

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2015/0157
Site address	Former Dairy Crest Ltd, Crudgington, Telford, Shropshire
Proposal	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
Recommendation	Outline Grant

Following submission of the officer's Planning Committee report, the following additional correspondence has been received:

Local Representation:

Dairy Crest (Applicant): Comment

Letter has been circulated to members and is available in full on the planning file but the key points have been summarised below: -

- Proposals will secure the future of the site following the ending of our operation there providing much-needed new homes and replacement employment space through a sustainable mixed-use redevelopment.
- Given the bespoke nature of the facility, the present buildings and their use could not be retained or simply converted to other industrial uses.
- As such, plans have been drawn up plans for a comprehensive regeneration of the site. This will secure its long term future and avoid it becoming a derelict eyesore to local residents.
- Proposal to develop 111 new homes of a mixture of sizes and styles create a sustainable and mixed community which will meet the needs of present and future generations within the Waters Upton parish.
- Nine of the new homes will be classified as affordable with both shared ownership and affordable rent 'starter homes'
- Proposal will include a number of commercial units providing employment opportunities to local residents, diversifying the local jobs market and allowing new businesses to set up in the area. This will also reduce the need for commuting and will support families and jobs within this more rural part of the borough.
- Waters Upton Parish Council have expressed their support for the proposals. "strong feeling amongst residents that a housing development on the brownfield Dairy Crest site would be preferable to a derelict factory complex" Investment in the community.
- Dairy Crest have sought to invest in nearby Harper Adams University, transferring staff and expertise in food research to a new, purpose built Innovation Centre which will protect approximately 40 full time jobs which is due for completion in September 2015.
- The proposal includes significant infrastructure improvement.

- A small part of the western site would be turned into an attractive riverside park area with easy connections through the development to the crossroads and beyond to allow existing residents of Crudgington to enjoy the river.
- Have agreed to contribute a sum (as shown above) towards the maintenance of new areas of public space (as well as a playground and outdoor gym equipment) in the future.
- Dairy Crest look forward to continuing to work with the borough, parish council and local residents to ensure the redevelopment of the site leaves a positive legacy in Crudgington.

On the basis of the updates, no revisions to the recommendation or proposed conditions are required.

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 PLANNING PERMISSION** subject to the following:

- A.) The applicant/landowners entering into a Section 106 agreement with the Local Planning Authority (terms to be agreed by the Development Management Service Delivery Manager) relating to:
- (i) Affordable Housing = 9 units (tenure split 5 affordable rent units and 4 shared ownership units)
 - (ii) Education Contribution = £560,722
 - Primary School contribution £250,066 (allocated towards expansion at Crudgington Primary School)
 - Secondary School contribution £183,508 (allocated towards expansion at Charlton Secondary School)
 - Transport costs £127,148 (used for the transportation of secondary school aged pupils to the Charlton Secondary School)
 - (iii) Highways contribution = £52,402 (To be used by the Council as a contribution towards improvements to existing junctions on the A442 on the highway corridor between and including Crudgington Crossroads and Shawbirch Roundabout. However, Local Highway Authority wishes to also retain the option to spend the money on improvement works to Crudgington Crossroads if these are considered a higher priority as a result of other development coming forward in the local area).
 - (iv) Public Open Space
 - Contribution of £225,021 (towards the adoption and maintenance of public open space within the development)
 - Provision of Local Equipped Play Area (LEAP) and outdoor gym
 - (v) Broadband provision = to be provided by the developer

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

1. A01 – Time limit Outline
2. A03 – Time limit – submission
3. B001 – Standard Outline
4. B007 – Reserved matters
5. B150 – Site Environmental Management Plan
6. B061 – Foul and Surface Water
7. B057 – Land Contamination
8. B031 – Access and Details
9. B036 – Off site highways
10. B041 – Visibility Splays
11. B042 – Parking/Turning/Loading
12. B084 – Noise Mitigation
13. B130 – Trees Protective Fencing
14. B121 – Landscaping Design
15. B136 – TPO Tree
16. B142 – Management Plan
17. B143 – Habitat Creation/Restoration
18. B149 – Artificial Nest/Roost Provision
19. B145 – Lighting Strategy
20. B155 – Details of LEAP
21. C38 – Approved plans
22. C091 – In accordance with Ecology Survey
23. C070 – Trees - no burning
24. C079 – Works to TPO trees
25. Dcust – no structures within 8m of boundary
26. Dcust – finished floor levels
27. Dcust – Use of employment units

Informatives

I06	S106 Agreement
I23	Bats
I25b	Nesting Birds
I25d	Update Survey
I35cust	Otters
I35cust	Removal of Schedule 9 Species
I40	Conditions
I41	Reasons for Grant of Permission
RANPPF1	Approval - NPPF