

**Taylor
Wimpey**

REP 1 of 2

22 September 2017

Environment and Planning Policy Team
Telford and Wrekin Council
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Dear Sir / Madam

Telford and Wrekin Main Modifications Consultation – September 2017

These representations are made by Taylor Wimpey and form a response to the Telford and Wrekin Local Plan Main Modifications consultation and are submitted for consideration in the formulation of a new Local Plan for the Telford and Wrekin District

These representations are submitted in the context of Taylor Wimpey's interest in land to the east and west of the A5223 at Horsehay, Telford as shown on the location plans. The attached documents highlight how the sites would provide a sustainable location for residential development.

The LP identifies a population of 202,500, an increase of 4,500 from those previously stated. There is a housing need of 17,280 for Telford and Wrekin for the period 2011 to 2031, a delivery of 864 dwellings per annum. Taylor Wimpey considers that whilst this is an increase of 1,725 units it continues to be insufficient to meet the needs of Telford and Wrekin's growing population and is not in line with national guidance. The removal of Donnington and Muxton Sustainable Urban Extension significantly reduces the likelihood of Telford and Wrekin delivering the numbers and mix of housing required within the District.

Taylor Wimpey feels that the Telford and Wrekin Objectively Assessed Housing Need is now out of date and should be recalculated to provide a true reflection of the housing needs of today. This is of particular importance if Telford and Wrekin are to consider the potential apportionment of some of the Local Plan's housing requirement towards the needs of the Greater Birmingham and Black Country Housing Market Area (GBBC HMA).

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These numbers will be distributed during the new Local Plan period and Telford and Wrekin should be making provisions for these now.

The need for more sites to be identified before the adoption of the LP is further highlighted in paragraphs 5.1.3.2, 5.1.3.3 where it states that there is an identified shortfall in site allocations, which raise some uncertainty regarding delivery towards the end of the Plan period. The sites identified by Taylor Wimpey, both east and west of A5223 at Horsehay, Telford would contribute towards this much-needed delivery.

These representations form Taylor Wimpey's response to the Telford and Wrekin Local Plan Main Modifications. Taylor Wimpey feels that the OAHN requires further scrutiny and additional site identification should be undertaken to ensure full delivery towards the end of the Plan period.

We would be grateful if you could inform us of any relevant documents that the Council produce as part of the process. In the meantime, if you require and further information or wish to discuss the above in greater detail, then please do not hesitate to contact me.

Yours sincerely

A black rectangular redaction box covering the signature of Ailsa Smithies.

Ailsa Smithies
Strategic Land and Planning Assistant

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REP 2 of 2

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Dear Sir / Madam

TELFORD AND WREKIN MAIN MODIFICATIONS CONSULTATION – SEPTEMBER 2017

This submission is presented by Taylor Wimpey UK Ltd, who are promoting an area of land to the east and west of A5223 in Horsehay. The land offers a suitable, sustainable, achievable and deliverable location for a housing allocation through the emerging Local Plan for Telford and Wrekin Council. Our response to the Main Modifications of this document is set out below and we enclose Site Location Plans, showing the location of the sites.

The sites are located to the west of existing residential development and is particularly well contained by the current road network, with the A5223 forming the boundary to each site.

The sites are included within the Council's 2012 Strategic Housing Land Availability Assessment (Ref: 344, 722 and 754). The suitability of the sites is largely restricted by current policy, as the sites are located outside of the defined urban area. The Local Plan provides an appropriate opportunity to amend such policies to assist in meeting market and affordable housing needs.

We highlight that with the new development at Lightmoor Village, the sustainability of this area has been significantly enhanced. Outline planning permission was granted in September 2003 for up to 800 dwellings, along with a new single form entry primary school, 3 new retail units, a village pub / restaurant and substantial areas of open space. In addition, the Section 106 Agreement accompanying the outline planning permission requires the delivery of a bus connection from the village to Telford Town Centre. Furthermore, the site will benefit from the recently improved road infrastructure with

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the construction of a roundabout at the junction of the A5223 and Wellington Road. This will reduce vehicle speeds in the local proximity along with providing additional capacity for the area.

We therefore conclude that the sites to the east and west of the A5223 at Horsehay represent a suitable location for development and should be allocated for residential development through the new Local Plan.

Housing and Affordable Housing

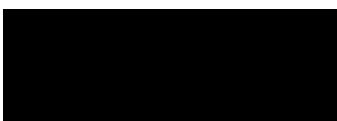
'Policy HO1 – Housing Requirement' proposes to deliver 17,280 new dwellings from 2011 – 2031. We continue to remain of the view that, whilst Telford and Wrekin Council have enlarged the population projections in an attempt to improve the overall delivery, it will not be sufficient to address the affordable housing needs in the Borough. This has been exacerbated by the removal of the Donnington and Muxton Sustainable Urban Extension. It is also noted that Telford and Wrekin have not ruled out the potential apportionment of the Local Plan's housing requirement towards the needs of the Greater Birmingham and Black Country Housing Market Area (GBBC HMA). With this in mind, the number of new dwellings would need to be increased to accommodate these requirements.

This land benefits from being in a sustainable location immediately adjacent to the main urban area. In this regard, it is markedly comparable in terms of its key characteristics with other areas of land adjacent to the urban areas which have been deemed to be appropriate for allocation.

We ask that the Council consider this site in the context of the positive consideration of other sustainable sites adjacent to the main urban area and with due weight given to the unmet affordable housing needs and opportunity to embrace the growth opportunities that are emerging in Telford and Wrekin Borough.

We would be grateful if you could inform us of any relevant documents that the Council produce as part of the process. In the meantime, if you require and further information or wish to discuss the above in greater detail, then please do not hesitate to contact me.

Yours sincerely




Ailsa Smithies
Strategic Land and Planning Assistant

The scaling of this drawing cannot be assured

Revision	Date	Drn	Ctd

Legend

	Site Boundary
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Project
**Land to the East of the A5223,
Horsehay**


Drawing Title
Site Location Plan



The scaling of this drawing cannot be assured

Revision	Date	Dm	Ckd

Legend

	Site Boundary
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Project
**Land to the West of the
A5223, Horsehay**

Drawing Title
Site Location Plan

**Taylor
Wimpey**

