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EXAMINATION OF THE TELFORD & WREKIN LOCAL PLAN 2011-2031

Post-Hearing Response to the Council's Response on Point 10 – Definition of Infill Sites

We have just seen the latest of the various updates of Questions and Actions (Schedule K24) and wish to express our disappointment at the Council's unexplained response on point 10 of 'no modification proposed'

During the hearing, I raised the issue that Policy HO10 was not clear as to what how infill might be interpreted. Does it mean any of the following, or perhaps something else?

1. '1 or 2 dwellings on an otherwise built-up frontage', which was the wording of Wrekin Local Plan Policy H10 which I suspect was taken from the PPG3 definition for infill in the Green Belt
2. 1 or 2 dwellings, or possibly a small group in a linear form
3. Consolidation of back land within an established settlement pattern
4. Development of an unspecified amount within the confines (there are no development boundaries) of a settlement

I suspect that objectors to development will suggest scenario 1 above, but as I pointed out at the hearing, affordable housing will not be delivered in the main rural settlements unless small scale schemes of more than 10 dwellings are allowed and for this, which implies scenario 4.

Mr Maher could not provide an answer during the hearing, but encouraged by the Inspector, agreed to 'give the matter some further thought and come back'.

The statement 'no modification proposed' is a totally inadequate response that merely avoids answering the question and only serves to highlight the lack of clarity and potential for confusion that the wording is likely to cause.

We trust that this rebuttal will be forwarded to the Inspector.

Andy Williams

14 -03-17