

Note to Telford & Wrekin Council – 27.3.17
Inspector's Initial Response to Document K24/40g

I refer to the above document, which I received on Friday 24.3.17.

Unfortunately, the information that you have now provided does not fully answer the questions that I raised at the relevant hearing session. In summary, these related to an apparent absence of a complete 'audit trail' that explains how the 315 sites tested at the 'Strategic Fit' stage were reduced to the 17 sites that were selected for allocation. You are aware that various representors have made detailed comments about the methodology that was used: I note from para 10 of the above document that you will provide responses to the specific points that they have raised.

For the avoidance of doubt, my 'request' at the relevant hearing session – to which you refer in para 9 – was prompted by the offer that was made by the Council at that session. I was told that spreadsheets were available that gave more information as to how the exercise described in section 5 of the Housing Delivery Technical Paper (B2b) had been carried out. The Council offered to add these to the examination documentation. I agreed to that suggestion. I explicitly did not ask for an 'after the event' justification of what the Council had done.

I will now need to reflect on the implications of this matter for the soundness of the Plan and the progress of the examination. I will respond in due course. Needless to say, I will be unable to issue draft main modifications until this matter is resolved – assuming that the examination is able to progress.

In the meantime, and with reference to paragraphs 11-14 of your note, it would assist me if you could provide an up-to-date schedule (setting out what the date of the relevant information is) of the current planning status of the 17 housing site allocations listed in table 21 of the Local Plan. This should identify: (1) those sites have an extant planning permission (outline or full but not including any 'minded to grant' sites); (2) those which have an extant consent under s 7(1) of the New Towns Act; and (3) those which have no such permissions. If only part of a larger site is subject to such permission(s), then the area of the site the and number of dwellings that are subject to such permission(s) should be itemised.

If you have any queries regarding the above, then please contact me via the PO.

Michael J Hetherington
Inspector"