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Town and Country Planning Inquiries Procedure Rules

Statement of Common Ground

Planning Appeal ref APP/C3240/W/16/3144445

Planning Application Ref TWC/2015/1003

Land at Kestrel Close and Beechfields Way Newport

T&WC:	Daniel Owen
Date:	25/11/2016
JVH Planning	Janet Hodson
Date	25/11/2016

The following matters are agreed between the Parties

1 The Application was submitted to the LPA on the 28th October 2015.

By the 2nd February 2016 no decision had been issued by the LPA and the Appellants advised the Council by telephone that they would Appeal against non-determination. An Appeal was made on the 12th February 2016.

2 The Housing Requirement

To be the subject of a separate note.

3 The Housing Land Supply.

3.1 The relevant period for the calculation of the five years supply is the period from 1st April 2016 to the 31st March 2021.

3.2 The Council's document "Telford and Wrekin Land Supply Statement 2016-2021 (update October 2016)" is the most recent formal publication setting out the Council's position on housing land supply, and the schedules in the Appendix 1 to the document detail the sites that the Council rely on for the supply other than small sites under construction and small sites with planning permission. The Councils Figures for these elements of the supply are contained within the document at Table 4 on page 12.

3.3 The Council set out in this document that the five years supply comprises some 6,727 Dwellings in Table 4. The Appellants have used the Councils schedules as the base for the Appeal and have set out in their evidence that the supply figure is some 4,565 dwellings

3.4 Components of the Land Supply

The schedules at Appendix 1 to the October 2016 Document that comprise the Councils housing land supply comprise several elements

- 1 Major Sites under Construction
- 2 Major Sites with full Planning permission
- 3 Major Sites with outline planning permission
- 4 Major sites with a resolution to grant permission
- 5 Major Sites with a Housing Allocation
- 6 Other deliverable sites

There is agreement over delivery from the following elements of the supply

- 1 Major Sites under Construction
- 2 Major Sites with full Planning Permission

There is no schedule of small sites under construction or small sites with Planning Permission.

3.5 Attached to this SOCG are 2 tables, that deal with the 46 sites that comprise sections 3, 4, 5 and 6 of the Councils schedules. Table 1 shows the 34 disputed sites and Table 2 shows the 12 Sites that are not disputed.

4 Matters of Disagreement

The Parties do not agree on the following matters

- There is no agreement on the Housing Land Requirement or the OAN
- There is no agreement about the overall land supply position. However the sites which are in dispute have been clarified in Table 1 attached.
- There is no agreement about the relevant buffer to be applied
- There is no agreement about the shortfall
- There is no agreement about the deliverability of all small sites.