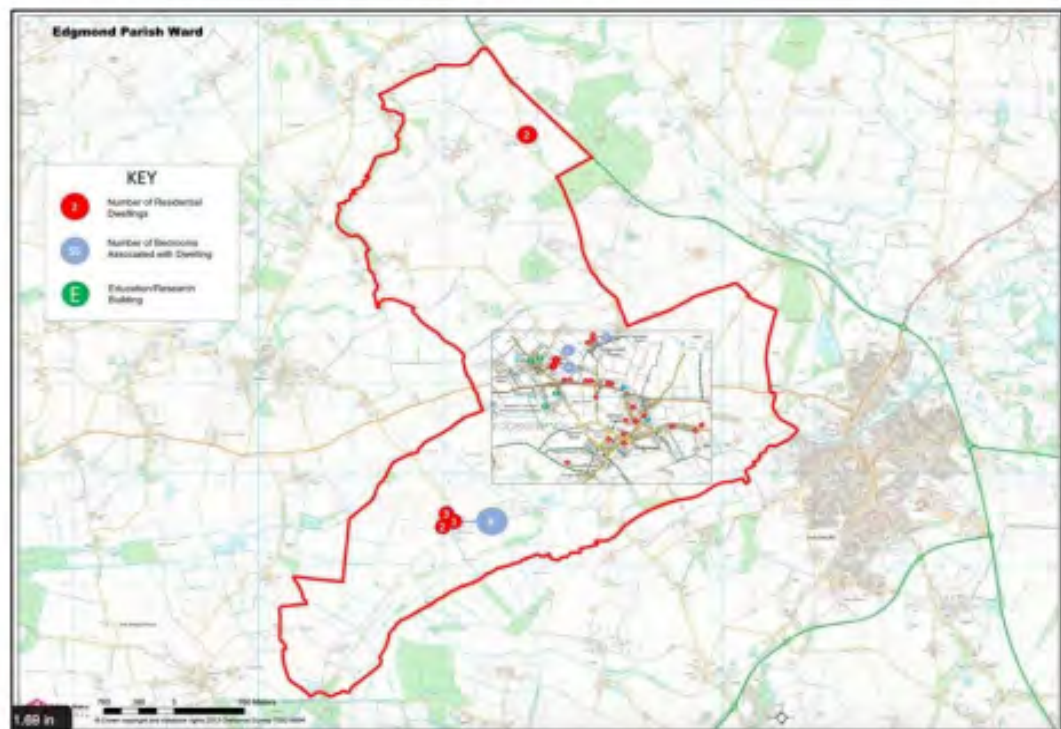


FIGURE 2 - PLANNING PERMISSIONS – EDMOND PARISH 2012-2017



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Photographs illustrating the recent development activity within Edgmond and Edgmond Parish are appended at the end of the document.

2 The interaction between landscape and the open form of the village is the central issue.

2.1 People who live in and visit Edgmond respond very positively to the distinct open, rural character that it has, which is in clear contrast to other parts of the district. They value the open spaces in the village such as opposite the village shop on the High Street. They value the rural approaches to the village, which despite being less than 4 miles from Telford and 1 mile from Newport has a strong rural character.

2.2 In contrast to the village accepting appropriate infill, people intuitively understand that this development would irreparably change the character of the village. It would also make it very hard to resist further applications for large schemes filling in the open countryside between Edgmond and HAU, resulting in Edgmond being transformed into an urbanized village with a character similar to that of Telford or Newport.

3 Edgmond Neighbourhood plan is very unusual in being underpinned by a Landscape study.

3.1 In the process of supporting the community through the Parish Council in making a Neighbourhood Plan, it became clear that the key issues that needed addressing in depth were landscape setting and interactions, and the built form of the village. It was vital to understand this so that we could articulate to developers within a positive framework, what would be suitable development within the parish and the village of Edgmond. Balancing the protection of what is valuable whilst identifying how infill development appropriately respect and relate to the existing landscape and built forms required an in-depth study. If developers take this analysis on board it will not prevent development, but it will steer it in a direction that is sympathetic and allows successful integration without needlessly urbanizing the parish.

4 Protecting the special qualities of the village will be a valuable and appropriate outcome.

4.1 If we get it right, then Edgmond will continue to evolve organically with high quality infill, more than exceeding the numbers anticipated in the Local Plan. It will retain its open form and strong connection to surrounding countryside, with countryside and open spaces forming an integral part of its identity. Across the parish the hamlet of Edgmond Marsh and Harper Adams University will remain physically separate from Edgmond village. HAU will be able to continue to grow whilst fitting sympathetically within the landscape. The result will surely be by any reasonable estimation a more than adequate contribution to the development needs not just of the district but the wider region.

4.2 If we get it wrong, then Edgmond will be swallowed by suburban housing development, lose its distinctive rural character and both Edgmond and HAU will be irreparably diminished by being overcome by urban development. We will be left with Edgmond Conservation Area separated from the rural context that is integral to its experience and enjoyment, sitting within yet another urbanized village on the urban fringe. We can do better than that. There is space within the district of Telford and Wrekin and indeed within the

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wider region for sensitive infill development to occur whilst respecting the valuable qualities of parishes like Edgmond. That diversity is what makes the English landscape such a joy and places like Edgmond so special.

4.3 Alongside the Landscape study commissioned by the Parish Council which makes a rigorous landscape assessment of the village and parish, it is worth looking at a photographic study of Edgmond by local photographers. It graphically illustrates why people feel Edgmond is so special and why it evokes such a strong desire to protect its special qualities.

For **Edgmond Photobook** see <https://edgmondblog.wordpress.com/> Quick link <http://wp.me/P8bAtZ-6>

Photographs of a selection of the 8 sites currently being developed, other sites with planning permission and some recently completed buildings in Edgmond village, HAU and wider parish 2017



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Hi Mike. Glad to see you back.

28/09/2017

Appeal: 85-home scheme would harm setting of Harper Adams University

Words: Matt Moody



Outline permission to build 85 homes near Edgmond, Shropshire, has been rejected after an inspector said the scheme would close the gap between the village and Harper Adams University ‘to the detriment of both’.

The site is a 7-hectare field adjacent to the specialist farming college Harper Adams University, which uses it for practical training. Inspector G D Grindey ruled that allowing the scheme would close the only gap between the university’s large campus and the village of Edgmond, completely altering its rural character and causing “severe harm” to the setting of both.

The appellant referred to various recent appeal decisions in which the inspector had found the area’s core strategy to be out of date, arguing that they should carry less weight in the planning balance. He referred in particular to policy CS7, which relates to countryside development, arguing that it afforded “blanket protection” to the countryside, which would be out of step with the National Planning Policy Framework (NPPF).

Inspector Grindey disagreed, noting that the policy actually requires countryside development to be “strictly controlled”, which does not amount to an absolute ban. He therefore afforded the relevant policies moderate weight despite their being out of date.

The appellant also objected to the emerging Telford and Wrekin Local Plan, which similarly restricts rural development except in some circumstances such as the redevelopment of brownfield sites, arguing that it is “unsound” because consultation was ongoing. Grindey considered that because the main modifications to the plan have now been published, the inspector assessing it would be unlikely to conclude that it is incapable of being made sound at this stage.

In the planning balance, Grindey afforded considerable weight to the provision of market and affordable housing, as well as acknowledging the appellant’s argument that future residents “might well contribute to village life and introduce a younger element to the community”.

Although he had afforded moderate weight to the relevant development plan policies, Grindey noted that the fact that they had been deemed out of date meant NPPF paragraph 14 was still engaged. Notwithstanding the resulting tilted balance in favour of sustainable development, he concluded that the harm he had found with regard to countryside encroachment and the closing of the “green gap” still outweighed the scheme’s benefits. The appeal was dismissed.

The inspector's report – case reference 3170037 – can be read [here](#).

Image credit | James Armstrong

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Appeal Decision

Hearing Held on 20 September 2017

by G D Grindey MSc MRTPI Tech. Cert. Arb

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 27 September 2017

Appeal Ref: APP/C3240/17/3170037

Land rear of 31 Shrewsbury Road, Edgmond, Shropshire, TF10 8HX.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Gladman Developments Ltd against the decision of Telford and Wrekin Council.
 - The application Ref TWC/2016/0603, dated 30 June 2016, was refused by notice dated 31 October 2016.
 - The development proposed is outline planning permission for up to 85 residential dwellings (including up to 35% affordable housing), structural planting & landscaping, **informal public open space & children's play area, surface water flood mitigation & attenuation**, vehicular access point from Shrewsbury Road & associated ancillary works. All matters reserved with the exception of the main site access.
-

Decision

1. The appeal is dismissed.

Preliminary matters

2. The application was made in outline with all matters, save for access, reserved for later consideration. Nonetheless an illustrative plan showing access, internal movement routes and community facilities was helpfully submitted to demonstrate one way in which the site could be developed. I have determined the appeal on this basis. At the hearing I was handed an executed S106 Agreement; I deal with this below.

Main Issues

3. From my inspection of the site and surroundings and the representations made, I consider that there are 3 main issues in the determination of this appeal. These are (i) whether the site is an appropriate location for housing with regard to national & local policy; (ii) the effect of the scheme on the character & appearance of the area, taking into account the suggested landscaping and mitigation proposed and (iii) the planning balance.

Reasons

4. *(i) Location for housing.* The development plan consists of the saved policies of the Wrekin Local Plan 1995 – 2006 (WLP) and the Core Strategy Development Plan adopted in 2007 and covering the period up to 2016 (CS). **The appellant does not contest the Council's position that there is a 5 year**

housing land supply. Recent appeal decisions drawn to my attention¹ (including one decided only last month) have examined various relevant policies like CS1 and CS7 and found them to be out of date and that they therefore carry less than full weight. While I have examined the position **afresh, I have no reason to depart from my colleague's view in the Wellington Road Muxton appeal²**, expressed in paragraphs 16 – 20 (which I need not repeat here) that CS1 and CS7 may be accorded moderate weight, for the reasons given there. **The appellants argue that CS7 applies a 'blanket protection' to open countryside, contrary to the Framework, whereas the CS7 phrase is 'strictly controlled,' not an absolute ban. This does not seem to me to be entirely out of step with the Framework, paragraph 17, a view shared by other Inspectors.**

5. The Council, in the Statement of Common Ground (SofCG), has agreed with the appellants that, given relevant policies in the Development Plan are out-of-date, the tilted balance in paragraph 14 of the **National Planning Policy Framework** (NPPF) is engaged. I agree.
6. CS policy CS9 aims to improve accessibility and states that development will locate in existing centres to minimise travel, among other policy strands. This objective is consistent with the Framework and the core principle to support the transition to a low carbon future, it can be given significant weight.
7. CS15 requires new development to strengthen local identity, while Wrekin Local Plan policy UD2 sets out design parameters; schemes must respect, respond to and integrate with the context and the wider landscape setting. These principles have been carried through into the emerging Telford & Wrekin Local Plan 2011 – 2031³, policy BE1. They are consistent with the aims of the Framework to respond to local character and establish a strong sense of place; these can carry significant weight in the determination of this appeal.
8. Wrekin Local Plan policies H9 and H10 are agreed in the SofCG to be of limited weight; I note that they are based on an historic housing requirement and the distribution of where that growth should go. Nonetheless the appellants accept⁴ that the scheme is contrary to H9 and H10, although this is not the end of the matter.
9. The emerging Telford & Wrekin Local Plan 2011 – 2031 supports development in rural areas where it addresses the needs of rural communities. Development is directed to the re-use of previously developed land and to settlements with good infrastructure (SP3). Priority is given to focusing development on the built up areas of Telford and Newport and maintaining the character and appearance of the countryside (SP4). These seem to me to be broadly in accordance with the Framework, (particularly paragraphs 17, 54 and 55) and can be accorded significant weight. HO10 supports a limited amount of infill housing in Edgmond where it can be demonstrated it will help to meet the rural housing requirement. Elsewhere in the rural area residential development will be strictly controlled.

¹ APP/C3240/W/16/3149398, Muxton Lane; APP/C3240/W/16/3144445, Kestrel Close; APP/C3240/W/16/3162166, Wellington Road, decided only a month ago

² APP/C3240/W/16/3162166

³ Currently out to consultation on the Local Plan Inspector's proposed main modifications

⁴ Mr Easton's closing

10. The appellants submitted that the emerging Local Plan is unsound and thus it can be accorded little weight⁵. I bear in mind that the main modifications are now published and a consultation exercise is on-going. My attention was drawn to the note at the beginning of the schedule⁶. It seems to me that the note is clear that the modifications are those that the Local Plan Inspector **considers "are likely to be required in order to make the Local Plan sound and legally compliant"**; albeit a draft. Thus these are matters that are fundamentally important to the soundness of the plan and presumably flow from discussions at the Local Plan hearing (to which I believe the appellants were a party). I think it unlikely that the Local Plan Inspector will, at some future date, arrive at the conclusion that the Local Plan is incapable of being made sound and that the Council must start again. If this were to be the case, it would seem odd to publish the main modifications likely to be required in order to make the Local Plan sound, not least because of the inevitable delay that would cause and the need to repeat consultations etc.
11. It was said at the appeal hearing that the housing numbers for the rural area are increased only by 100 units; not a vast number,⁷ which adds weight to my view that unknown but fundamental changes are unlikely to be made. Thus I agree with the Council that the **Inspector's note issued in March 2017** indicates a positive 'direction of travel' as Mr Kaul put it. I think the relevant policies of the emerging LP can be afforded moderate weight.
12. The emerging Neighbourhood Plan is at an early stage of preparation and so can be afforded only limited weight.
13. HO10 of the emerging Local Plan allows limited infilling in Edgmond and the **justification for the policy explains that these are likely to be delivered in "small infill sites within" the settlements. Proposals should be related properly in scale to the community in which they are located without representing a visually undesirable encroachment into surrounding countryside**⁸. In terms of sheer scale, it is clear that the addition of 85 dwellings to this settlement could **not be termed 'limited infill'**.
14. On the basis of the above policies the proposed development would be conflict with CS1, CS7 and CS9 of the Core Strategy which broadly aim to create sustainable developments by focusing most new building into built up areas where a greater range of infrastructure exists. The scheme would also not accord with emerging Local Plan policies SP3, SP4 and HO10.
15. **(ii) Character and appearance.** The appeal site is a large field, some 7.08ha, currently with a tall maize crop; I understand that it is farmed by the Harper Adams University nearby. The field is surrounded by mature and well managed hedgerows.
16. The un-built field and its substantial hedgerows is an important part of the rural setting of the village and this relationship can be perceived from Shrewsbury Road, Longwithy Lane, the **existing children's play area, the** playing fields and the NE-SW footpath across the playing fields. The proposed scheme would bring about a complete change in the landscape character at this

⁵ Particularly in the 'update note' paragraph 2.2.11 onwards

⁶ Quoted in the appellant's update note paragraph 2.2.9

⁷ SP3: from 900 to 1000 units

⁸ Emerging Telford & Wrekin local Plan paragraph 5.3.1.5

point, and not of small scale; around 85 dwellings would be a sizeable addition, beyond the edge of a village of this size.

17. Of particular importance is the role and character that this undeveloped field has, as part of the narrow open area that separates the Harper Adams University campus from the settlement. At present the Agricultural University is in a discrete enclave, separate from the settlement, visually and physically. If the appeal site were to be developed, it would not only consolidate the sporadic ribbon development along the north side of Shrewsbury Road, but would close the gap between the substantial University campus and the settlement, to the detriment, visually, of both.
18. The proposal would result in the loss of the existing substantial hedgerow along the northern boundary on Shrewsbury Road to create the new access point and visibility splays. This would be another harmful consequence of development. I found this hedgerow to be one of the main, defining, features along this part of Shrewsbury Road. It has an entirely rural appearance, particularly with the lack of pavement and just a grass verge. The illustrative plan suggests setting the built development back from this line and a strip of landscaping that could, in time, replace the hedgerow. Notwithstanding the evidence, of the growth rate of planted trees from the Landscape and Visual Statement,⁹ this would take some time to mature.
19. Whether it would compensate for the loss of the simple and highly characteristic hedgerow is debateable in any event. It seems to me that the introduction of the proposed urbanising footpath along the road together with this somewhat contrived strip of planting would not serve to assimilate the new development. In the short term it would certainly be a markedly urban and unfortunate change in the character and appearance here. In the longer term it would still result in an obvious breach in the boundary, with unavoidable views through into a housing estate of urban built form.
20. While the illustrative plan indicates a swathe of open space, proposed to the south of the development, with pedestrian and cycle links beyond, it seems to me the development would still not be in anyway contained by the existing settlement. It would be a westward extension, out into open, unbuilt countryside. **Mr Nye's description that it would be "set *beyond* the existing built form of the village"**¹⁰ [my emphasis] is apt. While, in answer to my question, he sought to change this to "**behind**" the village, it seems to me that the development could well be described as to the rear of existing built development but that would not preclude it also projecting out into the open countryside. The additional planting included on the illustrative plan would not offset this harm.
21. **Another defining characteristic of the settlement is the 'fingers' of** farmed countryside that extend right into the heart of the village. The swathe of public open space indicated on the illustrative plan would not replicate this feature; the two land uses are different in character and appearance.
22. The Landscape and Visual **Statement submitted concluded that the "residual** overall landscape and visual effects are at most minor-moderate adverse at the

⁹ Paragraph 7.10 of the Landscape & visual Statement and photographs at figures 2 & 3 planting at Donington Park & Conkers Discovery Park

¹⁰ Note on Edgmond Landscape Character Assessment, July 2017, paragraph 1.3

site and immediate landscape scale". I agree that there would be no views from afar of the development and that its impact would be seen mostly from nearby and from within the settlement and but that does not mean that these residual effects are of no account.

23. Pulling these threads together, the proposals would conflict with Core Strategy policy CS15 and Wrekin Local Plan policy UD2, in that it would not strengthen local identity or respect and respond positively to the local context. Emerging Local Plan policy BE1 contains similar objectives; the scheme would also conflict with this policy.
24. **Other matters** Local residents expressed concern about the volume of traffic on Shrewsbury Road, particularly during term time, and the effect the proposed junction and additional traffic might have. I am aware that my site inspection occurred before the Harper Adams students and staff returned for the new term. However, I **note that the Council's Highway Engineers did not support this view**¹¹ and I have no evidence that conditions are materially different to many another B-road network. Others aspects raised concerned drainage, the need for the proposed housing, and poor infrastructure. Since I find that the proposed scheme is unsatisfactory in other respects anyway, these and the traffic implications need not concern me further. As I stated above, the appellants have submitted an executed S106 Agreement which covers affordable housing provisions; travel plan monitoring; contributions to footpaths, play areas, education, public open space and drainage of the site in line with various policies. I have taken it into account. Late in the day the West Mercia Police sent a large representation in support of their request for a S106 contribution. However, as I have found the development unsatisfactory for other reasons, it is not necessary for me to consider this further.
25. **Planning balance and conclusion** Future residents might well contribute to village life and introduce a younger element as the appellants argued (although this cannot be guaranteed). I agree they would be likely to support the existing shop and village infrastructure; this would carry a small weight in favour of the proposal. The other benefits put forward by the appellants¹² (like construction jobs) are no more than would be generated by any residential development of similar scale, wherever it was located; their weight is limited.
26. **As agreed in the SofCG, I should apply the 'tilted balance' in this case and** grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
27. I attach considerable weight to the provision of market housing and particularly the affordable housing; this is a material consideration and a benefit in paragraph 14 terms. However, I find that substantially narrowing the open gap between Edgmond and the Harper Adams University campus, extending the village into the countryside with development of considerable scale and the corresponding harm to character, appearance and rural setting would result in severe harm. These adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the Framework taken as a whole. Overall it would fail to fulfil the environmental dimensions of sustainable development in the Framework. Notwithstanding that I have found that some

¹¹ CD 4.06

¹² Statement of Case, paragraph 13.2 onward

policies carry less than full weight, as described above, the proposals would also conflict with development plan policies and emerging Local Plan policies, as set out earlier.

28. I have taken account of all other matters raised but find nothing that changes my decision on this appeal.

Gyllian D Grindey

Inspector

APPEARANCES

FOR THE APPELLANT:

Mr K Waters BSc(Hons) MSc MRICS MRTPI - Planning & Development Director,
Gladman Developments Ltd

Mr K Nye BA(Hons) BA(Hons) DipLA March CMLI – Director, FPCR Environment &
Design Ltd

Mr J Easton, of Counsel

Mr L Ryder MPlan MRTPI – Senior Planner, Gladman Developments Ltd

Mr S Gladman – Project Manager, Gladman Developments Ltd

FOR THE LOCAL PLANNING AUTHORITY:

Mr V Kaul BA(Hons) MA MRTPI – Principal Development Planning Officer Telford &
Wrekin Council (T&WC)

Ms E Griffin – Solicitor, T&WC

Mr D Oakley BA(Hons) MA MRTPI - Principal Planning Officer T&WC

Mr G Ashford BA(Hons) Assoc RTPI - Principal Infrastructure Planning Officer T&WC

Ms L Richards BA(Hons) Arch - Urban Designer T&WC

Dip Arch Dip UD MA UD Dip TP

INTERESTED PERSONS:

Mr M Vout BA DipLA Dip UD MAUD MRTPI CMLI on behalf of Edgmond Parish
Council

Mr D Bayliss MRTPI on behalf of Protect Heritage Edgmond

Mrs V Mansell – local resident

Mr M Turner – local resident

Mr A Wilson – local resident

Mrs S and Mr D Hancocks – local residents

Mr D A Ryan - local resident

DOCUMENTS

Document 1: copy of CS1 and '2 Shaping the borough'

Document 2: Statement from Edgmond Parish Council

Document 3: Statement from Mr Bayliss

Document 4: Statement from Mrs Mansell

Document 5: signed Statement of Common Ground

Document 6: Executed S106

Document 7: suggested conditions printed out at hearing

Document 8: Summing up submissions T&WC

Document 9: Closing points Gladman Developments Ltd

EDGMOND PARISH NEIGHBOURHOOD PLAN 2017-2031

REGULATION 15 CONSULTATION

29 June 2017

Edgmond Parish Council

PHE comments in yellow highlight

FOREWORD

Neighbourhood Plans arise from the Government's determination to ensure that local communities are closely involved in the decisions which affect them.

The Plan has been developed to establish a long term view for our Plan Area and to help deliver the local community's aspirations and needs for the plan period 2017 - 2031. The Plan has been produced by Edgmond Parish Council; project managed by a Steering Group, and is based upon the views of the Parish residents. The Steering Group has consulted and listened to members of the community on a wide range of issues that will influence the well- being, sustainability and long term future of our community.

In a small community like Edgmond, Parish Councillors have used their regular informal contact with many residents to listen to their views, whilst more formal information gathering events and surveys have ensured that everyone has had an opportunity to contribute ideas and opinions.

A Neighbourhood Plan has many benefits and will help to:

- Protect the historic and rural character of the Parish and village.
- Protect our green spaces from poorly located development.
- Help to provide the right type and number of houses and to address local need, wherever possible.
- Ensure that future development makes a positive and sympathetic contribution to the character of the Plan Area.

We value the enormous amount of time that the residents of the Parish have put into their responses to the various consultation elements of the process. The thoughtful and detailed comments received have assisted the Parish Council to reach a point where we feel confident that the Draft Neighbourhood Plan accurately reflects the views of the community.

Councillor Robert Higginson

Chairman Neighbourhood Plan Steering Group

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INTRODUCTION

Our Neighbourhood Plan

The Neighbourhood Plan has been formulated on the basis of public response to the Parish Council's consultations to date and in particular the consultation on the Draft Plan held earlier this year (Regulation 14 Consultation). All responses from the public and consultees received by the Neighbourhood Plan Steering Group at this stage were considered by the Parish Council and used to inform a revised version of the Plan. The revised version of the Plan is now ready for submission to Telford and Wrekin Council (Regulation 15). This is a statutory consultation exercise undertaken by the Local Planning Authority. Telford & Wrekin, as the Local Planning Authority, will carry out a final check to ensure that the Plan and all accompanying documents comply with legal requirements. If satisfied, the Local Planning Authority will place it on their website for a final further six week consultation. Comments and representations received during this period of consultation will be collated by Telford & Wrekin and forwarded along with the Plan and supporting documents to an Independent Examiner who will issue a report on whether or not the Neighbourhood Plan should proceed to a final referendum.

The Neighbourhood Plan that you have before you offers a vision for the future and sets out a clear set of policies based on comments received so far. These policies have also been subjected to scrutiny by the statutory agencies (Environment Agency, Natural England, Historic England) through a screening exercise related to environmental assessments (see Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) screening statements). If passed at examination, and supported by a referendum, the policies will then have to be taken into account by applicants for development and also by the Local Planning Authority, thus giving much greater weight to the views of the Parish in the decision-making process.

How to comment

The notice for the Plan, the Plan, a map identifying the area, a consultation statement, basic conditions statement and other supporting documents can be downloaded via the Telford & Wrekin Council website www.telford.gov.uk/edgmondndp

Paper copies of the Plan can also be inspected at the following locations:

Telford & Wrekin Council Addenbrooke House Reception

Ironmasters Way,
Telford,
TF3 4NT
Weekdays 8.45am to 5pm

Telford & Wrekin Council Business & Planning First Point Wellington,

Telford & Wrekin Council,
Wellington Civic Offices,
Larkin Way,
Telford.
TF1 1LX
Weekdays 8:30am to 5pm

Telford & Wrekin Council Darby House Reception,

Lawn Central, Telford,

TF3 4JA

Weekdays 8.45am to 5pm

Edgmond Village Hall

Shrewsbury Road,

Edgmond,

TF10 8HU.

Representations on the Edgmond Neighbourhood Plan may be made to the Council no later than **5pm on 27th October 2017**. If you require any assistance please contact the Environment & Planning Policy Team on 01952 384241. Representations can be made in writing by post to Environment & Planning Policy, Development Management Telford & Wrekin Council, PO Box 457, Telford, TF2 2FH, or by e-mailing developmentplans@telford.gov.uk

Any representations may include a request to be notified of Telford & Wrekin Council's decision under Regulation 19 in relation to the Edgmond Neighbourhood Plan (Requesters should provide their, name, address and contact details in their representation).

You should note that all representations received will be publicly available and published on the Council's website.

SETTING THE CONTEXT

The Parish of Edgmond is in the Borough of Telford & Wrekin and ceremonial county of Shropshire. It is located 1 mile (1.6 km) north-west of the town of Newport and approximately 4 miles (6.5 km) to the north of Telford. The Parish of Edgmond includes Edgmond village and the hamlets of Adney, Calvington, Caynton, Edgmond Marsh, Edgmond Common, Blackbrook, The Buttery and Sidlington. Edgmond, Edgmond Marsh and Harper Adams University are 3 independent settled areas, separated by Grade 2/3 agricultural land which is currently farmed. The Parish population at the 2011 Census was 2,062.

The village has two pubs (The Lion and The Lamb), although one is currently closed and is advertised as for sale, an Anglican church, a Village Hall, a primary school and a shop with a co-located post office.

The Parish is set in a predominantly rural landscape that extends into the heart of the village and other settlements leading to a distinctly rural appearance. Agriculture is the dominant land use with over 80% of land classified as grade 2 and 3 (moderate to good).

There is a recreation field called simply "The Playing Fields", where there are cricket games and football matches. There is a Multi-use Games area (MUGA) and a secure playground for younger children. The village also has many areas for walking and cycling including an area called the Rock Hole; an old sandstone quarry from which the rock used to build the local church was most likely taken.

Also popular is the walk which leads down to the local town of Newport partly following the old canal. There has been much speculation about the possibility of reopening the old Shrewsbury and Newport Canal - a short section of which runs through the south of the Parish.

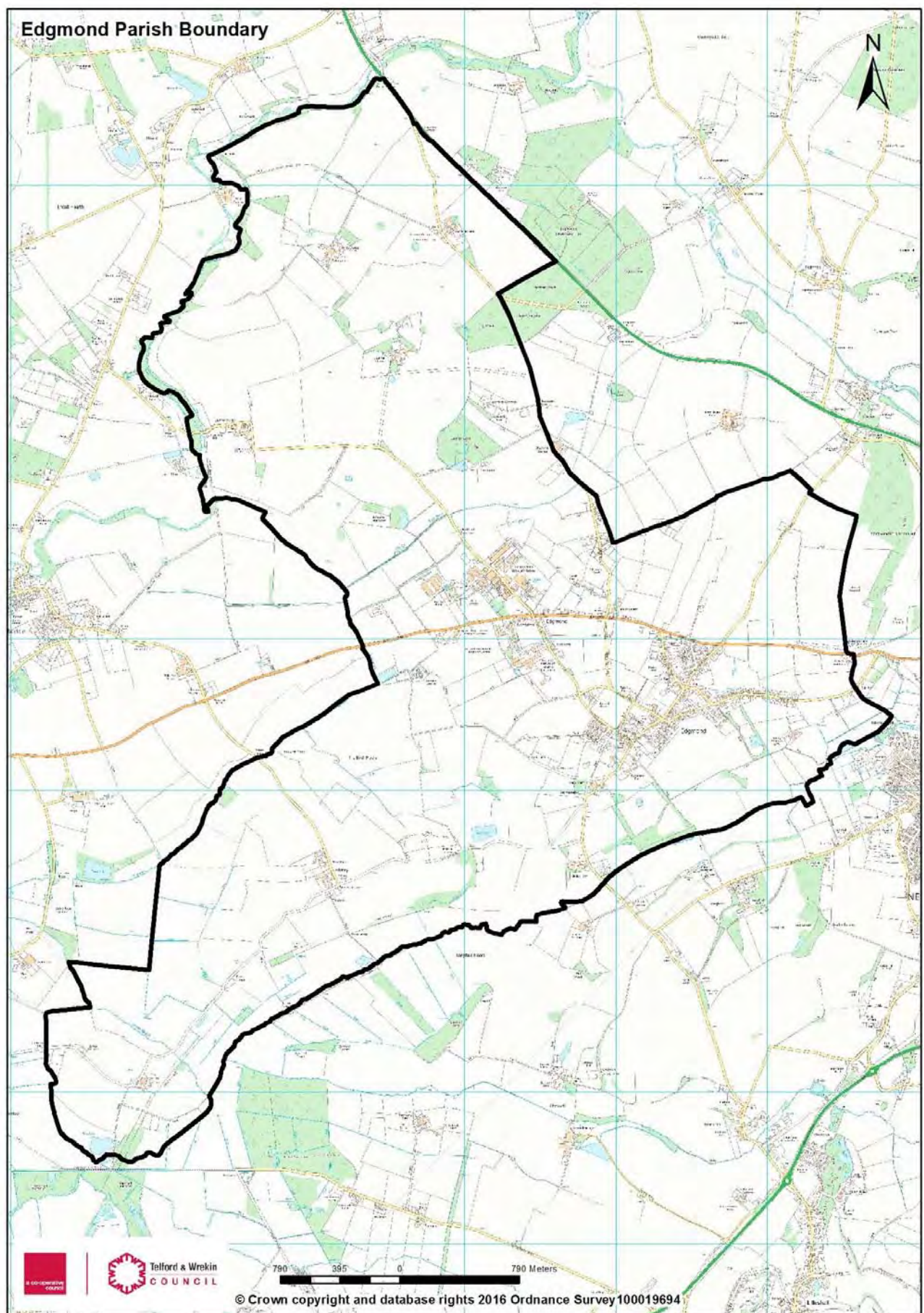
There is a church and school in Edgmond. The church is dedicated to St. Peter and is in the Archdeaconry of Salop. The village Church of England primary school is called St. Peters. The church holds an annual Church Clypping service, which claims to be the longest uninterrupted clypping service in the country. Previous Rectors of Edgmond included Sir Lovelace Stamer (also concurrently Anglican Bishop of Shrewsbury), from 1896 to 1905, during which period he built new schools for local children, organised a working men's club and reading rooms, and paid for a piped water supply for the village.

Edgmond village has an historic core with a cluster of listed buildings and related spaces within or near to the Conservation Area. It has expanded and evolved over time, particularly northwards with areas of later Victorian and 20th century development.

The open rural character of the landscape of the Parish is an asset much valued by the community for its scenic amenity, recreational use and environmental value and sets the principal context for the setting of Edgmond village.

Further detail is contained in the Parish Profile in Appendix 3

Figure 1: Parish Boundary and Neighbourhood Plan Area



WHY ARE WE PREPARING A NEIGHBOURHOOD PLAN FOR EDMOND?

Neighbourhood Plans form part of the Statutory Development Plan for an area. They are prepared by Parish Councils to promote, guide and control local development and importantly, are used to help determine local planning applications. For the first time local communities can have a direct input into the planning process and have an influence on the shaping of the future of their community based on the views expressed through surveys of the local population and businesses.

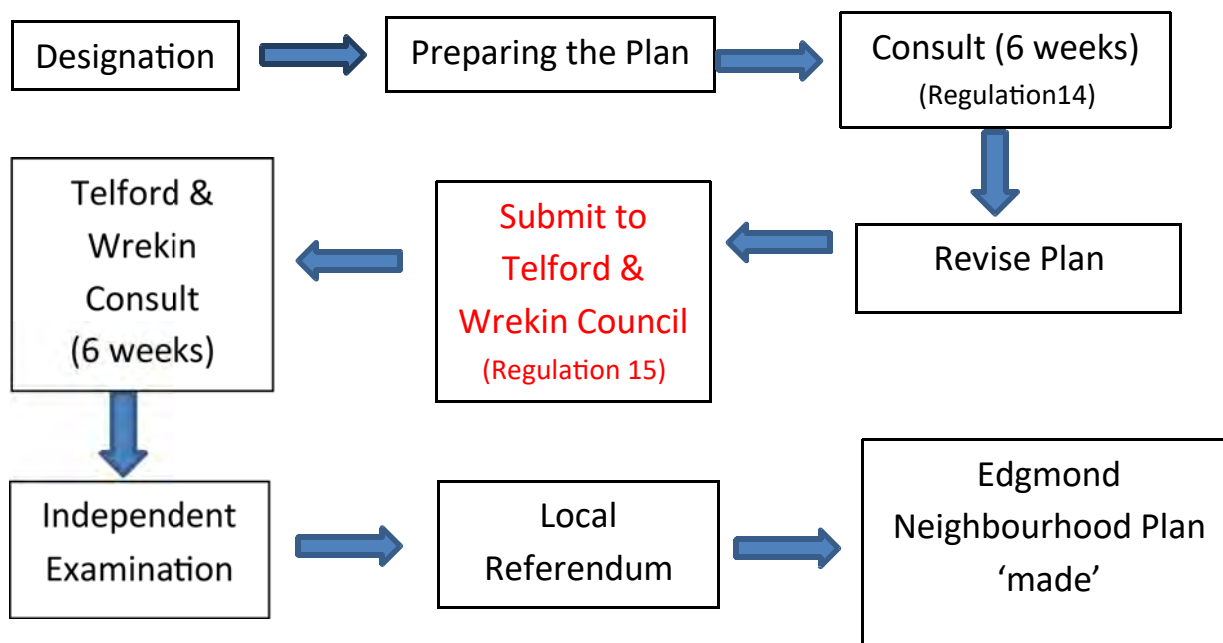
Not all Parish Councils have chosen to produce a Neighbourhood Plan, however, in October 2015 Edgmond Parish Council decided that this was an important right to exercise, and applied to be designated a Neighbourhood Planning body for the whole area covered by the Parish (Figure 1). The Parish Council submitted its application to Telford & Wrekin Council for designation of its Neighbourhood Area in June 2016. After a formal six week consultation which began on 19th July and ran until 31st August 2016, Telford & Wrekin Council resolved in September 2016 to support the Neighbourhood Area application made by Edgmond Parish Council and confirmed that the area shown in the application should be designated as a Neighbourhood Area. A formal notice was published on the 26th September 2016 that confirmed the designation.

The Parish Council's Steering Group has been preparing this Draft Neighbourhood Plan since September 2016. When the Plan is finalised, following consultation with residents and stakeholders, its policies will reflect the aspirations of the majority of the people of Edgmond who have all had an opportunity to play a part in shaping the future of their Parish.

PROCESS OF PREPARING THE PLAN

Neighbourhood Plans have to be prepared following a procedure set by government (Figure 2).

Figure 2: The Neighbourhood Planning Process



In accordance with Regulation 14, a six week consultation of the Neighbourhood Planning Regulations 2012 was carried out with Edgmond Parish residents, businesses and consultative bodies between 16th January 2017 and 27th February 2017. Following this consultation the Neighbourhood Plan has been revised to take account of comments received and issues raised. A further six-week consultation by Telford & Wrekin Council will take place when the Plan is submitted under Regulation 15. The Plan, its evidence base and consultation responses, will then be presented by Telford & Wrekin Council for Independent Examination and the process will culminate in a local referendum on whether the plan should be made part of the Statutory Development Plan for the Borough of Telford & Wrekin.

However, Telford & Wrekin Council's Local Plan document has recently undergone Independent Examination, which is likely to result in changes recommended by the Inspector. Until recently the preparation of the Neighbourhood plan had been progressing alongside the Local Plan, however unforeseen delays in the Local Plan timetable mean that the Neighbourhood Plan will proceed to Regulation 15 before the Inspector's Report is received by Telford and Wrekin Council. It is considered unlikely that the Inspector's Report will raise significant issues for the Neighbourhood Plan but any implications can be considered by the Examiner and the Neighbourhood Plan amended to comply with any relevant modifications to Telford & Wrekin Council's Local Plan.

NATIONAL AND LOCAL PLANNING POLICY FRAMEWORK

The Edgmond Neighbourhood Plan must take account of national planning policy. This is primarily contained in one document - the National Planning Policy Framework (NPPF).

This means our Neighbourhood Plan must “....*plan positively to promote local development*” and must “....*support the strategic development needs*” set out in Telford & Wrekin Council’s Local Plan. Therefore, our Neighbourhood Plan has been prepared to be in “general conformity” with Telford & Wrekin Council’s planning policies.

Telford & Wrekin Council’s strategic planning policy is contained in the emerging Telford & Wrekin Local Plan. The Local Plan was submitted on 30th June 2016 and an examination in public was conducted during January and February 2017 by an independent Planning Inspector. Telford & Wrekin Council anticipate the Inspector’s Report will be available by September 2017.

The previous Wrekin Local Plan (1995-2006) is now time expired and the existing Core Strategy policies are being reviewed through the emerging Telford & Wrekin Local Plan covering the period from 2011-2031. An appropriate and sensible approach therefore was to proceed with the Neighbourhood Plan on the basis of the emerging strategy and policies and to work closely with the Council during the preparation of the two documents. The Parish Council recognises that implications arising from the Inspector’s Report of the Local Plan examination will need to be considered and that they may need to pause the Neighbourhood Plan process to take these into account.

Strategic Framework

The emerging Telford & Wrekin Local Plan (policy HO10) already states that a limited amount of infill housing will be supported in Edgmond and so the development strategy for Edgmond has largely been set. Consultation responses during the Neighbourhood Plan process show that there is no support within the Parish to pursue other development strategies. The options stage of the Local Plan preparation considered different approaches to development in the rural area alongside considerable consultation and dialogue with the rural parishes. This culminated in a spatial strategy which allowed for the inclusion of development in existing rural communities which could have positive effects if carried out at the appropriate scale consistent with the capacity of the rural communities, services and infrastructure. Small scale focused development could be undertaken to help encourage provision of services without changing the character of rural Telford & Wrekin.

Telford & Wrekin Council considers this approach has the greatest potential to achieve appropriate growth with minimal detrimental environmental effects. It recognises that careful consideration should be given to the location of new development to avoid sensitive sites, to optimise positive community effects and to take the opportunity to maximise the benefits of innovative sustainable design (by ensuring efficient use of land and resources) to mitigate any potentially significant negative impacts.

The Spatial Strategy for the Borough is set out in Chapter 3 and policies SP1, 2 and 3 summarised in Table 9 of the emerging Local Plan. Telford is the dominant settlement, and the importance of its continuing growth dictates that the vast majority of development takes place here. As a historic market town with a population of around 11,000, it is appropriate that some new development be directed to Newport.

The small remainder of new housing development will be directed to the most appropriate rural settlements with access to services and other infrastructure in order to support rural economic activity whilst protecting sensitive landscapes and settings. Given the context of the Borough and the lack of realistic and appropriate alternatives, the broad Spatial Strategy is appropriate and there is no justification therefore in exploring, through the Neighbourhood Plan process, other development strategies for Edgmond.

To consider other strategies that seek to provide substantially more housing in the rural area would conflict with Government policy which seeks to promote sustainable development by encouraging effective use of brownfield land and locating as much housing as possible closest to existing infrastructure in larger towns such as Telford or Newport. The majority of housing in the rural area is hoped to be delivered on two large brownfield sites at Allscott and Crudgington. Allowing for other existing supply, the remainder will be located through limited infill development in 5 settlements, the selection of which is justified by the process set out in the Technical Paper – Rural Settlements (B2f) that considers the presence of primary and secondary facilities and services, accessibility and existence of previously developed land. Options exploring other strategies for distribution and/or additional development in the rural area would impact on the successful implementation of these large brownfield sites.

It is believed that there is sufficient remaining provision for development in 5 rural settlements to meet the requirements of the NPPF to support a prosperous rural economy (paragraph 28), deliver affordable housing (paragraph 54) and support community vitality, whilst avoiding isolated development in the open countryside (paragraph 55). Telford & Wrekin Council takes the view that its Spatial Strategy for the rural area (policy SP3) and its approach to planning for rural housing (policy HO10) is consistent with government priorities to boost significantly the supply of housing generally but also takes account of the scale and context of the Borough's villages which, highlighted in the Technical Paper – Rural Settlements (B2f), do not have extensive infrastructure provision.

Outside the named settlements, housing development is to be strictly controlled to protect sensitive landscapes and the open countryside and to avoid coalescence of settlements. Any need for rural affordable housing is to be focused as far as possible around settlements with the best infrastructure or on brownfield sites that can deliver substantial amounts of housing allowing for small scale rural exceptions to come forward under policy HO11.

EVIDENCE BASE

Consultation and Engagement

Being such a relatively small community, we were able to collect many more of the concerns and ideas of residents and stakeholders during face to face discussions than would be possible in a larger community. Following discussions at Parish Council Meetings, the process to produce a Neighbourhood Plan started with a public meeting to gather initial views and to identify the areas to be considered for inclusion in Edgmond Village Hall on the 2nd July 2016.

Following the approval of the Designated Area, three additional public drop-in sessions were held in September 2016 during which further comments were listed for consideration in the Plan and we started to add 'meat to the bones' of our guidance document.

Eight key themes were identified for public consultation and these formed the basis of the September drop-in sessions.

- Housing
- Green Spaces
- Employment
- Community Safety
- Rights of Way
- Roads, Pavements & Street Lighting
- Traffic & Transport
- Community Amenities

After September, these eight themes were further condensed into five main headings for relevant planning policies to be effective. This took into consideration the overlap of themes and related issues.

1. Housing
2. Natural and Heritage Assets
3. Employment/Economy
4. Infrastructure
5. Harper Adams University

The aim is for the Neighbourhood Plan to be focused and concise and to concentrate on those issues that can be influenced by town and country planning legislation. Other broader issues or those that aren't controlled through planning legislation will be part of a broader Action Plan linked with the existing Parish Plan.

Add ref to Landscape Assessment

Building on these five main headings and the responses from the drop-in sessions, a questionnaire was drafted demonstrating how these themes could be translated into planning policies and asking whether people agreed or disagreed with the suggested draft policies. Around 500 questionnaires were circulated to all known businesses and households in the parish and around 230 responses were received. In parallel, work was undertaken to refine the vision and objectives from the 2009 Parish Plan as well as the Parish Council's 'Planning Principles' developed and articulated over the previous 12 months in response to a number of significant planning applications in the Parish.

Following the pre-submission (Regulation 14) consultation earlier this year, 41 representations in total were received including those from Telford & Wrekin Council, the Environment Agency, Natural England, Historic England, Gladman Developments; and individuals, households, and organisations in Edgmond Parish.

The Regulation 15 Consultation Statement summarises all statutory and non-statutory consultation undertaken with the community and other relevant statutory bodies and stakeholders on the pre-submission draft Plan. In particular, it describes how concerns have been addressed and what changes have been made to the Plan as a result of the consultation.

Many of the responses received at the regulation 14 stage were concerned with the draft Plan's approach to Edgmond's rural character and context. Consequently a decision was taken by the Neighbourhood Plan Steering Group to commission additional technical evidence base work. This focussed on landscape character assessment to address these concerns and strengthen the Neighbourhood Plan approach. This is listed in the evidence base as the 'Edgmond Neighbourhood Plan Landscape Character Assessment'.

Technical Evidence

A great deal of additional technical evidence has been collated by the Parish Council in preparing the draft Neighbourhood Plan. This has naturally been drawn from Telford & Wrekin Council sources; in particular, information compiled during the preparation of the emerging Local Plan and contributing to its extensive evidence base. A list of the technical evidence considered by the Parish Council is available in the Parish Profile in Appendix 3.

Strategic Environmental Assessment (SEA)

Neighbourhood Plans must not breach, and must be compatible with EU and Human Rights obligations. Neighbourhood Plans therefore need to be considered against the Habitats and Strategic Assessment Directives and associated regulations and might, subject to their scope and the issues they are seeking to address, be required to produce an Environmental Assessment if the Plan is determined as likely to have significant environmental effects.

Strategic Environmental Assessments (SEA) are required by the **Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations)**. This regulation also prohibits the adoption or submission of a Plan before the responsible Authority has determined whether the Plan is likely to have significant effects on the environment. It is not possible to categorically rule out the need for an SEA, without first carrying out a screening process to establish whether or not the Edgmond Neighbourhood Plan is likely to have significant environmental effects. A draft Screening Report was prepared and published for consultation alongside the draft Neighbourhood Plan at Regulation 14.

At this point the three statutory agencies: the Environment Agency, Natural England and Historic England were consulted as required by the regulations and their views used to determine whether a further formal SEA is necessary. All three agencies agreed with the findings of the draft Screening Report that there was no requirement for the Edgmond Neighbourhood Plan to undertake Strategic Environmental Assessment. The Parish Council consider that the amendments made to the Neighbourhood Plan as a result of the Regulation 14 consultation are not significant enough to require an additional screening report or Strategic Environmental Assessment.

KEY ISSUES, VISION AND OBJECTIVES

VISION

To shape the future of Edgmond, by retaining and enhancing its open rural character and historic identity and by strengthening the resilience of the community and improving quality of life for residents to create a safe, welcoming, neighbourly place to live, work and visit.

NEIGHBOURHOOD PLAN OBJECTIVES

Housing

1. To allow future infill development of a scale and type in keeping with the rural character and identity of the village.
2. To support the provision of a range of house types and tenures on appropriate sites within Edgmond village and the wider Parish.
3. To prevent the merging of built-up areas by protecting and enhancing open spaces to retain the rural character and identity of Edgmond village and the wider Parish.

Local Amenity and Green Spaces

4. To protect and enhance green areas, natural habitat, wildlife and biodiversity in and around the village and to encourage appropriate management.
5. To respect the Conservation Area and support sympathetic design to protect and enhance the Conservation Area for the benefit of the entire community.
6. To conserve local open spaces by protecting and enhancing existing open spaces and recreational areas of value to the community whilst ensuring the village retains its rural character. **Add – publicly accessible in ref to open spaces**

Employment

7. To encourage suitable employment opportunities and work to improve public transport options and broadband connectivity.

Movement and Transport

8. To encourage the provision of alternative, safe and convenient means of travel so as to minimise the use of cars in and around the Parish and reduce the associated problems of noise, pollution and parking.
9. To provide a safe, accessible and well maintained network of roads, cycle routes, footpaths, rights of way and pavements whilst retaining a rural character to support a more sustainable environment, reduce reliance on the car and offer healthier lifestyle options.
10. To improve safety by reducing vehicle speed and limiting access by heavy goods vehicles.

Community Amenities

11. To protect existing facilities and services considered important for a vibrant community and support the development of new ones which will benefit the community.
12. To increase opportunities to access community facilities and to enhance the range of activities and facilities available for all.

POLICIES

The following policies were devised to deliver the objectives listed above by guiding and influencing new development proposals and the decisions made about new development through the planning application process.

The policy framework is set nationally by the National Planning Policy Framework (NPPF) and locally by Telford & Wrekin Council's planning policy guidance – in this case the emerging Telford & Wrekin Local Plan 2011-2031. Policies in a Neighbourhood Plan must align with the framework both nationally and locally and not conflict with or undermine it (NPPF paragraphs 183, 184, 185).

1. Housing

POLICY RES1: RESIDENTIAL DEVELOPMENT WITHIN EDMOND VILLAGE

In order to protect the rural character and open aspect of Edgmond village over the Plan period, proposals for new housing development of 1-3 dwellings only will be supported on suitable infill sites where they contribute positively to local character and distinctiveness.

The majority of consultation responses understood the need for limited infill development in the village but were also in favour of protecting the character of the village from too great a scale of new development.

This policy builds on Telford & Wrekin Local Plan policies SP3 and HO10 which support new development where it meets the needs of rural communities and seeks to direct a limited amount of new housing development in Edgmond to infill sites only.

This policy conforms to:

Local Plan policies: SP3 Rural Area; SP4 Presumption in favour of Sustainable Development; HO10 Residential Development in the Rural Area; BE5 Conservation Areas.

NPPF paragraphs: 7, 16, 54, 55, and 126.

It will help to deliver Neighbourhood Plan Objectives: 1, 2, 3, and 4.

POLICY RES2: NEW HOUSING DEVELOPMENT OUTSIDE EDMOND VILLAGE

In order to preserve the current built form of the village, its rural character and identity, protect the surrounding countryside, prevent further ribbon development, and possible merging with other built up areas; new open market housing development will be strongly resisted in the open countryside around Edgmond Village, Edgmond Marsh and Harper Adams University. In accordance with policies RES5 and E3, exceptions may be made for suitable appropriate affordable housing schemes and, within the development boundary of Harper Adams University, appropriately designed and located new development.

Affordable housing.... add 'within the village'.

Needs to cross reference the Landscape Assessment and explain how it will be used

Consultation responses strongly articulated people's appreciation of Edgmond's historic character and rural nature and the need for the Neighbourhood Plan to balance the requirement for some limited development whilst maintaining Edgmond's unique character and setting. Consultation responses particularly referenced the need to avoid merging with the town of Newport to the east.

Add the requirement to maintain the separation of Edgmond Village, Edgmond Marsh and

HAU, with open countryside between all 3, cross referencing the Gladmans refusal notice

The Telford & Wrekin Local Plan recognises the importance of the rural area in policy SP3 and the need to protect its environmental, social and economic characteristics.

This policy conforms to:

Local Plan policies: SP3 Rural Area; SP4 Presumption in Favour of Sustainable Development; HO10 Residential Development in the Rural Area; NE1 Biodiversity and Geodiversity.

NPPF paragraphs: 7, 9, 16, 51, and 55.

It will help to deliver Neighbourhood Plan Objectives: 1, 2, 3, and 4.

POLICY RES3: DESIGN OF NEW HOUSING

Where residential development is in line with the principles in policies RES1 and RES2 and the Telford & Wrekin Local Plan, the following criteria are to be met:

- It demonstrates high quality design that is in keeping with the scale and character of buildings and layout in the area;
- It complements the existing external materials seen locally;
- It provides variety in house design and elevation treatment;
- It provides high quality boundary treatment;
- It provides good pedestrian and cycle connections to existing routes;
- It provides adequate storage for bins and recycling;
- It does not result in loss of amenity for neighbouring properties
- Appropriate street lighting is provided if required;
- Traffic generation and parking does not adversely affect road and pedestrian safety. Proposals that exceed the parking standards in Appendix F of the Local Plan will be supported.

Consultation responses stressed the need for new housing to be in keeping with the character of the village and sympathetic to existing design and materials. This policy approach is seen as particularly important when dealing with proposals for infill applications to avoid inappropriate developments.

This policy complements the criteria set out in policy BE1 of the Telford & Wrekin Local Plan which seeks to promote good design in line with the requirements of the NPPF which recognises that good design contributes positively to improving people's quality of life.

This policy conforms to:

Local Plan policies: SP4 Presumption in favour of Sustainable Development; HO10 Residential Development in the Rural Area; BE1 Design Criteria; BE5 Conservation Areas; C3 Impact of development on highways; C4 Design of roads and streets; C5 Design of parking

NPPF paragraphs: 9, 16, 35, 56, 58, 126, and 128.

It will help to deliver Neighbourhood Plan Objectives: 1, 5, 8, and 9.

The design criteria listed all need the caveat that they are to be appropriate to the rural character of the village, add cross referencing to the Landscape Assessment.

Developments of more than 3 dwellings require an appropriate transport assessment

POLICY RES4: CONSERVATION OF EDMOND'S HISTORIC CHARACTER

Development proposals will be expected to protect or enhance the Conservation Area (shown on the Policies Map and figure 3 below), listed buildings, and other buildings considered to contribute to local or historic interest, together with their settings. In addition, they should promote the locally distinctive character of the village and in particular the character, setting, and appearance of the Edgmond Conservation Area should be protected or enhanced.

Proposals will be supported that:

- make a positive contribution to the Conservation Area through high quality design with buildings respecting the height, size, scale and massing of adjacent buildings, plot width and form;
- reinforce local identity by the use of traditional materials;
- retain locally important buildings, structures and open spaces that contribute to Edgmond's rural character;
- use the historic character of the Conservation Area and the buildings within it to inform the design concept for new development;
- where innovative design is proposed, developments should fit sensitively into the village frontage and street scene;
- retain and/or increase stone walls, tree cover and hedgerows as essential components of the village character; *add specific reference to the Landscape Appraisal*

Developers must provide clear evidence as to how their proposals have taken into account local character and distinctiveness and they must provide detail on the steps taken to produce high quality design that, where appropriate, also conserves and enhances significant heritage assets together with their settings and important associated spaces. Proposals that fail to respond adequately to their context or that reduce the rural characteristics of the Conservation Area will not be supported.

Particularly strong support was expressed through the consultations, for the Conservation Area in Edgmond to have a specific policy recognising the importance of protecting or enhancing its unique qualities. Responses also made reference to the fact that it is not just the Conservation Area that is important but also the rural setting of the village and the importance of open green spaces in the village that contribute to its distinctive character and give the Conservation Area its unique nature. Appendix 2 sets out further information in relation to a number of recently refused applications for residential development in and around Edgmond village.

This policy builds on Local Plan policy BE5 and recent responses by the Parish Council to planning applications in Edgmond highlighting both the importance of the Conservation Area and Edgmond's historic character.

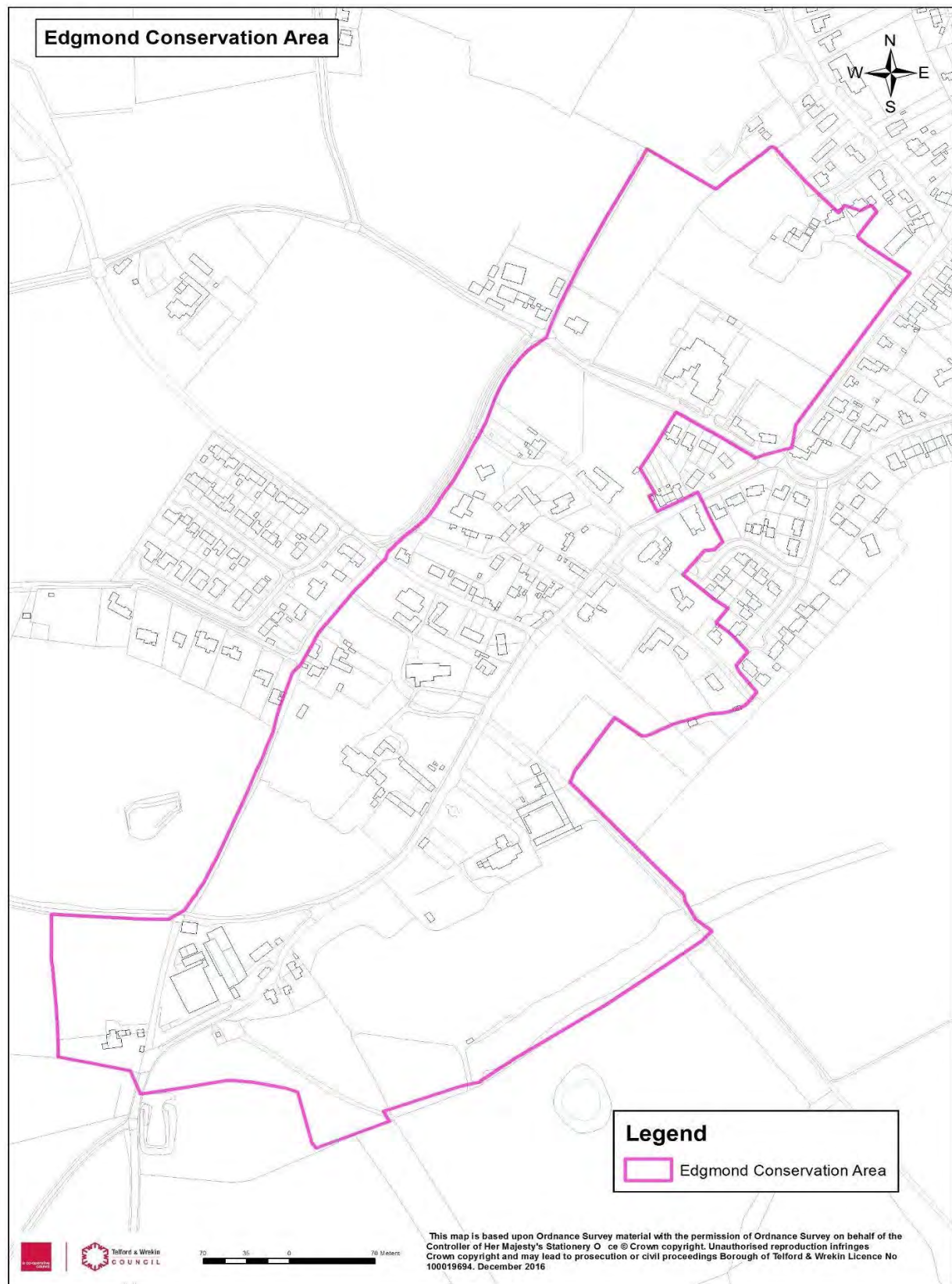
This policy conforms to:

Local Plan policies: SP4 Presumption in favour of Sustainable Development; HO10 Residential Development in the Rural Area; BE1 Design Criteria; BE5 Conservation Areas;

NPPF paragraphs: 9, 16, 17, 56, 58, 65, 126, 132, 133, 134, and 138.

It will help to deliver Neighbourhood Plan Objectives: 1, 5, and 6.

Figure 3: Edgmond Conservation Area



POLICY RES5: TYPE AND TENURE OF HOUSING

More small houses are sought in Edgmond to provide housing for the younger and older generations. The size, type, tenure and likely price of housing will therefore be important considerations when making planning decisions. Proposals for affordable housing on exceptions sites that comply with Local Plan policy HO11 will be supported.

Many consultation responses referred to the need for suitable housing to be available for those members of the community who need smaller or more affordable homes. This was felt to be important to assist elderly households to downsize or for younger households to access the housing market. Many people commented on the importance of ensuring that affordable housing should be made available only to local people with a local connection in perpetuity. Such developments are normally brought forward in conjunction with a Housing Association and in close cooperation with the Local Authority's planning and housing functions.

This policy seeks to align with the strategy for delivery of rural affordable housing set out in Local Plan policy HO11 and the NPPF.

This policy conforms to:

Local Plan policies: HO5 Affordable housing thresholds and percentages; HO6 Delivery of Affordable Housing; HO11 Affordable rural exceptions

NPPF paragraphs: 9, 16, 50, and 54.

It will help to deliver Neighbourhood Plan Objectives: 1, 2, and 11.

the policy needs to make it clear that these are local green spaces with public access, this

2. Local Amenity and Green Spaces

being different from open countryside that comes in to the heart of the village

POLICY G1: LOCAL GREEN SPACES

The following areas, as shown on the policies map and figure 4 , are designated as Local Green Spaces:

- The Cricket Ground (playing field), the land around the school, Children's Play Area, Church Field, Village Hall Field Land

Proposals for built development other than appropriate community uses on these Local Green Spaces will not be supported.

Significant support for the protection of certain open spaces has been a feature of the responses to the consultations to date. Responses have highlighted the importance of these open spaces both to the community in terms of their recreation and amenity value but also their importance to the character of the Conservation Area and the rural setting of the village. These sites are designated in accordance with NPPF paragraphs 76 and 77 which specify that Neighbourhood Plans can seek to protect areas of open space of significant importance to local communities but that the designation is not appropriate for all open space and should only be used where the site is in close proximity to the settlement, it is demonstrably special and is local in character.

This policy builds on Local Plan policies NE1 and NE3 by designating Local Green Spaces thus protecting these areas to contribute to provisions for sport, recreation and biodiversity as well as local health and well-being.

Table 1: Local Green Spaces

Name of Site and Distance from centre of Edgmond village (Shop/Post Office)		Special Qualities/Local Significance	Extent of Tract of Land
1) Cricket Ground / Playing Field	< 500m	Large open space, suitable for informal and formal sport activities. Ideally located with car park and lighting facilities. Benches have been provided and planting schemes are in place. It is close to the MUGA and children’s play area. Also adjacent to the bowling green.	Small
2) School land	< 500m	Significant area, connected and essential for St Peter’s School	Small
3) Children’s Play Area	< 500m	Open green space at entrance to village. Situated adjacent to the bowling green and cricket ground / playing field. Close to the MUGA and car park.	Small
4) Church Field	< 500m	Set within an historic sandstone wall; this area is of great benefit to the community and an area of essential open space near to the village High Street. The views across the field are particularly highlighted in the CA Management Appraisal.	Small
5) Village Hall Field	< 500m	Whilst appropriate for the rear of the Village Hall and therefore available to the public for village activities, it is also adjacent to the car park and offers informal recreational space near to the centre of the village.	Small

This policy conforms to:

Local Plan policies: SP4 Presumption in Favour of Sustainable Development; NE1 Biodiversity and Geodiversity; NE3 Existing public open space; COM1 Community facilities

NPPF paragraphs: 7, 9, 16, 70, 74, 76, and 77.

It will help to deliver Neighbourhood Plan Objectives: 4, 5, and 6.

Figure 4: Local Green Spaces



Needs to cross reference the Landscape Assessment**POLICY G2: ECOLOGY AND LANDSCAPE**

All development will be expected to protect and enhance features of high nature conservation or landscape value where identified, including mature trees, established hedgerows, ponds and existing areas of woodland. Improvement of the connectivity between wildlife areas and green spaces will be encouraged to enhance the green infrastructure of the Parish.

A recurring theme throughout the consultation process has been the protection of the landscape and green or 'biodiversity' elements in the Parish. Many responses have stressed the importance of the environment and the need to ensure that development of whatever scale respects and wherever possible improves the local environment through appropriate measures.

This policy complements Local Plan policies NE1 and NE2 by seeking to protect the biodiversity and landscape assets of the Parish.

This policy conforms to:

Local Plan policies: SP4 Presumption in Favour of Sustainable Development; NE1 Biodiversity and Geodiversity; NE2 Trees, hedgerows and woodlands; BE1 Design criteria

NPPF paragraphs: 7, 9, 16, and 117.

It will help to deliver Neighbourhood Plan Objectives: 4, 6, 11, and 12.

POLICY G3: LINKAGES AND CONNECTIONS

Proposals for the enhancement and improvement of the existing Public Rights of Way will be supported. All new proposals will be expected to demonstrate safer and easier routes for pedestrians and cyclists to local services, facilities and existing networks.

Add - appropriate to the village's rural context

Consultation responses reflected a desire to seek to protect and improve the network of rights of way and pedestrian links. Although strictly speaking not controlled by planning legislation these are certainly affected or influenced by new development and appropriate enhancements can be sought through the planning process.

This policy is reflected in Telford & Wrekin Council's Local Plan which seeks to improve existing or deliver new linkages and connections under a variety of policy headings including the natural environment, connections and the built environment.

This policy conforms to:

Local Plan policies: SP4 Presumption in Favour of Sustainable Development; NE1 Biodiversity and Geodiversity; C1 Promoting alternatives to the private car; C3 Impact of development on highways; C4 Design of roads and streets; BE1 Design criteria.

NPPF paragraphs: 7, 9, 16, 35, and 75.

It will help to deliver Neighbourhood Plan Objectives: 4, 6, 8, 9, 11, and 12.

3. Employment

POLICY E1: SMALL-SCALE EMPLOYMENT DEVELOPMENT

Development proposals that provide suitable, appropriate, small-scale employment opportunities will be supported. This could be through one of the following:

- Conversion of existing buildings across the Neighbourhood Plan area, subject to the impact of provision on the highway network and parking and subject to it being an appropriate use. This could, where feasible include the re-use of existing farm buildings or be a part of farm diversification
- Provision of small well designed new buildings or conversion of existing buildings within the built-up area of the village, subject to it being an appropriate use.

Proposals for the re-use of land or buildings on existing employment sites for uses other than employment purposes will not be permitted unless:

- It can be demonstrated that the on-going use of the premises or land for employment purposes is no longer viable
- The alternative proposal would provide demonstrable employment benefits to the local community and contribute to its long-term sustainability

Consultation responses highlighted the need to ensure that opportunities for local small-scale employment development should be supported through the Neighbourhood Plan. The Neighbourhood Plan seeks to promote rural enterprise by supporting small scale employment uses which could be provided by new buildings, conversions of agricultural buildings, or other changes of use. While it is appropriate that the Local Plan directs larger-scale enterprises, or those more suited to urban locations, to either Newport or Telford, policy EC3 supports new employment development in the rural area.

This policy conforms to:

Local Plan policies: SP3 Rural Area; SP4 Presumption in Favour of Sustainable Development; EC3 Employment in the rural area; C3 Impact of development on highways; C4 Design of roads and streets.

NPPF paragraphs: 7, 9, 16, 19, and 28.

It will help to deliver Neighbourhood Plan Objectives: 7, and 10.

POLICY E2: TOURISM AND LEISURE DEVELOPMENT

Development that improves the quality and diversity of existing, or creates new tourist facilities, attractions, accommodation and infrastructure will be supported where there is:

- No detrimental effect on the distinct character of the rural landscape and settlements and promotes tranquillity and the quiet enjoyment of the countryside.
- No adverse effect on the surrounding infrastructure, particularly local road networks and water supply and sewerage.
- Benefit to the local community, through for instance, provision of local employment opportunities and improvements to local service provision, and is proportionate to the size of settlement in which it is located; and
- Where feasible it involves the re-use of existing buildings or is part of farm diversification.

Although not a major issue identified through consultation responses it is felt that there is scope for small scale tourism or leisure development within the Parish to assist in the promotion of rural enterprise and local employment opportunities. The Local Plan encourages such development through policies EC3 and EC12 in particular. However, the Parish Council considers that as policy EC12 is Borough-wide in nature that some additional criteria relating to the rural nature of Edgmond should be included in the Neighbourhood Plan.

This policy conforms to:

Local Plan policies: SP3 Rural Area; SP4 Presumption in Favour of Sustainable Development; EC3 Employment in the rural area; EC12 Leisure, cultural and tourism development; C3 Impact of development on highways

NPPF paragraphs: 28.

It will help to deliver Neighbourhood Plan Objectives: 7.

POLICY E3: HARPER ADAMS UNIVERSITY

Unless exceptional circumstances indicate otherwise all new University development will take place within the existing boundary (as shown on the policies map and figure 5) and will be appropriately designed and located. New development will be expected to demonstrate via a sustainable travel plan appropriate for the University's location how traffic flows and parking will be managed and will be considered alongside the economic benefit to the local area provided by the development of the University.

Harper Adams University is the premier specialist agri-food higher education institution in the UK. It was originally established as a charitable foundation and remains a registered charity and a company limited by guarantee. It provides world-class higher education for nearly 3,000 students and conducts internationally rated applied research of direct relevance to the agri-food and related rural

This policy needs amendment. It should say that all developments at the University should fit in to and respect the rural landscape, cross referencing the Landscape Assessment.

sectors. The University also makes a substantial contribution, around £40m per year, to the local and regional economy and works closely with industry, nationally and internationally, in support of its education and research endeavours. (See Appendix 1 for further information)

This policy builds on consultation responses commenting on the significance of Harper Adams University both in terms of the local community and as an internationally renowned centre for research and development into agriculture and rural issues. The Local Plan recognises the importance of the university in policy EC3 and the Neighbourhood Plan policy seeks to build on this by establishing a boundary and recognising in particular its local importance and potential impacts.

This policy conforms to:

Local Plan policies: SP3 Rural Area; EC3 Employment in the rural area.

NPPF paragraphs: 28, 32, and 36.

It will help to deliver Neighbourhood Plan Objectives: 7, 9, 10 and 11

The rural character, appearance and setting of the University and Edmond must be maintained, cross referencing para 27 of the Inspector's decision regarding the Gladmans

To achieve this, developments of more than 2 stories should not be built south of the B5062 (Shrewsbury Road)

Any new lighting should be low cut off lighting, in order to minimise light pollution.

Figure 5: Harper Adams University Development Boundary



4. Community Amenities

POLICY C1: COMMUNITY FACILITIES

There will be a presumption in favour of the protection of existing community facilities listed in the Parish Profile (Appendix 3).

The proposed re-use of local community facilities will only be supported for other similar uses. Any proposal that would result in the loss of community facilities will not be supported unless it satisfies the following criteria:

- The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or
- Satisfactory evidence is produced that there is no longer a need for the facility.

A particular concern to the community highlighted by consultation responses both to the Neighbourhood Plan and to the emerging Local Plan is the need to ensure the retention of community facilities to keep the Parish a viable and active community whilst ensuring the level of house building does not place too great a strain on existing services. The Local Plan recognises the importance of community facilities in the rural area and stresses that it is especially important that these facilities are protected. The Neighbourhood Plan seeks to build on this approach by identifying and seeking to protect the relevant facilities in the Parish.

This policy conforms to:

Local Plan policies: Policy SP4 Presumption in favour of sustainable development; COM1 Community facilities.

NPPF paragraphs: 7, 9, 16, 28, and 70.

It will help to deliver Neighbourhood Plan Objectives: 11, and 12.

POLICY C2: DEVELOPER CONTRIBUTIONS

Wherever appropriate, developer contributions will be sought for a range of local infrastructure improvements such as highway and junction safety improvements, open space provision, children's play area, village hall improvements, low energy street lighting etc

This policy needs to be removed. Developer contributions are not relevant to limited infill.

As public sector budgets continue to shrink it is becoming increasingly important for new development to contribute to local infrastructure and community facilities to balance its impact on existing provision. This is normally done through agreements (s106 agreements) negotiated during the planning application process. However, during the lifetime of the Neighbourhood Plan Telford & Wrekin Council may implement a Community Infrastructure Levy (CIL) on new housing development across the Borough; all areas with an adopted Neighbourhood Plan will receive 25% (as the Local Fund) of CIL monies received in the area (Parish). The Local Plan supports the retention and improvement of community facilities and this policy seeks to implement this by setting out a particular approach.

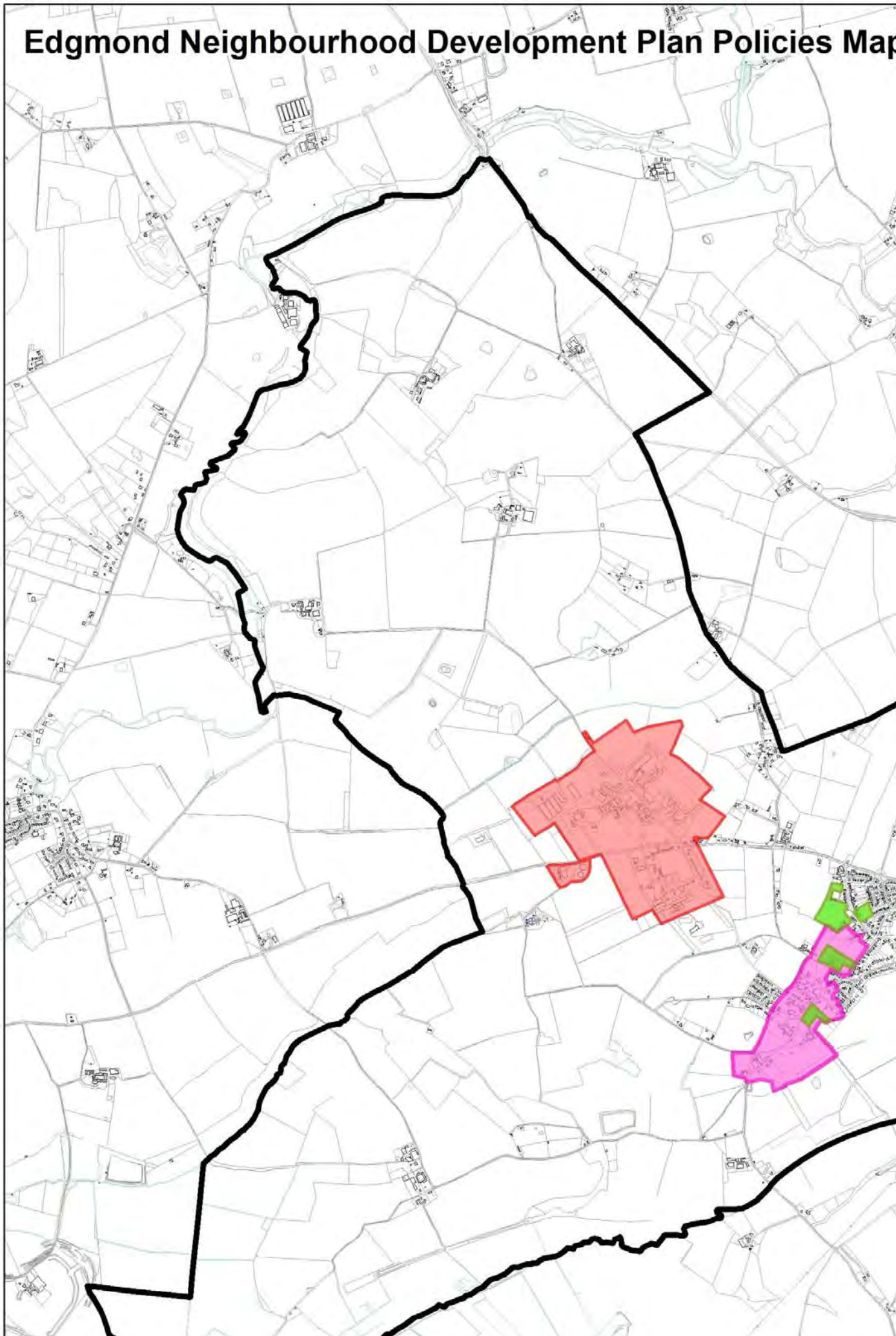
This policy conforms to:

Local Plan policies: Policy SP4 Presumption in favour of sustainable development; COM1 Community facilities; C1 Promoting alternatives to the private car; C3 Impact of development on highways; C4 Design of roads and streets.

NPPF paragraphs: 7, 9, 16, 28, and 70.

It will help to deliver Neighbourhood Plan Objectives: 9, 10, 11, and 12.

Edgmond Neighbourhood Development Plan Policies Map



MONITORING AND REVIEW

It is expected that Telford & Wrekin Council, as the Planning Authority, will continue to monitor progress relating to the number of dwellings and number of affordable homes delivered during the Plan period, as part of the wider monitoring responsibilities for the Borough set out in their Annual Monitoring Report.

The Plan covers the period until 2031. For long term success it is essential that developments in the Plan area are reviewed against the Plan's Objectives and Policies.

Edgmond Parish Council will monitor the delivery of its policies and work to ensure that benefits to the communities within the Parish are achieved.

Each agenda for the Parish Council meetings will include an item 'Edgmond Neighbourhood Plan' which will ensure that the item is continually reviewed and reported upon during its life.

On the anniversary of the adoption of the Plan, the Parish Council will assess the impact of the Plan during the previous year and discuss the implementation of the Plan for the forthcoming year, taking into consideration any significant changes that have come about. The Parish Council will bring to the attention of the Borough Council any matters or problems that have been identified and this will be used as part of their contribution to the Annual Monitoring Report produced by Telford & Wrekin Council.

In 2022 and 2027, there will be thorough five-year reviews of progress by a recruited community-based Steering Group. The purpose of these more comprehensive reviews will be to hold the Parish Council to account by assessing how/whether the 'Objectives' are being achieved. Continued confidence in the Plan for the next Plan period will depend upon ensuring that all current and relevant information is taken into account. Each five-year review will be assessed along with the combined Annual Monitoring Reports, and their results will inform any decision on the need for a 'Full Formal Review'. If there is a need for a Full Formal Review, up-to-date data on Housing Needs Survey, Parish Profile, Census results etc will be used.

In 2028, a community-based Steering Group will be re-formed to undertake a Full Formal Review to decide on the need for a subsequent 15 year Plan, and to oversee the development of this new Plan if required. This should coincide with work at the Local Authority on the Local Plan for Telford & Wrekin.

In conjunction, Telford & Wrekin Council will undertake its statutory role and continue to monitor Neighbourhood Plans as part of its monitoring framework set out in Local Plan Appendix A tables 12-18.

The Parish Council may be best placed to monitor the progress of certain elements of the Neighbourhood Plan; the division of responsibility will be agreed with Telford & Wrekin Council. This might mean that Telford & Wrekin Council leads on monitoring the strategic delivery of housing while the Parish Council monitors local delivery. Monitoring arrangements are to be recorded in a *Memorandum of Understanding* between the two Authorities.

The Parish Council's monitoring could take the form of a spreadsheet listing all planning applications and the decisions made on them. It should be possible to see the extent to which the

Neighbourhood Plan has been successful in influencing planning and development decisions by recording which policies are being used in decision making and the outcomes. Hence, we should be able to assess how well policies are providing the expected outcomes. Findings from this should be shared with other interested parties to inform future Plans.

Table 2: Example of Policy Monitoring:

Policy	No. of times used	Decision in accordance	Decision against policy	Commentary

Needs to be substantially shortened or removed as it is not relevant to the aims of the plan.

APPENDIX 1

Harper Adams University

Harper Adams University is the premier specialist agri-food higher education institution in the UK. It provides world-class higher education for nearly 3,000 students and conducts internationally rated applied research of direct relevance to the agri-food and related rural sectors. The University also makes a substantial contribution, around £40m per year, to the local and regional economy and works closely with industry, nationally and internationally, in support of its education and research endeavours.

Harper Adams opened in 1901 on land to the north of Edgmond Village. It was originally established as a charitable foundation and remains a registered charity and a company limited by guarantee. The University's campus is now located on either side of the Newport to Shrewsbury Road (B5062). A distinguishing feature of the University is that it runs its own farming operations, which are critical to the education and research that it undertakes. The Farm, which surrounds the built environment of the University campus, is used as an 'outdoor laboratory' and is supplemented by owned and rented land holdings to the south of Edgmond, and further afield to the north and south of Telford.

The University has invested in the development of its central campus and has ensured that it retains a viable farming operation to serve its educational and research mission. These developments have included academic teaching and research facilities, farm facilities, student residential accommodation and social facilities for students and staff. These investments, and the future development of the central campus, are necessary for the University to compete in an increasingly competitive higher education market where the recruitment of students and winning research income depend on there being a high quality campus environment.

The University has also been sensitive to its rural surroundings, ensuring that whilst it creates a vibrant and attractive built environment, it also contains development broadly within a central area of the institutions' land holdings. Farmland surrounding the central campus, and elsewhere in the Parish, has been maintained because this supports the core business of the University and maintains its appeal to the rural students that the University attracts. The University takes the view that the separation of its campus from the built environment of the settlements of Edgmond and Edgmond Marsh is important in maintaining the distinctive nature of the University's operations. For that reason the University has established, in discussion with the Local Authority, a boundary around its central campus within which approved developments will take place. This is shown in Figure 5. The University has also routinely liaised with the Parish Council on its development plans and specific development proposals, and has participated in discussions on local planning matters, to ensure that the community is aware of the University's intentions with regard to campus developments.

A number of University staff live in the village of Edgmond and in surrounding towns and villages, while others live further afield in Shropshire and surrounding counties. Whilst first year students mainly live on campus, a limited number of students live in Edgmond and other local villages. Some are based in Newport where there is a wider range of private sector rental property.

The University recognises its juxtaposition alongside the village of Edgmond and acknowledges that large scale housing developments outside its boundary for students or as open market housing

would adversely impact on the rural character and setting of the village as well as the distinctive setting of the University that is essential to its rural mission. However it is keen to ensure the provision of adequate infrastructure services and facilities to enhance its role as an important economic driver for the Borough and the major local employer.

The University's Strategic Plan is available on its website at www.harper-adams.ac.uk. The Plan sets out the University's five key objectives of which the most relevant to the Neighbourhood Plan is:

1. **Education:** To grow the population of the University to 3,000 FTE students, whilst attracting those already in the professions who need to extend their understanding and expertise, thereby providing a community of learning that will appeal to rural and urban students from the UK and overseas.

The University's Strategic Plan covers a five yearly cycle, with a review at the midway point and a refresh for the next five years. The current plan covers the period to 2020 and it will be updated in 2017 to cover the period to 2022. In support of the objectives established by the University within its Strategic Plan, and the longer term development of the University within the timescale envisaged by the Neighbourhood Plan, the following are amongst the planning priorities for the University:

- a) The ability to provide further campus-based residential accommodation for students that would relieve pressure on accommodation and 'travel to study' requirements in Newport. This will require supporting infrastructure, such as car parking and possible improvements to road access to the Harper Adams site;
- b) The restructuring of existing building(s) to provide for growth in staff and postgraduate student numbers over the planning period;
- c) The ability to develop the potential for inward investment and employment opportunities by relevant companies locating R&D or education facilities on the University campus. Success in this field has recently been demonstrated by retaining the Dairy Crest R&D team in the local area with a development on campus, and by attracting nearly £6m of Government Agri-Technology Strategy funding to enhance the University's ability to work with the emerging agri-technology sector;
- d) The provision of additional sports and recreational facilities to address modern student requirements, reduce noise impacts on the local community and to enhance the competitive position of Harper Adams in the higher education student market;
- e) The provision of new teaching accommodation to assist with the rationalisation of accommodation use, the reduction of cross-campus traffic flows and enhance the ability of the University to hold conferences and visitor events out of term time, hence supporting income generation for the University and the local community;
- f) Improvements to farming facilities to keep pace with developments in the agricultural sector.

This list is not exhaustive, because other opportunities may arise during the lifetime of the Neighbourhood Plan if the University is able to attract external funding. The list should therefore be seen as a set of exemplar projects, typical of most universities, to address modern student and research expectations and build the reputation of the University on the world stage. The development of the University in this way, will ultimately benefit the local economy, better serve the needs of the local community and help develop a world leading higher education institution of which

the Parish can be rightly proud. Such projects would be contained within the boundary of the central campus unless exceptional circumstances meant that an alternative site consistent with the Neighbourhood Plan and agreed with the Local Planning Authority provided a better option.

APPENDIX 2**Respecting Edgmond's Historic Character**

The Neighbourhood Plan interprets the planning context set by National planning policy and the District wide local plan policies, (adopted and emerging), into the specific context of Edgmond Parish. Planning applications in 2014 and 2015 for new housing developments were held to be of the wrong scale, form and location to be suitable for Edgmond. Responses to these applications by Historic England and Telford & Wrekin Council set out important interpretations of the national and district planning policy context in relation to these applications, which accords with the Vision, Principles and Policies of the Neighbourhood Plan. These are reviewed below.

In chronological order, these documents are:

1: English Heritage (now Historic England) consultation response dated 23 Jan 2015 to TWC/2014/1132 - application to build 6 houses on land adjacent to Provosts Mews.

'We consider the scale, massing, materials and design of the proposals not to be in keeping or reflective of the character of the Conservation Area. It does not promote or reinforce the local distinctiveness of Edgmond and will cause harm to this part of the Conservation Area and potentially the setting of Provosts House Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions (para.64 NPPF) Permission should be refused because of concerns about incompatibility of development with an existing townscape,

2: English Heritage (now Historic England) consultation response dated 18 March 2015 to TWC/2015/0094 - application to build 7 houses on land adjacent to Manor House

'English Heritage is concerned as the proposed development will have an impact on the conservation area and upon the setting of the Manor House. We consider the scale, quantum of development, and layout of the proposals to be incompatible with the existing townscape. We consider the proposals to be harmful to this part of the conservation area by introducing a tightly clustered suburban cul-de-sac, a development type that will neither preserve nor enhance the character or appearance of the conservation area.

Recommendation: English Heritage recommends that the application is refused.'

3: Historic England consultation response dated 8 July 2015 to TWC/2015/0545 - application to build 28 houses on land adjacent to Egremont House

'Permission should be refused because of concerns about incompatibility of development with an existing townscape, where the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits (para.65 NPPF).

Historic England considers the proposed development will have an impact upon the setting of Egremont House. We also consider that the site, in its current form, makes a positive contribution to the significance of the conservation area and therefore the proposed development would be harmful to the character and appearance of the conservation area.

4: TWC Urban Design Officer consultation response dated October 2016 to TWC/2016/0603, Land rear of, 31 Shrewsbury Road, Edgmond, Newport.

'... Consequently the proposed development of 85 houses in an area of "*mixed agricultural fields*" is going to be a significant departure from what currently exists and will be visually at odds with the open

E03 - Duncan Bayliss

Edgmond Neighbourhood Plan

Regulation 15 Version

nature and agricultural character of the land immediately around it ... In conclusion it is difficult to see how the overall vision as set out in the D & A statement will be fulfilled in terms of creating a scheme that *“complements the qualities and character of Edgmond”* p.4 given it is outside the village and doesn't appear to relate well to the settlement or the surrounding context. In essence, the current proposals appear to be an attempt to “graft” a development onto the side of an existing village rather than integrate it in any meaningful way or respect its historical evolution, street pattern and skyline.

The principles that these expert responses reinforce are shown below and carried forward into Neighbourhood Plan policies RES1, RES2, RES3, and RES4 in particular.

1. Edgmond is not the right location for large scale housing developments. Only limited infill is appropriate.
2. The open countryside around Edgmond village between Edgmond and Harper Adams University and the hamlet of Edgmond Marsh is not a suitable location for new housing estates.
3. The open spaces in the Edgmond Conservation Area (ECA) adjacent to and associated with key listed buildings; Provost's House, Manor House and Egremont House, are important parts of their setting and the overall character, experience and enjoyment of the ECA. They are not suitable locations for new housing schemes.
4. The open farmland adjacent to the ECA makes an important contribution to the open and rural character of the village and the also the experience and appreciation of the ECA and is not suitable location for new housing estates.
5. Further suburban style built forms are not appropriate to Edgmond and could irreparably damage the rural character of the village.

APPENDIX 3**Edgmond Parish Profile**

This profile of the Parish draws on a number of data sources including the 2001 and 2011 Censuses, the Edgmond Parish Plan 2009, the Telford & Wrekin Rural Settlements paper (June 2016) and local knowledge.

Physical characteristics

Edgmond Parish is situated in the rural north of the borough of Telford & Wrekin, north of Telford and west of the town of Newport. It covers the village of Edgmond as well as the settlements of Adney, Calvington, Caynton, Edgmond Marsh, Edgmond Common, Blackbrook, The Buttery and Sidlington.

Population

The 2011 Census recorded a population of 2,062 people, a rise of 5% since 2001. Most of the growth can be attributed to a rise in the number of young people (between 18 and 24 years of age) and people of retirement age living in the Parish.

Table 3: Edgmond Parish Population and Age Profile (Source: ONS, Table KS102EW)

Age	2011	
	number	%
All usual residents	2,062	100.0
Age 0 to 4	57	2.8
Age 5 to 7	32	1.6
Age 8 to 9	26	1.3
Age 10 to 14	98	4.8
Age 15	19	0.9
Age 16 to 17	53	2.6
Age 18 to 19	479	23.2
Age 20 to 24	307	14.9
Age 25 to 29	44	2.1
Age 30 to 44	213	10.3
Age 45 to 59	295	14.3
Age 60 to 64	122	5.9
Age 65 to 74	183	8.9
Age 75 to 84	101	4.9
Age 85 to 89	24	1.2
Age 90 and over	9	0.4
Mean Age	35.9	-
Median Age	23.0	-

With a mean age of 35.9, Edgmond Parish has the youngest age profile of any part of the Borough. This reflects the presence of Harper Adams University, making Edgmond different from all other rural areas in the Borough where the mean age is 43.5 years.

Economics

The major employer in the Parish is Harper Adams University. A review of Telford & Wrekin Council business rates records also identifies additional small retail businesses in the Parish. Much of the rural land adjoining the village of Edgmond is used for arable farming.

Educational Attainment

The 2011 Census of educational attainment reflects a relatively highly skilled population in Edgmond (Table 4). The high proportion of residents with Level 3 qualifications (equivalent to A Level) reflects the number of students at Harper Adams University studying for a first degree.

Table 4: Highest Level of Qualification - comparison between Edgmond, the rest of the Rural Area and the whole of the Borough and Telford & Wrekin (%) (Source: ONS, Table QS501EW)

Qualification	Edgmond	Rest of the Rural Area	Telford & Wrekin
All categories: Highest level of qualification	100	100	100
No qualifications	9.2	19.2	24.6
Level 1 qualifications	7.3	10.9	15.1
Level 2 qualifications	16.1	15.5	17.9
Apprenticeship	2.7	3.8	3.3
Level 3 qualifications	35.2	17	13
Level 4 qualifications and above	26.1	29.8	20.9
Other qualifications	3.4	3.9	5.1

St Peter's Church of England School is very popular and achieved an Outstanding Ofsted rating in 2013¹.

Most residents of working age commute to work with a mean travel to work journey of 27.2 km. It is notable that 18.8% of all people in employment work from home; double the rate of the whole of or rest of the rural area of Telford & Wrekin and some four times the average for England².

¹ reports.ofsted.gov.uk/provider/files/2200145/urn/123474.pdf

² Telford & Wrekin Rural Settlements paper, p11

Table 5: Travel to Work Patterns (Source: ONS, Table QS702EW)

Distance travelled to work	2011	%
All categories: Distance travelled to work	750	100
Less than 2km	75	10
2km to less than 5km	72	9.6
5km to less than 10km	95	12.7
10km to less than 20km	142	18.9
20km to less than 30km	73	9.7
30km to less than 40km	20	2.7
40km to less than 60km	28	3.7
60km and over	59	7.9
Work mainly at or from home	141	18.8
Other	45	6
Average distance (km)	27.2	

Deprivation

The Index of Deprivation 2015 ranks the village of Edgmond³ as being within among the top 10% of least deprived neighbourhoods in England.

Housing stock

Table 6 (below) sets out the Parish's housing stock by dwelling type.

Table 6: Housing Stock in Edgmond (excludes student campus accommodation) (Source: ONS, Table QS402EW)

Dwelling type	%
Detached house	56.5
Semi-detached	39.4
Terraced (including end-terrace) house	3.2
Flat	0.9

House prices

The Parish has among the highest house prices in the Borough.

Table 7: Comparison of Edgmond Ward and Telford & Wrekin house prices in 2014 and 2015 (Source: SHMA 2016 – Table 3.1)

	Lowest quartile (25%)	Median figure
Edgmond Ward ⁴	£205,000	£284,167
Telford & Wrekin	£108,000	£140,000

³ LSOA Telford and Wrekin 002C

⁴ This extends beyond the parish boundaries and covers Tibberton.

A more detailed review of the Land Registry database for house sales in the “TF10 8” postcode area for 2015 and 2016 (up to November 2016) showed that the median price for a house sold was £247,000.

Housing Tenure

As a relatively affluent Parish, home ownership is predictably high among the settled permanent population with more than four in five households owning their own home.

Table 8: Edgmond Parish Housing Tenure (source: ONS, Table QS405EW)

Tenure	2011	%
All categories: Tenure	554	100
Owned: Total	456	82.3
Owned: Owned outright	273	49.3
Owned: Owned with a mortgage or loan	183	33.0
Shared ownership (part owned and part rented)	0	0.0
Social rented: Total	32	5.8
Private rented: Total	50	9.0
Living rent free	16	2.9

Outside this settled population, 672 residents in the Census were recorded as living in a communal establishment i.e. students living in university accommodation.

Household Type

As would be expected in a rural Parish there are a significantly greater proportion of households with members over 65 years old. There are also relatively few one-person and lone-parent households in Edgmond - a reflection of the urban/rural split that is seen across the Borough. The presence of Harper Adams can be seen in the greater proportion of student households.

Table 9: Household Type in Edgmond Parish (source: ONS Table KS105EW)

Household Type	Edgmond	Telford & Wrekin
	%	%
One person household	19.9	25.2
One person household: Aged 65 and over	12.9	10.7
One person household: Other	7.1	14.5
One family household	71.7	67.6
One family only: All aged 65 and over	12.4	7.6
One family only: Couple	54.2	48.2
One family only: Couple - no children	24	19.5
One family only: Couple - Dependent children	21.9	22.0
One family only: Couple - All children non-dependent	8.3	6.7
One family only: Lone parent	5.0	11.7
One family only: Lone parent - Dependent children	2.9	8.1

One family only: Lone parent - All children non-dependent	2.1	3.6
Other household types	8.4	7.2
Other household types: With dependent children	2.3	2.9
Other household types: All full-time students	1.6	0.3
Other household types: All aged 65 and over	0.3	0.2
Other household types: Other	4.2	3.8

Heritage

The Parish has one Conservation Area in the core of the village (Figure 3). A Conservation Area Management Plan was prepared in 2009⁵. There are 26 separately listed buildings and structures in the Parish.

Access to Facilities, Services and Public Transport

Most community facilities and services are centred within the village of Edgmond. These include the following community facilities:

- A shop
- A post office
- Garage and vehicle repair
- Two pubs - The Lion and The Lamb (currently closed)
- St Peter's Church
- Cricket pitch (Playing Field)
- Bowling green
- Children's play area
- Village Hall

There are a number of active community groups in the Parish.

The Scouts, Cubs, Beavers, Brownies and Guides and the Women's Institute meet regularly at the Village Hall. The Edgmond Toddler Group, Edgmond Village Shotokan Karate Club and a French Group also meet at the Village Hall.

Edgmond Snooker Club is attached to the Village Hall. The Bowling Club has its own clubhouse adjacent to the playing fields.

The Flower Guild, Choir & the Bell Ringers are based at St Peter's Church.

Harper Adams University offers facilities for hire by local groups and the Students Union has a gym which offers a limited number of spaces for local people not enrolled at the University. There is also a shop, cafe and coffee shop available to villagers, if they wish.

There is a two hourly bus service (#519) that connects Harper Adams University and the village of Edgmond with Newport and Shrewsbury. The University also operates its own private service for students and staff who live in Newport. We also see the Wrekin Rider touring around the village and adjoining villages, taking people to Newport.

⁵ http://www.telford.gov.uk/downloads/file/1869/edgmond_conservation_area_management_plan

The relatively poor public transport links coupled with high levels of affluence, and the travel to work patterns already identified, mean that residents in Edgmond, as with other parts of the rural area of the Borough, are highly dependent on the car.

Table 10: Car Availability (Source: ONS, Table QS416EW)

Cars	Edgmond	Rural Area	Telford & Wrekin
All categories: Car or van availability	100	100	100
No cars or vans in household	7.9	7.2	20.6
1 car or van in household	35.6	33.1	43.1
2 cars or vans in household	37.4	40.2	25.8
3 cars or vans in household	12.8	13.2	5.9
4 or more cars or vans in household	6.3	6.2	2.1

Transport infrastructure

Edgmond Parish has good east-west connections with Newport and other parts of the rural area of the Borough.

The B5062 (Shrewsbury Road), a single lane local distributor road, marks the northern edge of the village of Edgmond and connects Shrewsbury with Newport. A review of traffic accidents in the period 2011 to 2015 shows that there were 12 injury accidents of which 10 were classified as “slight”. The village is not an accident hotspot.

Many roads in the village are narrow, so pavements are sporadic and narrow. There is a signed cycleway route from Newport through Edgmond to Harper Adams.

<http://www.harper-adams.ac.uk/sustainability/files/CycleTrailBooklet.pdf>

Broadband

It is anticipated that the entire Parish will be connected to superfast broadband by the end of 2017.⁶

Public open space

The community values the MUGA, the children’s play area and green spaces including the school field, the church field and the field to the rear of the village hall.

Telford & Wrekin Council manages the village playing field and pavilion offering football and cricket pitches.

Farmland quality

Much of the surrounding countryside is of high quality agricultural land (Figure 7).

⁶ www.superfast-telford.co.uk

Minerals

The village of Edgmond and surrounding land to the north and south sit on sand and gravel deposits (Figure 8).

Water and Flood Risk

Telford & Wrekin Council has commissioned a number of Borough-wide studies concerning water quality and flood risk⁷. There are no records of any properties flooding in the Parish. See Figure 9 for flood zones in Edgmond Parish.

The Parish is served by a waste water treatment works. The 2012 Scoping Water Cycle Study confirmed that the Parish could accommodate some growth without any impact on the area's sewerage infrastructure.

⁷ Refer Scoping Water Cycle Study 2012 and Strategic Flood Risk Assessments prepared to support the Telford & Wrekin Local Plan.

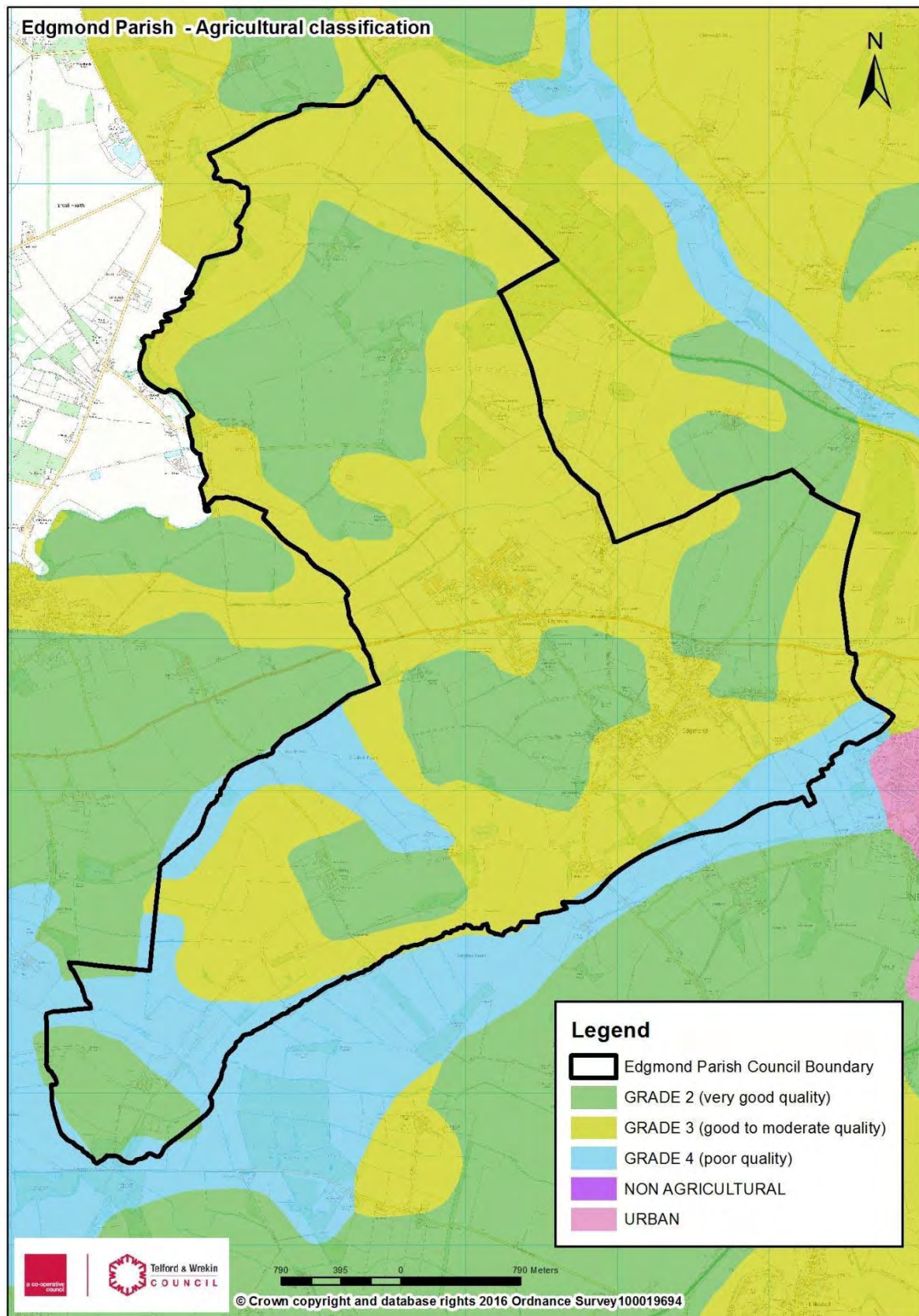


Figure 7: Edgmond Parish Agricultural Classification

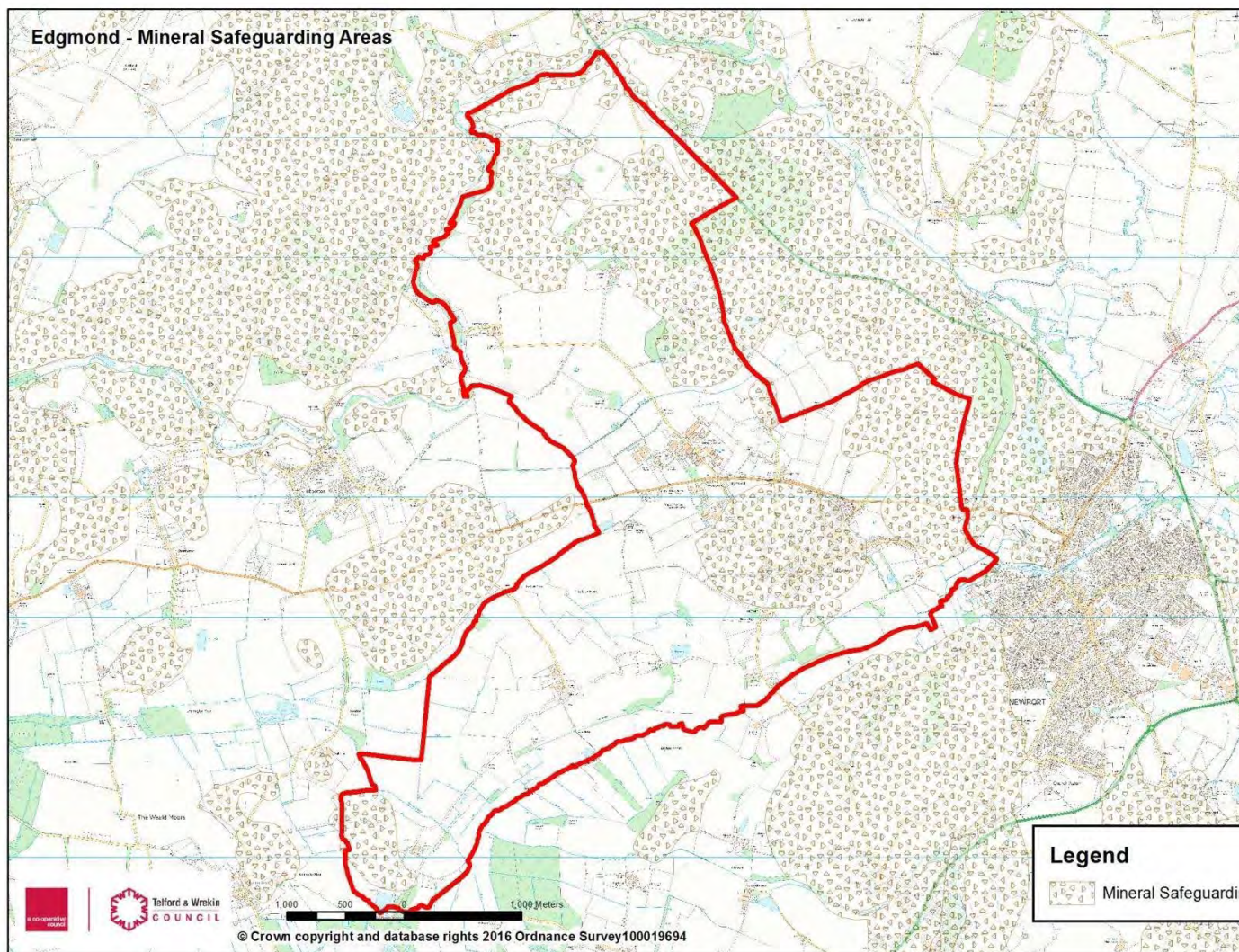
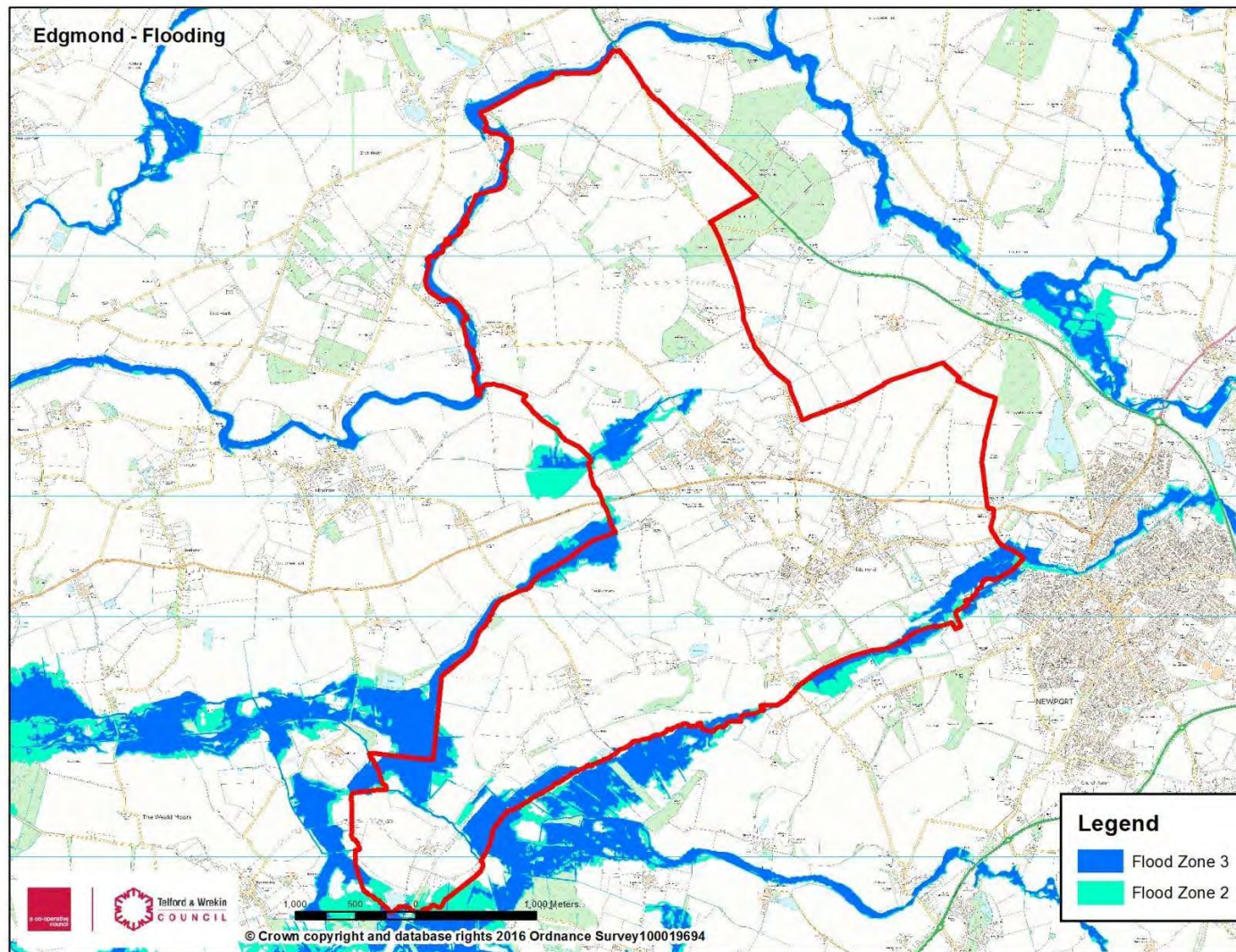


Figure 8: Edgmond Parish Mineral Safeguarding Areas

Figure 9: Edgmond Parish Flood Risk Areas



Additional Technical Evidence

1. Telford & Wrekin Local Plan 2011 – 2031 Submission Version
[http://www.telford.gov.uk/downloads/file/4486/a1_telford_and_wrekin_local_plan_2011-2031 - submission version low res](http://www.telford.gov.uk/downloads/file/4486/a1_telford_and_wrekin_local_plan_2011-2031_-_submission_version_low_res)
2. Telford & Wrekin Local Plan 2011 – 2031 – Integrated Appraisal
[http://www.telford.gov.uk/downloads/file/4362/a3_twlp_intergrated_appraisal - submission version](http://www.telford.gov.uk/downloads/file/4362/a3_twlp_intergrated_appraisal_-_submission_version)
3. Telford & Wrekin Local Plan 2011 – 2031 – Representations
http://telford-consult.objective.co.uk/portal/local_plan/local_plan/twlp?tab=list
4. Telford & Wrekin Annual Monitoring Reports
http://www.telford.gov.uk/info/20172/planning_policy_and_strategy/124/annual_monitoring_report_amr
5. Telford & Wrekin development monitoring database
6. Edgmond Parish Housing Needs Survey Report 2010
7. Telford & Wrekin Strategic Housing Market Assessment
[http://www.telford.gov.uk/downloads/file/4427/c2b-init_and_w_strategic_housing_market_assessment_shma_2016 -final report](http://www.telford.gov.uk/downloads/file/4427/c2b-init_and_w_strategic_housing_market_assessment_shma_2016_-_final_report)
8. Telford & Wrekin Water Cycle Study
[http://www.telford.gov.uk/downloads/file/4456/c6c-iii_twc_detailed_water_cycle_study - update 2016](http://www.telford.gov.uk/downloads/file/4456/c6c-iii_twc_detailed_water_cycle_study_-_update_2016)
9. Telford & Wrekin Strategic Flood Risk Assessment
http://www.telford.gov.uk/downloads/file/4460/c6e_twc_llfa_flood_risk_management_strategy
10. Telford & Wrekin Local Plan Technical Paper B2f – Rural Settlements
http://www.telford.gov.uk/downloads/file/4379/b2f_rural_settlements_update
11. Telford & Wrekin Edgmond Conservation Area Management Plan
http://www.telford.gov.uk/downloads/file/1869/edgmond_conservation_area_management_plan
12. Telford & Wrekin Strategy and Options – Shaping Places 2013
http://www.telford.gov.uk/downloads/file/1383/strategy_and_options_document
13. Telford & Wrekin Strategy and Options – Sustainability Appraisal 2013
http://www.telford.gov.uk/downloads/file/4395/d2b_shaping_places_lp_sustainability_appraisal_strategy_and_options
14. Telford & Wrekin Strategy and Options - Consultation report 2013
http://www.telford.gov.uk/downloads/file/1395/shaping_places_local_plan_strategy_and_options_summary_of_comments_december_2013

15. Shropshire Landscape Typology study 2006
<http://shropshire.gov.uk/media/1059492/EV15-the-shropshire-landscape-typology.pdf>
16. Edgmond Neighbourhood Plan Landscape Character Assessment
17. 2011 Census – population and household statistics
18. Telford & Wrekin Ecology officer
19. Telford & Wrekin Highways Department
20. Harper Adams University
21. Planning application: TWC/2014/1132 English Heritage response 23/01/2015
22. Planning application: TWC/2015/0094 English Heritage response 18/03/2015
23. Planning application: TWC/2015/0545 Historic England response 08/07/2015
24. Planning application: TWC/2016/0603 TWC Urban Design officer response 10/2016

From: Ed Pugh [REDACTED]
Sent: 20 October 2017 13:59
To: DevelopmentPlans
Subject: Comments on Edgmond Reg 15 Neighbourhood Development Plan

Categories: [REDACTED]

Dear Sir/Madam

I live in Edgmond I would like to make some comments on the Edgmond Neighbourhood Development Plan. Overall, I fully support the vision set out in the plan, and the majority of the policies within the plan robustly support this vision. However, I think the plan should be strengthened in 2 main ways, in order to better achieve this vision:

1 - Policy E3 needs to set out how Harper Adams University is going to respect the rural character of its own setting and that of Edgmond and Edgmond Marsh. There are number of practical steps that could achieve this: for example siting multi story buildings north of the B5062.

2 - As you will be aware, Edgmond Parish Council commissioned a Landscape Appraisal in order to provide supporting evidence for the NDP. The is an excellent piece of work which very accurately describes the village's character and what makes it special. However, it does need to be more thorough tied into the NDP, and specifically referenced within a number of policies.

Protect Heritage Edgmond, a local campaign group, has submitted a number of more detailed comments on specific policies, which I fully support.

kind regards

Ed Pugh

From: [REDACTED]
Sent: 22 October 2017 16:04
To: DevelopmentPlans
Cc: Munyuki, Lawrence
Subject: EDMOND NEIGHBOURHOOD PLAN - REGULATION 16 CONSULTATION
COMMENTS - EDMOND PARISH COUNCIL
Attachments: Gladmans refusal notice 2017-09-26@TWC-2016-0603 Appeal Decision 3170037
_APPEAL_DECISION.pdf
Importance: High
Categories: [REDACTED]

Good Afternoon

Edgmond Parish Council continues to support the Neighbourhood Development Plan as submitted for Regulation 16. Extensive community engagement took place over a period of time, to ensure that everyone had an opportunity to put forward their views, or at the relevant times, question the draft Plan. This included important engagement with representatives of Harper Adams University.

Following the submission of the Plan, we attended the hearing of the Appeal on an application submitted in Shrewsbury Road, for 85 homes by Gladmans. As you are aware, TWC had refused this application as it is outside of National and Local Planning Policies and this decision was upheld by the Inspector at the hearing on 26th September.

I attach the refusal notice, which contains important comments and evidence used in the decision and are in line with the TWC emerging local plan and the Edgmond Neighbourhood Plan. It is our intention to refer to, and use, some of the statements included within the decision notice especially when relating to the

“need to protect the only gap between the University’s large campus and the village of Edgmond, completely altering its rural character and causing “severe harm” to the setting of both.”

We believe that the Landscape Assessment was an important factor in the decision and is equally as important as an appendix to our Neighbourhood Plan, it is also our intention to make more reference to the document within the final Referendum Version of our Plan.

Kind Regards

Katrina Baker
Clerk
Edgmond Parish Council

Appeal decision Ref: APP/C3240/17/3170037

Same appeal decision attached in Rep E03

Telford & Wrekin Council
Development Management
1st Floor Upper
Wellington Civic Offices
Larkin Way Tan Bank
Wellington
Telford
TF1 1LX

Our ref: SV/2012/106308/AP-
05/PO1-L01

Your ref:

Date: 24 October 2017

Dear Sir/Madam

EDGMOND REGULATION 16 NEIGHBOURHOOD PLAN CONSULATION

I refer to your email of the 14 September 2017 in relation to the above Neighbourhood Plan (NP) consultation. We have reviewed the submitted document and would offer the following comments at this time.

We would not, in the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment at this time. You are advised to utilise the attached Environment Agency guidance and pro-forma which should assist you moving forward with your Plan.

However, it should be noted that the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with the drainage team at Telford and Wrekin Council as the Lead Local Flood Authority (LLFA).

I trust the above is of assistance at this time. Please can you also copy in any future correspondence to my team email address at SHWGPlanning@environment-agency.gov.uk

Yours faithfully

Mr. Graeme Irwin
Senior Planning Advisor

[Redacted signature line]

[Redacted signature line]

Neighbourhood Plan

Environment Agency consultation pro-forma

October 2016

To assist the Environment Agency in providing the most focused and accurate consultation responses through the Neighbourhood Planning process we have produced the following guidance and attached pro-forma.

Together with Natural England, English Heritage and the Forestry Commission we have published joint advice on Neighbourhood Planning which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at:

http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf

The below detail takes you through the issues we would consider in reviewing your Plan. We aim to reduce flood risk, whilst protecting and enhancing the water environment, land and Biodiversity. We recommend completing this to check whether we are likely to have any concerns with your Neighbourhood Plan at later stages.

Flood Risk

Your Neighbourhood Plan should conform to national and local policies on flood risk.

National Planning Policy Framework (NPPF) – Paragraph 100 states that ‘Inappropriate development in areas of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere’.

If your Neighbourhood Plan is proposing sites for development you should check whether any of the proposed allocations are at risk of fluvial flooding based on our Flood Map. For example are there any areas of Flood Zone 3 or 2 (High and Medium Risk). In line with National Planning Policy and, specifically, the Sequential Test, we would expect all built development to be located within Flood Zone 1, the low risk Zone. Our **Flood Map** can be accessed via the following link:

<http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?topic=floodmap#x=357683&y=355134&scale=2>

In addition to the above you should also check with the Telford and Wrekin Council with regards to other sources of flooding as detailed in their Strategic Flood Risk Assessment (SFRA). Telford and Wrekin Council, as the Lead Local Flood Authority (LLFA), now has responsibility for local flood risk management and may hold flooding information that is not identified on our Flood Map.

Specifically, some watercourses have not been modelled on our Flood Maps (Our Flood Maps primarily show flooding from Main Rivers, not ordinary watercourses, or un-modelled rivers, with a catchment of less than 3km²).

Your Sequential Test should include a consideration of climate change (see below). In the absence of up to date modelled flood risk information, or a site specific FRA, to confirm an appropriate allowance you may wish to utilise the current Flood Zone 2 extent (where available) to indicate the likely, nominal, Flood Zone 3 with climate change extent. Where no modelling or flood map outline is available you will need to consider an alternative approach.

Where an un-modelled watercourse is present, or adjacent to a site, then it may be prudent to incorporate a buffer zone in consideration of flood risk not shown on the Flood Map. Where flooding could be extensive

E06 - Environment Agency

modelling may be necessary to confirm that the site is developable, that there will be no impact on third parties and assess any opportunities for enhancement.

As stated above, some assessment is necessary in your Plan, to inform the deliverability of sites. Additionally all sites with flood risk issues, especially those with ordinary watercourses or un-modelled rivers within/adjacent or near to sites, are likely to need detailed modelling at the planning application stage to verify the design flood extents, developable areas and that the development will be safe.

Climate Change

Your Local Authority's SFRA should indicate the extent of flood zones with likely climate change. Revised climate change allowances have been published (February 2016). These update the figures within Table 2 of the current 'Climate change allowances for planners' (September 2013) guide, as referenced in paragraph 7-068-20140306 of the National Planning Practice Guidance (NPPG) at:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/296964/LIT_8496_5306da.pdf

The latest allowances can be viewed at:

<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

The table below is for '**peak river flows**' within the Severn River Basin district:

Severn Peak River Flows: Total potential change anticipated	2015-39	2040-2069	2070-2115
Upper end	25%	40%	70%
Higher central	15%	25%	35%
Central	10%	20%	25%

The following table is for '**peak rainfall intensity**' allowance in small and urban catchments. **Surface water (peak rainfall intensity) climate change allowances should be discussed with the LLFA.**

Peak Rainfall Intensity - Applies across all of England	Total potential change anticipated for 2010-2039	Total potential change anticipated for 2040-2059	Total potential change anticipated for 2060-2115
Upper end	10%	20%	40%
Central	5%	10%	20%

Note to above: This table shows anticipated changes in extreme rainfall intensity in small and urban catchments. The peak rainfall intensity ranges are appropriate for small catchments and urban or local drainage sites. For river catchments around or over 5 square kilometres, the peak river flow allowances are appropriate.

We have produced a SHWG climate change allowance guidance document (dated March 2016) that should be referred to for more detailed advice on this subject.

Flood Defences - Areas of your Parish, or proposed sites, may be afforded protection by a flood defence/alleviation scheme. Where this is the case your Plan should acknowledge this and identify the level of protection provided. It should be noted that flood defences are intended to protect existing properties and are not to facilitate new development in areas that would otherwise be impacted by flooding. Any assessment of development behind flood defences should consider the impacts of a breach or overtopping. Where it is determined that new development should be behind a flood defence financial contributions may be sought to maintain or improve the structure.

Waste Water Infrastructure

The Environment Agency has offered advice to Telford and Wrekin Council, as part of their Local Plan, to help ensure that their strategic housing growth can be accommodated in consideration of waste water infrastructure.

Where there is an identified infrastructure constraint you will need to demonstrate that there is a solution (it may be already programmed, or could be a possible future infrastructure upgrade) to help improve the capacity issue and enable the development to go ahead. This will require consultation with the Utility Company and we have developed a set of general questions to assist this process. The outcome of this may inform a 'phasing' policy within your plan where appropriate. It may also be necessary to produce an 'Infrastructure Delivery Plan' to set out any key milestones for waste water infrastructure upgrades and improvements. The evidence you produce should give a reasonable degree of certainty to all parties, helping demonstrate development is deliverable, and importantly ensure that your plan is 'sound'.

Note: Government Guidance states that sufficient detail should be provided to give clarity to all parties on when infrastructure upgrades will be provided, looking at the needs and costs (what and how much). The NPPG refers to "ensuring viability and deliverability – pursuing sustainable development requires careful attention to viability and costs in plan making and decision making". Plans should be "deliverable".

Water Management and Groundwater Protection

In February 2011, the Government signalled its belief that more locally focussed decision making and action should sit at the heart of improvements to the water environment. This is widely known as the catchment-based approach and has been adopted to deliver requirements under the Water Framework Directive. It seeks to:

- deliver positive and sustained outcomes for the water environment by promoting a better understanding of the environment at a local level; and
- to encourage local collaboration and more transparent decision-making when both planning and delivering activities to improve the water environment.

Neighbourhood Plans provide an opportunity to deliver multi-functional benefits through linking development with enhancements to the environment.

Source Protection Zone: Some areas of your Parish, and specific potential site allocations, may be located within Source Protection Zone (SPZ) 1, which indicates a sensitive hydrogeological setting. You should consider this constraint within your plan and when allocating sites. Specifically your plan should consider the relevance of the designation and the potential implication on development, with reference to our Groundwater Protection: principles and Practice (GP3) policy:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297347/LIT_7660_9a3742.pdf

Development and surface water drainage will need to be carefully located and designed to avoid pollution risks to controlled waters and address potential environmental impact associated with low flows. For example SuDS on the sites may need to provide multiple levels of treatment. To address the quantitative issues with the waterbodies, SuDS should be designed so to maximise recharge to the aquifer and support water levels in the receiving brooks.

E06 - Environment Agency

For further information or advice please contact us on shwgplanning@environment-agency.gov.uk

Waste water Infrastructure Questions:

What is the waste water capacity issue? We would recommend discussions with the Utility Company to ascertain how you can progress with your Plan without impact on the works. To assist in these discussions we would recommend the following:

- What solutions are programmed within Asset Management Plans (AMP)? When will these solutions be delivered? Are there any options for accelerating these schemes via developer contributions?
- In the absence of an improvement schemes what could alternative solutions be (type and location of) for short/medium/long term growth. Are these solutions cost prohibitive?
- Are there any short term options to facilitate growth? Some options to consider could be SUDS retrofitting or removing surface water from sewer systems.
- Utility companies could be asked about what WFD work they already have programmed in to their AMP Schemes for Phosphate stripping or other sanitarities (e.g. ammonia/Biological Oxygen Demand).

Development Management
Telford and Wrekin Council
PO Box 457,
Telford
Shropshire
TF2 2FH



9th October 2017

Dear Sirs

Edgmond Parish Neighbourhood Plan- regulation 15 consultation

I am responding on behalf of Harper Adams University.

The University is grateful to the Parish Council for the opportunity to engage with its work to develop the Neighbourhood Plan. The University has been able to comment at all stages of the consultative process and wishes to express its support for the regulation 15 consultation version of the Plan dated 29 June 2017.

The University has also had an opportunity to engage with the development of the Landscape Character Assessment document dated July 2017 and is supportive of the document.

If you require further information, please let me know.

Yours sincerely



Dr C E Baxter
University Secretary



Chancellor: HRH The Princess Royal

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Vice-Chancellor: Dr D G Llewellyn BSc MSc DBA FIAgrE ARAgS University Secretary: Dr C E Baxter BA PhD

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[REDACTED]

From: H Gardner [REDACTED]
Sent: 23 October 2017 17:16
To: DevelopmentPlans
Subject: Comments on Edgmond Neighbourhood Development Plan
Categories: Lawrence

Dear Sir/Madam

As a resident of Edgmond I would like to say that I fully support the comments made by Protect Heritage Edgmond in their submission to you regarding the above Neighbourhood plan.

With regard to Policy E3 I believe that Harper Adams University should retain some separation from the village and any further large buildings should be sited north of the B5062.

Helen F Gardner

Sent from my iPad



WEST MIDLANDS OFFICE

Ms Katrina Baker
6887

Direct Dial: 0121 625

Oaklands

Waters Upton
PL00062862

Our ref:

Telford

TF6 6NP
2017

19 October

Dear Ms Baker

**EDGMOND PARISH NEIGHBOURHOOD PLAN- REGULATION 16
CONSULTATION.**

Thank you for the invitation to comment further on the Edgmond Parish Neighbourhood Plan. Our previous substantive Regulation 14 comments remain entirely relevant, that is:

"Historic England are supportive of the Vision and objectives set out in the Plan and the content of the document, particularly its' emphasis on local distinctiveness including undesignated heritage assets and the maintenance of historic rural character.

Overall the plan reads as a well-considered and concise document which we consider takes a suitably proportionate approach to the historic environment of the Parish".

I hope you find these comments helpful.

Yours sincerely,



Peter Boland
Historic Places Advisor
peter.boland

cc:



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TG

Telephone 0121 625 6870
HistoricEngland.org.uk





THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TG

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HistoricEngland.org.uk



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[REDACTED]

From: John Hill [REDACTED]
Sent: 27 October 2017 15:49
To: LocalPlan
Subject: Edgmond Neighbourhood Plan

Categories: [REDACTED]

Good afternoon

I am writing to state that I fully agree with the points already raised from Protect Heritage Edgmond in regard to the Neighbourhood plan.

Kind regards

John Hill
[REDACTED]

From: The Turners [REDACTED]
Sent: 27 October 2017 16:42
To: DevelopmentPlans
Subject: Edgmond Neighbourhood Plan

Categories: [REDACTED]

I would like to express my general support for the proposed Edgmond Neighbourhood Plan.

I have also read the comments prepared and submitted by Protect Heritage Edgmond. I would like to see their recommendations fully implemented.

i also have the following comments:

Policy RES2. In order to remove any ambiguity & to protect the rural character and distinctiveness of Edgmond village and to protect the open countryside which extends into the village (as supported by the findings of the Planning Inspector assigned to decide the Gladman Appeal of Telford & Wrekin Council's decision to refuse application TWC/2016/0603) the wording of RES2 should be amended to say "... development will be strongly resisted in the open countryside around, **and in between**, Edgmond Village, Edgmond Marsh, Harper Adams University"

The above wording would be ensure there is an unambiguous policy statement, implementing the recommendation of the landscape assessment.

Policy RES3.

- Edgmond suffers from being used at a 'rat run' by vehicles from the new developments in Newport as well as Market Drayton and from the A41 as they commute to Telford. Also from traffic commuting from Telford direction to Harper Adams University. The last bullet of this policy should include a statement that "applications should be supported by a full and complete model of the traffic implications of the proposed development and also of ALL approved planning application within the local region which impact on Edgmond". This is actually an existing requirement of the NPPF but is never enforced by the local planning authority.
- this policy requires and unifying final sentence in order to ensure that street lighting, footpaths etc are designed to reflect the local rural character and not that of a suburban estate.

Policy G1. I support this policy but its current wording, and those of the following paragraphs, are messy. We repeatedly see Developers use such 'ambiguity' to argue that agricultural land and land which is 'green and open' but which is privately owned and not accessible to the public, is not important or of significance to the village. Therefore:

- The term 'local green space' should be clearly defined in the policy and the definition should include clarification that this land is either publicly owned and/or publicly accessible space That the term 'green space' or 'open space' in this policy is does not refer to open countryside in or around the Parish/Village which is currently in agricultural use and/or privately owned. Such other open

E11 - Louise Turner

countryside and land in agricultural use in and around the village is equally important to local character and distinctiveness and is covered in other policy statements within the NP.

Policy E3. Whilst I support the growth of HAU in order to ensure that it remains viable, I am extremely concerned about the absence of any scrutiny and control over its expansion which prevents developments at HAU impacting negatively on the rural character and distinctiveness of the village. There is a major problem of (a) light pollution from the university and (b) of large and inappropriate development south of the B5062. Therefore Policy E3 should include 2 statements:

- developments higher than 2 stories (say 8m) should be restricted to north of the B5062 and to within the existing developed boundary of HAU
- any proposed lighting schemes should be accompanied by a full lighting design proposal which demonstrates that light pollution will not increase as a result of the proposal and that active measures have been included within the design to limit light pollution to the bare minimum.

Yours Sincerely

Louise Turner



Date: 24 October 2017
Our ref: 226036



Development Management
Telford & Wrekin Council

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

T 0300 060 3900

Dear Sir/Madam

Edgmond Neighbourhood Plan (Regulation 16 Consultation)

Thank you for your consultation on the above dated 14/09/2017

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made..

Natural England does not have any specific comments on this draft neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For any queries relating to the specific advice in this letter only please contact Felicity Bingham on 02082 256387. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Felicity Bingham
Sustainable Development Advisor
East Midlands Team



Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)⁵ website and also from the [LandIS website](http://www.landis.org.uk/index.cfm)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework--2)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

E12 - Natural England

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

You may also want to consider enhancing your local area in other ways, for example by:

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰<https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹²<https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³<http://publications.naturalengland.org.uk/publication/35012>

E12 - Natural England

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/) ¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

E13 Protect Historic Edgmond

From: Mike Turner [REDACTED]
Sent: 27 October 2017 14:32
To: DevelopmentPlans
Subject: EDMOND NEIGHBOURHOOD PLAN
Attachments: PHE on Reg 15.doc; Reg_15 NDP marked up.pdf

Categories: [REDACTED]

Dear Sir/Madam

Protect Heritage Edgmond is a local community group dedicated to protecting Edgmond's rural and historic character. Our group has widespread support within Edgmond and includes people with a number of relevant professional qualifications, including town planners, architects and MITPs. We fully support the vision set out in the draft Neighbourhood Development Plan and in particular we support building new houses on limited infill sites within Edgmond. There are lots of infill sites being built on in the village at the moment, with little or no objection from local people. However, we recommend that the plan is strengthened in a number of areas, in order to better achieve its vision.

We would like to see the following key changes made to the plan:

- the Parish Council commissioned a planning professional to undertake a Landscape Appraisal as part of the Neighbourhood Plan process. This has now been completed. At the recent Gladmans appeal the Landscape Assessment was central to the arguments used by the Inspector in refusing a housing estate of 85 houses. Therefore the Landscape Assessment must be referred to throughout the NDP and carefully integrated.
- Policy C2 needs to be removed. Developer contributions are only relevant to large developments, which aren't supported by this plan. Any major development at Harper Adam University (HUA) can be subject to other agreements under Telford and Wrekin Local Plan provisions anyway.
- Policy E3. This should say that all developments at the University should fit in to and respect the rural landscape, again cross referencing the Landscape Assessment. The rural character, appearance and setting of the University and of Edgmond must be maintained, cross referencing para 27 of the Inspector's decision regarding the Gladmans application. To achieve this, developments of more than 2 stories should not be built south of the B5062 (Shrewsbury Road). Any new lighting should be low cut off lighting, in order to minimise light pollution.

Full details of our suggested amendments are in the attached documents (comments are marked up in yellow in the Reg 15 Plan version of the plan, starting at page 13).

kind regards

PHE

E13 Protect Historic Edgmond

Marked up Regulation 15 Neighbourhood Plan

Same as attached in Rep E03

From: Growth Development <GrowthDevelopment@severntrent.co.uk>
Sent: 29 September 2017 12:12
To: DevelopmentPlans
Subject: RE: Publication of Edgmond Neighbourhood Plan (Regulation 16 Consultation)
Attachments: Edgmond response 29-9-17.docx

Categories:

Dear Sir

Thank you for the opportunity to comment on the Edgmond Neighbourhood Plan. At this time we have no detailed comments to make. To make detailed comments we will require detailed information on the number and type of properties proposed (household/commercial) and maps of the proposed sites. We have attached some general information which we hope this provides you with useful guidance. We look forward to providing you with more comprehensive comments when more detailed plans and geographical locations of developments become available.

Daryl Fossick
Growth and water efficiency advisor
Growth.development@severntrent.co.uk

From: DevelopmentPlans [mailto:DevelopmentPlans@telford.gov.uk]
Sent: 14 September 2017 10:35
To: DevelopmentPlans
Subject: Publication of Edgmond Neighbourhood Plan (Regulation 16 Consultation)

Dear Sir/Madam

I am writing to let you know that Edgmond Parish has prepared a Neighbourhood Plan (NP) for the Parish of Edgmond in accordance with Neighbourhood Planning (General) Regulations 2012.

Edgmond Parish Council has submitted their NP to Telford & Wrekin Council ("the Council") for publication and formal consultation before it is independently examined. The Edgmond NP is accompanied by supporting documents including a Basic Conditions Statement and a Consultation Statement.

The Edgmond Neighbourhood Plan establishes a long term view for the Edgmond area and help deliver the local community's aspirations and needs for the plan period 2017 - 2031. It sets out a number of key objectives and planning policies which the Edgmond Parish Council wishes to be used to help determine planning applications in the Edgmond area. The Edgmond Neighbourhood Plan is being referred to an independent person for independent examination.

As required by Regulation 16 of the Neighbourhood Planning regulations 2012, the Council is inviting representations on the submission version of the Edgmond NP. The consultation will run for a period of 6 weeks, starting from **14 September 2017 until 5pm on 27 October 2017**.

A copy of the submitted Edgmond Neighbourhood Plan and supporting documentation can be viewed on the Council website at: www.telford.gov.uk/edgmondndp. Paper copies can be inspected at:

- Telford & Wrekin Council Addenbrooke House Reception, Ironmasters Way, Telford, TF3 4NT during weekdays 8.45am to 5pm

E14 - Severn Trent

- Telford & Wrekin Council Business & Planning First Point, Telford & Wrekin Council, Wellington Civic Offices, Larkin Way, Telford. TF1 1LX during weekdays 8:30am to 5pm
- Darby House Reception, Lawn Central, Telford, TF3 4JA during weekdays 8.45am to 5pm
- Edmond Village Hall, Shrewsbury Road, Edmond, TF10 8HU

Representations on the Submission may be made to the Council up to no later than 5pm on 27 October 2017. Representations can be made in writing by post to Development Management, Telford & Wrekin Council, PO Box 457, Telford. TF2 2FH, or; by e-mailing developmentplans@telford.gov.uk

Any representations may include a request to be notified of Telford & Wrekin Council's decision under Regulation 19 in relation to the Edgmond Neighbourhood Plan (Requesters should provide their, name, address and contact details in their representation).

You should note that your comments are not confidential, they will be publicly available and published on the Council's website.

Following the consultation, the Council will collate and submit all the responses received to the appointed Examiner, along with the submitted documents so that the Edgmond NP can be examined.

Following the examination, the appointed Examiner will then prepare a Report and recommend if the NP can be referred to a public referendum. The Council must then consider the Examiner's report and make a decision on whether to refer the NP to public referendum or refuse the NP. If the plan is recommended for public referendum, the Council will arrange a referendum. If more than 50% of the votes at the referendum are in favour of the NP it will be made and then form part of Telford & Wrekin Councils development plan in respect of the administrative area of the Parish of Edgmond.

If you require any assistance please contact the Environment & Planning Policy Team on 01952 384241.

Yours faithfully

Development Management
Business, Development & Employment
1st Floor Upper
Wellington Civic Offices
Larkin Way (off Tan Bank)
Telford
TF1 1LX

Tel: 01952 384241
Fax 01952 381806
Email: developmentplans@telford.gov.uk
www.telford.gov.uk

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Telford & Wrekin Council
PO Box 457
Telford
TF2 2FH

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E14 - Severn Trent

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03 November 2017

Our ref: Telford and Wrekin 5

Edgmond Neighbourhood Plan

Position Statement

As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the local planning authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments to minimise customer bills.

Sewage Strategy

Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.

Surface Water and Sewer Flooding

We expect surface water to be managed in line with the Government's Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewage system and, where practicable, we support the removal of surface water already connected to foul or combined sewer.

We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.

Water Quality

Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency's Source Protection Zone (SPZ) policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.

Water Supply

When specific detail of planned development location and sizes are available a site specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts.

We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require greater reinforcement to accommodate greater demands. Once detailed plans are available we can provide further comments on water supplies in specific areas.

Water Efficiency

Building Regulation requirements specify that new homes must consume no more than 125 litres of water per person per day. We recommend that you consider taking an approach of installing specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations.

We recommend that in all cases you consider:

- Single flush siphon toilet cistern and those with a flush volume of 4 litres.
- Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute.
- Hand wash basin taps with low flow rates of 4 litres or less.
- Water butts for external use in properties with gardens.

We hope this provides you with useful information. We look forward to providing you with more comprehensive comments when more detailed plans and geographical locations of developments become available.

Yours sincerely

Daryl Fossick

Growth and water efficiency advisor



From: Simon Lord [REDACTED]
Sent: 22 September 2017 14:53
To: LocalPlan
Subject: Comments

Categories: [REDACTED]

Dear Sir / Madam,

I write as a long term resident of Edgmond to comment on the Local plan and its impact on our environment.

I have two strong opinions on the issue. Firstly that it is critical that Edgmond's character as an historic rural community be maintained. This character is threatened by large scale inappropriate development both as infill and as expansion of the village boundary. Restrictions on development should apply both in and out of the conservation area. While I appreciate the need to maintain essential services in the village I also think that the infrastructure cannot withstand rapid expansion.

The second threat that I perceive is the unchecked expansion of HUAC. Any necessary development of the site should be low rise, in keeping architecturally and to the north of the main Shrewsbury road.

Yours faithfully,

Simon Lord
[REDACTED]

From: CHRISTOPHER DAVIES [REDACTED]
Sent: 26 October 2017 19:22
To: DevelopmentPlans
Subject: Comments on Edgmond Neighbourhood Development Plan

Categories: [REDACTED]

Dear Sir/Madam

I am a resident of Edgmond and I would like to express comments on the Edgmond Neighbourhood Development Plan. Overall, I fully support the points set out in the plan however I wish to submit two areas that I would like to see strengthened:-

1 - Policy E3 needs to set out how Harper Adams University is going to respect the rural character of its own setting and that of Edgmond and Edgmond Marsh. There are number of practical steps that could achieve this: for example siting multi story buildings north of the B5062.

2 - As you will be aware, Edgmond Parish Council commissioned a Landscape Appraisal in order to provide supporting evidence for the NDP. The is an excellent piece of work which very accurately describes the village's character and what makes it special. However, it does need to be more thorough tied into the NDP, and specifically referenced within a number of policies.

Protect Heritage Edgmond, a local campaign group, has submitted a number of more detailed comments on specific policies, which I fully support.

kind regards

Mrs Sue Davies
Chetwynd Road