

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	Ms
First Name	Anne
Last Name	Suffolk
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*):

9.6 MM069 (Policy HO2 Sustainable Communities, SC2 Land North East of Muxton)

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.

Item 6. Flood mitigation. The development of the site needs to incorporate the recommendations from the Level 2 Strategic Flood Risk Assessment for this site.

Part of the Sustainable Community off Humber Lane has been assessed a Rosk Zone 3 for surface flooding. There is no mention of this in the consultation or modifications.

Surface flooding has occurred and overspilled onto Humber Lane and onto land occupied by neighbouring properties. Photos exist of this happening winter 2023/24 and yet this sort of event has been assessed as unlikely before 2040 as a 3 in 10 year event and the depth of likely flooding is also underestimated. We feel that the Design Management plan should take account of the risks of Zone 3 surface water flooding in the light of climate change, and mitigation strategies need to be assessed accordingly to be sound.

Item 2 Phasing. The proposed phasing of the development of the site should be detailed in phasing plans, including the quantum of development proposed in each phase and the parameters of each phase. Any planning applications should be supported by a detailed phasing plan for that phase and delivery trajectory for that phase. Access, egress, site circulation strategy and details of how the development will link with sustainable routes (rights of way etc) adjacent to the site. Vehicular access will not be permitted from Wellington Road either during construction or after completion of the sustainable community. Consideration should also be given to the impact of traffic generated by development on Humber Lane.

We feel construction traffic should not be allowed to access the site via Humber Lane. Recently when vehicles contracted by Galdman's who are applying to construct part of the SC tried to access the site via Humber Lane and Lunstree Park and failed to make the turn blocking both Humber Lane and Lubstree Park in the process for 20 minutes to get in and another 20 minutes to get out. The road is narrow, lost wing mirrors are common when cars pass wide vehicles like SUVs and vans, the road has many blind bends and already carries a high volume of commuter traffic. It serves a major regional attraction in Hoo Zoo and Dinosaur Park in the summer months. It is also a National Cycle Route and carries many slow moving groups of cyclists at all times of the day but especially at weekends. We cannot see a satisfactory solution to problems caused by construction traffic blocking the lane and neither can we see how the traffic system is going to cope with thousands of extra vehicles post construction, plus the numbers wanting to access the proposed secondary school at Bratton. There is no footway or safe route for residents of the small local communities off Humber lane to walk safely to any local services. They can only be accessed by car which makes a mockery of sustainable travel policies. We have seen no traffic management plan to be consulted on that addresses the problems caused by access and movement through and between various parts of the SC and the rest of Telford and Wrekin LA.

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:



Click or tap here to enter text.

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.