

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2022/0162
Site address	Former Dairy Crest Ltd (Phase 3), Crudgington, Telford, Shropshire,
Proposal	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**
Recommendation	Approve Variation Of S106

UPDATES SINCE PREPARATION OF REPORT

Public comments have been received on the application

Online planning file: <https://secure.telford.gov.uk/planning/pa-applicationresponses-public.aspx?ApplicationNumber=TWC/2022/0162>

1.0 CONSULTATION RESPONSES

1.1 Following the publication of the Committee Report, one objection has been received from a member of the public which raises the following matters:

- Local schools are all oversubscribed;
- The Headmaster of Crudgington Primary School has advised the objector that the development will bring the school to full capacity, not allowing for children outside of the area to be educated here. This will place strain on other North Telford schools;
- The increase in costs of the roundabout is the risk of making an investment and is not the job of the local authority to underwrite a developers losses;
- If profit margins are no longer acceptable, the applicants should sell the land to a non-profit developer to develop the land within budget and include much-needed affordable housing.

2.0 VIABILITY

2.1 In response to the above comments, we would refer to section 7.3 of the Committee Report in which the matter of viability is discussed.

2.2 The Local Planning Authority is guided by the advice provided in the National Planning Practice Guidance (NPPG) as to what is considered an acceptable level of developers return. In light of the increased roundabout costs, this level of profit would not be achievable should the deed of variation not be approved. This would in turn jeopardise the delivery of the roundabout.

2.3 In order to give the Council some assurances going forward, a viability review mechanism would be written into the revised S106 agreement to allow this to be reviewed at a later date as development progresses.

3.0 EDUCATION

- 3.1 Having liaised with the School Organisation team, they are evidently disappointed that the development will no longer be contributing towards the local school provision. They are however aware of the remit and guidance contained within the NPPG.
- 3.2 They have advised that the nearest available school after Crudgington is High Ercall and whilst that too is well-subscribed, consideration will need to be made as to how/when both schools can be expanded in due course.

4.0 CONCLUSION:

- 4.1 Whilst the concerns raised by the public representations are acknowledged, Officers are satisfied that they have assessed the application in accordance with national guidance and the recommendation remains as per the original Committee Report and set out below.

5.0 DETAILED RECOMMENDATION

- 4.1 Based on the conclusions above, it is recommended that Delegated Authority be granted to the Service Delivery Manager to **APPROVE THE DEED OF VARIATION TO THE S106 AGREEMENT** subject to:
- A) Installation of Play Equipment – on existing Play Area in previous phase of development; and;
 - B) Monitoring Fee - £741.00.