

Consultation Response – Cllr Jenny Urey -

Question 1: Which Main Modification does this comment relate to?

MMO93

Question 2: Do you consider that this Main Modification is:

None of the above

Question 4: 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.

Adopt site based or area wide Travel Plans for major traffic generating destinations to optimise sustainable transport modes; b. Enhance local and strategic walking, cycling routes and Public Rights of Way networks, to provide residents, employees and visitors with connectivity from the site to town, district centres, employment sites and publicly accessible green spaces; To include Bridle way b. Enhance local and strategic walking, cycling routes, ****BRIDLEWAYS**** and Public Rights of Way networks, to provide residents, employees and visitors with connectivity from the site to town, district centres, employment sites and publicly accessible green spaces; We have a high equestrian demographic including riders and stables in Muxton

NEW RESPONSE

Question 1: Which Main Modification does this comment relate to?

MM097

Question 2: Do you consider that this Main Modification is:

Legally Compliant

Question 4: 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.

Demonstrate that street trees on new developments: Are carefully positioned and of an appropriate species to avoid interference with property, infrastructure and highways access and visibility; and Have appropriate measures in place to secure their longterm maintenance (i.e. tree pit details etc.). In circumstances where street trees are not provided, applicants will be expected to give clear justification, with compelling reasons, why they would be inappropriate. Very often incorrect species of trees are grown on developments and next to road sides. I would like to see more detail here including correct species to be used. This is important as maintenance to local Parish councils is very high and continual issues with non adopted land for residents. Trees that grown too wide over hanging roads or hitting residents houses. Hedgerows hanging with thorny branches causing injury. this needs to be defined further.

NEW RESPONSE

Question 1: Which Main Modification does this comment relate to?

MM101

Question 2: Do you consider that this Main Modification is:

None of the above

Question 4: 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.

Changes in capital below 12.5 The Council seeks to retain community facilities, promote their expansion and provide new facilities to reflect population growth and the changing needs of an ageing population. Community facilities may be defined as; Community venues such as community centres, **PARISH COUNCIL ROOM** halls or other general meeting places; Cultural buildings such as libraries, cinemas and theatres; Leisure facilities such as sports halls, swimming pools and golf courses; Formal sports pitches and courts; **PLAY FACILITIES FOR ALL AGES INCLUDING SENSORY EQUIPMENT FOR SEN** Allotment provision; Historic and environmental places of interest, including Local Nature Reserves; *DOG PARK* Places of worship **WAR MEMORIALS**; Cemeteries and crematoriums; Education (pre-school, primary, secondary and special needs provision) and health facilities including schools GP, dentistry and pharmacy provision; Health Facilities including GP, dentistry and pharmacy provision; and Public houses.

NEW RESPONSE

Question 1: Which Main Modification does this comment relate to?

MM103

Question 2: Do you consider that this Main Modification is:

None of the above

Question 4: 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.

a. On-site provision which meets local needs for open space, sport and play; b. Contributions towards the enhancement and creation of new areas of public open space and/or sports facilities where a local deficiency has been identified and/or where the development will lead to a deficiency; c. Public open space in the most accessible locations; d. Play and recreation spaces for children and young people; and e. Agreements to secure long term community use of school and private sports facilities. * To include provision of dog parks for local owners (safe and to avoid areas with children playing) * To include suitable area for off-road bikes and e-scooters (to support taking them off the road and illegal riding)

NEW RESPONSE

Question 1: Which Main Modification does this comment relate to?

MM107

Question 2: Do you consider that this Main Modification is:

None of the above

Question 4: 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.

13.1 Telford and Wrekin has a rich and diverse heritage. This includes a World Heritage Site, listed buildings, seven conservation areas, scheduled monuments, registered parks and gardens, historic settlements, landscape features and archaeological remains. The historic environment contributes to local distinctiveness and creates a high quality environment which

is important to our general quality of life and provides a focus for inward investment and regeneration. Change to 13.1 Telford and Wrekin has a rich and diverse heritage. This includes a World Heritage Site, listed buildings, ****BUILDINGS OF INTEREST**** seven conservation areas, scheduled monuments, historic registered parks ****ANCIENT WOODLAND AND HEDGEROW**** and gardens, historic settlements, landscape features and archaeological remains. The historic environment contributes to local distinctiveness and creates a high quality environment which is important to our general quality of life and provides a focus for inward investment and regeneration. ****DEVELOPMENTS MUST ENSURE NO DESTRUCTION OR DAMAGE TO TELFORDS HERITAGE****

NEW RESPONSE

Question 1: Which Main Modification does this comment relate to?

MM107

Question 2: Do you consider that this Main Modification is:

Legally Compliant

Question 4: 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.

The Council will protect scheduled ancient monuments, other sites of international, national, regional or particular local archaeological importance and their settings. Development that would result in the loss of, damage to, or would otherwise adversely affect these sites and their settings will be resisted. To note on this modification... Land in Muxton SUE: A number of artifacts have been found in the fields in and around Muxton and Lilleshall including regimental buttons, roman cups, musket balls, clay pipes from POW, medieval thimbles etc... in the area many are with local residents, local historical groups and displayed at Newport guild hall. Watling Street (The Roman Road) runs along Lilleshall leading towards Lilleshall Abbey. The area is in the Domesday Book and also pre historic fossils have been collected and held with the Lilleshall History group. Many of these artifacts were found on the areas proposed for development. The landscape contains archaeological evidence tracing back a million years to Early Prehistory (Palaeolithic and Mesolithic times) and Later Prehistory (Neolithic, Bronze Age, and Iron Age). This has been ignored though very relevant in preserving our history in H1 under original site references 351, 902, 144 and 504

NEW RESPONSE

Question 1: Which Main Modification does this comment relate to?

MM109

Question 2: Do you consider that this Main Modification is:

None of the above

Question 4: 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.

CHANGE ADDED IN CAPITALS Proposals likely to cause substantial harm to or total loss of a designated heritage asset OR BUILDING OF INTEREST will only be supported where it can be clearly demonstrated that there would be substantial public benefits that would outweigh any harm or loss to the heritage asset, or all of the following circumstances are met:

NEW RESPONSE

Question 1: Which Main Modification does this comment relate to?

MM017

Question 2: Do you consider that this Main Modification is:

None of the above

Question 4: 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.

d. Support the move towards low/no carbon technology and renewable energy; Change to: Support the move towards low/no carbon technology and renewable energy AVOIDING SOLAR FARM DEVELOPMENTS THAT IMPACT LOCAL RESIDENTS AND VISUAL FROM AND TO LANDMARKS

NEW RESPONSE

Question 1: Which Main Modification does this comment relate to?

MM034

Question 2: Do you consider that this Main Modification is:

None of the above

Question 4: 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.

1. The cCouncil will ensure that proposals do not have a significant negative impact on existing air quality levels in the borough. The cCouncil will support development that: a. Appropriately considers the potential impact on local air quality as a result of the proposal both during the demolition and construction phase and as a result of the occupation and use of the development once completed; and b. Proposes appropriate mitigation to minimise emissions and air pollution to protect health of the population and the local environment, including wildlife sites of biodiverse and ecological value. 2. Where Air Quality Impact Assessments demonstrate a development would have an unacceptable impact on air quality, and appropriate mitigation is not or cannot be provided, the development will not be supported. 3. Where Air Quality or Pollution Impact Assessments are not required, development should still provide appropriate mitigation to address air pollution and air quality. 4. All development shall be designed to reduce the potential for air pollution to impact on residents and occupiers such as ensuring homes are set back and away from major highway routes, where air quality is generally worse TO INCLUDE: 5. TO ENSURE ANY CURRENT AIR QUALITY ISSUES IMPACTING THE AREA FROM THE GRANVILLE LANFILL ARE RESOLVED WITH THE ENVIRONMENTAL AGENCY AND TELFORD AND WREKIN COUNCIL BEFORE DEVELOPMENT COMMENCES. (We have continual issues and 5 breaches of conformance from Granville Landfill that has been heavily detailed in the Press due to odours enforcing residents in the proposed Muxton SUE to keep windows and doors closed and also affected households up to 5 miles away from the Granville site).

NEW RESPONSE

Question 1: Which Main Modification does this comment relate to?

MM028

Question 2: Do you consider that this Main Modification is:

None of the above

Question 3: Please give details of why you consider this Main Modification is not legally compliant and/or unsound. Please be as precise as possible.

The cCouncil will support proposals for strategic scale renewable energy production, including re-powering or life-extension, on appropriate sites in the borough where they have: No significant adverse impact on landscape and biodiversity; No significant adverse impact on heritage assets and their settings; No significant adverse impact on amenity; No significant adverse impact on highway safety; No significant adverse impact on local health and quality of life as a result of noise, emissions to atmosphere, electronic interference, fire risk or outlook through unacceptable visual intrusion; Demonstrated that the community have been actively engaged from the early stages of the proposal to inform the design, siting and mitigation required for the development; and An agreed decommissioning strategy is in place where there is a temporary consent for the operation of the site. PLEASE ADD (see MM088) Does not affect the visual view to and from local landmarks. (We have solar farms popping up around Lilleshall monument that are causing glare for visitors and residents on the hillside)

NEW RESPONSE

Question 1: Which Main Modification does this comment relate to?

MMO47

Question 2: Do you consider that this Main Modification is:

None of the above

Question 4: 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.

7.43 The Landscape Capacity Assessment made other observations on the use of buffers in relation to registered parks and garden and strategic landscapes. These designations, and settlements within or adjacent to them, are covered by policies HE1 Historic Assets, HE6 Historic Registered Parks and Gardens and NE6 Shropshire Hills National Landscape and Strategic Landscapes. Addition: 7.44 To ensure the use of buffers in relation to non registered historic parks and garden and strategic landscapes, landmarks and buildings of interest. (There are areas of ancient land in the area that are not registered and should not be ignored)

NEW RESPONSE

Question 1: Which Main Modification does this comment relate to?

MM037

Question 2: Do you consider that this Main Modification is:

None of the above

Question 4: 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.

3. Development that would lead to the removal of ancient woodland, or that impacts on any irreplaceable habitats [as defined in the NPPF] will only be supported where wholly exceptional reasons and compensation strategy are provided. Mature specimens of reasonable condition should only be removed where this is necessary to facilitate the effective development of a site and/or the loss is satisfactorily compensated through planting as part of a wider landscaping strategy. In all instances where trees and hedgerow are potentially impacted, applications should be supported by robust arboricultural evidence "Development that would lead to the removal of ancient woodland" To be changed to Development that would lead to the removal of mature woodland and hedgerows. Ancient trees and hedgerows including those from medieval era should NOT be removed. Telford and Wrekin Council supported such matter in previous Seabridge and Gladman appeals 2015 and 2016 where the developers lost. We must protect local history whether it be builds or horticulture.

NEW RESPONSE

Question 1: Which Main Modification does this comment relate to?

MMO56

Question 2: Do you consider that this Main Modification is:

None of the above

Question 4: 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.

New landfill (or land raise) sites or extensions to existing land fill sites will only be considered where there is an established need and provision will only be made for waste that cannot practicably be recycled, composted or recovered. 3. Where development proposals for any other use come forward in the vicinity The Granville Landfill in Redhill in Muxton Ward must not be extended due to 2 years of issues for Muxton residents and odours. The site has already been extended despite 100s of objections including those from surrounding Parish councils. The odour issue have been a source of upset and media reports over the past 3 years in particular and an open statement to allow extension of the local landfill will create uproar. We are working towards closing the landfill once the contours of land have been reached as per Landfill Directive. I would like to see a statement 4. An extension to Granville Landfill at Redhill will not be permitted beyond current planning permission up to 2030.

NEW RESPONSE

Question 1: Which Main Modification does this comment relate to?

MM069

Question 2: Do you consider that this Main Modification is:

None of the above

Question 3: Please give details of why you consider this Main Modification is not legally compliant and/or unsound. Please be as precise as possible.

In keeping with demographics, landscape as per NPFF, to remove potential B2, B8 and E class employment in Muxton SUE outside of Venning Barracks and local centres. With empty units is employment areas of Hortonwood within a couple of miles from this area, the need is unnecessary and can impact new resident homes. Request for the word ONLY to be added below. The majority of the 5.6ha of employment land will be located on the Venning Barracks

site, adjacent to the existing operational MoD Donnington site and will consist of B2, B8, E(g) uses. This employment land will be contained within the North Telford Strategic Employment Area, and any applications must be in line with policy EC1. The balance of employment land will ****ONLY**** be located within the development mix for the local centre/s and consist of E class uses. Conditions will be used to protect employment uses from changes to any other uses. Vehicle access have now been removed off Wellington Road however replaced with pedestrian access. This means 4 pedestrian routes within a few meters from each other. I think this is an error when removing 2x vehicle access route. Change: 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. ****EXISTING TWO ACCESS SITES FROM WELLINGTON ROAD WILL ONLY PROVIDE ACCESS FOR PEDESTRIALS AND CYCLISTS. ADDITIONAL ACCESS WILL NOT BE PERMITTED**** 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. Buffer zone details are too vague and can be misinterpreted. "5. Landscaping strategy. Where appropriate, a suitable buffer should be included to clearly maintain a physical separation to protect existing communities. ****TO MITIGATE IMPACT ON CURRENT RESIDENTS, NEW WOODLAND BUFFER ZONES BETWEEN CURRENT HOMES AND NEW DEVELOPMENT BUILDS SHALL BE NO LESS THAN 20M DEEP OFF HUMBER LANE AND OFF WELLINGTON ROAD, "** "The required infrastructure shall include: the provision of two primary schools; a secondary school within allocated site SC3; highway and transport infrastructure; and any other essential infrastructure necessary to deliver the totality of the allocation. The primary schools should be delivered at a stage agreed with the Council in line with projected housing delivery rates". The proposed secondary school is miles away from the development location. The quickest route to the secondary school will be via Humber Lane that is not suitable for buses with much of the lane being single access, dangerous driving will multiple incidents over the years. Current residents of Muxton are struggling to find secondary school places with all schools at full capacity in this area. A secondary school is needed to support current and new residents. A 1200 size school in Bratton is not sustainable for those in Muxton. A Secondary school in this area is a need and a must.

Question 4: 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.

In keeping with demographics, landscape as per NPFF, to remove potential B2, B8 and E class employment in Muxton SUE outside of Venning Barracks and local centres. With empty units in employment areas of Hortonwood within a couple of miles from this area, the need is unnecessary and can impact new resident homes. Request for the word **ONLY** to be added below. The majority of the 5.6ha of employment land will be located on the Venning Barracks site, adjacent to the existing operational MoD Donnington site and will consist of B2, B8, E(g) uses. This employment land will be contained within the North Telford Strategic Employment Area, and any applications must be in line with policy EC1. The balance of employment land will ****ONLY**** be located within the development mix for the local centre/s and consist of E class uses. Conditions will be used to protect employment uses from changes to any other uses. Vehicle access have now been removed off Wellington Road however replaced with pedestrian access. This means 4 pedestrian routes within a few meters from each other. I think this is an error when removing 2x vehicle access route. Change: 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.

****EXISTING TWO ACCESS SITES FROM WELLINGTON ROAD WILL ONLY PROVIDE ACCESS FOR PEDESTRIANS AND CYCLISTS. ADDITIONAL ACCESS WILL NOT BE PERMITTED****

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"5. Landscaping strategy. Where appropriate, a suitable buffer should be included to clearly maintain a physical separation to protect existing communities. ****TO MITIGATE IMPACT ON CURRENT RESIDENTS, NEW WOODLAND BUFFER ZONES BETWEEN CURRENT HOMES AND NEW DEVELOPMENT BUILDS SHALL BE NO LESS THAN 20M DEEP OFF HUMBER LANE AND OFF WELLINGTON ROAD,**" Change to following: From: The land is within the built-up area of northeastern Telford The land is to the immediate north-east of the built-up area of Telford. Muxton and The Humbers borders the site To: The land is outside of the built-up area of Northeastern Telford and the rural greenbelt. to the south and west of the boundary.

"The site is well connected to sustainable travel routes including National Cycle Route 55 and wider local bus network providing connections to mainline railway stations at Oakengates and Telford." This statement is untrue. The information at the hearing from TWC Barrister was not correct. It is not well connected. To go to the train stations that are miles away, there is one bus that will take you to Telford Train Station, others go to the Town Centre and a good 15 minute walk to the station which is not feasible for our elderly demographic. 2 buses required that takes up to 1 hours from Muxton to Wellington train station and to Oakengates one bus from Muxton. This does not include all stops either from Muxton as these bus routes do not pass all areas. We already have issues with buses being too full in the current residential area of Muxton where children were left at stops. Parents joined together to pay for a daily bus to ensure their children could get to school. It is incorrect to state that the network to the train station is good.

NOTE: MMO88 "Maintains and exploits important landmarks, gateways, views to and from the site and respects or enhances the quality of the skyline;". A statement on your plan however 100's of residents will be effected by the new developments with households view to Lilleshall Monument from Wellington Road, Station Road, Richards Road, Humber Lane and Highlander Estate. There will be loss of views to the Wrekin from Station Road once developers build houses on the fields. The views from Lilleshall monument will change from countryside to a huge housing development. The Muxton SUE is a contradiction to statements and conformities listed in the NPFF. A significant gateway to Telford with lush green land and good grade fields replaced by concrete.