



## CHURCH ASTON PARISH COUNCIL COMMUNITY NEWSLETTER JANUARY 2024 Edition 17



### SAVE OUR VILLAGE



Dear Residents of Church Aston Parish

We hope you have had a good Christmas and wish you all the best for a happy and healthy 2024.

We enter 2024 with our local community facing a major threat to the future character of our village with the proposed development of around 160 houses on prime agricultural land that lies to the south of The Dale. It is important for future reference that we note the development proposed is referred to as **SITE 472** within the Telford & Wrekin Council (TWC) Draft Local Plan 2023.

We are aware that there is widespread strong opposition to the proposed development as voiced by over 150 local residents attending our drop-in session held on 13<sup>th</sup> December 2023 with planning officers from TWC. However, we have feedback from that meeting which suggests that some residents who attended felt that expressing their views with the TWC representatives on the night means they have already registered their opposition. **This is not the case.** Residents must register their opposition with TWC directly in written form in one of a number of ways. It is important to note that every adult resident within the Parish, or beyond, can individually register their opposition. You are not restricted to one submission per household.

There are 3 options available to submit your comments/objections. A brief description on how to navigate each is as follows:

Option 1 – Directly Online: by logging into the TWC Consultation Portal via the website [www.telford.gov.uk/localplanreview](http://www.telford.gov.uk/localplanreview) and then registering using your email address. This allows you to comment specifically on the proposed housing Site 472 (by scrolling down in Appendix 14). This opens up a Regulation 18 Consultation questionnaire (5 questions), the last of which asks what changes you would make to the Draft Plan, and allows you to upload a file outlining your objections/comments.

Option 2 – By Email: to [localplan@telford.gov.uk](mailto:localplan@telford.gov.uk) using the Consultation Response Form, downloaded from the website: [www.telford.gov.uk/localplanreview](http://www.telford.gov.uk/localplanreview), Frequently Asked Questions (General), making specific reference to Site 472.

Option 3 – Hard Copy by Post: to Strategic Planning Team, Telford & Wrekin Council, PO Box 457, Southwater One, Telford, TF2 2FH, enclosing the Consultation Response Form. Forms are available from Newport Library or call 07403284513. **Note that submissions by post MUST arrive by the deadline date (see below). Please ensure you allow time for delivery.**

We are aware that each of the options for submitting your comments is not necessarily the easiest to navigate and can be potentially off-putting for some. To help you through this minefield a number of our councillors are making themselves available for direct contact to offer assistance through your preferred option. The Parish Councillors you can contact are:

Cllr. Paul Evans: email: [pevanscapc@gmail.com](mailto:pevanscapc@gmail.com)

Cllr. John Pay: email: [johnpay@btinternet.com](mailto:johnpay@btinternet.com)

You can also contact us by email: [churchaston@gmail.com](mailto:churchaston@gmail.com) , message us from our Facebook page (search for Church Aston Parish Council) or telephone: 07403284513.

In helping you with your submission we have identified a number of key points below that you might want to reference. However, these are guidelines to help with your submission, please use and expand in your own words.

**Any submissions must clearly make reference to the proposed development of Site 472.**

- There is no proven need for this housing development – Newport and surrounding parishes have already taken their fair share of new housing within Telford & Wrekin over the past 12 years.
- The proposed site is outside of the Newport built up urban area – why have other similar sites been rejected?
- Significant environmental and ecological impact with loss of yet more green space.
- Loss of prime Grade 2 agricultural land - food security and sustainability issues.
- No safe and suitable highway access to the site – also would lead to increased traffic on Liddles Bank and through the village.
- Major impact on already overstretched local facilities – schools, doctors, dentists.... - developer contributions to fund these community facilities are insufficient.
- Already a problem with flooding in Church Aston as a result of recent housing developments. This site has an ongoing problem with frequent major flooding from the field onto adjoining properties.
- Erosion of rural & community identity – impact on people's mental health & well being.

We have arranged another drop-in session for our residents to come along and talk through any of the submission options if they are still having problems. That session is arranged for **Wednesday 24<sup>th</sup> January 2024 between 5pm and 8pm in the Church Hall**. Parish Councillors will be on hand to help.

We are working in partnership with our Borough Councillor, Cllr. Andrew Eade, in opposition to the inclusion of Site 472. It is important that we are united and all play our part in trying to get this housing proposal removed from the Draft Local Plan. If the proposal gets past the consultation phase and is included in the final draft of the TWC Local Plan, and then gets accepted during the public examination stage, it then becomes a question of when and not if. We are aware of a developer who is already interested in **SITE 472** and already has a broad view on how they want to develop the land. Should it get to that point then it is highly likely that it will happen sooner rather than later.

**The closing date for submissions is 5pm on 31<sup>st</sup> January 2024**

**ACT NOW**