

Leighton and Eaton Constantine Parish Council response to the Shropshire Council's Strategic Sites Consultation August 2019 concerning the Former Ironbridge Power Station

Question 6 – Do you agree with the identification of the former Ironbridge power Station as a preferred strategic site

Yes/no Yes

In Principle, the development of the Former Ironbridge Power Station site is an excellent use of a 'brownfield' site. It brings employment space along with housing, facilities and possible useful infrastructure such as a new train line which could benefit the wider community. It cleans up a dangerously polluted site which could potentially be a huge financial burden on Shropshire Council. The Local Plan Review has stated that approximately 10,250 extra houses are needed in Shropshire to meet housing needs until 2036. What is not clear is whether the strategic sites such as the former Ironbridge Power Station will provide housing in addition to the 10,250 requirement. If so then many communities who have been told they are now 'hubs' instead of 'open countryside' or taking more housing than they want should be allowed to have a larger say in their future development.

Question 7 – Do you have comments on the proposed site guidelines for the Former Ironbridge Power Station

Due to the large costs involved of clearing the proposed site, the Harworth proposal has to build on 'greenfield' as well as 'brownfield' areas. This seems to be a 'fait accompli' and of concern to many local communities who are asking whether this is just the start of expansion into 'greenfield' areas. The figure of 1000 houses being proposed for this site is also controversial due to the nature of the environment around the site and the possible negative impact such a development could cause on surrounding communities, transport systems and infrastructure. Again from meetings attended this number of houses seems to be a 'fait accompli'.

It is essential that there is tight control of heavy traffic during the demolition and construction phase of the project. It would not be acceptable to have heavy traffic using the minor roads such as the B4380 and also the historic

town of Much Wenlock along with Ironbridge need protecting from such traffic to prevent damage to property and the environment. It is also essential that the rail network be re-instated so that the gravel extraction and dangerous waste can be moved out by rail to reduce environmental impact and contamination. The risk of land slip, flooding, capacity of bridges over the River Severn and environmental damage such as noise and pollution must be addressed before any work takes place. The environmental impact on the wider communities, not just at the site itself, must be addressed.

Question 8 – Do you have any comments on the indicative Masterplan produced by the Harworth Group for the redevelopment of the Former Ironbridge Power Station

The total numbers of houses predicted and the use of such a large 'greenfield' area is of major concern to many local residents. There is positive feeling towards redevelopment of the 'brownfield' site. It is the size and scale of the proposal which is causing most concern. The proposed site is close to an Area of Outstanding Natural Beauty and is also close to an extremely important heritage site at Ironbridge which attracts tourists from all over the world. It is essential that the quality, design and environmental impact of any construction should be tightly controlled. Harworth have said they will control the Masterplan, however, when land is sold off in smaller plots to other developers, how much control will they be able to apply? We cannot have a mishmash of different properties without cohesion or respect for the wider environment.

The building of a new primary school, possible medical facilities, elderly care facilities and sports facilities will be a good benefit to the site and the wider community.

It is essential that the transport system is looked at to mitigate any negative impact on such a development of the former Ironbridge Power Station not just at the site but the wider area. The Transport Model being prepared by Telford and Wrekin Council should be overseen by Shropshire Council to make sure the Shropshire area is also protected as much as possible. The knowledge collated should show where road improvements are needed to mitigate effects of such a large development. Our parish of Leighton and Eaton Constantine could

potentially be affected by the increase of traffic from the proposed development. The B4380 which passes through the villages of Buildwas and Leighton, is a route used by many travelling from Ironbridge towards Shrewsbury. The road through the village of Eaton Constantine is also used as a 'rat run' for people travelling towards Wellington. The B4380 is a dangerous, winding, rural road. It is a National Cycling Route used by many recreational cyclists and also cycling clubs for racing. Many residents live and access on to it. There are already reports of near misses by residents to our Parish Council, speeding traffic (proven in Leighton by traffic monitoring in 2016), and accidents (between 2015 and 2018 there were 2 serious and 3 slight accidents reported involving 12 vehicles and 9 casualties according to Department of Transport figures for the B4380 from Buildwas to Atcham) before adding any extra traffic to this route. The police are aware and have been asked for help. Leighton has already been shown to need traffic calming measures and has had measures drawn up by engineers. Due to lack of funds the implementation has been put on hold. With the increase in traffic expected by the Ironbridge development, it is now more essential than ever that the scheme is revisited and implemented.

Physical traffic calming measures along with reducing the National Speed Limit all along this route must be considered and implemented before the Ironbridge Power Station development is completed.

Question 15 – Please use the space to make any further comments on this consultation or to suggest any alternative strategic sites

Shropshire is a beautiful rural county – a hidden gem. It is essential to keep our communities thriving and meet the local housing need but careful planning decisions are needed. The Local Plan Review is an essential part of this careful planning. Strategic sites are a good way to use these former 'brownfield' sites, however, it is important to stop development creeping in to 'greenbelt' and 'greenfield' areas. It is so important to protect our environment and keep Shropshire and its wildlife thriving in balance with the needs of its residents for future generations. Please choose strategic sites carefully.