

Telford & Wrekin Local Plan: Examination in Public

Matter 3: Development Strategy

EiP Reference: K24/8a

1. The Council has reviewed Document K7. The Council considers that Mrs Park has been both selective in her review of the evidence submitted to justify the Local Plan approach to rural housing as well as the application of local policy.

Logic for rural housing

2. The logic for rural housing is set out in its Rural Settlements Technical Paper including the logic for the five settlements identified. The five settlements were chosen on the basis of a detailed appreciation of national policy, a quantitative assessment of infrastructure of each rural settlement followed by a further qualitative assessment being carried out on a number of candidate villages.
3. The thrust of Local Plan policy is to direct new homes to the substantial land bank of unimplemented planning permissions. In this respect, Crudgington and Allscott will be expected to deliver about 2/3 of the rural area's housing. Both permissions have long lead in times.
4. Crudgington is not isolated. It is a village with a primary school, two bus services and is within easy walking distance of Waters Upton. The grant of planning permission on previously developed land will deliver new employment and help broaden the mix of uses in the Crudgington/ Waters Upton area. Thus, development here will help both villages.
5. The British Sugar site in Allscott is unique. It is the largest rural brownfield site in the borough. It is therefore appropriate that it be promoted over the lifetime of the plan. It benefits from a grant of planning permission¹ with a substantial package of local benefits that will help promote a sustainable community as defined by the NPPF including new employment floor space, a primary school, a bus service and a health centre. It is of a similar distance to the edge of the Telford urban area as Lilleshall.
6. It would be reckless, in the context of these permissions, to plan for a further 900 homes on top as Mrs Park suggests.

¹ <https://secure.telford.gov.uk/planning/pa-documents-documents-public.aspx?ApplicationNumber=TWC/2014/0113>

Application of rural housing policy

7. Mrs Park has misread and misunderstood Policy H10. It does not impose a cap of 80 homes. Rather, the policy seeks to promote infill within settlements.

Delivering affordable rural housing

8. The Council recognises the need to plan for affordable housing in the rural area.
9. Policy HO11 will allow for rural exceptions to be promoted. Developers will thus be able to submit wholly affordable schemes where they meet a local rural need, as would Policy SP4 theoretically, if a developer could show that it accords with the presumption in favour of sustainable development. Some of the identified need will be met in the rural area through wholly affordable and/or mixed tenure schemes – preferably as small family and accessible or specialist homes. The remainder will be achieved in Telford or Newport where residents will benefit from accessibility to employment and a range of local facilities and infrastructure.
10. The Council rejects Mrs Park’s assertion and that of others that more housing should be promoted in the rural area to help deliver affordable housing across the borough. Such an approach would impose unrealistic and undeliverable rates of housing development.