

Telford & Wrekin Council

Matter 3

Question 3.2

Is the Local Plan's settlement hierarchy and proposed distribution of development, particularly between the urban and rural areas, sufficiently justified? With reference to paragraph 28 of the Framework, is adequate provision made for development in rural settlements?

Settlement hierarchy

- 3.2.1 We act on behalf of Dairy Crest Ltd, owners the Dairy Crest site at Crudgington, Telford.
- 3.2.2 We write to support the Local Plan's distribution of development in the urban and rural area. We particularly welcome the approach in Policy HO10 which seeks to direct development to existing permissions.
- 3.2.3 The Dairy Crest site is one of two previously developed sites which will deliver about two-thirds of the 900 dwelling rural requirement over the lifetime of the Plan. The Crudgington permission also allows for a mix of housing and employment uses. It is plainly preferable that development be directed to sites such as the Dairy Crest facility over greenfield sites or best and most versatile agricultural land.
- 3.2.4 Planning permission was granted in November 2015 and any future occupier has five years before which development must start on site. Large rural sites like this will not be released quickly with a phased approach to delivery because of the commercial risks of putting 111 homes on a rural site at one time. It is reasonable therefore to assume that a future development of this site will deliver over a number of years, which will also include supporting rural employment floorspace as part of the development proposals.
- 3.2.5 To date, since the grant of planning permission TWC/2015/0157, our client has undertaken substantial remediation works to the former factory site to allow for the consented residential development to come forward in the short term. In addition to this, initial marketing of the site for disposal has been undertaken. We are therefore confident this site will be disposed of to a housebuilder and delivered over the lifetime of the plan.