



STANDING ROOM ONLY

Over 300 people packed a public meeting held at the Holiday Inn, Telford, on 1st March, to hear further news on proposals for the proposed urban extension at Lawley. Project partners the Borough of Telford & Wrekin, English Partnerships and The Prince's Foundation were delighted with the turnout and keen to hear everyone's views.

Throughout the development process, residents have had their say on plans through a process called Enquiry by Design. This aims to reflect the needs and wants of the community, while satisfying the increasing demand for housing in Telford.

'MOST ASKED' QUESTIONS

A number of interesting questions have been raised throughout the process and, for those of you who were unable to attend, the project team has compiled a list of the main questions and answers.

TRAFFIC

We have received a number of questions relating to the proposed and existing road networks, rat-running, on-street parking and the potential increase in traffic.

A Traffic Movement study is being carried out to assess the impact of the plans on traffic and all the related issues. The findings will enable us to revisit the plans to ensure the planning application addresses the issues raised.



Lawley Village Group

LAWLEY COMMON

Will you retain The Mound and reinstate the Green Circle?

We have redesigned plans for The Mound. This means a proportion of it adjacent to existing housing will be retained and planted. Half of the Green Circle will be retained and this will be within a new area of green play-space.



Is the proposed extension to the railway being retained?

We recognise that the railway is not needed as part of this proposal, so will not be including it in the plan.

Will you change the density and heights of the new buildings?

No. A range of height and density is required to enable the buildings to take on individual character and design. This is in-line with Government urban design policies.

Can you reduce the size of Lawley Square? We are concerned about the proximity of shuttered shops on the doorstep.

Lawley Square will be built in response to retailers and office occupiers. In other words, we will build to suit the demands of the market. The intention is to create a village feel with small shops, coffee shops, office and community facilities, together forming a natural meeting point.

How will the Ironbridge Way cross the proposed road where it cuts through The Mound?

Ironbridge Way will cross the road at the same level as the road.



NEWDALE

Can future bus routes be directed away from existing, residential roads?

We are hoping to encourage greater use of buses, together with cycling and walking. This is fundamental for a truly sustainable community. For a bus service to be commercially feasible it needs to be available for the majority, which will mean routing it through residential areas.

Can you retain the main road into and out of Newdale?

We are not retaining the existing road into and out of Newdale, as we need to create a new green link through to continue Ironbridge Way.

Are you aware that house sale deeds place restrictions on movement on existing roads?

We are currently investigating the legal issues relating to this situation.

LAWLEY VILLAGE

Can you provide bus services in the early phases of development? As new development is completed, subsidised bus services will be introduced.

Will you keep the existing landscape?

We will be retaining some trees on the edge of the new village layout but not the existing landscape strip as a buffer.

GENERAL

Will a new secondary school be provided?

The Council has not identified a need for a secondary school hence it is not included in the plans. However, we will be providing a primary school as part of the development in Lawley Common.

Will you need to improve the drainage systems for sewage and run-off water?

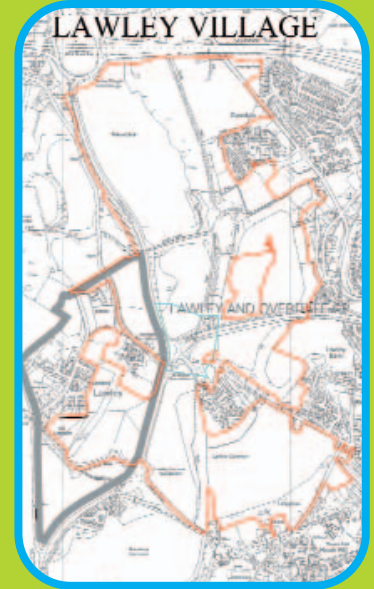
Yes, we will be improving the drainage system.

How will you prevent light/noise/air pollution?

We have undertaken an Environmental Impact Assessment which looks at our proposals, against national standards. This will be submitted as part of a planning application.

Where will you build the social housing?

The nature of social housing today encourages its integration within the community as a whole and this is what will happen at Lawley.



What happens next...

The project partners do appreciate the response we have had from you, the residents interested in the Lawley plans. We hope this leaflet answers your main queries. More detail will be available at the planning application stage.

The planning application

Meanwhile we are working on the planning application which will be submitted in June. At this point you will be able to make further comments. If the Borough of Telford & Wrekin decides to approve it, the planning application will then be forwarded to the Government Office of the West Midlands for final approval.

Councillor Contact

You may wish to discuss aspects of these plans with your local councillor. To find out how, contact Member Services on 01952 202403 at the Borough of Telford & Wrekin or visit the website at www.telford.gov.uk

Stop press!

Making progress

From mid-April to mid-May drilling rigs will be working on Lawley Common. These are part of our ongoing investigation into the location and nature of the old open-cast coal workings. It does not signal the start of building works.

About the project sponsor...



English Partnerships is the national regeneration agency. Our aim is to help the Government support high quality, sustainable growth in England.



In partnership with...

The **Borough of Telford & Wrekin** is the local planning authority responsible for the Lawley area, working alongside the partners and the local community to create the best possible development for all.



The Prince's Foundation is a charity established by HRH Prince of Wales uniting a number of initiatives that work together to bring about an integrated approach to design, architecture, urban planning and construction.