

TELFORD & WREKIN LOCAL PLAN REVIEW EXAMINATION

MATTER 3 – STRATEGIC POLICIES (HOUSING)

Define Planning and Design Ltd on Behalf of Bloor Homes (Regulation 19 Representations Ref. E135)

The following hearing statements relate to Bloor Homes Limited's (BHL) land interests that form part of proposed new Sustainable Communities "SC1 Land at Bratton" and "SC2 Land North East of Muxton" as identified by emerging Local Plan (eLP) Policy HO2.

ISSUE 2: THE FIVE-YEAR SUPPLY AND OVERALL HOUSING SUPPLY POSITION

Question 31: Are the Sustainable Communities fundamental to the housing delivery strategy such that they should be referred to in Policy Strategic S4?

Together the three sustainable communities proposed in the eLP form a significant proportion of the Council's future housing land supply, delivering a minimum of 6,595 dwellings over the plan period and a further 1,305 beyond the plan period, together with employment land delivery and new community infrastructure.

Their delivery is, therefore, significant to the success of the eLP in realising sustainable development that meets the significant housing needs for the plan period. Policy Strategic S4 lists how the Council will meet its housing needs over the plan period and, therefore, should clearly highlight the importance of the sustainable communities in this respect by including the sites within the policy, at the top of the list, and separate to other allocations.

This would then form the basis for the detailed allocation policies for the sites, and demonstrate a clear link between the sites and the Council's strategy for meeting housing needs.

The submitted trajectories for the sustainable communities highlight the need to commence on site works in 2027/28 to provide the required homes within the plan period. In order to that there needs to be collaborative working and prompt submission and determination of applications by the developers and Council respectively. The policy, therefore, should also be clear that a proactive approach is required to the determination of applications to bring forward the Sustainable Communities to ensure they can be delivered within the plan period as needed to meet housing requirements. Notably, a reasonable approach to the level of information required to support the planning applications is also required. That includes the Design Briefs as discussed in our response to Matter 5, Issue 1, Question 44.

Due to the scale and ownership of individual sites within the sustainable communities delivery is likely to be phased with separate applications rather than one single application for the entirety of an allocation. The Council must not delay the determination of individual planning applications as each landowner / promoter will be proceeding on different programmes. The Design Brief, however, can be used to establish a coherent and comprehensive framework for

the consideration of those applications. This is an appropriate and reasonable approach to the delivery of large-scale allocations which should be supported by a pragmatic approach to identifying and ensuring the delivery of required infrastructure to support the Sustainable Communities as discussed in representations to Policy Strategic S7 as further set out in response to Matter 4, Issue 1, Question 42.

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