

**Observation regarding the proposed plans to build a large number of houses on land in the Bratton and Shawburch area by Telford and Wrekin Borough Council.**

I would like to make the following points.

1. The land that it concerned is good quality agricultural land and is being farmed this year. It seems wrong to build on it when it is being used to provide food.

2. A portion of the land has been identified for "industrial use". The local hospital is within a mile of this site and I have concerns that there may be air pollution that could affect the hospital patients. An earlier plan to put a toilet roll factory on the site was rejected because of the air pollution it would produce.

3. There is concern that the local infra structure would not be able to cope with the size of the development proposed.

a) Roads from the proposed sites towards Telford include several roundabouts and at busy times there are long tail backs already. In the past, a previous bus supplier cancelled a rush hour service because they could not maintain the timetable. The alternative route involves a roundabout and traffic lights and again they are very busy and tailbacks occur.

b) I believe there are plans to build several schools. I am a retired teacher and still receive the Union magazine. In the last copy they reported on research they had carried out about teacher's views on the state of the profession. The results showed that many teachers were thinking of leaving the profession. There is a new school in the Borough that was opened recently. For a while, due to the shortage of staff the Head Teacher had to teach 2 classes. My point is that they may build the schools, which no doubt would get Head Teachers and probably Deputy Heads, BUT they may struggle to staff the schools.

c) A similiar situation exists with regard to the Doctors. The local surgery has a patient list of sixteen and half thousand patients. There is concern amongst both patients and the Doctors about the impact on services if these houses are built. A senior partner told me that they can provide a building - a surgery, but they would find it difficult to staff it.

d) No consideration has been given for the effects of the building on wildlife. In the past few years we have seen a drop in the numbers and species of both birds and butterflies as habitats are removed. On one of the sites there is a badger sett and the proposed developers glibly informed people, when it was mentioned, that they would either not build near the sett or move the badger. On the larger site there have been a lot of butterflies and buzzards amongst the wildlife living there.

No consideration has been given to the impact this building plan will have on the existing population. I am afraid I see the Council as having identified land that could built on, but not appreciating the implications such building carries with it for wildlife and the existing population. They seem only to think of building houses but seem to have little understanding of the impact of this work on the local area.

Thank you

.Rob Woolley 11.1.2026