



## Borough of Telford and Wrekin

### Planning Committee

Wednesday, 27 July 2022

6.00 pm

4th Floor, Addenbrooke House, Ironmasters Way, Telford TF3 4NT

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**Democratic Services:** Jayne Clarke / Rhys Attwell 01952 383205 / 382195

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**Committee Members:** Councillors G H Cook, N A Dugmore, I T W Fletcher, A S Jhavar, J Jones, J Loveridge, G L Offland (Vice-Chair), P J Scott and C F Smith (Chair)

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	<b>Agenda</b>	<b>Page</b>
1.0	Apologies for Absence	
2.0	Declarations of Interest	
3.0	Minutes of the Previous Meeting	(3 - 10)
	To confirm the minutes of the previous meeting.	
4.0	Deferred/Withdrawn Applications	
5.0	Site Visits	
6.0	Planning Applications for Determination	(11 - 12)
	Please note that the order in which applications are heard may be changed at the meeting. If Members have queries about any of the applications, they are requested to raise them with the relevant Planning Officer prior to the Committee meeting.	
6.1	TWC/2021/0473 - Site of former Haygate Pub, 26 Haygate Road, Wellington, Telford, Shropshire	(13 - 30)

**6.2 TWC/2022/0162 - Former Dairy Crest Ltd (Phase 3), Crudgington,  
Telford, Shropshire**

**(31 - 58)**

## PLANNING COMMITTEE

### Minutes of a meeting of the Planning Committee held on Wednesday, 1 June 2022 at 6.00 pm in Addenbrooke House, Ironmasters Way, Telford TF3 4NT

**Present:** Councillors G H Cook, I T W Fletcher, E J Greenaway (as substitute for N A Dugmore), J Loveridge, G L Offland (Vice-Chair), K S Sahota (as substitute for A S Jhawar), P J Scott, C F Smith (Chair) and B Wennington (as substitute for J Jones)

**In Attendance:** J Clarke (Senior Democracy Officer (Democracy)), K Craddock (Principal Planning Officer), M Turner (Area Team Planning Manager - East) and S Yarnall (Democracy Officer (Scrutiny))

**Apologies:** Councillors N A Dugmore, A S Jhawar and J Jones

#### **PC277     Declarations of Interest**

None.

#### **PC278     Minutes of the Previous Meeting**

**RESOLVED** – that the minutes of the meeting of the Planning Committee held on 4 May 2022 be confirmed and signed by the Chairman.

#### **PC279     Deferred/Withdrawn Applications**

None.

#### **PC280     Site Visits**

None.

#### **PC281     Terms of Reference**

The Legal Advisor presented the report of the Director: Policy & Governance in relation to the Terms of Reference of the Planning Committee.

The Constitution requires that Full Council should agree at its Annual Meeting the Terms of Reference for each of its Committees to enable the Council to efficiently conduct its business. At the Annual Meeting on 19 May 2022, Full Council delegated authority to each Committee to review its own Terms of Reference. The Terms of Reference forms part of the Constitution and the Constitution was approved by Full Council on 19 May 2022. There were no suggested changes to the Terms of Reference.

Upon being put to the vote it was, unanimously:-

**RESOLVED – that the Terms of Reference be approved.**

**PC282 Planning Applications for Determination**

Members had received a schedule of planning applications to be determined by the Committee and fully considered each report and the supplementary information tabled at the meeting regarding planning applications TWC/2021/1225 and TWC/2021/1228.

**PC283 TWC/2021/1225 Site of Cheswell Grange Farm, Cheswell Drive, Cheswell, Newport, Shropshire**

This application was for the construction of a solar farm comprising ground mounted solar photovoltaic arrays together with battery energy storage facility and associated infrastructure, including WPD and client substations, inverters, perimeter security fencing, access tracks, CCTV and landscaping on the site of Cheswell Grange Farm, Cheswell Drive, Cheswell, Newport, Shropshire.

Councillor A Eade, Ward Member, had requested that the application be determined by the Planning Committee.

An update report was tabled at the meeting reporting additional comments received in relation to the amended Landscaping Plan and the Landscaping Scheme. It also included additional conditions from the Council's Highway Engineers which were omitted from the Committee Report, together with one additional letter of objection.

The Planning Officer informed Members that the sub-station and battery transformers would be housed in the existing farmyard buildings at Cheswell Grange with access via Kynnersley Drive. Highway widening was proposed to facilitate vehicles. The site was within the rural area but the site did not have any special landscape designation.

Councillor D Shaw, spoke in favour of the application on behalf of both Lilleshall Parish and local residents as there was a need for alternative energy and the protection of future generations and has been highlighted by the recent fuel and energy supplies and there were no adequate alternatives to offset this. The fields were currently used for grazing and this could continue whilst the solar farm was in place. The landscape mitigation measure should alleviate concerns. He felt that this site could be used for scientific studies to assess and resolve the negative aspects of the site and enhance the positives increasing the effectiveness of this site and future sites. Lilleshall Parish Council aimed to be a carbon neutral Parish and supported the solar farm application.

Councillor A Eade, Ward Councillor, spoke against the application due to its size and it was located next to the Weald Moors Strategic Landscape Site. He accepted the need for green energy but felt that building on agricultural land endangered food production and you had to weigh up the benefit from energy against the cost to the environment and the importing of food. It went

against policies ER1, BE1, BE4 paragraphs 1 and 6 and NE7 together with 174 of the NPPF. Little weight should be given to the visual impact assessment and the security fencing would have a significant impact. Sheep grazing could not take place on the solar farm and this contravened policy NE1. It was asked that semi mature planting took place prior to the commencement of the work if Members were minded to approve and that the security fencing be green to blend in with the surroundings.

Mr R Hogben, a member of the public, spoke against the application who felt that there was a need to be self-sufficient in food production and that agricultural land should be used for food production. The application site could be used to produce barley wheat and rape and brownfield sites should be used for the production of energy. The primary consideration should be the effect of the Weald Moors, Lilleshall Monument and Lilleshall Hill which was adjacent to the site. He felt the impact assessment had serious shortcomings and that little weight should be given to this. The application failed to satisfy policy BR1 and he felt that this application should be rejected but alternatively deferred until a suitable application came forward.

Mr N Harley, Applicant and Mr P Cookson, Applicant's Agent spoke in favour of the application who wished to bring in diversity to the currently unsustainable farm. The application contributed hugely to the biodiversity gain and contributed to the issue of climate change. Planning balance was required under the NPPF and they felt the benefit outweighed the harm to the strategic landscape. They had worked with the Council's Heritage Officers in relation to the lake and the peat land geotechnical aspects of the application. The application complied with policy ER1 and the design guide. There was a 46% biodiversity net gain on habitats and a 210% biodiversity net gain on hedges and was compliant with policy NE1 and NE2. Semi mature trees would be planted in the autumn.

The Planning Officer informed Members that within the Local Plan the relevant policies balanced protecting the land and local residential amenity against the need for renewable energy and lowering carbon emissions. A balanced judgment look at the application holistically and any harm associated with it. The site was an untouched agricultural landscape and any change would be harmful but on balance it was assessed that the benefit outweighed the harm. Consultees raised not objections to the application subject to conditions. In relation to the Weald Moors, the short, medium and long term impact had been assessed and it was felt that this was acceptable. Semi-mature trees would be planted as soon as possible to those residences in close proximity to the site with planting taking place prior to construction. The application met the climate change agenda and there was a biodiversity net gain on habitats, hedgerows and grassland. On balance it was assessed that the benefits of the application outweighed the harm.

During the debate some Members understood the loss of the agricultural land but felt that on this occasion that the benefits of this site outweighed the harm and the planting of semi-mature trees would enhance the visual appearance but very few people would be directly affected. They applauded the additional

hedges, trees and flowers which would be an enhancement. Grazing could continue and the application was supported by the Parish Council. It was agreed that the fencing needed to be green and that the application could be approved. Other Members raised concerns regarding the impact on the Weald Moors, the LVIA assessment and the visual impact. It was felt that sheep grazing could not take place and raised concerns regarding the proximity, size and scale, impact on residents and the impact on the unique flat views to the horizon and that it was contrary to policy. Further concerns were raised regarding the run off of rain water and the potential impact in relation to the bore hole and water contamination.

The Planning Officer confirmed that there were examples of sheep grazing around the country, but if sheep grazing was not suitable there were other biodiversity gains. The land would be returned back to farming following the 40 year term and the land needed to be rested in order to make good use of it in the future. In relation to the LVIA the land was the lower end of the spectrum and there would be less than substantial harm and it had all been independently assessed. With regard to the Weal Moors, there would be a noticeable change but that would be mitigated against as far as possible. The semi-mature planting would be phased but where necessary planting would take place prior to construction and fencing would be green where it was visible with details of materials being conditioned as part of the recommendation.

On being put to the vote it was, by a majority:

**RESOLVED – delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission (with the authority to finalise any matter including Condition(s), legal agreement terms, or any later variations) subject to the conditions contained in the report and the update report.**

**PC284     TWC/2021/1228 Land West of Melitta UK Ltd, Hortonwood 45, Hortonwood, Telford, Shropshire**

This application was for the erection of 4no. industrial units (Use Class B2/B8) with ancillary offices, associated parking, service yards and landscaping on land West of Melitta UK Ltd, Hortonwood 45, Hortonwood, Telford, Shropshire.

This application was a major application and required a S106 agreement and was before Members for determination.

An update report was tabled at the meeting which contained details of the removal of a small area of land from the application boundary as it was included within the application in error and fell outside of the applicant's ownership. It also gave details in relation to the highway network, noise and the lighting scheme.

The Planning Officer informed Members that this application fell within the area allocated for employment purposes and was for a 24/7 operation for manufacturing, storage and distribution. A revised plan had been submitted. Financial contribution towards biodiversity and off-site replacement of trees were sought and there were no technical objections. A noise impact assessment had been undertaken together with a transport assessment and a financial contribution was sought towards the strategic highway network.

During the debate some Members felt that this was an industrial unit on an industrial estate and although they were saddened by the loss of trees, replacement trees would be planted elsewhere and it was asked if there was any location set aside for this, it was a good news story and could be fully supported. Other Members felt that although semi-mature trees were being planted the loss of trees would be felt for some years, the statement of support for solar panels was welcomed and this should be included on every new industrial building and in relation to the landscape strategy plan would more trees be taken out. Further concerns were raised regarding the detrimental impact on resident from noise on a 24/7 operation and if acoustic fencing could be installed to protect residential amenity and the impact on the local highway network, could contributions be sought towards a local bus network

The Planning officer did not currently have a location for the replacement trees but confirmed that the landscape strategy would be conditioned and that officers had worked with the applicant to ensure there was screening for residents and a buffer and a bunding on site. Contributions towards a bus route could not currently be requested as this was undertaken as a private entity and there was not stipulation currently in the local plan to require developers to install solar panels.

The Legal Advisor informed Members that the installation of solar panels could be fed into the Local Plan when it was due for renewal.

Upon being put to the vote it was, by a majority:-

**RESOLVED – that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject to the following:**

**a) The following Contributions to be agreed through a s.106 Agreement:**

- **£184,519.18. towards the Strategic Highway Network;**
- **£58,800 towards footway/cycleway linkages;**
- **£5,000 towards Travel Plan Monitoring;**
- **£5,000 towards Traffic Regulation Orders;**
- **£84,800 towards Tree Replacement;**
- **£41,000 towards Biodiversity Net Gain;**
- **Financial Contribution s.106 Monitoring Fee (1% of total s.106 Contributions)**

**b) The conditions and Informatives set out in the report and the update report (with authority to finalise conditions to be delegated to Development Management Service Delivery Manager).**

**PC285 TWC/2022/0170 Granville Landfill, Grange Lane, Redhill, Telford, Shropshire**

This application was for the variation of Conditions 6 and 13 of planning permission W2006/0232 (Extension to existing landfill site by deepening and raising contour profile by about 2m and restoration of the site with variation to conditions 7.13 and 20 of planning consent Ref: MW/94/0424/WR) to allow the disposal of permitted wastes within the landfill area to continue until 31 December 2030 and to reduce the permitted daily limit of waste to 1350 tonnes at Granville Landfill, Grange Lane, Redhill, Telford, Shropshire.

This application was before Planning committee at the request of Donnington and Muxton Parish Council and Councillor V Fletcher, Ward Councillor.

Additional representations had been received which noted a series of observations in relation to no local need, successful local recycling with zero going to landfill, clarification was sort where the waste was from, the permit on the site and its closure for a period of time, loss of value to local houses, the need to focus on incineration and the pyramid system and it was against the Human Rights Act 1998. The Planning Officer confirmed that the loss of value to local houses were not a material planning consideration and there was no evidence to support this. Landfill remained an important part of the hierarchy when no other option was available and it was considered there was still a need for this to continue.

Councillor A Lawrence, Ward Councillor, spoke against the application and raised concerns regarding the impact on the new residential area, it was land rise and not land fill, inappropriate location and an eyesore, loss of value to local properties and the expectation that the permit would be coming to an end and the land reverted back to a nature reserve, continual requests for extensions and the impact on the local environment.

Councillor V Fletcher, adjoining Ward Councillor, spoke against the application and raised concerns that this application went against policies within the Telford Local Plan, the need for the site, traffic flow along the access route, nearby construction site and vehicular traffic movements, the request for a 5 year extension but the site had only been closed for 2 years, impact on local residents, the lack of an impact assessment, noise and disturbance, smells, fumes and vermin on the site.

Ms H Howard, a member of the public, spoke against the application and raise concerns that this application went against policy and she felt it was detrimental to the local area, the lack of established need within Telford and Wrekin, the impact of land raise, the site was an eyesore, the contouring of the site, the operation should have ceased in 2021 and reverted back to the



Granville Country Park, the extension was not viable, landfill should be a last resort and this was a blight on the landscape with no local need.

Ms G Daintith, Applicant's Agent, spoke in favour of the application and explained that as the site was closed for two years the annual tonnage would need to increase. The site was not expected to reach capacity and it would close in 2025, the site was a strategic resource, the northern area of the site had been restored, there were no technical objections to the site and the variations did not impact on the permitted permission on landfill activities. There would be no additional traffic on the highway network and it was a recognised waste facility. The site operated under an Environment Agency permit and controls were in place in relation to noise and odour and the application was compliant with policies.

The Planning Officer explained to Members that there were clear and valid reasons for the operation to continue for a further five years and if the extension was refused the operator could not comply with the conditions on the existing site. There was no impact on future or existing residents as there were no changes or increase to the types of waste on the site which had already been approved and the operation was controlled by the Environment Agency and this was not for Members consideration. There were no material changes to the application and approval would allow for satisfactory completion of the site.

During the debate some Members raised concerns regarding odours from the site and impact on local residents and the highway network. Other Members raised concerns regarding the majority of waste was brought in from outside of the Borough and if this was a strategic resource for the local area, the additional height and the impact on the contours of the site, the climate change emergency and the impact on the Council's omissions targets. Further concerns were raised regarding the raising of the profile, the proximity to local housing developments and the lack of benefit to the local area. It was asked if the timescale could be reduced down from five years if requested and why the site had been closed, what had caused the delay, where the waste had been taken during its closure, should Telford and Wrekin be taking on waste from other local councils, would the site ever meet the figures if the waste sinks down and would there be a need for further extensions on the site.

The Planning Officer confirmed that the surrounding residential areas had been identified for a significant period of time within the local plan and officers were mindful that these could come forward whilst the site was still in operation. It was difficult to confirm where the waste came from and how it was processed as this came through a waste transfer station in Welshpool but waste was from the borough as well as other authorities and that there was still a need for landfill and the site at Granville was meeting that demand. A full restoration of the site would be undertaken but there was presently an undersupply of waste to the site and the application did not seek to increase the height or contouring but that the wording of the condition was in reference to the original application in 2006 and the site could be monitored in order to

review the contour. With regard to extensions of time to the site, each application would be considered on its own merits.

The Legal Advisor advised Members that the site was bound by the decision that was made in 2006 in relation to the contouring and the height of the site and this could not be exceeded or it would be a breach of conditions. The site was subject to a restoration and contouring plan. The use of landfill was still valid and some weight had to be given to that and with regard to the impact on residents, this would have been taken into consideration and weighed up appropriately. Members could reduce the timescale if they felt this appropriate.

Following the debate it was moved and seconded that the application be deferred in order that officers could undertake discussions with the applicant in relation to these concerns.

Upon being put to the vote it was, by a majority:

**RESOLVED – that the application be deferred in order that officers could undertake discussions with the applicant in relation to where the waste came from and how it was processed, how long would the loading take place and would it sink down, would it have reached the limit by 2030, would it be like that a further extension would be requested in 2025, why did they not operate for a two year term and where was the waste taken.**

The meeting ended at 8.19 pm

**Chairman:** .....

**Date:** Wednesday, 27 July 2022

## PLANNING COMMITTEE LIST OF BACKGROUND PAPERS

The Background Papers taken into account when considering planning applications on this list include all or some of the following items. Items 1 to 4 are included on the file for each individual application.

1. Application: includes the application form, certificate under Section 65 of the Town and Country Planning Act, 1990, plans, and any further supporting information submitted with the application.
2. Further correspondence with applicant: includes any amendments to the application – including any letters to the applicant/agent with respect to the application and any further correspondence submitted by the applicant/agent, together with any revised details and/or plans.
3. Letters from Statutory Bodies: includes any relevant letters to and from the Parish Councils, Departments of Telford & Wrekin Council, Water Authorities and other public bodies and societies.
4. Letters from Private Individuals: includes any relevant letters to and from members of the public with respect to the application, unless the writers have asked that their views are not reported publicly.
5. Statutory Plans and Informal Policy Documents: some or all of the following documents will comprise general background papers taken into account in considering planning applications in the administrative area of Telford and Wrekin (“Telford and Wrekin”)
  - a) Telford & Wrekin Local Plan 2011-2031 (adopted 11<sup>th</sup> January 2018) including any Neighbourhood Plans
  - b) Telford and Wrekin Supplementary Planning Documents:
    - Design for Community Safety SPD (adopted June 2008);
    - Telecommunications Development SPD (adopted May 2009); and
    - Shop Fronts, Signage and Design Guidance in Conservation Areas SPD (adopted April 2012)
  - c) Government Planning Guidance – National Planning Policy Framework (NPPF), Planning Practice Guidance and Circulars
  - d) Town and Country Planning legislation, case law and other planning decisions and articles
6. Past decision notices and reports referred to in specific reports.
7. The following additional documents (if appropriate):-

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TWC/2021/0473

Site of the former Haygate Pub, 26 Haygate Road, Wellington, Telford, Shropshire  
Erection of 18no one and two bedroom apartments together with associated parking  
and external works **\*\*AMENDED PLANS\*\***

**APPLICANT**

Rayners Enterprises Inc

**RECEIVED**

13/05/2021

**PARISH**

Wellington

**WARD**

Haygate

**THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AS IT  
ENTAILS A S106 AGREEMENT**

Online planning file: <https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?applicationnumber=TWC/2021/0473>

**1. SUMMARY RECOMMENDATION**

- 1.1 It is recommended that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to GRANT FULL PLANNING PERMISSION subject to conditions, informatives and the applicant entering in to a S106 agreement to secure financial contributions.

**2. SITE AND SURROUNDINGS**

- 2.1. The application site is located within the built-up area of Wellington, close to the local centre. It is the site of the former Haygate Public House and is a brownfield site.
- 2.2. Vehicular access to the site is from Haygate Road. The site is located in an area of mixed uses with a mix of retail and residential to the east, residential to the north and west and predominantly to the south. The Sir John Bayley Club is located opposite the site. The residential development is mixed in character and design and includes flats, detached dwellings and semi-detached.
- 2.3. The former Haygate Public House has been demolished and the site is currently vacant and surrounded by hoardings. There are protected trees adjacent to the western boundary of the site.

**3. PROPOSAL**

- 3.1. The application seeks full planning permission for the erection of a block of 18 flats, having a mix of 1 and 2 bedroom units. The proposed building would be 3 storey in height and the upper storey would be recessed and flat roofed. The proposed building is shown to be of a modern design finished predominantly in brick for the lower two floors but with a render detail section emphasising the entrance to the parking area. The upper floor would be clad in a dark material.

- 3.2. A total of 18 parking spaces are proposed to be provided to serve the development. An area of communal space is to be provided to the west of the site.

#### **4. PLANNING HISTORY**

- 4.1. TWC/2019/0159: Demolition of building and associated site clearance (retrospective). Full granted 01/04/2019.
- 4.2. All other planning history relates to the former public house.

#### **5. RELEVANT POLICY DOCUMENTS**

- 5.1. National Planning Policy Framework (NPPF)
- 5.2. Telford and Wrekin Local Plan (TWLP) 2011-2031
- SP1 Telford
  - SP4 Presumption in favour of sustainable development
  - HO1 Housing requirement
  - HO4 Housing mix
  - HO5 Affordable housing thresholds and percentages
  - HO6 Delivery of affordable housing
  - NE1 Biodiversity and geodiversity
  - NE2 Trees hedgerows and woodlands
  - NE5 Management and maintenance of public open space
  - C3 Implications of development on highways
  - C5 Design of parking
  - BE1 Design Criteria
  - ER8 Waste planning for residential developments
  - ER11 Sewerage systems and water quality
  - ER12 Flood Risk Management

#### **6. NEIGHBOUR REPRESENTATIONS**

- 6.1 36 letters of representation have been received raising the following issues. Please note the majority of comments in respect of design relate to the original plans:
- Not in keeping with area – poor design
  - Design reflects a shed/industrial unit
  - Traffic issues and potential for on-street parking
  - Access rights to rear of property
  - Loss of important community asset – pub is focal point of the road
  - Pub should be converted
  - High density, cheap and nasty building
  - Inadequate amenity space for residents

- Public house demolished without planning permission and should be rebuilt
- Support residential development but not this design

## **7. STATUTORY REPRESENTATIONS**

- 7.1. The Fire Service, West Mercia Police and Ecology have no comments to make on the application.
- 7.2. Healthy Spaces, Ecology, Tree Officer and Drainage, support the application subject to conditions.
- 7.3. Highways: The LHA objects to the proposals on the grounds that the car parking provided within the site is not commensurate with adopted standards for Central Areas. There is a shortfall of 7 spaces and under the allocated arrangement proposed this is considered to be significant enough to not be offset by the adjudged sustainable location.

The applicant has submitted some technical justification for the reduced parking provision and there is some merit in the case made but concern still remains that under an allocated arrangement, visitor parking is likely to be displaced onto adjacent roads, where on street parking is already at a premium; especially in evenings and at weekends.

Notwithstanding the aforementioned the LHA would consider the application acceptable if the car park was communal and some proposed landscaping was removed to allow for two additional parking bays. The result would be a 20 space communal arrangement, which is considered to be an acceptable allocation when giving weight to the sustainable location and the likelihood that not all future residents will be car owners and the use of the car park can operate flexibly to meet a fluid demand.

Accordingly, support could be given subject to conditions.

- 7.4. Wellington Town Council: Object. Overdevelopment, the design out of keeping with the locality, adverse traffic issues and inadequate car parking provision.

## **8. APPRAISAL**

- 8.1. Having regard to the development plan policies and other material planning considerations, including comments received during the consultation process, the planning application raises the following main issues:
- Principle of the development
  - Access and parking
  - Character and appearance
  - Ecology and Trees

- Flood risk and drainage
- Planning obligations

#### Principle of the development

- 8.2. Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. In this instance, the development plan consists of the Telford & Wrekin Local Plan (TWLP). The National Planning Policy Framework (NPPF) sets out policy guidance at a national level and is a material consideration in planning decisions.
- 8.3. The site is a brownfield site located within the built up area of Telford where Policy SP1 where the policy presumption is in favour of development, subject to compliance with other relevant policies.
- 8.4. The proposed development would provide 18 apartments in a sustainable location, within walking distance of the train and bus station as well as a range of amenities and retail facilities. The mix of development proposed is 9 x 1 bedroom units and 9 x 2 bedroom units. All but one of the proposed units would comply with the NDSS standards. Unit 14, at 44sqm, fails to comply with the space standards for a 1 bedroom/2 person unit (50sqm), but would comply and exceed the standard for a 1 bed/1 person unit (37sqm). Whilst the Council would ideally seek full compliance within a scheme any matter has to be given weight in the overall planning balance. In the interests of securing a good design it is considered acceptable for this one unit to be slightly undersized for a 2 person unit.
- 8.5. The applicant has submitted a viability assessment that demonstrates that the proposals would not be viable with the delivery of affordable housing in the scheme. This has been independently assessed for the Council and this conclusion is agreed. The principle of residential would be acceptable in this location and as such the proposals are considered to be in accordance with Policies SP1, SP4, HO1, HO4, HO5 and HO6.

#### Access and parking

- 8.6. The proposed access to the site would be from Haygate Road, utilising an existing access point into the site. The application plans originally indicated that 18 parking spaces would be provided, one for each unit.
- 8.7. The proposals have been considered by the Highway Engineer who raised some concerns regarding the shortfall of parking spaces. The applicant has taken on board the Highway Engineer's comments and has amended the plan to indicate 20 parking spaces. Policy C5 requires the location, quantity and quality of car parking should reflect the nature, character and context of the development, its intended usage and relationship with the surrounding area. In this instance the site is located in close proximity to the centre of Wellington



where there is a train station and bus station, and a wide range of local facilities and amenities.

- 8.8. TWC Local Plan sets out the parking standards as being 1.3 spaces per 1 bedroom unit and 1.4 spaces per 2 bedroom unit, totalling a requirement for 25 spaces. As such there would be a shortfall of 5 spaces within the development. Electric vehicle charging points would be provided for each space.
- 8.9. The applicant argues that the site is located within a sustainable location with a range of other transport options being available. In addition, substantial indoor secure cycle store is proposed providing secure cycle storage for 36 bicycles. On this basis, they consider that the provision of additional parking spaces would be contrary to the principles of sustainable development and encouraging alternative means of transport.
- 8.10. On balance, given the sustainable location, the potential for alternative means of accessing the site, it is considered that the benefits of the proposal outweigh the concerns of the Highways Officer regarding the shortfall of car parking spaces. Therefore, the proposals comply with Policies C3 and C5.

#### Character and appearance

- 8.11. The proposed development relates to the erection of a 3 storey building with a modern design incorporating a flat roof, recessed upper storey. The building is proposed to be constructed in brick with a render detail and vertical boarding to add interest to the structure. This is a revised design following extensive negotiations between the applicant and officers. The original proposals were considered to be unsatisfactory and the Council received a significant number of objections to the original designs. The revised proposals have been the subject of consultation and, apart from the Town Council, no further representations have been received in respect of the proposed design.
- 8.12. The area within which the application site sits is very mixed in character. There are Victorian brick built dwellings, modern dwellings and a modern block of flats to the rear. Further to the west, at the corner of Haygate Road and Alexandra Road is a modern terraced development including a block of flats on the corner of the junction. Some of the nearby Victorian properties utilise render to delineate the first floor and gables. This proposal seeks to draw on this design feature without being a pastiche development in its appearance.
- 8.13. The scale and design of the proposals is considered to be acceptable in this location. The use of the flat roof ensures that the proposed building does not appear overly dominant within the street scene. The orientation of the building and the positioning of the windows ensures that there will not be any adverse loss of residential amenity due to overlooking, overbearing or overshadowing.

- 8.14. The proposals include the provision of a large area of communal space which, with new landscaping, can be defensible and private for the future occupiers. This meets the requirements for the quantum of development proposed.
- 8.15. The proposals comply with the requirements of Policy BE1.

#### Ecology and Trees

- 8.16. Adjacent to the boundary of the site, but falling outside the control of the applicant, are a number of trees protected by a Tree Preservation Order. The application is accompanied by an Arboricultural Impact Assessment. This identifies the protected trees and establishes the area to be covered by the Tree Protection Plan. A Root Protection Plan is submitted with the application and it is acknowledged that the proposal requires the removal of the existing hard surfacing in close proximity to or within the root protection area of retained trees. These works will require the overview of an arboriculturalist but are not considered to result in any harm to the retained trees, and are likely to be beneficial to two trees currently showing signs of stress.
- 8.17. The proposals would require the removal of two immature Ash trees, both of low quality and value. Replacement planting can be secured by way of a landscaping condition if planning permission is granted.
- 8.18. The proposals have been considered by the Council's Tree Officer who raises no objections to the proposals subject to conditions and informatives. As such, the proposals comply with Policy NE2.
- 8.19. The proposals are not considered to impact on any protected species. The proposals have been considered by the Council's Ecologist who has no comments or recommendations to make in respect of the proposals. As such the proposals comply with Policy NE1.

#### Flood risk and drainage

- 8.20. The application site is located within Flood Zone 1, the area least likely to be affected by flooding. The site is brownfield.
- 8.21. The proposals have been assessed by the Drainage Officer who has raised no objections to the proposals, subject to conditions. As such, the proposals are in accordance with Policy ER12.

#### Planning obligations

- 8.22. The application proposes new residential development and as such would result in increased pressures on existing recreational and sports facilities. In order to mitigate the harms arising from the proposal, financial contributions are required in respect of improvements to existing recreational and sports facilities. For each of these requirements the sum will be £650 per 2+ bedroom unit (totalling £11,700).

- 8.23. The proposals would also increase the pressure on education facilities and as such financial contributions are required towards primary (£43,114) and secondary (£17,988) school facilities. This would equate to a total of £61,103.
- 8.24. In addition, given the number of units provides 11 or more there would be a requirement to provide 25% affordable housing which would equate to the provision of 5 units. However, it has been independently tested and verified that the scheme would not be viable with the delivery of 25% of the units being obligated through a S106 agreement and as such no affordable units will form part of the agreement.

## **9.0 CONCLUSIONS**

- 9.1 Having regard to the above considerations, the proposal represents a sustainable form of development and complies with the National Planning Policy Framework, together with relevant policies in the Telford and Wrekin Local Plan.

## **10.0 RECOMMENDATION**

- 10.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** subject to the following:

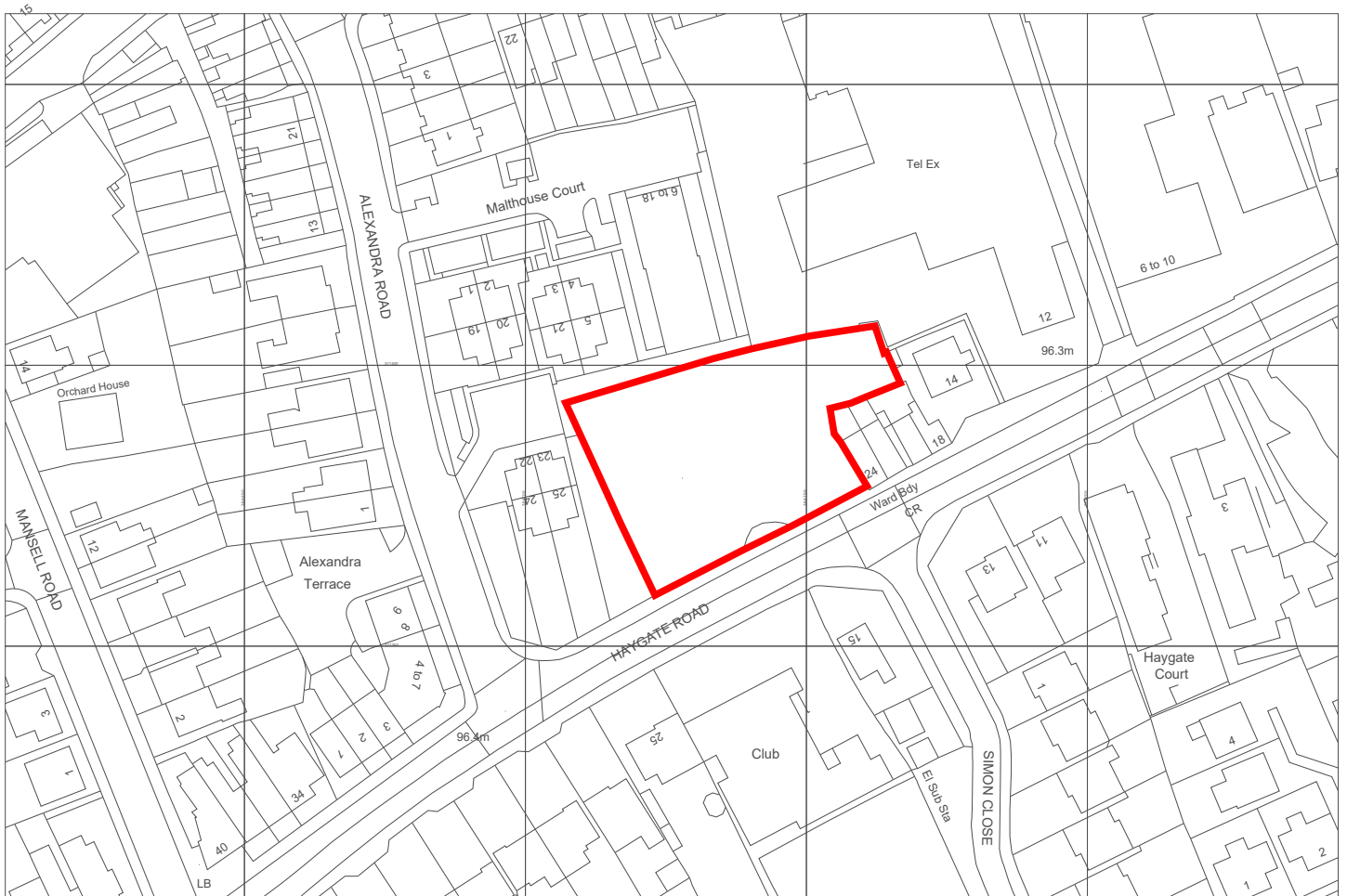
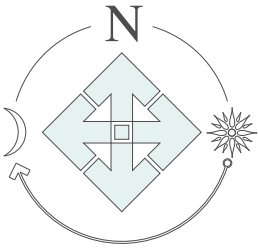
A. The following contributions to be agreed through a s.106 Agreement (with authority to finalise the planning obligations to be delegated to Development Management Service Delivery Manager):

- £43,114 towards primary education facilities
- £17,988 towards secondary education facilities
- £5850 towards improvements to recreational facilities
- £5850 towards improvements to sports facilities
- Financial Contribution s160 Monitoring Fee (1% of total s106 Contributions)

B. The following Condition(s) (with authority to finalise Condition(s) and reasons for approval to be delegated to Development Management Service Delivery Manager):

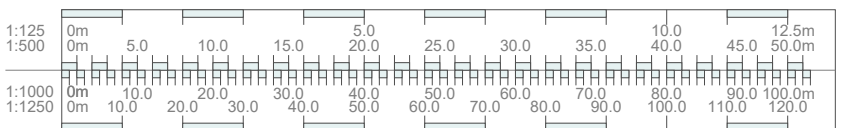
- A04 – Time Limit – Full with no Reserved Matters
- B010 – Details of Materials
- B121 – Landscaping Design
- B126 – Landscape Management Plan
- B130 – Tree Protective Fencing
- B139 – Arboricultural Method Statement
- B062 - Drainage Strategy
- C012 - Provision of parking area
- C014 - Sight visibility splays
- C38 – Approved Plans



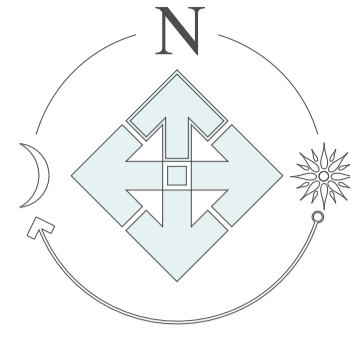


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**SCALE**



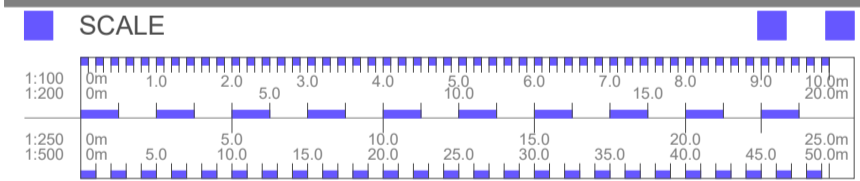
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- Legend:**
- Planning application boundary
  - Indicative existing landscaping
  - Existing landscaping removed
  - Indicative new landscaping
  - Root Protection Area
  - Parking space & reference
  - 1.8m high close board fence
  - Electrical Vehicle Charging Point

- Accommodation Schedule:**
- Ground Floor**  
 1 x 1 bed unit at 50.16sq.m  
 1 x 2 bed unit at 60.82sq.m  
 2 x 2 bed units at 74.76sq.m  
 4 units total
- First Floor**  
 3 x 1 bed units at 50.16sq.m  
 1 x 1 bed unit at 60.82sq.m  
 1 x 2 bed unit at 71.06sq.m  
 2 x 2 bed units at 74.76sq.m  
 7 units total
- Second Floor**  
 1 x 1 bed unit at 44.00sq.m  
 2 x 1 bed units at 50.16sq.m  
 1 x 1 bed unit at 51.03sq.m  
 1 x 1 bed unit at 57.58sq.m  
 2 x 2 bed units at 62.02sq.m  
 7 units total
- 18 units grand total.
- 20 parking spaces = 111% provision.  
 36 cycle spaces = 200% provision
- Communal space 455sq.m = 25.3sq.m per unit

Page 2/3



**REVISIONS**

Rev:	Description:	Date:	By:
-	Initial issue.	00.00.00	SCH
A	Additional cycle store added	04.05.21	PNH
B	Scheme redesigned following LA comments	24.06.21	PNH
C	2 additional parking spaces added in acc. with Highway reqts.	15.10.21	PNH

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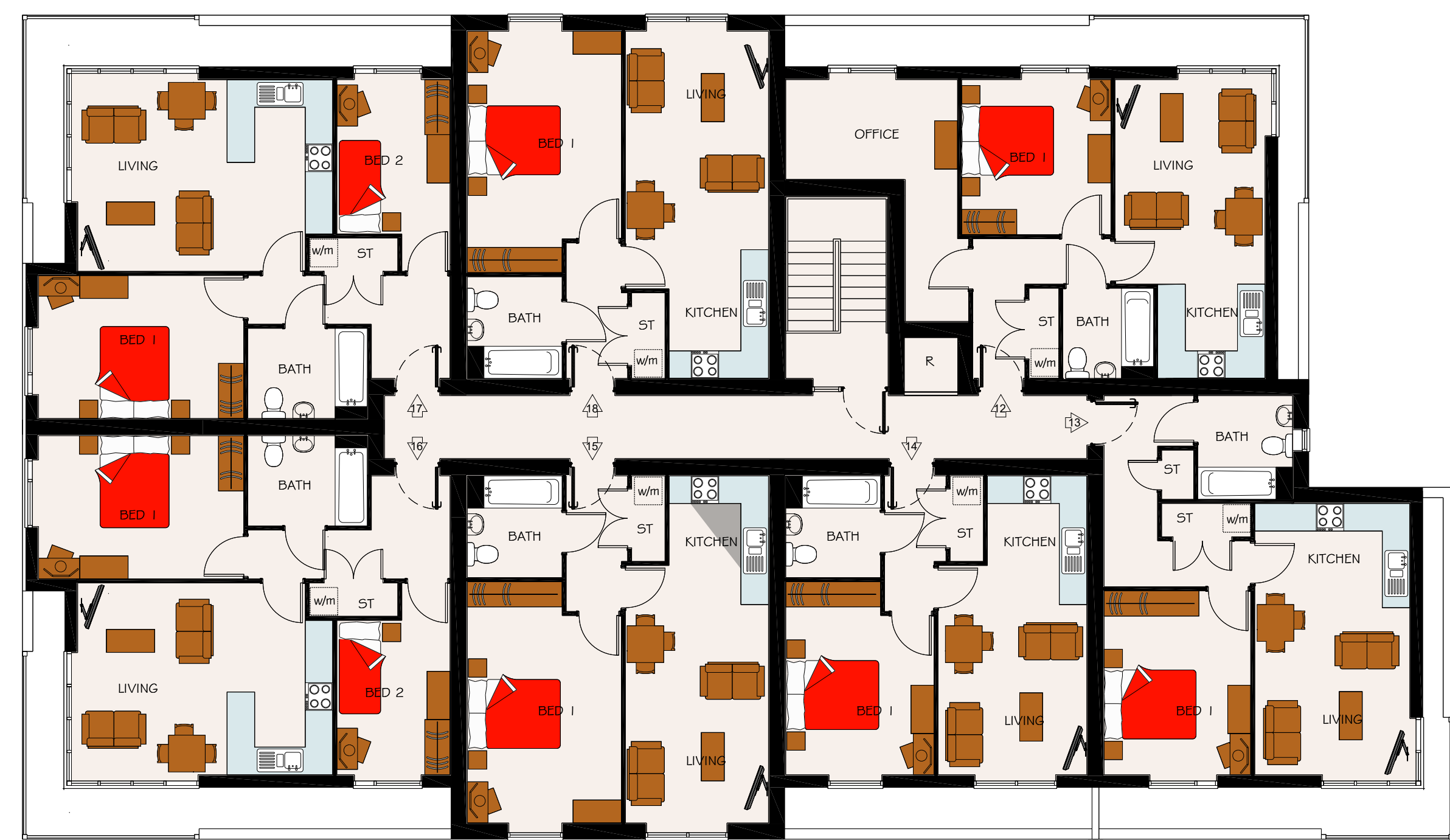




Ground Floor



First Floor



Second Floor

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Front Elevation (to Haygate Road)



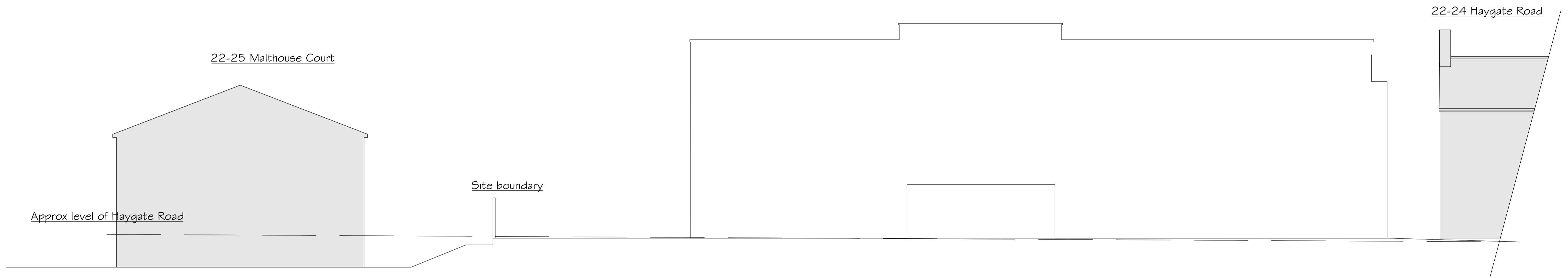
West Elevation



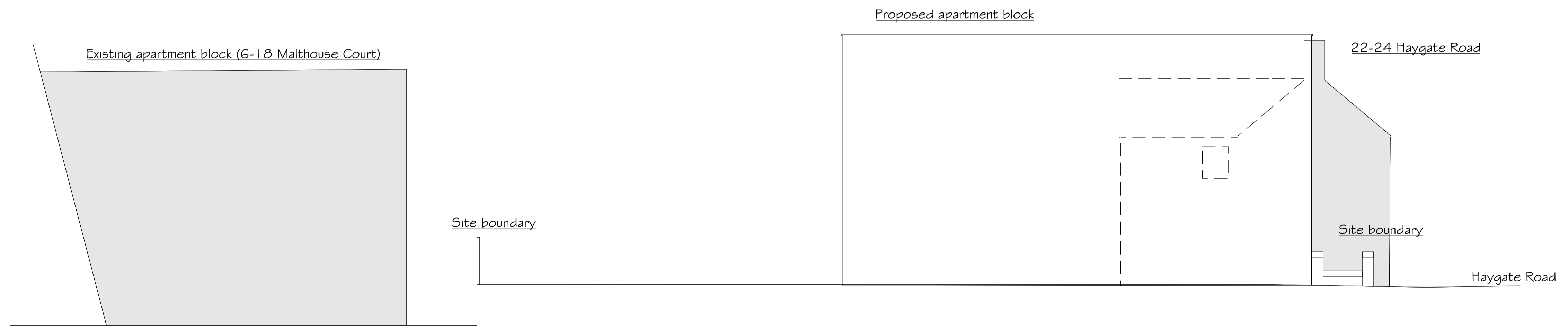
Rear Elevation

East Elevation

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Site Cross Section A-A



Site Cross Section B-B

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TWC/2022/0162

Former Dairy Crest Ltd (Phase 3), Crudgington, Telford, Shropshire,  
Erection of 55no. dwellings with associated amenity space and car parking with the  
formation of new roundabout to the existing cross roads\*\*AMENDED PLANS &  
REPORTS RECEIVED - AND AMENDED DESCRIPTION\*\*

**APPLICANT**

Shropshire Homes Limited

**RECEIVED**

23/02/2022

**PARISH**

Waters Upton

**WARD**

Edgmond and Ercall Magna

**THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AS IT  
REQUIRES A S106 AGREEMENT.**

Online planning file:

<https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?applicationnumber=TWC/2022/0162>

## **1.0 SUMMARY RECOMMENDATION**

- 1.1 It is recommended that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** subject to conditions, informatives and the applicant entering into a S106 agreement to secure financial contributions.

## **2.0 SITE AND SURROUNDINGS**

- 2.1 The application site is located to the east of the former Dairy Crest site, Crudgington. The site is Greenfield agricultural land and is located on the north-west of the B5062/A442 crossroads.
- 2.2 Vehicular access to the site is via the B5062, and via a road through the recently developed former Dairy Crest site to the west. The site is bound by this residential development to the west, and open agricultural fields on the other immediate boundaries. The village of Crudgington encompasses properties both to the east and west of the crossroads, albeit the A442 now segments this. Residential development in the area is mixed in character and design, but primarily includes detached and semi-detached dwellings.

## **3.0 PROPOSAL**

- 3.1 The application seeks full planning permission for the erection of 55 dwellings, having a mix of 2, 3, 4 and 5 bedrooms units in the form of bungalows, detached and semi-detached units, to include the provision of 4-arm roundabout and SuDS. The proposed buildings range from 1 to 2.5 storeys in height but primarily 2-storey. The proposed dwellings are traditional in style, picking up features from both the recently approved development and other more historic buildings in the local area.

- 3.2 A total of 190 parking spaces are provided to serve the development. An area of open space, including play provision, are incorporated into the earlier phases of the Dairy Crest redevelopment and it is anticipated that future residents will utilise this facility.
- 3.3 The application has been subject to amendments, to response to comments from the Planning and Highways Officer in respect to design and parking numbers, as set out below.

#### **4.0 PLANNING HISTORY**

- 4.1 There is no planning history relevant to this specific site.
- 4.2 The redevelopment of the immediately adjacent former Dairy Crest site was secured through the following consents:
- TWC/2015/0157** - Outline application for the demolition of existing commercial buildings and erection of 111no. dwellings with associated amenity space and car parking and erection of commercial units, creation of public open space with attenuation ponds, play space, landscaping and highway improvements – Outline Granted 13/11/2015.
- TWC/2018/0472** - Variation of conditions 4 and 22 of planning permission TWC/2015/0157 to relocate the commercial units to the north east part of the site – Outline Granted 14/09/2018
- TWC/2018/0760** - Reserved matters application for the erection of 111no. dwellings with associated garages, 16no. commercial workshop units with associated parking, creation of public open space with an attenuation pond, play space and landscaping including details for appearance, landscaping and scale pursuant to outline application TWC/2018/0472 – Reserved Matters Granted 20/12/2019.
- TWC/2020/0218** - Erection of 7no. dwellings with associated parking and roads – Full Granted 17/07/2020.
- TWC/2020/0219** - Erection of 1no. two storey dwelling, amendments to plot 1 plans and elevations and repositioning of the plots 3, 4 and 5 and their parking arrangements – Full Granted 17/07/2020.
- TWC/2020/0288** - Development of 800 square metres of rural workshops with associated parking spaces and roads – Full Granted 17/07/2020.
- TWC/2020/0591** - Variation of condition 9 (deposited plans) of planning permission TWC/2018/0760 to allow amendments to house types – Reserved Matters Granted 19/10/2020.
- TWC/2021/0060** - Variation of condition 9 (full scheme of offsite highway works for the installation of a toucan crossing) to planning permission TWC/2018/0472 to modify condition terms for the construction of the crossing, from first occupation, to occupation of the 28<sup>th</sup> dwelling (25% of the entire development site) – Granted 19/04/2021

#### **5.0 RELEVANT POLICY DOCUMENTS**

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 Telford and Wrekin Local Plan (TWLP) 2011-2031  
SP1 Telford



SP3 Rural Area  
 SP4 Presumption in favour of sustainable development  
 HO1 Housing requirement  
 HO4 Housing mix  
 HO10 Residential development in the rural area  
 NE1 Biodiversity and geodiversity  
 NE2 Trees hedgerows and woodlands  
 C3 Implications of development on highways  
 C4 Design of roads and streets  
 C5 Design of parking  
 BE1 Design criteria  
 ER8 Waste planning for residential developments  
 ER11 Sewerage systems and water quality  
 ER12 Flood risk management  
 Waters Upton Neighbourhood Plan

Homes for All: Providing Accessible, Supported and Specialise Housing in Telford and Wrekin Supplementary Planning Document (SPD) – adopted January 2022.

First Homes Policy Position Statement – published January 2022.

## **6.0 NEIGHBOUR REPRESENTATIONS**

6.1 16 letters of representation (from 15 households) have been received raising the following issues. Please note that comments relating to design, relate to the originally submitted scheme:

- Impact on highway/increase in traffic;
- No capacity at primary school;
- Housing numbers go beyond Neighbourhood Development Plan aspirations;
- Design not in-keeping with local area;
- Encroachment into open countryside/ green belt/ farm land;
- No affordable housing;
- No attenuation pond as identified in Drainage Strategy;
- Heavily reliant on private vehicle trips;
- No objection to construction of the roundabout, but not at the price of a further 57 dwellings;
- Not one of the five named settlements in the TWLP to provide residential development for the plan period;
- Noise disturbance
- Would set precedent for further greenfield development in the open countryside;
- Pollution of landscape.

6.2 1 letter of support has been received raising the following points:

- Desire to not build on open countryside locations;

- Also acutely aware of crossroads being an accident hotspot and the Ward Members/Parish Councils campaign for highway improvements here;
- On balance, support.

## **7.0 STATUTORY REPRESENTATIONS**

### **7.1 Waters Upton Parish Council - Support:**

Ercall Magna Parish Council have raised concerns over the safety aspects of the Crudgington Crossroads for many years and representative have attended meetings with TWC and the police where the provision of an island has been proposed to improve the safety at this strategic junction. With recent developments at Crudgington, Tibberton, Allscott and further afield, and the provision of HGV companies at nearby Osbaston and High Ercall, the volume and size of traffic has increased. This is also a main strategic route from Liverpool to Birmingham and Shrewsbury to Stafford, often used by commuters and companies who prefer not to use the motorways. Members recalled a number of serious accidents and many collisions at the junction, with at least one fatality. Whilst recognising that road infrastructure is the responsibility of the Highways Authority, Members recognise that the funding required for the island is not likely to be available via the Local Authority in the near future. This application will bring about this much needed improvement sooner rather than later. Finally, Members have asked that TWC ensures that the proposed island is appropriate in size and location to cope with the amount and size of vehicles. They are aware that nearby Shawbirch was recently extended and it is vitally important that this island is correct when first constructed.

**7.2 Highways, Arboricultural, Healthy Spaces, Ecology, Drainage, Education, Public Protection (Noise), Housing** – Support subject to conditions / S106 contributions.

**7.3 Historic Environment, Natural England** – No comment.

**7.4 Cadent Gas** – Support subject to informative required due to proximity of existing infrastructure.

**7.5 Severn Trent** – support subject to conditions and informative relating to proximity of existing infrastructure.

### **7.6 Shropshire Fire Service – Comment:**

As part of the planning process, consideration should be given to the information contained within Shropshire Fire and Rescue Service's "Fire

Safety Guidance for Commercial and Domestic Planning Applications” document.

- 7.7 **West Mercia Police – No objection:**  
Standard informative for ‘Secured by Design’

## 8.0 APPRAISAL

- 8.1 Having regard to the development plan policies and other material planning considerations, including comments received during the consultation process, the planning application raises the following main issues:

- Principle of the development
- Design
- Ecology and Trees
- Drainage & Flood Risk
- Other matters
- Highway impacts
- Viability
- Planning obligations

### 8.2 Principle of the development

- 8.2.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. In this instance, the development plan consists of the Telford & Wrekin Local Plan (TWLP). The National Planning Policy Framework (NPPF) sets out policy guidance at a national level and is a material consideration in planning decisions.
- 8.2.2 The site is a Greenfield site located outside of the built up area of Telford and therefore needs to be considered against Policy SP3. SP3 advises that the Council will support development in the rural area where it addresses the needs of rural communities, and where development is proposed on agricultural land, the economic and other benefits of the land will be taken into account.
- 8.2.3 Policy HO10 in that the Council will generally only support a limited amount of infill housing in the five named settlements and Crudgington is not one of these settlements. Elsewhere in the rural area, residential development will be strictly controlled and will only support applications provided they meet the four criteria listed.
- 8.2.4 It is not considered that this application meets those exceptions, and is therefore a departure from the Local Plan and has been advertised as such.
- 8.2.5 The applicants are aware that it's a departure from the plan and have considered that the new roundabout junction proposed as part of the application would be of substantial public benefit, both locally and on the wider highways network. As such, they consider that this changes the

planning balance, to one which weighs in favour of the proposed development.

- 8.2.6 The applicant has submitted a viability assessment that demonstrates that the costs to facilitating the roundabout would render a number of contributions usually requested for such a development, to be unviable. This is discussed further below.

### 8.3 Design

- 8.3.1 Of the 55 dwellings now proposed, they are all fully NDSS compliant and the private amenity space provided exceeds the standards set out at local level.

- 8.3.2 Following consideration of the original scheme, significant amendments have been made by the applicants to respond to concerns raised by the Case Officer. Amendments have included, but are not limited to:

- Significant changes to the streetscene along the A4422 to provide variety in housetypes, materials and rooflines (see Streetscenes);
- Improved community integration by spreading housetypes across the entirety of the site;
- Changes to the landscaping to include a greater diversity of species, rustic chestnut fencing and mature tree specimens to the site frontage, box hedgerows to all front gardens; fencing around SuDs features;
- Improvement to housetypes to include porch detailing, active frontages, bay windows, variety in material palettes.

- 8.3.3 The development would be able to utilise a large area of communal space and play area approved on the earlier phases. This meets the requirements for the quantum of development proposed.

- 8.3.4 It is considered that the applications responds to the local character and site context, and therefore complies with the requirements of Policy BE1.

### 8.4 Ecology & Trees:

- 8.4.1 The application was supported by an Ecological Assessment which concludes that the habitat on the site is an intensively managed arable field, partly bounded by hedges and fences and therefore is of low ecological value.

- 8.4.2 It is however considered that the site may be used by bats, badgers and hedgehogs for traversing and/or foraging; and the northern boundary hedge provides small breeding bird nesting habitats.

- 8.4.3 A Biodiversity Metric Report supports the application and demonstrates a net gain. Currently policy requires no net loss and therefore the application is compliant with current expectations in this regard.

- 8.4.4 The proposals have been considered by the Council's Ecology Officer who raises no objections to the proposals subject to conditions and informatives. As such, the proposals comply with Policy NE1.
- 8.4.5 There are no mature tree specimens on or immediately adjoining the site that are affected by the development and as such, an Arboricultural Impact Assessment was not necessary to support the application.
- 8.4.6 The application is however supported by an Arboricultural Impact Assessment (AIA) which confirms that all existing tree specimens are located outside of the site boundary and are retained in earlier phases. To avoid any impact on these retained trees, a Tree Protection Plan (TPP) has been provided and the site layout designed around this. Additionally, the hedgerow to the north will also be retained and protected, in its entirety.
- 8.4.7 Subject to the conditioning of the AIA and TPP, the proposal complies with the requirements of Policy NE2.

## 8.5 Drainage & Flood Risk

- 8.5.1 The application site is located within Flood Zone 1, the area least likely to be affected by flooding and subject to satisfactory surface water drainage proposals, there will be no flood risk to the site or other nearby properties.
- 8.5.2 The proposals have been assessed by both Severn Trent (ST) and the Lead Local Flood Authority (LLFA) who have raised no objections to the proposals, subject to conditions for a detailed drainage strategy. As such, the proposals are in accordance with Policy ER12.
- 8.5.3 An informative is also recommended, referring to the proximity of the public sewer and the need for the applicant to consult with ST Asset Management Team.

## 8.6 Other Matters:

### Healthy Spaces

- 8.6.1 Healthy Spaces have confirmed that they raise no objection to the application subject to a condition requiring the submission of a Landscape Management Plan (LMP).
- 8.6.2 Initially, a contribution of £650/dwelling (as per policy requirement) towards recreation facilities was requested. The intention was to provide further equipment at the play area on the earlier phases of the Dairy crest redevelopment. This contribution is not included in the below recommendation, as is discussed and set out below in relation to viability.
- 8.6.3 However, the applicants have committed to providing two additional pieces of outdoor gym equipment to the existing LEAP and the installation of these are to be secured by S106.

### Noise

- 8.6.4 The application is supported by a Noise Assessment which concludes that the noise levels in this location are considered reasonable should acoustic ventilation be provided to sensitive rooms facing roads. In addition, a proposal to include acoustic fencing to the westerly edge of the development along garden areas is proposed with a specification outline on the approved plans.
- 8.6.5 As such, it is considered that noise is not a constraint to development subject to the conditioning of the mitigation measures outlined in the Noise Report.

#### Education

- 8.6.6 Schools within the vicinity of the development are largely full and there is increasing pressure on the Education Department to expand the school at Crudgington, in addition to secondary schools in North Telford to facilitate both growth at this site, and other recent development in the north of the Borough.
- 8.6.7 Based on the 55 dwellings proposed, contributions are being sought towards both primary and secondary provision, with a view to expanding Crudgington Primary specifically for a further 40 pupils. This would accommodate children from this development in addition to a 5% surplus, as per general practice.
- 8.6.8 There will also be a secondary school transportation contribution, as per previous phases.

#### Affordable Housing

- 8.6.9 Development in the rural, in order to be policy compliant, would require a provision of 35% (i.e. 19 dwellings and a 0.25 off-site contribution).
- 8.6.10 Based on the Viability Appraisal submitted and the independent assessment undertaken, the site will not be providing affordable housing.
- 8.6.11 Officers have discussed with the applicants to ascertain whether all opportunities for alternatives means of low-cost housing had been explored. In liaison with the Councils Development Delivery Specialist, they have been advised that as a Greenfield site, it would not qualify for any grant funding to assist in these regards and therefore any on-site affordable housing would have a knock-on effect on viability, as discussed below.

#### 8.7 Highway Impacts

- 8.7.1 Proposed access to the site will be via the existing (recently constructed) access off the B5062, via Phase 1 of the adjacent development. However, to support the provision of this development site coming forward, when located outside the Telford built up area, the applicants are offering significant highway improvement by way of the provision of a 4-arm roundabout.
- 8.7.2 The Local Highways Authority (LHA) have been consulted upon the application and advise that the wider benefits for highway safety, as a result of the proposed roundabout at the extant Crudgington Crossroads, cannot on any credible level be dismissed. This betterment far outweighs the highways

impact of 55 new dwellings on the local highway network. The current junction arrangement has been a matter of local concern for generations but it is only the release of this development land which unlocks the footprint required to provide a roundabout in this location.

- 8.7.3 It must be noted that in highway terms the roundabout is necessary for this proposed housing development to be acceptable. The LHA would not be supportive of any new sizeable development in the area without strategic mitigation at the adjacent crossroads. Therefore it must be made clear that the wider benefits of the scheme are windfall in nature but as a result are a material consideration in a positive recommendation from the LHA on this application.
- 8.7.4 The existing crossroads arrangement has little stagger between the B road arms, leading to often difficult opposed turning movements, frequent driver confusion and vehicles having to sit in the main running carriageway, to wait to turn, as a central ghost lane to negate lane blocking, cannot be provided. The provision of a roundabout here eliminates all of these issues and will result in a significantly safer section of the highway network for all road users in this location and across the local highways network as a whole.
- 8.7.5 The newly installed toucan crossing outside Crudginton School will not be interfered with as a result of the proposed roundabout works and will sit neatly upstream of the roundabout to maximise pedestrian safety between the school, Waters Upton village and the new housing development sites.
- 8.7.6 The LP requires 182 spaces and 189 are being provided. Two of these are replacements for what is lost next to the existing sub-station, so technically 187 are being provided for the proposed development. The garages provided meet the minimum size requirements of 6m x 3m for a single and 6m x 6m for a double.
- 8.7.7 Accordingly the LHA raise no objection to the development and considered it to be in accordance with Policy C3 and C5 of the Local Plan, subject to the conditions and informatives outlined in the recommendation.

## 8.8 Viability

- 8.8.1 In support of the application, a Viability Appraisal has been carried out by the applicants, which has been independently assessed by CBRE acting on behalf of the Council.
- 8.8.2 The Viability Appraisals submitted by the applicants sought to demonstrate that an open-market scheme remains unviable and the return for the developers/sales risk would not be sufficient should S106 contributions be sought from the Council.
- 8.8.3 Undoubtedly, the costs associated with the creation of the roundabout (and the associated relocation of utilities within the adopted highway) are significant (circa £2million) and a review of the costings has been undertaken by the independent assessors.

- 8.8.4 Planning Practice Guidance - Viability (PPGV) states that an appropriate range for developer's return (for the purpose of Plan-making, which should subsequently inform decision-taking) equates to a range of 15-20% on Gross Development Value (GDV), with the rate appropriately adjusted for risk.
- 8.8.5 The Viability Assessment undertaken by CBRE, subject to some adjustments to the figures produced by the applicants, concluded that the scheme could generate a healthy profit, as is defined by the NPPG, whilst still being able to offer some financial contributions.
- 8.8.6 In this respect, the assessment sought to re-run the figures on the basis of the provision of 10% affordable housing (i.e 5no on-site affordable rent and 1no first homes dwelling), and was still considered viable.
- 8.8.7 Following reflection of this assessment and in light of the concerns raised by the Education Department with respect to lack of provision at the local primary school, and shortage of places in the north Telford secondary schools, Officers asked CBRE to re-run the assessment on the basis of the applicants making an education contribution, with 0% affordable housing.
- 8.8.8 CBRE concludes that there would be sufficient headroom for the contribution of £354,000 for education in total (split into the two equal instalments), plus the sum towards open space of £37,050 which is assumed payable on commencement.
- 8.8.9 The figure of £354k did not cover the entirety of the education contribution which was being sought, and it was put to the applicants that they instead pay the full education contribution (as set out in the recommendation below) in addition to the installation of two pieces of outdoor gym equipment at the existing LEAP. Both the applicants, and Healthy Spaces are satisfied with this balanced approach.
- 8.8.10 Consultation was also undertaken with the Planning Policy Officer with respect to the impacts this may have on rural housing need. On balance, Officers considered that the need for education provision to facilitate the growth of this development (and future proof growth at the school) outweighed the need for affordable housing in these circumstances.
- 8.8.11 It is CBRE's recommendation to the Council that provision of the education contributions within the proposed development site is viable, and in accordance with National Planning Policy Framework.

## 8.9 Planning obligations

- 8.9.1 Any planning consent would be conditional on the agreement of a S106 agreement to secure the following (plus indexation):
- £286,711 towards primary education works.
  - £131,452 towards secondary education works.
  - £46,854 towards secondary school transportation.



- Installation of two pieces of outdoor gym equipment at the existing 'Former Dairy Crest' LEAP;
- £9,300.34 towards S106 Monitoring.

8.9.2 In determining the required planning obligations on this specific application the following three tests as set out in the CIL Regulations (2010), in particular Regulation 122, have been applied to ensure that the application is treated on its own merits:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development;
- c) fairly and reasonably related in scale and kind to the development.

## 9.0 CONCLUSIONS

9.1 Having regard to the above considerations, and in the overall planning balance taking account of the significant benefit the proposed roundabout would have on the local highway network, including significant highway safety benefits, the proposal represents a sustainable form of development and complies with the National Planning Policy Framework, together with relevant policies in the Telford and Wrekin Local Plan.

## 10.0 DETAILED RECOMMENDATION

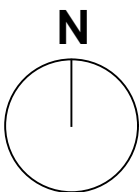
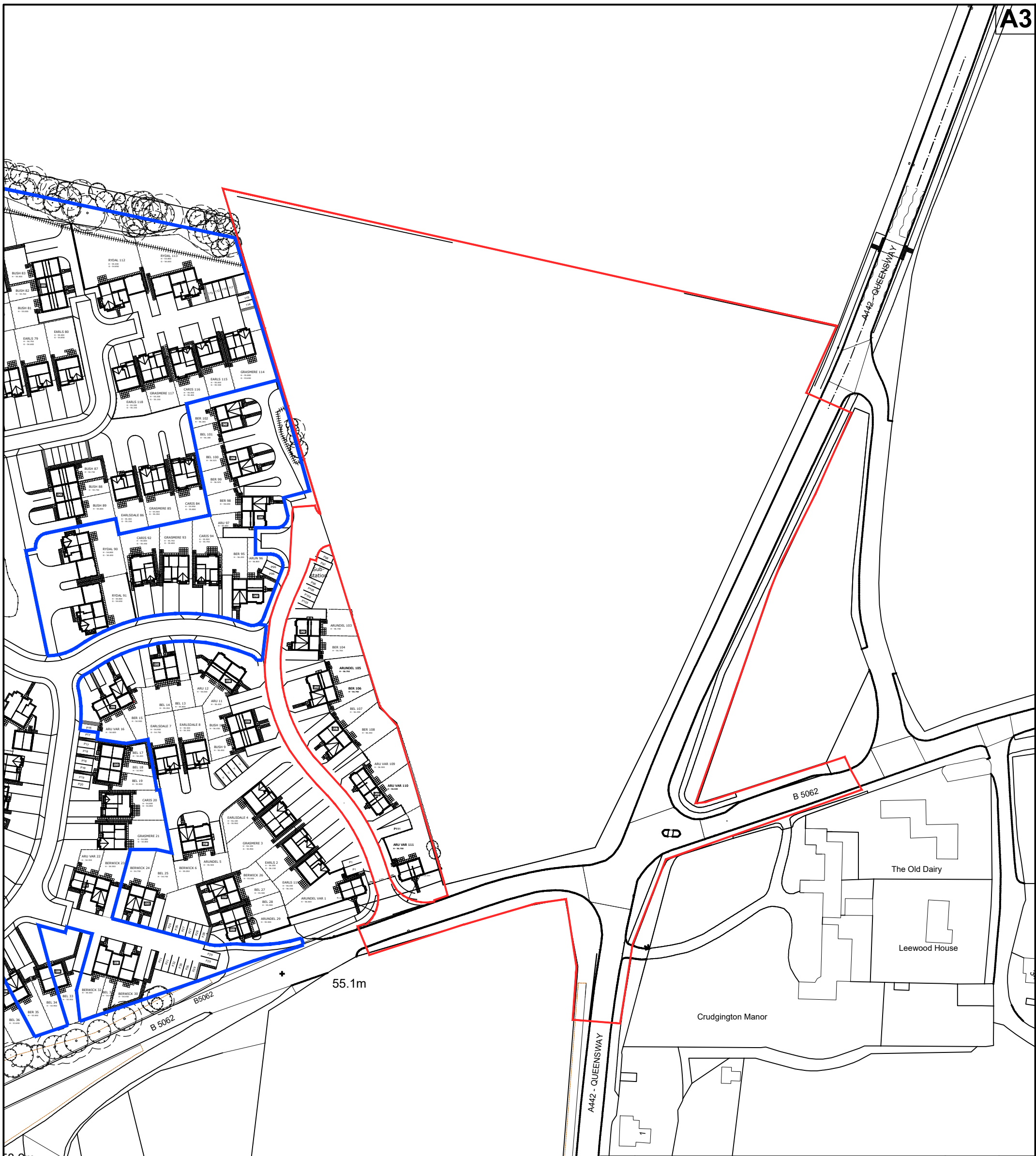
10.1 Based on the conclusions above, it is recommended that Delegated Authority be granted to the Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** (with the authority to finalise any matter including conditions, legal agreement terms, or any later variations) subject to:

- A) The applicants entering into a S106 agreement to incorporate a
  - i) Financial contribution of £286,711.00 towards primary school expansion at Crudgington Primary School;
  - ii) Financial contribution of £131,452.00 towards secondary school expansions in the North Telford Planning Area;
  - iii) Financial contribution of £46,854.00 towards secondary school transportation;
  - iv) Installation of two pieces of outdoor gym equipment at the existing 'Former Dairy crest' LEAP, and;
  - v) S106 Monitoring Fee of £9,300.34.
- B) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):-
  - A04: Time Limit Full
  - B010: Materials
  - B011: Samples of materials
  - B032: Road Design
  - B126: Landscape Management Plan

B150: Site Environmental Management Plan  
C38: In accordance with plans  
CUSTOM: Roundabout Design  
C013: Parking & Turning Areas  
CUSTOM: Noise Mitigation  
B121: Landscaping Design  
B016: Landscape Management Plan  
B145: Lighting Plan  
B061a: Foul & Surface Water Drainage  
B078: SuDS Evidence  
B141: Ecological Mitigation Strategy & Method Statement  
B141a: Bat & Bird Boxes  
B143: Habitat Creation & Management Plan  
CUSTOM: In accordance with AIA & TPP  
C073: Hedge Protection  
C074: Tree Protection

*Informatives:*

S106  
Nesting Wild Birds  
Badgers  
Hedgehogs  
Otters  
Trenches & Pipeworks  
Storage of materials  
Great crested newts  
Shropshire Fire Authority  
Street Name & Numbering  
S38  
S278  
Parking standards  
Suds Adoption  
West Mercia Police  
Severn Trent – proximity of public sewer.  
Cadent Gas – proximity of infrastructure.



**KEY:**

- Adjacent land under Shropshire Homes control
- Proposed development boundary

B	Redline boundary updated where the road enters the new phase from phase 1.	20.06.22	RF
A	Redline boundary updated to take into account Highways comments.	24/05/22	RF

	<p><b>SHROPSHIRE HOMES LTD</b>          THE OLD WORKHOUSE          CROSS HOUSES          SHREWSBURY          SHROPSHIRE          SY5 6JH          TELEPHONE: (01743) 761789</p>
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<b>JOB</b> Crudgington Phase 3, Telford, Shropshire		<b>TITLE</b> Location Plan	
<b>DWG No.</b> 185-P-02	<b>DATE</b> NOV 2021	<b>SCALE</b> 1:1250 @ A3	<b>REVISION</b> B
<b>VERSION</b>	<b>DRAWN</b> RF		

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Layout Checker:		Initials
North Point	Y	RF
Scale and Scale bar	Y	RF
Handing - should always be checked against working drawings	Y	RF
Paper Size	Y	RF
Variant Housetypes	Y	RF
Drainage points	Y	RF
Gas/Electric Meter Positions	Y	RF
Side Doors	Y	RF
Easements	Y	RF
Extg trees retain & removed	Y	RF
Gates	Y	RF
Affordable Location & Tenures marked	Y	RF
Accommodation Schedule	Y	RF

**ACCOMMODATION SCHEDULE**

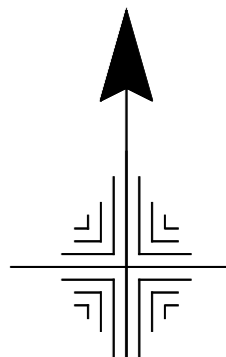
Site Name: **Crudginton Phase 3**

Gross Acres: **6.64** Net Acres: **5.21**

Date: **08.06.22**

TYPE	REF	DESCRIPTION		LAYOUT MIX			Parking Requirement			
		STOREY	BEDS	SQFT	PLOTS	TOTAL SQFT	% of Mix	Parking Spaces Per Plot Req'd Total	Parking Spaces Achieved Total	
Stratton		2	2	772	4	3058	7.3	2.3 x 4	9.2	10
Drayton		2	3	993	3	2979	5.5	2.6 x 3	7.8	8
Wenlock		2	3	942	5	4710	9.0	2.6 x 5	13	13
Pentre		2	3	997	4	3988	7.3	2.6 x 4	10.4	11
Earlsdale		2	3	1062	8	8496	14.5	2.6 x 8	20.8	24
Whittington		1	2	864	3	2592	5.5	2.3 x 3	6.9	9
Grasmere		2	4	1297	9	11673	16.4	4 x 9	36	36
Fenemere		2	4	1220	9	10980	16.4	4 x 9	36	36
Carisbrooke		2	4	1170	9	5650	9.0	4 x 5	20	20
Rydal		2	4	1552	1	1552	1.8	4 x 1	4	5
Windermere		2.5	5	2092	4	8368	7.3	4 x 4	16	16
<b>TOTALS</b>					<b>55</b>	<b>64276</b>	<b>100</b>	<b>Additional Spaces</b>	<b>180.1</b>	<b>190</b>

Units/NDA: 10.80 Average sqft: 1168.65 sqft/net acre: 12323



REVISION	DATE	Rev. By
I	20.06.22	RF
H	09.06.22	RF
G	24.05.22	RF
F	11.02.22	RF
E	23.02.22	RF
D	11.02.22	RF
C	23.11.21	RF
B	28.05.21	RF
A	16.05.21	RF

**SHROPSHIRE HOMES**  
Quality & Character

SHROPSHIRE HOMES LTD  
THE OLD WORKHOUSE  
CROSS HOUSES  
SHREWSBURY  
SHROPSHIRE  
SYS 6JH  
TELEPHONE: (01743) 761789

JOB: Crudginton Phase 3, Telford, Shropshire TITLE: Planning Layout

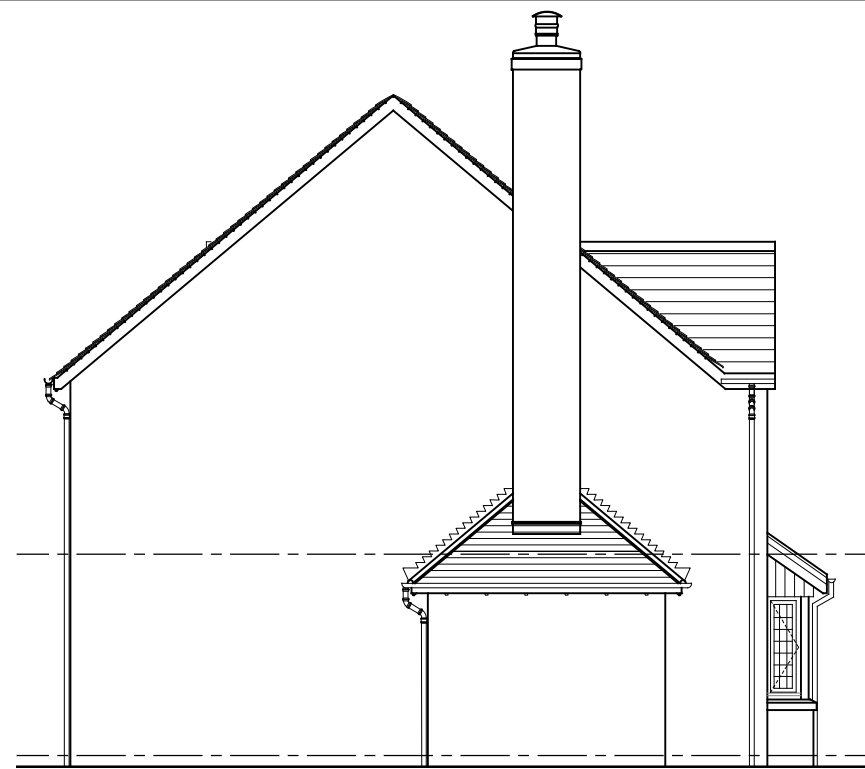
DWG No. 185-999-1004 DATE NOV 2021 SCALE 1:500 @ A1 REVISION I

VERSION DRAWN RF

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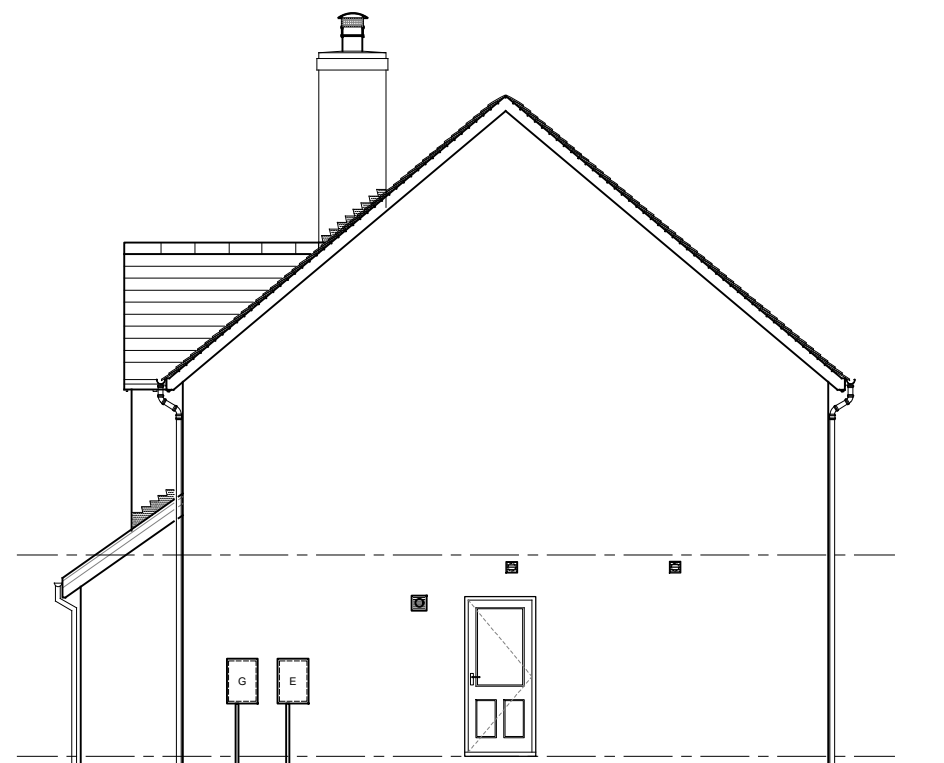
FRONT ELEVATION




SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

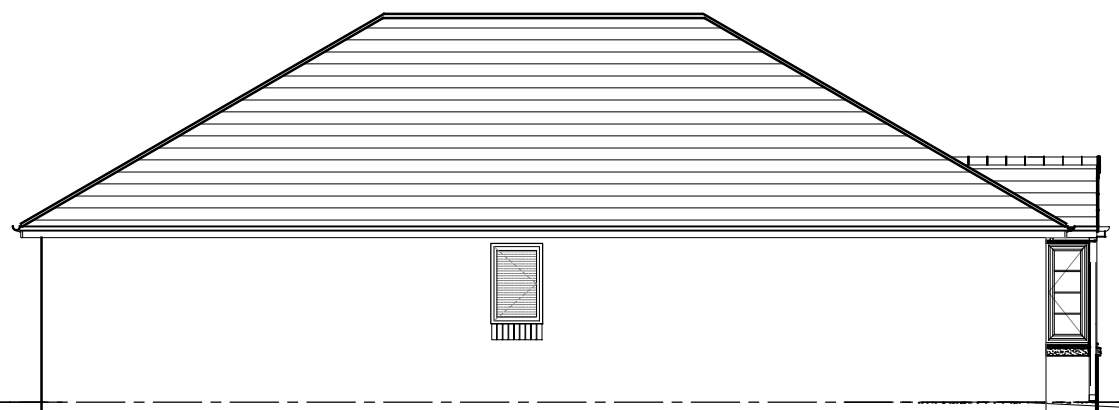
A	Plot numbers removed from drawing.	20/06/22	RF
	REVISION	DATE	Rev. By
		SHROPSHIRE HOMES LTD THE OLD WORKHOUSE CROSS HOUSES SHREWSBURY SHROPSHIRE SY5 6JH TELEPHONE: (01743) 761789	
		JOB	TITLE
CRUDGINGTON PHASE 3		HT29 RYDAL (AS) ELEVATIONS	
DWG No.	DATE	SCALE	REVISION
185/P/37	NOV 2021	1:100 @ A3	A
VERSION	DRAWN		
	SF		

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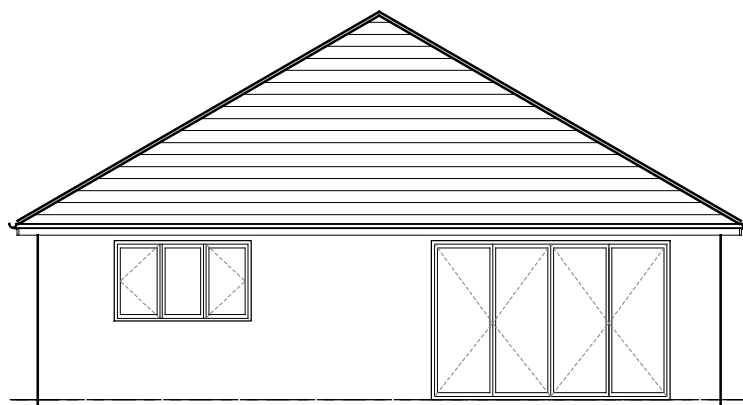




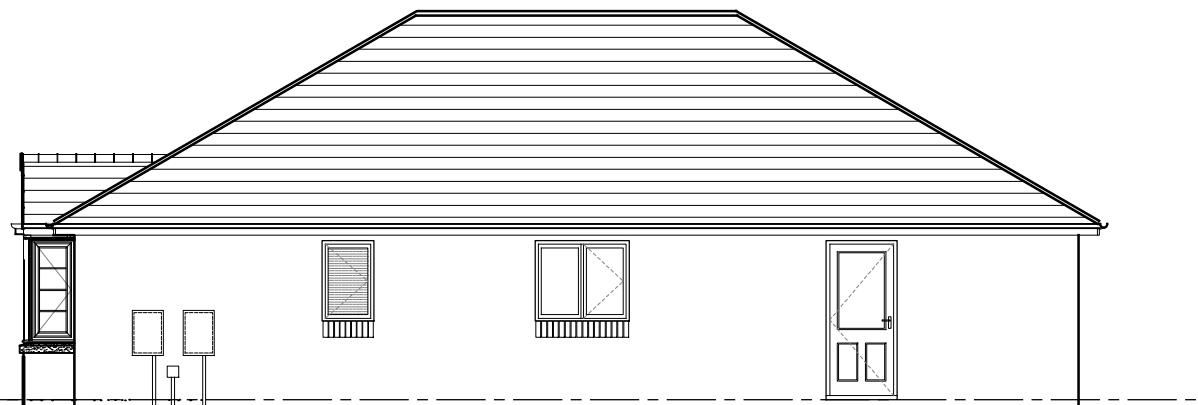
FRONT ELEVATION




SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

A	Layout replanned for NDSS and increased Garage size	24.06.2022	AR
	REVISION	DATE	Rev. By
 <p><b>SHROPSHIRE HOMES</b> Quality &amp; Character</p>		SHROPSHIRE HOMES LTD THE OLD WORKHOUSE CROSS HOUSES SHREWSBURY SHROPSHIRE SY5 6JH TELEPHONE: (01743) 761789	
		JOB CRUDGINGTON PHASE 3	
DWG No.	185/P/35	DATE	NOV 2021
VERSION		DRAWN	SF
		SCALE	1:100 @ A3
		REVISION	A

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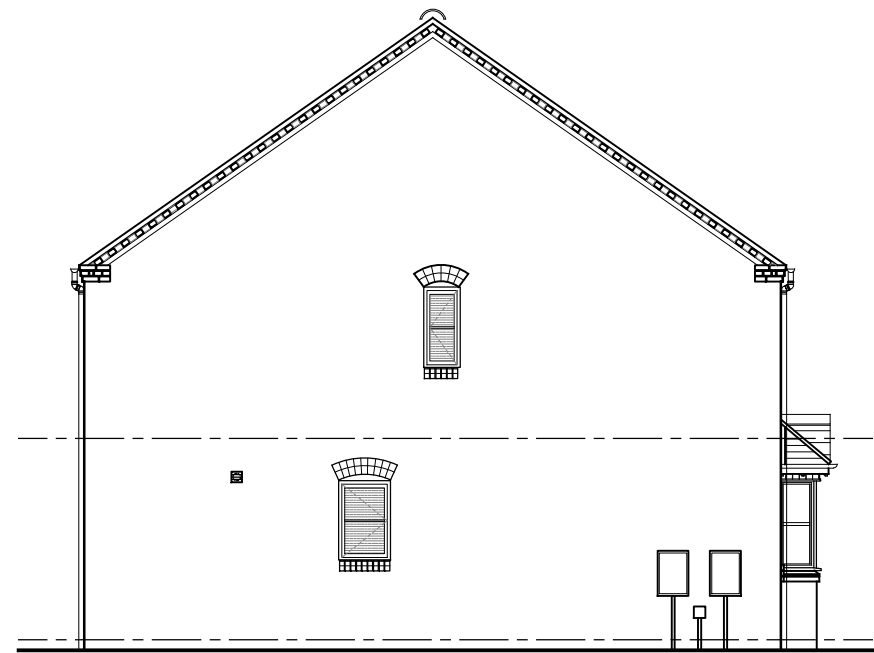
FRONT ELEVATION



FRONT ELEVATION



SIDE/REAR ELEVATION



SIDE ELEVATION

Page 51

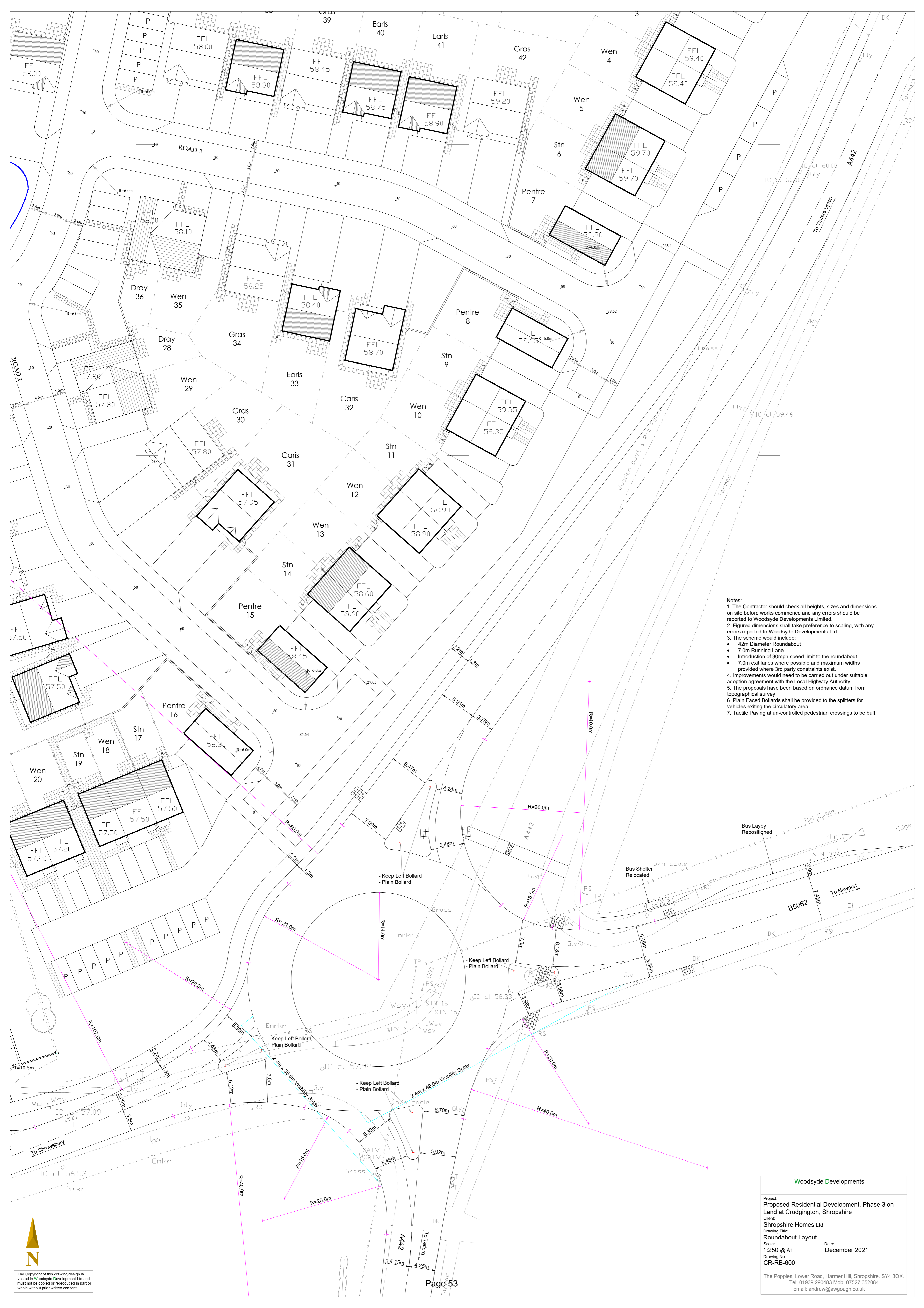
B	Bay window added to Drayton house type. Full render to facade. Porch changed to apex canopy. Additional window to bed 2.	17.06.22	RF
A	Bay window added to Wenlock. Porch style to Wenlock changed. Windows added to side elevation for WC and bathroom.	25/05/22	RF
	REVISION	DATE	Rev. By



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 SHREWSBURY  
 SHROPSHIRE  
 SY5 6JH  
 TELEPHONE: (01743) 761789

JOB CRUDGINGTON PHASE 3		TITLE HT39 - WENLOCK (AS) / HT41 DRAYTON (OPP) ELEVATIONS	
DWG No. 185/P/11	DATE NOV 2021	SCALE 1:100 @ A3	REVISION B
VERSION	DRAWN SF		

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- Notes:
1. The Contractor should check all heights, sizes and dimensions on site before works commence and any errors should be reported to Woodsyde Developments Limited.
  2. Figured dimensions shall take preference to scaling, with any errors reported to Woodsyde Developments Ltd.
  3. The scheme would include:
    - 42m Diameter Roundabout
    - 7.0m Running Lane
    - Introduction of 30mph speed limit to the roundabout
    - 7.0m exit lanes where possible and maximum widths provided where 3rd party constraints exist.
  4. Improvements would need to be carried out under suitable adoption agreement with the Local Highway Authority.
  5. The proposals have been based on Ordnance Datum from topographical survey
  6. Plain Faced Bollards shall be provided to the splitters for vehicles exiting the circulatory area.
  7. Tactile Paving at un-controlled pedestrian crossings to be buff.

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**Woodsyde Developments**

Project:  
**Proposed Residential Development, Phase 3 on Land at Crudgington, Shropshire**  
 Client:  
**Shropshire Homes Ltd**  
 Drawing Title:  
**Roundabout Layout**  
 Scale: 1:250 @ A1 Date: December 2021  
 Drawing No: CR-RB-600

The Poppies, Lower Road, Harmer Hill, Shropshire, SY4 3QX.  
 Tel: 01939 290483 Mob: 07527 352084  
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