

## INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2014/0980
Site address	Land between, Castle Farm Way and A5, Priorslee, Telford, Shropshire
Proposal	Outline application for residential development of up to 1100 dwellings, a commercial/employment centre (use classes B1a, A1, A2, A3, A4 and C3 uses) retention of existing farm shop, garden centre and play barn, erection of a primary school, local centre (use classes A1, A2, A3, A4, A5, C3 and D1 and D2 (community building) a retirement village, with associated strategic landscaping, attenuation areas, opens space, highways and other associated infrastructure with detailed approval for access arrangements from Castle Farm Way (A4640) and Watling Street (A5) with all other matters reserved
Recommendation	Outline Grant

Since the drafting of this Committee report, eight additional objections have been received. These new objections raise the following points:

- Development will spoil the local area, turning it into a concrete jungle and would result in overcrowding. Many residents will leave Priorslee as a result.
- Local schools, doctors and road infrastructure cannot cope with the number of people in Priorslee.
- Proposal does not following government guidelines: formerly used surplus public sector land should be brought into use; the Government puts local councils and residents at the heart of the planning system; the NPPF protects the Green Belt; ensures the strongest protection for the countryside and local green spaces.
- More people have objected than is set out in the Committee report.

One resident has written a detailed letter setting out how the proposal would harm her family's quality of life. She has fibromyalgia and other members of her family have other medical conditions (husband has stroke and diabetes, one child has cerebral palsy spastic diplegia) both during and after construction. The objector states that the proposal would directly impact on her family's desire to a quiet life. Impacts include overlooking, light pollution, air pollution, litter and noise. Proposed buffer materials (hawthorn hedge) are not enough. The proposal would also cause drainage problems and harm wildlife and would harm property values.

Cllr Veronica Fletcher has written in to say that there is no need for this number of homes as the SHLAA is out of date. She states that the proposal will create a rat run between the A5 and Castle Farm Way. Telford & Wrekin only needs to plan for 9,500 new homes thus there is no need for this application to be granted.

### Highways England

Highways England have also written in to clarify the planning conditions they have directed the Council to impose. They confirm there is no fundamental traffic related barrier to the development. However, full agreement on the range of technical

assessments necessary had not been reached at the time of their direction to the Council..

In imposing the condition, Highways England require Miller Homes to assess a specific solution to their development's traffic impact at M54 Junction 4 for development beyond the level of construction directed.

Highways England acknowledge that the preferred solution for the effective long-term operation of M54 Junction 4 is for the Telford Gateway scheme to make significant enhancements to the junction. They anticipate the applicant will be able to show how their traffic impact can be managed should the Telford Gateway scheme not proceed. Highways England have attended meetings with Council officers and the applicant to ensure these technical assessments can be completed promptly.