

Planning Appeal

Pins ref. APP/C3240/W/17/3172608

Planning Application ref. TWC/2015/0454

FULL PLANNING APPLICATION FOR THE ERECTION OF 22 DWELLINGS WITH ASSOCIATED PARKING, ACCESS AND LANDSCAPING ON LAND ADJACENT TO EGREMONT HOUSE, 4 HIGH STREET, EDGMOND, NEWPORT, SHROPSHIRE.

- 1.1 We are in receipt of the details relating to the Appeal by Seabridge Developments Limited against the decision by Telford & Wrekin Council's Planning Committee to refuse the application for a development of 22 homes.
- 2.1 The development is located within the Edgmond Conservation Area and in the setting of a Grade II Listed Building.
- 3.1 You will be aware that the community of Edgmond has already expressed strong local objection to the proposal.
- 4.1 Edgmond Parish Council objects to the proposal for the following reasons:
 - The size and scale of the proposal is excessive for the village
 - The size, scale and design of the proposal are detrimental to the character of the village (and the Listed Building and Conservation Area in particular)
 - It is contrary to the existing and emerging local authority Planning policy and policies contained in the Edgmond Neighbourhood Plan¹
 - The borough of Telford & Wrekin has a 5 year housing supply - therefore has no need for additional housing sites of this scale and is therefore not subject to the second part of paragraph 14 of the NPPF.
- 5.1 Edgmond is identified as one of 5 settlements within the emerging Local Plan as a village suitable for development in the rural area of the Borough. This is recognised by the Parish Councillors and the Community and we have supported numerous new homes over the past few years, all of which add to the sustainability of the Parish. These developments have been supported by the community because they are on small infill sites, they have complied with

¹ See note 6.1 below

Local Plan policy and have sought to compliment local character through their scale, form and design.

6.1 The Parish Council would also wish to highlight the Edgmond Neighbourhood Plan. This plan is about to enter Regulation 15 stage and therefore it is fully recognised that its policies may have limited material weight with regard to the Appeal. Notwithstanding this, it has been produced to be NPPF compliant and has been through extensive consultation and is a clear description of the wishes and objectives of the community. It contains the following :

1. To allow future infill development of a scale and type in keeping with the rural character and identity of the village.
2. To support the provision of a range of house types and tenures on appropriate sites within Edgmond village and the wider Parish.
3. To prevent the merging of built-up areas by protecting and enhancing open spaces to retain the rural character and identity of Edgmond village and the wider Parish.

7.1 Furthermore, the Neighbourhood Plan is supported by Landscape Character Assessment undertaken by a Chartered Member of the Landscape Institute and Member of the RTPI. This assessment has identified key features which provide Edgmond with its character and local distinctiveness. They include:

- The general linear form of the village² which help provide links and views to the surrounding countryside
- The importance and integration of trees ,greenery and open spaces
- Rural open spaces which not only provide key buildings with their setting but which penetrate to the centre of the village
- The number, location and groupings of Listed Buildings and buildings of Local Interest

8.1 The village dates back to the Saxon period. It continues to be defined by the original boundaries of the early Saxon Village, marked by the High Street and ancient Saxon Way.

² Eroded in a limited number of locations with inappropriate estate developments

- 9.1 The village contains a large number of significant buildings with gardens and associated open spaces many of which are situated within the Edgmond Conservation Area which forms approximately 65% of the village.
- 10.1 Whilst the village has continued to grow over the last 150 years (with some exceptions which detract from the village character) development has been primarily within the Saxon boundaries and has respected the character of the settlement.
- 11.1 In conclusion, for the reasons listed in paragraph 4.1 and the description given above, we believe that the proposal would be detrimental to the village of Edgmond. ***Edgmond Parish Council therefore supports Telford & Wrekin Council in its refusal of the application.***

Yours sincerely

Katrina Baker

Clerk to Edgmond Parish Council