

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
9th November 2021

Agenda item 13

Application ref: 20/00972/DOB

Address Land South of Honeywall Lane, Madeley Heath

Since the publication of the main agenda report **Madeley Parish Council** has confirmed that the specific projects and proposals for the improvement and enhancement of the public open space (POS) at Heath Row in Madeley Heath, are;

- Install railings around the current play area;
- Additional play equipment;
- Football goalposts on the play area; and
- Pictorial information boards explaining the paths and fauna and flora of the adjacent 'Heath Wood'.

The public realm improvements that have been identified to a parcel of land adjacent to the Crewe Arms Public House, in Madeley Heath, are for a new bench and lighting infrastructure for things such as Christmas lights etc.

As set out in the main agenda report the specific projects for improvements to the Heath Row play area are acceptable and in accordance with the NPPF, the Council's adopted Developer Contribution SPD and Open Space Strategy. However, the suggested public realm improvements would not be in accordance with paragraph 57 of the NPPF because it is not considered necessary to make the development acceptable in planning terms.

Your officers have also been made aware of an error in the main agenda report. The applicant is offering £83,110 towards secondary school places at Madeley High School, rather than 80,726, as set out in their financial viability statement (briefing note). Therefore, the recommendation is now revised accordingly.

RECOMMENDATION is therefore revised as follows;

A) That the application to modify the S106 agreement, to change the red edge site boundary and to secure a financial contribution of £83,110 towards secondary school places at Madeley High School, Madeley, a contribution of £80,000 towards the maintenance and improvement of public open space at the playground facilities at Heath Row, Madeley Heath and a review mechanism of the scheme's ability to make a more or fully policy compliant contribution to education places, off site public open space and/ or affordable housing, if the development is not substantially commenced within 12 months from the date of the decision, and the payment of such a contribution if then found financially viable, be approved.