



Report

Telford & Wrekin Local Plan Examination

Matter Eight Hearing Statement

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For and on behalf of GVA Grimley Limited

8. Matter 8: Site Allocations

8.1 Are the allocated sites appropriate and deliverable, having regard to the provision of the necessary infrastructure and facilities, and taking account of environmental constraints?

8.1.1 In relation to the site allocations promoted by the HCA, they are considered to be appropriate and deliverable.

8.1.2 The sites are in the most appropriate locations for development. Housing site allocations are sustainably located within the urban area, and within walking distance of a range of amenities and public transport. In respect of employment site allocations, these are predominantly within existing strategic employment areas, and are highly accessible and unconstrained.

8.1.3 With regards to deliverability, the Telford land deal provides a robust delivery mechanism for the HCA's residential development sites. This includes funding arrangements; ensuring funding is in place to provide for the required infrastructure for each site. There are no significant environmental constraints that will affect delivery on the HCA sites.

8.1.4 Further information in respect of the housing site allocations is provided in **Appendix 1**, and details of the employment site allocations have been provided in previous representations and the hearing statement for Matter 4: Economy & Community. Nonetheless, all the site allocations promoted by the HCA are considered in detail below.

Plot D, Pool Hill Road, Dawley (H4)

8.1.5 The site had a planning permission granted on it in 2008. The grant of permission confirmed the suitability of the site as a location for housing development. The appropriateness of the development proposed on the site was confirmed also. The Telford Land Deal allocates funding for all the works required to deliver development.

Land at the Hem (H10)

8.1.6 The HCA has commissioned detailed work on a range of technical matters including; topography, ecology, transportation / means of access, flood risk / drainage and urban design. This work is appended to the 2015 representations and is summarised at paragraphs 4.29 and 4.30 of those representations.

8.1.7 The technical work concludes that there are technical solutions to all of the constraints present on the site. The cost of these has been estimated robustly. The Telford Land Deal allocates significant resources to deliver development on the site.

Land at Holyhead Road, St Georges (H11)

8.1.8 The site is in a highly sustainable location within Central Telford. There are no significant constraints on the site. The Telford Land Deal allocates an appropriately robust level of funding to deliver development on the site.

Land north of Priorslee Roundabout (H12)

8.1.9 As above, the site is in a highly sustainable location within Central Telford. There are no significant constraints on the site. The Telford Land Deal allocates an appropriately robust level of funding to deliver development on the site.

Blessed Robert Johnson, Whitchurch Drive (H14)

8.1.10 The site has been partially developed. The proposed allocation is "phase II". The HCA previously carried out extensive work towards the submission of a planning application. This work addressed and resolved all known issues.

8.1.11 The site is in a sustainable location, close to bus, cycle and pedestrian routes.

8.1.12 The Telford Land Deal allocates an appropriately robust level of funding to deliver development on the site.

Land Off Majestic Way (H15)

8.1.13 The site is in a well-established existing residential area, which is highly sustainable. There are no significant constraints. The Telford Land Deal allocates adequate funding to deliver housing on the site.

Old Park 2, Park Lane (H16)

8.1.14 The site is in a highly sustainable location within Telford town centre. There are some adverse ground conditions on the site. However, these are not a constraint to development and the anticipated development yield reflects the constraints. The Telford Land Deal allocates sufficient funding to ensure that technical constraints are resolved and housing is delivered on the site.

Lawley West (H17)

8.1.15 The site is an extension of the existing "Lawley Village" scheme. Its location would allow future residents to access all of the facilities and amenities that have already been provided in the existing village centre. The infrastructure required to service development on the site would be relatively straightforward to provide as existing services would be extended. The Telford Land Deal allocates significant funding required to deliver development on the site.

Hortonwood Sites (E1, E3, E5, E6, E9 and E10)

8.1.16 These sites are located within the existing Hortonwood Industrial Estate, a strategic employment area. The sites benefit from the availability of services and utilities and no significant constraints to development have been identified on the sites.

Hadley Park East (E11 and E12)

8.1.17 These sites are located within an industrial area close to the large Hortonwood Industrial Estate, a strategic employment area. The sites are unconstrained and provide a logical infill development between existing employment uses.

Donington Wood, Deer Park Court (E16)

8.1.18 This site was previously constrained by the presence of mineshafts. However these have been capped as a part of a land reclamation contract. As a result there are no significant constraints and the site could provide a high quality employment opportunity.

Central Telford, Colliers Way, Old Park (E18)

8.1.19 This site provides the opportunity for employment development in a very sustainable location within the town centre. Whilst there are potential geological constraints, there is a developable area of approximately 0.9ha which could be used for high quality employment development.

T54 Naird Lane, Nedge Hill (E19)

8.1.20 The employment development at T54 is partially developed, with land allocated for expansion. T54 is identified as a strategic employment area within the plan, and is highly accessible, benefiting from good vehicular connections with the M54. There are no significant constraints to development.

Halesfield (E20, E21 and E22)

8.1.21 These sites are located within the existing Halesfield, a strategic employment area that has been popular with the market. There are no significant constraints to delivery, and services and utilities are available, enabling the sites to be developed quickly if required.

Shawbirch (E28)

8.1.22 Although not located within an existing employment area, the scale of this site and its accessible locations means that this could be an attractive site for commercial or industrial occupiers requiring a large site. The scale of the site could also enable it to be partially developed for employment, as well as other uses.

8.1.23 We conclude that in respect of the sites promoted by the HCA, the site allocations are the most appropriate and deliverable in respect of both housing and employment development.

8.2 The HCA make no comment in relation to Q8.2 or Q8.3.

Appendix 1 - HCA Housing Site Allocations Commentary

Local Plan Housing Allocation reference	Site Name	Size (ha)	Indicative Yield	Commentary - Suitability & Sustainability	Timescales for Delivery	Telford Land Deal Budget	Summary
H4	Plot D, Pool Hill Road, Dawley	2.249	40	The site previously had outline planning permission for residential use granted in 2008. At that time, Officers concluded the site could be adequately drained and accessed. The site is sustainably located within 400m of a bus route and 1km of amenities within Dawley. HCA committed to releasing site at earliest opportunity. (Paragraph 4.4 of Sep 2015 representations)	There are no significant constraints that would delay delivery on the site. It is expected that development will begin on the site within the first five years of the plan period.	Funding is allocated specifically in relation to the following: utilities; transport; ground contamination; planning application fee; consultancy; marketing; flood risk; and ecology.	Available - the site is in the ownership of the HCA and included in the Telford Land Deal, signifying commitment to bring forward the site for development. Suitable - demonstrated by previous consent and sustainable location. Achievable - development on the site will be facilitated by funding through the Telford Land Deal.
H10	Land at, The Hem	37.743	300	Topographical constraint due to steep sided section of land running through the site surrounding the stream running n/s - a crossing will be required to connect northern portion to southern. Partially within FZ3 - excluded from developable area. Site is also constrained by woodland corridors. Close to A442 - part of several main bus routes - there are also pedestrian and cycle routes along main road. Potential noise constraint (A442 and freight rail line) would require mitigation. Technical work established suitable access available from roundabout on Halesfield 1. Good access to adjacent employment sites. (Paragraph 4.11-4.30 of Sep 2015 representations)	Delivery of development on the site is expected in the middle to later phases of the plan period, due to design and infrastructure work required and once tenants have vacated the site.	Funding is allocated specifically in relation to the following: utilities; transport; geo; planning application fee; consultancy; marketing; flood risk; and ecology.	Available - currently occupied on a short-term tenancy basis, but in the ownership of the HCA (and included in the Telford Land Deal) who are committed to bringing site forward. Suitable - in a sustainable and accessible location. Achievable - mechanisms within the Telford Land Deal to fund necessary infrastructure including the stream crossing.
H11	Land at Holyhead Road, St Georges	1.202	40	Located within central Telford - sustainable location. On main vehicular route from north into town centre. Good access to shops, services, amenities, employment and transport in town centre. Gateway location. No major constraints identified. (Paragraph 4.31- 4.34 of Sep 2015 representations)	As there are no major constraints that have been identified on the site, it is expected that development will begin on the site within the first five years of the plan period.	Funding is allocated specifically in relation to transport; planning application fee; consultancy fee; marketing fee; and ecology.	Available - in the ownership of the HCA (and included in the Telford Land Deal) who are committed to bringing site forward. Suitable - sustainable location close to the town centre. Achievable - no major constraints to development, and will be facilitated through the Telford Land Deal.
H12	Land North of Priorslee Roundabout	3.255	70	Located within central Telford - sustainable location. On main vehicular route from north into town centre. Good access to shops, services, amenities, employment and transport in town centre. Gateway location. No major constraints identified. (Paragraph 4.31-4.34 of Sep 2015 representations)	As there are no major constraints that have been identified on the site, it is expected that development will begin on the site within the first five years of the plan period.	Funding is allocated specifically in relation to transport; geo; ground contamination; planning application fee; consultancy fee; marketing fee; flood risk and drainage; and ecology.	Available - in the ownership of the HCA (and included in the Telford Land Deal) who are committed to bringing site forward. Suitable - sustainable location close to the town centre. Achievable - no major constraints to development, and will be facilitated through the Telford Land Deal.

H14	Blessed Robert Johnson, Whitchurch Drive	2.261	50	Site includes mature trees and is potentially of ecological value. Sustainable location - close to existing facilities, bus, cycle and pedestrian routes. Suitable access agreed with highway authority. (Paragraph 4.35 of Sep 2015 representations)	As there are no major constraints that have been identified on the site, it is expected that development will begin on the site within the first five years of the plan period.	Funding is allocated specifically in relation to the following: utilities; transport; geo; planning application fee; consultancy; marketing; and ecology.	Available - in the ownership of the HCA (and included in the Telford Land Deal) who are committed to bringing site forward. Suitable - sustainable location close to existing facilities Achievable - no major constraints to development, and will be facilitated through the Telford Land Deal.
H15	Land Off Majestic Way	2.553	40	Sustainable location - close to amenities, public transport, walking and cycling routes. Area of mature trees on western side of site. In an established residential area. (Paragraph 4.36-4.39 of Sep 2015 representations)	No significant constraints which would prevent development coming forward in the short term. Dwellings could be constructed in early phase of plan period.	Funding is allocated specifically in relation to the following: transport; geo; ground contamination; planning application fee; consultancy; marketing; flood risk; and ecology.	Available - in the ownership of the HCA (and included in the Telford Land Deal) who are committed to bringing site forward. Suitable - sustainable location close to existing facilities Achievable - no major constraints to development, and will be facilitated through the Telford Land Deal.
H16	Old Park 2, Park Lane	6.571	70	Site is within the town centre - very sustainable location. Walking/cycling distance of full range of amenities, shops, employment, and transport. Site has important design role as gateway location on edge of town centre. Mine shafts and shallow mine workings constrain site - will impact design, layout, potential yield. Land to south also available (Old Park 1) - Council intends to grant an LDO and supports residential development proposal. (Paragraph 4.40-4.42 of Sep 2015 representations)	Subject to achieving a design solution that overcomes mine shaft and mine workings that constrain the site, it is expected that development will begin on the site within the first five years of the plan period.	Funding is allocated specifically in relation to the following: transport; geo; ground contamination; planning application fee; consultancy; marketing; flood risk; and ecology.	Available - the site is in the ownership of the HCA and included in the Telford Land Deal, signifying commitment to bring forward the site for development. Suitable - sustainable location within the town centre. Achievable - development on the site will be facilitated by funding through the Telford Land Deal.
H17	Lawley West	13.82	250	Logical extension to Lawley Village scheme, close to public transport facilities which already serve village. Wide range of facilities and amenities present in village centre. Part of site may be affected by open cast mining, however technical solutions are available. Extent of allocation chosen to avoid mature trees/vegetation, protecting interconnected woodland spaces. (Paragraph 4.43-4.47 of Sep 2015 representations)	Delivery of development on the site is expected to come forward in the short to medium term.	Funding is allocated specifically in relation to the following: utilities; transport; and marketing.	Available - the site is in the ownership of the HCA and included in the Telford Land Deal, demonstrating commitment to bringing forward the site for development. Suitable - sustainably located next to the existing development at Lawley Village. Achievable - development on the site will be facilitated by funding through the Telford Land Deal.