



Report

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Telford & Wrekin Local Plan Examination

Matter One Hearing Statement

October 2016



Homes & Communities Agency

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For and on behalf of GVA Grimley Limited

1. Matter 1: Housing – Needs, Requirement and Supply

- 1.1 The HCA make no comment in relation to Q1.1.
- 1.2 **Is the Plan's proposed housing requirement (totalling 15,555 homes for the Plan period) sufficiently justified in line with the Framework and PPG? In particular, can it be shown that the figure is both deliverable and sustainable?**
- 1.2.1 The Homes and Communities Agency (HCA) has previously expressed its broad support for the proposed strategy to deliver a total of 15,555 new dwellings across the Borough up to 2031. The HCA reiterate this broad support now.
- 1.3 The HCA make no comment in relation to Q1.3.
- 1.4 **Can an adequate and flexible supply of housing land be demonstrated in respect of (1) the Local Plan's housing target and (2) the five year housing land supply as required by the Framework and PPG? In both of these cases, are the components of housing supply clearly set out and appropriately justified?**
- 1.4.1 HCA's land forms a significant element of both the overall housing target and the five year supply of housing land. It is appropriate to consider the HCA's contribution towards housing in respect of both issues. In order to do so it is necessary to provide some context to the HCA's contribution. This contribution arises from Telford's status as a "new town". The following paragraphs provide additional information on this.
- 1.4.2 The concept of the new town, which subsequently became "Telford", was conceived in the early 1960s. The new town comprised the existing towns of Wellington, Oakengates, Madeley and Dawley. It proposed significant new development for housing and employment between and around these settlements. In addition, a new town centre was proposed.
- 1.4.3 Significant areas of land were assembled in order to deliver the new town. Some of the land was already in public ownership. Other land was compulsorily purchased. Much of the land that now comprises the central area of Telford had become degraded as a result of its previous use for mining and other industrial activities.
- 1.4.4 Development in the new town was originally overseen by the New Town Commission. The current local planning authority was subsequently set up after the commission was disbanded. At that time, the majority of the publicly owned land in and around the town was transferred from the New Town Commission to the Government's National Regeneration Agency, English Partnerships (EP). EP subsequently became the HCA.

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- 1.4.5 The HCA still owns significant amounts of land in and around the urban area of Telford and has delivered thousands of new homes on it. In accordance with the Government's Localism agenda, the HCA now has a remit to work closely with Local Authorities on the delivery of its assets. With this opportunity comes the responsibility for delivering regeneration and growth. In Telford this process is to be achieved through the "Telford Land Deal".
- 1.4.6 The delivery of the Telford Land Deal is a partnership between Telford and Wrekin Council ('The Council') and HCA and is governed by a board comprising of representatives from both organisations (two from each) together with private sector representatives (two individuals). The HCA's sites proposed for allocation in the emerging Local Plan will be brought forward for development through the land deal. The process is accompanied by a robust funding mechanism which will ensure that the Council and HCA have the necessary resources to deliver development at the appropriate time in the Development Plan period. The mechanism allows the recycling of increases in land value (uplift) that occur as a result of its development activities. This uplift in value is then re-invested into the development of other sites. There is also a "pump priming" mechanism in place to give the financial resources needed to deliver the first sites and to maintain the process.
- 1.4.7 The Council and the HCA have jointly prepared a three year rolling investment programme which is to be updated on an on-going basis. Reference to this funding programme is included in the table attached at **Appendix 1**.
- 1.4.8 In summary, Telford is a new town. As such, it has a legacy of suitable and available sites within the urban area. The proposed housing target and five year housing land supply trajectory include such urban sites owned by the HCA. The inclusion of these sites in the overall target and five year supply is robust and flexible. The sites could be brought forward for development as soon as required.
- 1.5 Are adequate safeguards in place to address any unanticipated shortfalls in housing supply during the plan period?**
- 1.5.1 It is noted by the HCA that the supply of housing sites promoted within the plan includes sufficient sites to adequately meet the housing requirement, with an adequate buffer.
- 1.5.2 Should the Inspector not agree and require additional sites to meet an unanticipated shortfall in housing supply during the plan period, then there are additional sites available within the HCA's ownership that could provide windfall sites to maintain an adequate supply.
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Appendix 1 - HCA Housing Site Allocations Commentary

Local Plan Housing Allocation reference	Site Name	Size (ha)	Indicative Yield	Commentary - Suitability & Sustainability	Timescales for Delivery	Telford Land Deal Budget	Summary
H4	Plot D, Pool Hill Road, Dawley	2.249	40	The site previously had outline planning permission for residential use granted in 2008. At that time, Officers concluded the site could be adequately drained and accessed. The site is sustainably located within 400m of a bus route and 1km of amenities within Dawley. HCA committed to releasing site at earliest opportunity. (Paragraph 4.4 of Sep 2015 representations)	There are no significant constraints that would delay delivery on the site. It is expected that development will begin on the site within the first five years of the plan period.	Funding is allocated specifically in relation to the following: utilities; transport; ground contamination; planning application fee; consultancy; marketing; flood risk; and ecology.	Available - the site is in the ownership of the HCA and included in the Telford Land Deal, signifying commitment to bring forward the site for development. Suitable - demonstrated by previous consent and sustainable location. Achievable - development on the site will be facilitated by funding through the Telford Land Deal.
H10	Land at, The Hem	37.743	300	Topographical constraint due to steep sided section of land running through the site surrounding the stream running n/s - a crossing will be required to connect northern portion to southern. Partially within FZ3 - excluded from developable area. Site is also constrained by woodland corridors. Close to A442 - part of several main bus routes - there are also pedestrian and cycle routes along main road. Potential noise constraint (A442 and freight rail line) would require mitigation. Technical work established suitable access available from roundabout on Halesfield 1. Good access to adjacent employment sites. (Paragraph 4.11-4.30 of Sep 2015 representations)	Delivery of development on the site is expected in the middle to later phases of the plan period, due to design and infrastructure work required and once tenants have vacated the site.	Funding is allocated specifically in relation to the following: utilities; transport; geo; planning application fee; consultancy; marketing; flood risk; and ecology.	Available - currently occupied on a short-term tenancy basis, but in the ownership of the HCA (and included in the Telford Land Deal) who are committed to bringing site forward. Suitable - in a sustainable and accessible location. Achievable - mechanisms within the Telford Land Deal to fund necessary infrastructure including the stream crossing.
H11	Land at Holyhead Road, St Georges	1.202	40	Located within central Telford - sustainable location. On main vehicular route from north into town centre. Good access to shops, services, amenities, employment and transport in town centre. Gateway location. No major constraints identified. (Paragraph 4.31- 4.34 of Sep 2015 representations)	As there are no major constraints that have been identified on the site, it is expected that development will begin on the site within the first five years of the plan period.	Funding is allocated specifically in relation to transport; planning application fee; consultancy fee; marketing fee; and ecology.	Available - in the ownership of the HCA (and included in the Telford Land Deal) who are committed to bringing site forward. Suitable - sustainable location close to the town centre. Achievable - no major constraints to development, and will be facilitated through the Telford Land Deal.
H12	Land North of Priorslee Roundabout	3.255	70	Located within central Telford - sustainable location. On main vehicular route from north into town centre. Good access to shops, services, amenities, employment and transport in town centre. Gateway location. No major constraints identified. (Paragraph 4.31-4.34 of Sep 2015 representations)	As there are no major constraints that have been identified on the site, it is expected that development will begin on the site within the first five years of the plan period.	Funding is allocated specifically in relation to transport; geo; ground contamination; planning application fee; consultancy fee; marketing fee; flood risk and drainage; and ecology.	Available - in the ownership of the HCA (and included in the Telford Land Deal) who are committed to bringing site forward. Suitable - sustainable location close to the town centre. Achievable - no major constraints to development, and will be facilitated through the Telford Land Deal.

H14	Blessed Robert Johnson, Whitchurch Drive	2.261	50	Site includes mature trees and is potentially of ecological value. Sustainable location - close to existing facilities, bus, cycle and pedestrian routes. Suitable access agreed with highway authority. (Paragraph 4.35 of Sep 2015 representations)	As there are no major constraints that have been identified on the site, it is expected that development will begin on the site within the first five years of the plan period.	Funding is allocated specifically in relation to the following: utilities; transport; geo; planning application fee; consultancy; marketing; and ecology.	Available - in the ownership of the HCA (and included in the Telford Land Deal) who are committed to bringing site forward. Suitable - sustainable location close to existing facilities Achievable - no major constraints to development, and will be facilitated through the Telford Land Deal.
H15	Land Off Majestic Way	2.553	40	Sustainable location - close to amenities, public transport, walking and cycling routes. Area of mature trees on western side of site. In an established residential area. (Paragraph 4.36-4.39 of Sep 2015 representations)	No significant constraints which would prevent development coming forward in the short term. Dwellings could be constructed in early phase of plan period.	Funding is allocated specifically in relation to the following: transport; geo; ground contamination; planning application fee; consultancy; marketing; flood risk; and ecology.	Available - in the ownership of the HCA (and included in the Telford Land Deal) who are committed to bringing site forward. Suitable - sustainable location close to existing facilities Achievable - no major constraints to development, and will be facilitated through the Telford Land Deal.
H16	Old Park 2, Park Lane	6.571	70	Site is within the town centre - very sustainable location. Walking/cycling distance of full range of amenities, shops, employment, and transport. Site has important design role as gateway location on edge of town centre. Mine shafts and shallow mine workings constrain site - will impact design, layout, potential yield. Land to south also available (Old Park 1) - Council intends to grant an LDO and supports residential development proposal. (Paragraph 4.40-4.42 of Sep 2015 representations)	Subject to achieving a design solution that overcomes mine shaft and mine workings that constrain the site, it is expected that development will begin on the site within the first five years of the plan period.	Funding is allocated specifically in relation to the following: transport; geo; ground contamination; planning application fee; consultancy; marketing; flood risk; and ecology.	Available - the site is in the ownership of the HCA and included in the Telford Land Deal, signifying commitment to bring forward the site for development. Suitable - sustainable location within the town centre. Achievable - development on the site will be facilitated by funding through the Telford Land Deal.
H17	Lawley West	13.82	250	Logical extension to Lawley Village scheme, close to public transport facilities which already serve village. Wide range of facilities and amenities present in village centre. Part of site may be affected by open cast mining, however technical solutions are available. Extent of allocation chosen to avoid mature trees/vegetation, protecting interconnected woodland spaces. (Paragraph 4.43-4.47 of Sep 2015 representations)	Delivery of development on the site is expected to come forward in the short to medium term.	Funding is allocated specifically in relation to the following: utilities; transport; and marketing.	Available - the site is in the ownership of the HCA and included in the Telford Land Deal, demonstrating commitment to bringing forward the site for development. Suitable - sustainably located next to the existing development at Lawley Village. Achievable - development on the site will be facilitated by funding through the Telford Land Deal.