

Telford & Wrekin Local Plan

Examination in Public

Council's Formal response to the Inspector's interim note F10 of 30 March 2017

EiP Library Ref: F10b

1. The Council has reviewed the Inspector's note which is helpful in proposing possible courses of action in relation to each matter to enable the examination to proceed without delay. The Council is keen to progress the examination and to achieve a sound plan.

OAN and housing requirement

2. Following your request that the Council reconsiders its OAN the Council has asked its advisers at Peter Brett Associates to review its modelling on OAN to take account of your suggestion that it adopt different and more cautious assumptions regarding double jobbing and the proportion of the over 65s in the workforce by 2031.
3. We have explored this with our external consultants but have concluded that it is impractical to do the required reviews to take account of the observations you have made within a reasonable timescale. You have advised that the findings of the Inspector at the recent appeal at Kestrel Close are an important material consideration in this matter to which you must have regard and suggested if a review is impractical these findings be adopted in respect of the OAN for the purposes of this examination. Given these circumstances and the advice received from our consultants the Council therefore accepts your proposal to use the Kestrel Close Inspector's findings and the housing requirement (864 dpa) that follows from this.

Housing site selection methodology

4. In response to your concerns regarding the housing site selection methodology the Council has considered the suggestion that you've made to address these within the context of the examination. On this basis the Council accepts the proposal to adjust the current schedule of site allocations to reflect only those sites with planning permission or Section 7(1) New Towns Act approval¹. Accordingly, the Council will offer a schedule of modifications to address this point. These include adjusting the urban boundary of Telford on the Policies Map to reflect other recent approvals and removing Site H1 from the schedule of allocations and from the urban area of Telford.

¹ K24/40k

Mineral safeguarding

5. Document K24/32c sets out the Council's final position on this matter.

Shrewsbury to Newport Canal

6. The schedule of modifications will show the indicative route of the canal to address your observations on this matter.

Affordable housing

7. The Council has responded in K13h to all of the submissions on this matter. The Council wishes to reassert the point made in previous representations to you that the need for affordable housing can influence housing targets but to seek to deliver all the affordable housing the borough needs through the provision of market housing would result in unrealistic and undeliverable rates of housing development.

Telford Town Centre

8. We have responded to Southwater Entertainment Group's letter² regarding the PSA (our reference K27c).

Next steps

9. The Council welcomes your broad view that other issues are capable of being resolved through your recommendation of appropriate main modifications and hopes that the comments in response to your note enable the examination to continue without delay. The Council is keen to progress the Local Plan through to adoption as promptly as possible and looks forward to your final report. To this end the Council has already engaged with its SA consultants at Enfusion on potential SA issues that will arise as a result of these modifications and will seek Enfusion's views on any extra main modifications you may propose.
10. The Council proposes to postpone consulting on any main modifications you may propose until after the General Election.

Vincent Maher
MRTPI
24 April 2017

² K27b – letter of 12 March