

## Proposed development west of Wellington Road.(H012)

Firstly, I strongly support the ambitious Telford building plans which seem to greatly help the government objective of 375,000 new homes this year. However there seems to be an excessively high target for Horsehay which is a unique part of Telford with a conservation area containing 17 listed buildings, Horsehay Pool and Telford Steam Railway. The planning proposal for the conservation area states that **‘the area is relatively rural with a tranquil atmosphere’**. **This development will remove both the rural and tranquil aspect.** It is important to consider this development in conjunction with the surrounding large Lightmoor village development since any housing on Lightmoor will directly impact Wellington Road. There has been over 500 houses built on Lightmoor over the past three years and 200 more planned shortly.

The **‘rural and tranquil atmosphere’** will be destroyed by this proposal, which if rejected, will only reduce the local plan target of 2610 houses by 3% which will be more than compensated by the plans for 400 houses on the adjoining Coalmoor Road.

The objections to the development are two fold

- A) Excessive traffic with probable creation of an accident blackspot
- B) Environmental degradation

### **Excessive traffic**

There are 1009 houses on the nearby Lightmoor estate and Wellington Rd is the direct route into Telford Centre and is also the route for the Lightmoor to Telford bus which passes every 15 mins.

The resultant heavy traffic of 750 daily vehicles is exacerbated by cars parked on the road outside the houses at the north end of the road, resulting in one way traffic with queues forming at both ends (see photos P2) Wellington Road is essentially a one way road for 50% of its length.

This proposal will add another 250 vehicles daily with the proposed exit from the development being directly into the busy and congested one way system (see plan on page 3). This will create an overload and a potential accident black spot with vehicles turning left directly into an oncoming vehicle, made more dangerous by speeding cars which has forced the erection of a speed detector. The high traffic volume will create noise pollution for all the houses opposite the development.

### **Environmental degradation.**

Over the past three years the Wellington Road residents have seen two large fields behind them disappear into Lightmoor village with nearly 500 houses built there. This means we are now completely surrounded to the East, North and South by these extensive new developments (see P4)

All the Wellington Road houses are on the East side of the road and the open aspect to the rear has disappeared with Lightmoor development. This leaves the only open view being Westwards towards the Wrekin. This view will disappear with the proposed development and the resultant complete surround by housing will completely destroy the **rural and tranquil atmosphere**.

Cars are parked on the road outside the houses and the resultant one way system produces large traffic holdups with potential collisions for cars exiting from the proposed development just where the bus is coming. Bang!!!!



Additionally, cars are parked on the pavement/verge producing obstructions for pedestrians. Any further parking here will increase the length of the on road blockage due to no available spaces on the pavement/verge







The parked cars (long red line on plan) constitute a one way system for around half of Wellington Road. The proposed exit (arrow) is directly into the one way system and potentially straight into a bus!!!!!!



The fields marked X which were completely virgin two years ago now have 500 houses built on them with another 200 planned



Official local plan shows the boundary on Wellington Road, in conflict with the developer plan which shows a moved boundary





The current view from all the houses is towards the Wrekin

