

## Regulation19 Consultation.

The following is my statement addressing the proposal to impose 60 new properties under the draft local plan. part. West Felton - 60 new dwellings, page 250. I

Shropshire Council is proposing to build 30,000 new dwellings. This is far in excess of the Government requirements of 25,400 new dwellings and the CPRE calculated at 18,000 new dwellings. These figures indicate a Political decision to build and not a specific requirement of the area. Just allocating inappropriate development, without public consultation is wrong and puts the legality of the decision into question. Putting up houses without jobs, infrastructure and services, creates even more problems. New houses must be sustainable, built in the right place, based upon local needs. Plans for future housing in an area need to address, existing problems, traffic, schools, doctors, facilities, flood, excess building in a village location, etc:

WEF 025 identifies West Felton as 05 Good. Ten sites were identified as having a better sustainable score. Why were these ten sites overlooked and West Felton chosen in preference, by Shropshire Council?

60 new houses will bring in the region of 90+ adults, 30+ children and 80+ vehicles (my estimates). These numbers highlight future problems for the village, as follows:-

- A. Residents will depend on their own transport. This additional traffic will develop many problems for the village. Parking, stop/start pollution, congestion and safety. Where is the Zero carbon economy with site is not adjacent to facilities or public transport.
- B. Current primary school has no vacancies for additional children. A new school will be required, or parents will have to transport their children to other areas. There is no senior school nearby.
- C. Current residents find access onto the A5 main road, hazardous, particularly turning right towards Oswestry, during peak times. Many residents choose to travel via Whittington, to access Oswestry and the A5 northwards. This route, puts extra traffic through Whittington, particularly during peak times. Traffic from/to proposed development will enter the village, via a T junction, including current Primary school access. A major, new road safety hazard for the village and its school children.
- D. January 2021. Flooding occurred in the area of Tedsmore Road and Ralph's Drive. Recent development of Ralph's Drive and Congreve Close may have added to this problem. Further development in this area, needs to address flooding and water run off, due to another field being built on.
- E. West Felton facilities are, a pub(closed during part of 2019/20) excluding Covid 19 problems, a village hall and a local store. There is no doctors, no pharmacy, no secondary school, no supermarket, no sports facilities. The lack of facilities requires residents to travel, usually to Oswestry, or other centres.
- F. Local jobs are extremely limited, so residents must travel for employment. Of my six neighbours, one is self employed, one travels to Anglesey, one travels to Surrey, one travels to St Albans and two are retired. New residents to West Felton, will need to travel by their own car for employment.
- G. Over development of West Felton, 60+ new houses over the last two years. Now a proposal for a further 60 new houses, is considered over development and destroying the village environment.
- H. Building of 60 Affordable Homes, will need to address, parking for residents( not on footpaths), future electric car charging points, service/delivery vehicles, turning points, visitor parking, house heating system(West Felton usually oil). Current average price of a terraced house in West Felton today is £130,000, with an average house price of £260,000. The question is, what is going to be built as an Affordable Home in West Felton? It's is stated that development must maintain and enhance the character of the area/village.

In summery, I consider West Felton as not suitable for building of 60 Affordable Houses, for the following reasons:-

1. Village traffic increase from 60 additional vehicles for, schools, work, shopping entertainment, socialising, etc: Congestion, pollution, parking, etc; will increase.
2. No school places available for primary or secondary children. Transport will be required for a large number of children.

3. West Felton access to main A5 requires upgrading now, to cater for peak time traffic. No upgrade, Whittington to receive extra vehicles passing through.
4. Major road safety hazard for the local Primary school, due to vehicles entering and leaving the proposed new development.
5. Current flooding problems may be increased, with further development in the area.
6. Minimum village facilities, requires residents to travel by car. Traffic in village will increase.
7. No local jobs in West Felton, again travel by car and increase in traffic.
8. Increase in village traffic, traffic noise and possible parking problems from 60 extra homes is not a how to integrate new residents into a village.
9. A development of 60 new properties on one proposed site, is considered not in keeping with current village housing. Shropshire Council new housing requirement is in excess of the Government requirement and 60 houses together, is too many for a single village location.

It is understood that affordable homes are necessary, but not in the numbers identified, particularly into a village environment. It would be much better and more acceptable, to have ten homes at six location, rather than sixty homes at one location. Integration, rather than confrontation, comes to mind.

I hope the above comments are reviewed and major points addressed, when making decisions, on the future of West Felton village.

Mr L Llewellyn