

TELFORD AND WREKIN LOCAL PLAN CONSULTATION ON PROPOSED MAIN MODIFICATIONS

LAND NORTH OF EDGMOND ROAD, NEWPORT

REPRESENTATIONS

ON BEHALF OF MR AND MRS M H HAWKINS

Pegasus Group

4 The Courtyard | Church Street | Lockington | Derbyshire | DE74 2SL

T 01509 670806 | **F** 01509 672247 | **W** www.pegasuspg.co.uk

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Liverpool | London | Manchester

PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

CONTENTS:

Page No:

- | | | |
|----|------------------------------------|---|
| 1. | PROPOSED MAIN MODIFICATION 5 (MM5) | 1 |
| 2. | MAIN MODIFICATION 9 (MM9) | 2 |

APPENDICES:

APPENDIX 1: CONCEPT PLAN

1. Proposed Main Modification 5 (MM5)

- 1.1 Proposed Main Modification 5 (MM5) seeks to increase the housing provision proposed by the Telford and Wrekin Local Plan from 15,555 to 17,280 new homes across the Borough – an increase of 1,725 dwellings over the plan period to 2031. This approach is supported.
- 1.2 Following the Stage 1 Examination Hearing Sessions that took place in January and February 2017, the Inspector wrote to the Council to provide an overview of progress with the Examination, and advised that serious soundness concerns with the potential to affect the examination programme had been identified. The Inspector's interim comments (F10 – 30th March 2017) requested that the Council consider the Inspector's concerns in relation to Objectively Assessed Need (OAN), particularly in light of the recent appeal at Kestrel Close, as well as the housing site selection methodology. The Inspector advised that should the Council consider that such work be impractical, the Council's view was sought on whether the Kestrel Close Inspector's findings and housing requirement should be used as the Local Plan housing requirement. It is agreed that the Kestrel Close decision is an important material consideration as part of the Local Plan Examination process.
- 1.3 Following the Inspectors request that the Council reconsiders its OAN figure, the Council asked their consultants Peter Brett Associates to review their OAN modelling work. The Council's Formal Response to the Inspectors interim note (F10b) dated 24th April 2017 confirmed that it would be impractical to review the OAN modelling work within reasonable timescales, and that the Council therefore accepted the Inspector's proposal to use the Kestrel Close Inspector's findings – a OAN housing requirement of 864 dwellings per annum (17,280 dwellings over the plan period to 2031). This approach forms the basis of MM5 and is supported as the most efficient and expedient way to ensure that an up to date Local Plan is in place for the Borough.
- 1.4 In terms of the increased housing provision proposed and the Council's overall approach to the housing site identification process, the draft modifications require the Council to progress a Housing Site Allocations Local Plan in order to allow the allocation of housing sites to be reconsidered. It is agreed that this approach is necessary to ensure that the Local Plan will allocate sufficient sites to meet the increased housing numbers proposed. The requirement for a Housing Site Allocations Local Plan is set out at Main Modification 39 – as a proposed

amendment to Policy HO2. The Housing Site Allocations Local Plan should be progressed quickly to ensure that the Council are able to maintain a 5 year supply of deliverable housing land following the adoption of the Local Plan.

- 1.5 Proposed Main Modification is therefore supported, subject to the Council progressing a Housing Site Allocations Local Plan to enable further sites to be identified to achieve the Local Plan's increased housing requirement. It is our submission that the Site Allocations Local Plan should be progressed immediately after the adoption of the Local Plan, and the wording of Policy HO2 should reflect this timescale.

2. Main Modification 9 (MM9)

- 2.1 Main Modification 9 (MM9) proposes an amendment to Policy SP2 to increase housing provision for Newport from 1,200 to 1,330 new homes in Newport over the plan period to 2031. Although the additional housing growth assigned to Newport is not proposed to be allocated by the Main Modifications Local Plan, the percentage distribution of housing between Telford, Newport and the rural areas does not change – it has been apportioned in line with the previously proposed breakdown across the Borough (derived from Census 2011). This is considered to be an appropriate strategy in order to ensure the Local Plan is adopted without delay.
- 2.2 Pegasus Group act on behalf of Mr and Mrs M H Hawkins in relation to their interests at land north of Edgmond Road, Newport. The site lies to the west of Chetwynd Road and to the north of Edgmond Road, and extends to approximately 10ha. A Concept Plan has been produced to demonstrate how the site could be developed, and is enclosed at **Appendix 1**. The Concept Plan shows a development area of 4.1ha which could provide some 120 dwellings at standard densities (30dph). This reduced development area is considered an appropriate extension to the existing settlement given the site's edge of settlement location and the extent of the recent Bovis Homes development to the south – Haversham Gardens, and the Blue Hill Farm development which is currently under construction and located adjacent to Chetwynd Knowle and Beechhill. The site lies adjacent to the Proposed Modification Local Plan Built Up Area Boundary – which is located immediately to the south and east of the site.
- 2.3 Pegasus Group, on behalf of the landowner, is actively promoting the site north of Edgmond Road for residential development. The timeframe for development is 0-

5 years and the site is within single ownership. The site is therefore considered available for residential development.

- 2.4 The site is not in an area of flood risk and there are no highway constraints to residential development in this sustainable location, and there is an opportunity to significantly improve footpath connections from the site to the town centre. There are no market, cost or delivery factors that would make the development unviable within the next 5 years. The site is therefore considered achievable. The site is suitable available and achievable, and therefore deliverable for residential development, in accordance with the Framework.
- 2.5 For the reasons set out above, the site north of Edgmond Road is considered an appropriate location to accommodate the additional housing growth required for both Newport and across the Borough, through the Proposed Main Modifications Local Plan.

APPENDIX 1

Concept Plan (Drawing No. P17-0455_002_01A)



Key

	Site Boundary
	Development Area 4.1Ha Circa 120 dwellings
	Street
	Lane
	Private Drives
	Public Right of Way
	Pedestrian Links
	Existing Trees & Vegetation
	Proposed Trees & Vegetation
	Potential Play Space
	Site Access
	Listed Heritage Assets www.historicengland.org.uk
	Drainage Feature Shallow banking to allow for use as open space

Copyright Pegasus Planning Group Ltd. Crown copyright. All rights reserved. Ordnance Survey Copyright Licence number: 100042993. Pegasus accepts no liability for any use of this document other than for its original purpose, or by the original client, or following Pegasus' express agreement to such use. T: 01285 447171 www.pegasuspg.co.uk