



TELFORD AND WREKIN DISTRICT COUNCIL
LOCAL PLAN 2011-2031

HEARING STATEMENT

IN RESPECT OF MATTER 8 (SITE ALLOCATIONS)

SUBMITTED ON BEHALF

OF

DAVIDSONS DEVELOPMENTS LTD

Date: October 2016
Ref: 14.108

8.1) Are the allocated sites appropriate and deliverable, having regard to the provision of necessary infrastructure and facilities, and taking into account of environmental constraints?

- 1.1 Cerda Planning represent Davidsons (DDL) in respect of a site (approximately 9.59 hectares in size) on the corner of Station Road/Richards Road. Originally labelled as site number 482 within the SHLAA, the site forms approximately one-third of the proposed allocation at H1 for a Sustainable Urban Extension at Donnington and Muxton.
- 1.2 An outline planning application for up to 250 dwellings, access, open space and associated works is currently being prepared and will be submitted imminently. The latest indicative masterplan for the site is attached at appendix 1.
- 1.3 The scheme has evolved over time to take account of views of Telford and Wrekin Council officers, local residents and stakeholders and the holding of a public consultation.
- 1.4 The proposals were most recently discussed at the Strategic Application Workshop on 22nd August 2016 where feedback was given on the technical reports which have been prepared to support the proposals.
- 1.5 The technical reports produced cover in detail archaeology, noise, flood risk and drainage, transport, ecology, landscape and visual, ground conditions and trees. There is no fundamental objection from the Council to the proposals and comments made by Officers have been addressed.
- 1.6 Due to parts of the site falling within Flood Zones 2 and 3 technical work has been undertaken and it has been accepted by the Council that the flood risk can be overcome by engineering solutions. Detailed work has been undertaken by Drainage Engineers who have demonstrated that the works they are proposing will not result in the flooding of the site, or sites adjacent to it essentially through relocating the line of the brook and water management.
- 1.7 The site is appropriate for development and deliverable for the following reasons:
- 1.8 There are no environmental or technical constraints to the bringing forward of

this site for development immediately in accordance with the proposed allocation.

- 1.9 The proposals would include financial contributions towards education and highway improvements/public transport funding through a S106 legal agreement. The Council have stated within the Infrastructure Delivery Plan that major improvements to infrastructure would be required within the first five years of the Plan period. If planning permission is granted for this site, the dwellings proposed are deliverable within the next 5 years.
- 1.10 It is within close proximity to a wide range and quantum of employment facilities which include the Hortonwood area, where the Plan proposes to allocate additional employment sites. In addition to these employment sites, Donnington has a good range of other employment generators such as the Wyevale garden centre, local shops, pubs and restaurants. There are also a wide range of facilities and services in the area.
- 1.11 The site is deliverable and Davidsons are fully committed to the development of this site and can be brought forward within the next 5 years and make a positive contribution to the overall Telford and Wrekin spatial strategy.
- 1.12 The other two-thirds of the proposed H1 allocation are subject to current planning applications as follows:
- 1.13 Planning application number TWC/016/0096 seeks outline with all matters reserved for the construction of up to 430 dwellings (Use Class C3) together with **children's play facilities** and associated landscaping, infrastructure and engineering works, TWC/016/0097 seeks outline consent with all matters reserved for the construction of a mixed use development comprising up to 220 dwellings, (Use Class C3), 1000 sqm of convenience retail (Use Class A1), 1000 sq.m Medical Centre (Use Class D2), 80 bedroom extra care building (Use Class C2) and provision of a primary school (up to 420 place capacity) and related playing fields, together with **children's play facilities** and associated landscaping, infrastructure and engineering works.
- 1.14 Those proposals were amended on 14th June 2016 to incorporate a mixed use block which includes retail, a medical centre and extra care, all of which, along with the primary school will create employment opportunities. Furthermore and notwithstanding the proposed new public transport improvements, the site lies close to existing public transport infrastructure which

can be enhanced further. The revised masterplan includes two mini roundabouts to allow for bus circulation with stops in both application sites. The DDL site would be connect these two sites by pedestrian links and green networks. The indicative masterplan for both of these sites which shows how our site can link in to form a comprehensive development is attached at Appendix 2.

- 1.15 The new school, playing fields, local services, retail, landscaping, infrastructure and housing proposals, proposed within the above planning applications supplement and enhance the existing infrastructure of the area.

8.2) Is the overall site selection methodology robust and transparent?

- 2.1 Yes. Appendix ix of the Integrated Appraisal report sets out all of the sites contained within the SHLAA and sets out the reasons for selection and rejection.

- 3.1 *8.3) Are relevant development requirements for the site allocations, in particular the Sustainable Urban Extensions proposed at Donnington and Muxton (H1) and Priorslee (H2), clearly set out and sufficiently justified?*
[Inspector's note: The Council should refer in particular to PPG paragraph 12-12-010-20140306 which states that "where sites are proposed for allocation, sufficient detail should be given to provide clarity to developers, local communities and other interests about the nature and scale of development (addressing the 'what, where, and how' questions)".]

- 3.2 Paragraph 010 of the NPPG states that "where sites are proposed for allocation, sufficient detail should be given to provide clarity to developers, local communities and other interests about the nature and scale of development (addressing the 'what', where, when and how questions)

- 3.3 It is considered that the wording of H02 is too vague and lacks clarity. It states "Two of the site allocations are also identified as Sustainable Urban Extensions (Donnington and Muxton Sustainable Urban Extension- site H1).....which will be required to deliver a range of uses, including housing, open space, employment, local services and facilities, and other supporting infrastructure necessary to ensure the delivery of sustainable places in line with Policy SP4".

- 3.4 Further detail is offered at paragraph 5.1.2.9 where it is stated " Policy H02 identifies two Sustainable Urban Extensions that are critical to the delivery of the housing requirement, due to the amount of new homes planned for and

the extended timescales in delivering them. These are land at Muxton off the A518 (approximately 750 dwellings) and"

- 3.5 H1 is mentioned again in Policy COM1 "community facilities" which requires development to preserve existing community facilities and sustain, enhance and provide new social infrastructure to meet demand arising from development. It is further stated that the Council will support the delivery of new facilities in the sustainable urban extensions at Muxton (H1) and Priorslee (H2). It is stated at paragraph 7.1.4 that the Council will discuss community facility requirements with a developer on a case by case basis.
- 3.6 Even with these extra paragraphs, the scale and nature of the uses required within the proposed allocation is currently not clear. However, notwithstanding this, the current and proposed outline planning applications at H1 have been prepared to reflect the land uses that are envisaged.
- 3.7 Based on good masterplanning and urban design up to 900 dwellings are being proposed through the current/proposed outline planning applications. The figure of (approximately/around) 750 homes is considered a minimum figure. Accordingly the reference to 750 should be updated to around 900 and this is clearly deliverable and is supported by technical work.
- 3.8 It is clear that a range of uses in addition to housing can be delivered. This covers open space, employment, local services and facilities and other supporting infrastructure as evidenced in the current/proposed outline planning applications.
- 3.9 There is clearly the capacity for additional housing over and above the minimum figure of 750 dwellings which has been demonstrated to sit alongside other land uses being proposed through the current/proposed outline applications. The H1 site is a sustainable location being close to employment and services and can demonstrate best practice in terms of urban design and the efficient use of land.
- 3.10 Over and above the employment uses proposed to be erected on the allocation site (primary school, shop, local and community services including GP/Extracare. There are also the established businesses in the environs of the H1 site. Furthermore, the majority of the existing employment sites are within Telford and are focussed around four existing employment areas in the town. The arc of employment land would provide 149 hectares of employment land.

Part of these allocations are located to the north of the H1 site in Hortonwood. The employment allocations are a mix of large and medium allocations which take advantage of a well-connected industrial area within close proximity to the rail freight terminal and which also supports the delivery of jobs around MOD Donnington. This allocation is within close proximity of the H1 site.

APPENDIX ONE



station road donnington - indicative master plan

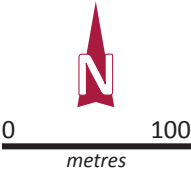
dwg.no. 14-171-01D scale 1-1000@a2 paper February 2015

D 050816 Plan updated.
C 150716 red line updated
additional drainage details
included
B 230215 scheme re-designed
A 040215 scheme re-designed

APPENDIX TWO

LEGEND

- Site boundary
- Proposed residential area
- Proposed mixed use block: retail/ medical centre/ extra-care (0.38ha)
- Public open space
- Potential land for school/ playing fields (1.77ha)
- Potential site for school
- Existing local amenities
- Proposed tree
- Existing hedgerow
- Primary access
- Secondary access
- Private drive
- Footpath link
- Existing public right of way
- Site access
- Emergency access
- Pedestrian access



Site: Muxton
Client: Telford and Wrekin Council
Title: Development Framework: Combined
Scale: 1:4000 @ A3
Drawing No: TEL0068J.006
Revision: M
Date of Issue: September 2016
Drawn by: KK
Node Ref: TEL0068J

