

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2015/0364
Site address	Land to the North of, Haygate Road, Wellington, Telford, Shropshire
Proposal	Outline application for the erection of up to 290no. dwellings with associated access, all other matters reserved (amended description)
Recommendation	Outline Refuse

Committee Update:

TWC/2015/0364 - Land adjacent Haygate Road, Wellington

1.0 **Heritage England:** (Comment received 8th December 2015)

1.1 Following receipt of revised plans, confirms they raise no fresh issues beyond those raised in comments of 19th May 2015 which remains the substantive advice on the case.

2.0 **Place Partnership Ltd – On behalf of West Mercia Police**

2.1 Comment received 15th December 2015, available in full on planning file, however, key points summarised as follows: -

2.2 Initial comments submitted 7th September 2015 but not uploaded onto website. Place Partnership Ltd (PPL) is the new company that manages the combined estates of Warwickshire and West Mercia Police Force. Whilst national and local funding will continue to cover salary and maintenance costs, there is insufficient funding to provide the infrastructure required to support new development. West Mercia Police consider that the associated infrastructure costs arise directly as a result of the development proposed and that funding for the police under Section 106 is therefore both necessary and justified.

2.3 Request a financial contribution of £49,157 which is sought to mitigate the additional impacts of this development. A detailed justification has been provided and the request has been itemised into the following categories:

- Recruitment and equipping of officers and staff	£7,745
- Police Vehicles	£5,359
- Office Accommodation	£36,053
	Total = £49,157

2.4 The request is directly related to the development and the direct policing impacts it will generate based on an examination of demand levels in adjacent areas and existing policing demands and deployment in relation to this. The request is wholly related to the scale and kind of the application development. The current approach of the police in seeking contributions has been determined as wholly compliant by Inspectors and the Secretary of State and there are five recent Secretary of State decisions in this force area where this has been accepted.

2.5 Officers note this request and the supporting justification provided and note this will now form the new approach of the police service going forward. In this instance, Wrekin Local Plan Saved Policy H22 sets out the community facilities towards which

financial contributions will be requested as part of major residential development. These comprise primary education facilities, community facilities and local health care facilities but do not currently include policing facilities. Whilst Council may wish to reconsider this position as part of the emerging local plan, at present the requirement to contribute towards the cost of policing the development is not a requirement of local policy. In this instance, officers do not therefore consider it would be reasonable or justifiable to request this contribution and note that it has not formed part of the S106 agreement agreed with the applicants as part of the original application ref. TWC/2013/1033.

2.6 Conclusion

To conclude, there is no change to the original recommendation which remains that **Outline Planning Permission is refused** for the following reasons:

- 1) The proposal represents unacceptable encroachment into the open countryside and would involve the loss of an extensive area of high quality agricultural land without sufficient justification. Such an impact would result in significant harm to the character and appearance of the area at a key and highly visible approach into Wellington and the Telford built-up area. Any benefits are limited and would be significantly and demonstrably outweighed by the harm identified and the proposal therefore fails to constitute a sustainable form of development. The proposal fails to accord with adopted Core Strategy Policies CS1, CS3, CS7, CS11, CS12, CS13 and CS14, saved Policies UD6, OL6 and HE24 of the Wrekin Local Plan and the requirements of the NPPF, with particular regard to paragraphs 14, 17, 112, 132, 133.
- 2) The proposal would involve the loss of important incidental open space at the edge of the settlement which plays an important function both in terms of its landscape character and in separating the Grade II listed Orleton Park and Gardens from the edge of the built-up area. The proposed development would therefore result in significant harm to the setting of the listed park together with the character and appearance of the area at a key and highly visible approach into Wellington and the Telford built-up area. Any benefits are limited and would be significantly and demonstrably outweighed by the harm identified and the proposal therefore fails to constitute a sustainable form of development. The proposal fails to accord with adopted Core Strategy Policies CS1, CS3, CS7, CS11, CS12, CS13 and CS14, saved Policies UD6, OL6 and HE24 of the Wrekin Local Plan and the requirements of the NPPF, with particular regard to paragraphs 14, 17, 112, 132, 133.