

# TW Local Plan Examination

Matter 8: Site Allocations – H2  
Priorslee Sustainable Urban  
Extension

## Matter 8: Site Allocations – Priorslee Sustainable Urban Extension

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### Introduction

1. This Statement focuses on Site Allocation H2 – indicated in Local Plan Policy HO 2 and Appendix D as Priorslee Sustainable Urban Extension, with a residential capacity of 1100 dwellings.

**Question 1) Are the allocated sites appropriate and deliverable, having regard to the provision of the necessary infrastructure and facilities, and taking account of environmental constraints?**

2. The answer to this question in respect of Site Allocation H2 Priorslee is yes.
3. Telford will be the principal focus of growth for the Borough to meet housing and employment development needs during the plan period, and the continued growth of Telford, as the principal urban area, will be important for the future economic prosperity of the whole Borough.
4. The identification of two Sustainable Urban Extensions to Telford in close proximity to existing facilities is an entirely appropriate approach to secure development growth of a sufficient scale and size to enable the delivery of any necessary additional infrastructure and facilities. Site H2 is located immediately adjacent to the urban edge of Telford and the Council is fully justified in allocating this land over other alternative urban fringe sites as the Sustainable Urban Extension to the north east of Telford.
5. H2 is unique from other sites in that it is of a scale capable of accommodating a housing-led mixed use development Sustainable Urban Extension. H2 can accommodate on the same site around 1100 dwellings together with employment-generating uses, local services and facilities, open space and infrastructure necessary to ensure the delivery of a new community. It would therefore make a significant contribution to meeting future housing need over the medium and long term within a self-sustaining development, and reduce pressure at other rural locations and urban fringe locations to the north east of Telford.
6. The location of H2 is considered particularly sustainable in terms of its infrastructure and transport links in comparison to other sites on the urban fringe, as illustrated on a plan of the eastern area of Telford provided at **Appendix 1**.
7. H2 is in close proximity to Telford Town Centre, which has a good range of services, and the site benefits from sustainable travel opportunities. Existing bus stops are located approximately 465m from the centre of the site, which is close to the recognised walking distance, and which offer an hourly service between Telford Town Centre Bus Station and Oakengates. Given the existing bus network it would be straightforward to divert the service into the site. The bus service also offers easy connection to Telford Railway Station, with its links to Birmingham and beyond, as the site is located on the right side of the railway line.
8. There is a comprehensive network of footpaths and cycleways in the vicinity of the site providing safe and attractive sustainable travel opportunities from the Site to existing local amenities, with National Cycle Network (NCN) route 81 directly crossing the site and providing access to Telford Town Centre via NCN route 55.

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9. The new secondary school at Teece Drive is in walking distance, and the site can accommodate provision of a new primary school to meet its educational needs, together with the opportunity for future expansion.
10. The site can accommodate the on-site provision of local employment generating uses alongside neighbourhood retail and community facilities. This infrastructure and employment uses would help to support the existing wider Priorslee area which in recent years has expanded as a residential suburb, and will expand further with pockets of public land which benefit from housing consents, but currently lacks retail and community facilities. The provision of new services, employment and infrastructure in this location as part of a residential-led mixed use development would allow the site to successfully integrate with the existing Priorslee area and its community.
11. The site can accommodate new open space provision, recreational facilities and green infrastructure, which would sensitively address the site's relationship with the open countryside and existing development, and ensure that development would avoid the sensitive heritage assets of the site.
12. The site enjoys good access to Stafford Park Industrial Estate and T54, and is located in the part of the Borough best placed to access the high skilled employment opportunities being generated at the i54 Technology Park in South Staffordshire off Junction 2 of the M54 and other employment opportunities along the M54 corridor.
13. The site is controlled by Miller Homes, and the involvement of a national housebuilder provides a greater degree of certainty that the site allocation is deliverable. The allocation of the site is further justified by Miller Homes having successfully progressed an outline planning application for a mixed use residential-led development consistent with the Sustainable Urban Extension allocation through to consent.
14. The outline planning application was developed in collaboration with the Council and through a number of public engagement events and technical consultations, which included a MADE Design Review, to ensure the relationship of the proposed land uses with the wider area were carefully considered.
15. The outline planning application is supported by an Environmental Impact Assessment which responds to baseline environmental surveys and assessments and the resulting identification of opportunities and constraints. All substantive site specific issues relating to infrastructure, facilities and site environmental constraints have been addressed through the technical documents, and the proposals are supported by parameter plans which define land use and amount (**Appendix 2**), as well as development density, building heights, site access, and phasing.
16. A S106 Agreement has been completed which secures affordable housing, a new primary school, provision of a bus service, and contribution towards secondary education and highway infrastructure enhancements. Planning permission has been granted by the Council for the following development:

*“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*

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*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."*

17. The planning permission has conditioned the proposed development to be carried out in general accordance with the four parameter plans (illustrative masterplan, use and amount, heights and density), which provides certainty for the developer and stakeholders on the amount and type of uses to be delivered.
18. Site H2 therefore has been demonstrated as comprising an appropriate and deliverable committed development over the plan period, having regard to the provision of the necessary infrastructure and facilities, and taking account of environmental constraints.

### **Question 2) Is the overall site selection methodology robust and transparent?**

19. Site H2 is consistent with the borough-wide distribution strategy of the plan in focusing growth at Telford and Newport, being the Borough's two main urban areas.
20. The Council has produced a comprehensive evidence base which fully justifies strategic scale growth to the north east of Telford at Priorslee within site H2 which is entirely suitable as a Sustainable Urban Extension. Technical Paper – Housing Delivery (B2b) identifies the approach to the preferred sites and reasonable alternatives which were assessed. Within this, site H2 is identified in Table 5, with the site meeting the requirements of the 'Strategic Fit' in Table 1 and the major constraints criteria within Table 6.
21. The site has then been appropriately assessed through the integrated Sustainability Appraisal (A3) site 386 on page 102. It is observed that the site (386) scored well against the SA Objectives, and where there are negative scores, because the site is of a sufficient scale to be able to accommodate a residential-led mixed use Sustainable Urban Extension, unlike alternative smaller sites, it is self-sustaining with the ability to mitigate its own impacts through the provision of on-site infrastructure.
22. As stated above, the Council has already taken the view that growth at Priorslee represents a logical location for the expansion of Telford, having been identified as a potential housing site in the 1993 Telford Local Plan as a reserve site for development. More recently, the site has been taken through the Development Management process, resulting in the granting of planning permission for a residential-led mixed use development following consideration of the robust site-specific supporting technical evidence base.
23. The overall site selection methodology is considered to be robust and transparent and is considered to meet the necessary requirements for being fit for purpose.

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**Question 3). Are relevant development requirements for the site allocations, in particular the Sustainable Urban Extensions proposed at Donnington & Muxton (H1) and Priorslee (H2), clearly set out and sufficiently justified? [Inspector's note: The Council should refer in particular to PPG paragraph 12-010-20140306 which states that "Where sites are proposed for allocation, sufficient detail should be given to provide clarity to developers, local communities and other interests about the nature and scale of development (addressing the 'what, where, when and how' questions)".]**

24. The relevant development requirements for Priorslee Sustainable Urban Extension (H2) are specifically and clearly identified within Policy HO 2, where it states the Sustainable Urban Extensions:

*"will be required to deliver a range of uses, including housing, open space, employment, local services and facilities, and other supporting infrastructure necessary to ensure the delivery of sustainable places, in line with Policy SP4."*

25. Policy HO 2 makes it clear that the Sustainable Urban Extensions will be required to deliver more development than just the single residential land use with ancillary open space of the other housing allocations in the Borough.

26. Table 21 of Appendix D further clarifies that site allocation H2 has an indicative yield of 1100 dwellings, which corresponds with the planning permission, and the site allocation size is 57.016ha.

27. The site allocation is consistent with the site which benefits from planning permission but is marginally smaller in size because it excludes elements of public highway land included within the application site for access arrangement purposes, and the existing employment and commercial land at The Woodhouses (comprising the Farm Shop, Garden Centre and Play Barn).

28. Mindful of the advice in NPPG paragraph 10 that *"all Local Plans should be as focused, concise and accessible as possible"*, it is considered that for the housing allocations generally sufficient control and detail is already provided through other policies within the Local Plan which would enable an assessment through the development management process. The Inspector may therefore take the view that a modification to the plan is necessary. Miller Homes would concur with this view.

29. In relation to the Sustainable Urban Extensions however, it could be viewed that due to their larger scale and mixture of land uses, there is currently insufficient detail provided in the Local Plan about the *"nature and scale of development"* in that the policy does not define the exact nature of the requirements in terms of development and infrastructure.

30. Therefore if the Council consider it would be appropriate through minor modification for the Local Plan to set out more detail in Appendix D to in order provide greater certainty in respect of what the Sustainable Urban Extensions will be expected to deliver. In particular this should emphasise how such a development should deliver other uses and reduce the segregation of uses that has

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characterised the development of the New Town. Miller Homes would support this and welcome the opportunity to be involved in discussions on the detail.

31. Clearly in the case of H2, as this site benefits from outline planning permission for a specific mixed use development, further detail on the site allocation should reflect what is now committed development. Therefore any additional detail or information in relation to Priorslee (H2) should be fully justified and make reference to the following elements included within the planning permission, but without being too prescriptive to allow sufficient flexibility to allow for changes in circumstances over the plan period:

- residential development of circa 1100 dwellings, including market and affordable housing and the provision of other forms of residential accommodation to give the widest choice to residents, address housing need identified in the SHMA and plan for an ageing population,
- commercial and employment-generating uses for the site and the wider Priorslee area,
- retail facilities to meet neighbourhood requirements,
- community facilities,
- education provision,
- open space and green infrastructure to provide recreational opportunities and address the site's relationship with the open countryside,
- a site layout and design to sensitively respect landscape, the site's topography, ecological and heritage assets,
- vehicular access from Castle Farm Way (A4640) to the south and Watling Street (A5) to the north,
- measures to reduce dependency of car journeys including increased range of non-residential uses on site as well as improved accessibility to employment and other uses off site via alternative modes of transport to the car, including bus, cycle and pedestrian enhancements.

## APPENDIX 1



# Fringe Sites - Infrastructure & Transport links

J8/33/1



A

B

C

D

E

## Legend

Built up area

Fringe sites

Highways Growth Deal Projects

Bus routes - Commercial service

Bus routes - Subsidised cross-boundary service

Bus routes - Subsidised service

Fire station

Police station

Ambulance hub

Dental Surgeries

Doctors Surgeries

Pharmacies

Hospitals

District Centres

Leisure Facilities

Community Centres

The Place

Cinemas

Walking & cycling network

Sustainable Urban Extensions

EDUCATION.Schools\_Primary

Primary School 500m Buffer

EDUCATION.Schools\_Secondary

Secondary School 1km Buffer

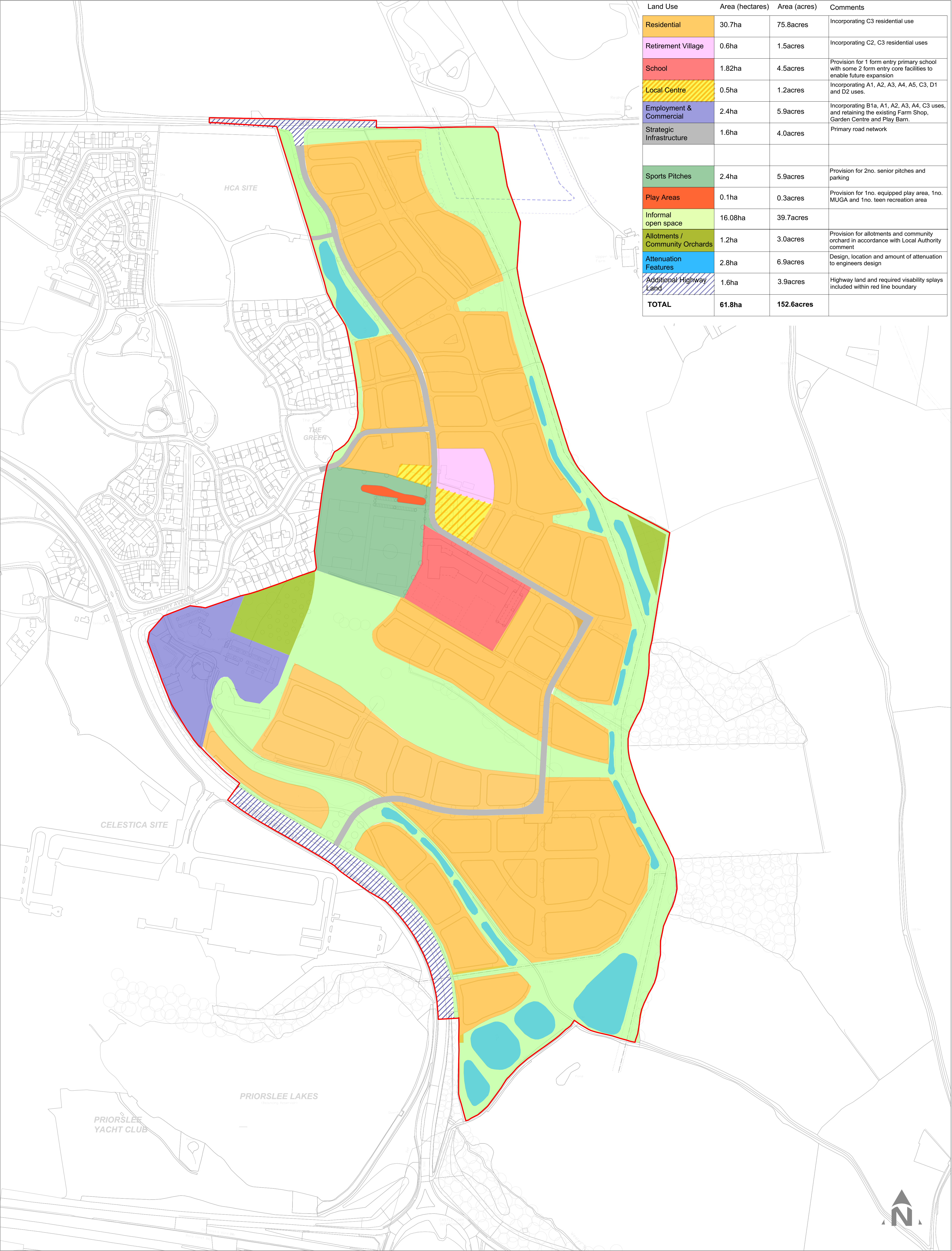
Police Station

Telford Central Fire Station



## APPENDIX 2





Land Use	Area (hectares)	Area (acres)	Comments
Residential	30.7ha	75.8acres	Incorporating C3 residential use
Retirement Village	0.6ha	1.5acres	Incorporating C2, C3 residential uses
School	1.82ha	4.5acres	Provision for 1 form entry primary school with some 2 form entry core facilities to enable future expansion
Local Centre	0.5ha	1.2acres	Incorporating A1, A2, A3, A4, A5, C3, D1 and D2 uses.
Employment & Commercial	2.4ha	5.9acres	Incorporating B1a, A1, A2, A3, A4, C3 uses, and retaining the existing Farm Shop, Garden Centre and Play Barn.
Strategic Infrastructure	1.6ha	4.0acres	Primary road network
Sports Pitches	2.4ha	5.9acres	Provision for 2no. senior pitches and parking
Play Areas	0.1ha	0.3acres	Provision for 1no. equipped play area, 1no. MUGA and 1no. teen recreation area
Informal open space	16.08ha	39.7acres	
Allotments / Community Orchards	1.2ha	3.0acres	Provision for allotments and community orchard in accordance with Local Authority comment
Attenuation Features	2.8ha	6.9acres	Design, location and amount of attenuation to engineers design
Additional Highway Land	1.6ha	3.9acres	Highway land and required visibility splays included within red line boundary
TOTAL	61.8ha	152.6acres	



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date 08.06.15  
drawing number edp363/179/J  
scale 1:2500@A1  
drawn by EB  
checked TJ

project title  
**Land at East Priorslee, Telford**

drawing title  
**Parameter 01: Use and Amount**