

Telford and Wrekin Main Modifications to the Publication Version of the Local Plan
Public consultation 8th June to 5pm Monday 20th July

Word consultation response form

Please use this form if you wish to comment on the Telford and Wrekin Main Modifications to the Publication Version of the Local Plan. Further information can be found on the Councils website at www.telfordandwrekinlocalplan.co.uk

This form may be scanned or returned via e-mail to: LocalPlan@telford.gov.uk

Alternatively, forms can be posted to; Strategic Planning Team, Telford & Wrekin Council, Southwater One, TF2 2FH

How we will use your information

The information you have provided will be used to inform Main Modifications to the Publication Version of the Telford and Wrekin Local Plan. We will only publish anonymised responses, parts of responses, or a summarised version of responses and will ensure individual survey respondents cannot be identified. This information is being processed under DPA – Schedule 2 (2a) (GDPR 2018 -Article 6 (1)e).

We will not share your personal information with any other external third parties unless required/permitted to do so by law. Your personal information will be held securely, and if shared it will be shared securely. We comply with data protection laws concerning the protection of personal information, including the General Data Protection Regulation (GDPR). For more information on how information is held by Telford & Wrekin Council please view the privacy page at <https://www.telford.gov.uk/terms>

We are asking for your personal details to allow us to contact you where we require clarification/further information. You do not have to include your personal details but not doing so might affect the council's ability to act on the information you have provided.

Personal Details

Title	Mr
First Name	Stephen
Last Name	Verdon
Address	
Commenting on behalf of (if relevant)	Click or tap here to enter text.
Organisation (if relevant)	Click or tap here to enter text.
Telephone	
Email	

NOTE: The questions below are numbered 1 to 7. Please attach any typed or written responses related to the questions below when submitting this form.

The Planning Inspectors appointed to examine the Local Plan have recommended several Main Modifications to make the plan sound and legally compliant. These are shown on the **Schedule of Main Modifications** that has been published for consultation and have been subject to a further **Integrated Assessment Report Addendum**. These do not form part of the Main Modifications but are published alongside them and should be read in conjunction with the Main Modifications proposed.

All comments received will be sent to the independent Planning Inspector for consideration. Any comments received after the consultation close deadline will not be accepted.

The Council has also published proposed revisions to the Policies Map. These do not form part of the Main Modifications but are published alongside them and should be read in conjunction with the proposed Main Modifications.

Furthermore, the Council has prepared a schedule of 'Additional Modifications' to the Plan. These are minor changes to the Local Plan to deal with factual updates and clarifications, or address typographical, grammatical and presentational issues that do not affect soundness or legal compliance of the document. The Council considers that these do not materially affect the Plan. These 'Additional Modifications' are not subject to consideration by the Inspector and do not form part of the formal examination.

Representations should only relate to the proposed Main Modifications. This consultation is not an opportunity to repeat or raise further representations about the published plan or to seek further changes to the plan.

Q1: Which proposed Main Modification does this comment relate to? Please state clearly the modification reference (*for example MM008*):

MM130 (SITES HOA5 & HOA15)

Q2: Do you consider that this Main Modification is:

- ☐ Legally compliant
- ☐ Sound
- ☒ None of the above

Q3: Please give details of why you consider this Main Modification is not legally compliant and/or unsound. Please be as precise as possible.

Alternatively, if you wish to support the legal compliance or soundness of the Main Modification, please also use this box to set out your comments.

Highways

The B4394 dissects the current Allscott Meads development by SJ Roberts which remains unfinished and has a number of small, feeder roads from the village and industrial areas. The volume of traffic is already high - particularly with large articulated lorries and trucks such as those from the gravel pits - and general traffic. This will also increase when the proposed new entrance for Attingham Park is installed directing traffic to and from one of the top National Trust attractions along this already overloaded 'B' road. The Councils' own traffic studies have identified that this area is sensitive to traffic and applied this reasoning and reduction to traffic in the area. There are a significant number of children in the area who would need to cross this road to access school or public transport. There is already a speed danger on this road leading to the installation of SID signs which are, frankly, ineffective. Lorries and traffic regularly speed and damage has been caused to the road surface through weight and use. There have been accidents at junctions feeding into this road and are busy at peak times.

Drainage and flooding

We have lived here for some 18 months. The Environment Agency has the area listed as significantly prone to flooding and there are warnings for the proposed area of flooding from the River Tern. Further damage to the flood plain will place pressure on existing properties and premiums, particularly since no positive action has been taken to reduce the current risk level before the addition of further housing stock. The flood risk from the EA is currently high for surface water and remains so into 2040 - this is evidenced by the incidence and levels of flooding rising from beneath the railway bridge and in areas on the current Allscott Meads estate resulting in significant areas of standing water.

The drainage currently in place for the Allscott Meads estate - which is not adopted - has proved itself inadequate to cope with mains drainage, resulting in several instances of backup of sewage into houses in Honeycope over the last 18 months. These have been reported to the developer, Severn Trent Water (who deny responsibility) and the Environment Agency as a pollution matter because human sewage has spilled over into the gardens of houses and into kitchens [all logged with the developer]. There is no likelihood of Severn Trent Water adopting these arrangements given the issues and the proposals add a potential 50-60% additional burden on an ineffective system which is likely to lead to a public health issue. This is already a 'do later' issue but no action is being taken before the additional housing is added.

This is also a significant area for previous mining, and this does not appear to have been considered.

Infrastructure

It does not seem that the impact on roads, drainage, power, school or medical services has been assessed properly. Roads are mentioned under highways and drainage under drainage and flooding. There are frequent power outages in the Wrockwardine area, often described as system overload. The primary school is oversubscribed (including children from outside the immediate estate being accommodated) and the nearest GP surgery will be expected to cope with the influx from the Bratton development of 2,000 plus units as well as HOA5 and HOA15. This will present a problem for access. Local crime is also increasing including a rise in vehicle and dwelling burglaries.

There is a proposal for a public house - which the Council opposed until residents raised the issue - due to the lack of parking space. This problem will be increased by expansion. There is a recent shop which has opened but it remains to be seen if this is viable. There is no village hall, post office or post box.

Developing a Greenfield site

The current Allscott Meads estate was built on a brownfield site following the demise of the previous BSC sugar factory. These new proposed sites are on farmland which is currently productive and make no sense in reducing the amount of usable land which is already producing food.

Q4: Please set out what change(s) you consider necessary to make the Main Modification legally compliant and/or sound, having regard to the test you have identified above where this relates to soundness.

You will need to say why the change(s) will make the Main Modification legally compliant and/or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Click or tap here to enter text.

Q5: Do you have any comments on the Integrated Assessment Report Addendum, in respect to this particular Main Modification? Please provide them in the box below:



Click or tap here to enter text.

Q6: Do you have any comments on a Proposed Revision to the Policies Map? Please provide them in the box below:



Q7: Do you have any comments on one of the Councils Additional Modifications? Please provide them in the box below:

Click or tap here to enter text.