

# Leighton and Eaton Constantine Parish Council's response to Planning Application 19/05560/OUT

## **Outline Application for the development of up to 1000 dwellings, retirement village, employment land, retail uses, railway link, primary school, park and ride and associated drainage and infrastructure works at Ironbridge Power Station, Buildwas Road, Ironbridge TF8 7BL**

The former Ironbridge Power Station site is recognised as a Strategic Site in Shropshire Council's emerging and revised Local Plan. 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. The Parish Council does not oppose in principle the application but would like to bring attention to concerns it has:

### 1. Traffic and Highways

The Parish Council's main concern with the proposed development is the increase in traffic that 1000 properties could potentially produce on local transport systems. We have not yet received details of the traffic modelling performed by ADC Infrastructure on behalf of Harworth for the whole of the B4380, however, speeding traffic is already a concern in our villages and all along the B4380 before adding any amount of extra traffic. The Parish's concerns are as follows and mitigating measures requested:

**We would urge Shropshire Council, along with the police, to look at safety measures all along the B4380 before adding any extra traffic from the Ironbridge development.**

- The B4380 is a rural road. It has many properties exiting onto it along with several side roads. The road is narrow in places and has many blind bends making it particularly dangerous. Between 2015 and 2018 there were accidents involving 12 vehicles and 9 casualties along the B4380 from Buildwas to the Atcham junction (Crashmap.com). These statistics do not include minor accidents and accidents with zero casualties which happen almost weekly.
- The footpath through Leighton village is very narrow in places making it difficult to navigate particularly with wheelchairs or prams without having to move into the road itself. In Eaton Constantine the majority of pedestrians have no raised footpath, only a marked out footpath alongside the road close to traffic. Upgrading of the footpaths would be a good option.
- The B4380 is a National Cycle route and as such often has vulnerable road users. Cycle races are a regular occurrence at weekends. These are not always marshalled properly and so potentially very dangerous. Safety issues concerning speeding motorcyclists, particularly at weekends, and deer roaming onto the road at certain times of year are also a problem. The local police have been asked to look at the safety issues all along the B4380. ( January 7<sup>th</sup> 2020 meeting LEC parish Council).
- Speeding traffic is an important identified problem in Leighton village. There is a statutory speed limit of 30mph but traffic monitoring and measurement in 2017 has identified that there is a problem with traffic exceeding the speed limit. Mouchel has written a report for Shropshire Council and suggested traffic calming measures are required (Report reference

1069316). The Parish Council has agreed with the report and we are still waiting for funding to implement the suggested measures. Enforcement of speed limits in the villages of Leighton and Eaton Constantine is a big concern and police have also been asked for help in this matter.

**Adding extra traffic without traffic calming measures in place is a big concern and we would ask Shropshire Council to prioritise funding for these measures before any extra traffic from the Ironbridge site adds to our existing problems.**

## 2. HGV Traffic

- Construction Traffic.

Controls over the working hours and routes allowed by construction vehicles should be controlled using a legal agreement.

All construction vehicles should use the major route using Buildwas Bank and should not be allowed to use the B4380 and roads through Ironbridge town.

- Increased HGV traffic from proposed Industrial/Employment units.

Increased noise, dust and emissions along with vibration damage caused by HGV traffic is a worry to local residents. As part of the proposed site includes parking for HGVs it is a concern that these vehicles will use the roads through our Parish. Any industrial vehicles should use the main routes and avoid the B4380. The quality of life for residents living in the villages along the B4380 could be adversely affected otherwise along with possible damage to local listed properties. The Parish of Leighton and Eaton Constantine has 37 listed buildings recorded. 2 properties are Grade 2 Star.

- The road through Eaton Constantine and Upper Longwood is often used as a 'rat run' for traffic travelling to Wellington and the A5. Quarry traffic from the A5 does sometimes use this route and have caused local problems due to speeding, noise, dust and vibrations. Traffic Calming measures are in place and have helped to some extent. The road which also goes through Upper Longwood is unsuitable for HGV traffic; unfortunately, SatNavs do not always recognise this. Somehow the 'rat run' needs to be closed off to all HGV vehicles, accepting agricultural vehicles needing access.

## 3. Housing numbers and design

- The figure of 1000 houses being proposed for this site is controversial due to the nature of the environment around the site and the possible negative impact such a development could have on surrounding communities, transport systems and infrastructure. The inclusion of green field areas is particularly controversial. Although the green fields included in the Master Plan are recognised as part of the proposed site by Shropshire Council, residents are concerned that this is just the start of future expansion into the countryside. They need assurances that this will not happen and that the figure of 1000 houses will not be exceeded.
- As Ironbridge is such an important Heritage Site and the proposed development is situated close to the Shropshire Hills AONB, quality and design of housing should be of great importance. Shropshire is a beautiful County – a real gem. Please control all aspects of the build to ensure the environment is enhanced and sustainable for future generations.

4. Flood Risk

Due to the recent flood problems that Ironbridge has suffered there is a need to look again at the risks the proposed development may add to the flooding problem. This should include the flood risk on site and the affect building will have on flood risk further down river.

5. Carbon Neutral

How will the construction and development of the proposed site affect Shropshire Council's targets to be Carbon Neutral? Due to the Climate Emergency this should be considered to be a priority.