

From: [REDACTED]
Sent: 25 September 2017 12:48 -Late Response
To: LocalPlan
Subject: Telford and Wtrekin Local Plan: Proposed Main Modifications.

Sirs

On behalf of Parkhill Estates Ltd (PEL) I would wish to make the following comments in connection with the above:

- The Inspector's conclusions regarding the Council's Objective Assessment of Housing Need, the Local Plan's overall Housing Requirement and the Allocation of Housing Sites are welcomed. These are all matters upon which PEL has previously expressed concerns.
- PEL note the intention to retain only those sites which currently benefit from extant planning permission or section 7(1) consent as proposed allocations. Under MM39 it is clear that this effectively excludes Site H1 (Donnington/Muxton SUE). The current planning application relating to this site appears from the Council's Web site to be still under consideration. Would it not be appropriate to withdraw that application under the circumstances, as continuing to a determination might appear to be contrary to the Inspector's intentions.
- Also under MM39, there is a clear requirement to prepare a further Housing Site Allocations Local Plan to identify the further necessary sites required to meet the need. PEL would very much hope that this will involve a further 'call for sites' and that should we renew our promotion of our landholding at Lawley it will on this occasion be considered on its merits and not amalgamated with adjoining land as previously. The Inspector was made aware of our concerns in this respect during the EiP although no explanation was forthcoming from the Council. In summary:
 - The site represents the largest area of undeveloped land sitting closest to the town centre
 - The site is immediately adjacent to Lawley Village and all of its associated services and facilities
 - The site has no rural or landscape character worthy of protection
 - The Wellington/ Dawley Road offers a firm defensible boundary to the west
 - The site has been remediated through surface mining to prepare it for development
 - The site does not form part of the Green Network
 - The site is not BMV land
 - The site would be immediately available for development subject to planning permission.

I would be grateful if these comments could be forwarded to the Inspector.

Regards

Matt Ferguson
PARKHILL ESTATES LTD