

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2015/0233
Site address	Lawley Phase 8, Lawley, Telford, Shropshire
Proposal	Reserved Matters application for 561 dwellings including details for landscaping, layout, appearance, siting, access and parking
Recommendation	Reserve Matters Grant

Since the preparation of the report, further amended plans have been submitted (10th and 13th July) to address various officer issues and the following information has been received.

TWC Highway Engineer

On the basis of the amended drawings and information received on 13th July 2015, there are no objections on Highway grounds subject to the following conditions being included on any approval: -

1. The roads and footways shall be completed in accordance with full technical and construction details, including all necessary signage, road markings, street lighting, street furniture, street trees/planters, bollards and retaining structures (including safety fencing) drainage and outfall, which shall first be submitted to, and approved in writing by the local Planning Authority, and thereafter implemented in accordance with the approved details. The works details shall include the following specific items/additions: -
 - (i) The installation of traffic signal equipment and removal of the interim measures agreed under the Primary Infrastructure Works along with the full commissioning and commencement of operation of the traffic signals and pedestrian crossing facilities at the junction with the A5223 Lawley Drive,
 - (ii) All necessary alterations to, or provision of new, signage within or on the approaches to the junction with the A5223 Lawley Drive,
 - (iii) Connections to the Ironbridge Way bridleway and the A5223 Lawley Drive footway/cycleway,
 - (iv) The creation of new bridleway routes within the site as indicated within the submitted Design and Access Statement Addendum (July 2015),
 - (v) All necessary retaining structures either within or supporting areas proposed for adoption as Highway,
 - (vi) Bus stop infrastructure, including all necessary ducting, electrical supply and bus docking kerbs at locations to be agreed,
 - (vii) Vertical traffic calming features within the carriageway along the "Streets" (as defined in the submitted Design & Access statement) where the available visibility falls below 33 metres ("y-distance")
2. Prior to the commencement of development, a programme for the construction and completion of the Main Street along with the secondary Streets, Lanes and Park Edge lanes (as defined in the submitted Design & Access statement) shall be submitted to and approved in writing by the local Planning Authority with the works thereafter being implemented in accordance with the approved programme unless otherwise agreed in writing by the local Planning Authority,

3. Prior to the commencement of development, a programme for the installation and commissioning of the A5223 Lawley Drive junction traffic signals shall be submitted to, and approved in writing by the local Planning Authority, with the works thereafter being implemented in accordance with the approved programme unless otherwise agreed in writing by the local Planning Authority,
4. Prior to the commencement of development, details shall be submitted for the approval of the Local Planning Authority, showing the existing Public Rights of Way within the site, those subject to diversion and new routes to be created as Public Rights of Way (including their proposed status and method of construction). The proposed Public Rights of Way shall thereafter be implemented in accordance with the approved details concurrent with the development,
5. The laying of utility apparatus, equipment and connections to plots shall adhere to the principles shown in the submitted "Services Layout" drawings so as to ensure that the landscaping and planting areas within proposed Highway areas are protected at the construction stage,
6. The precise positioning of trees within the grass verge along Main Street (as defined in the submitted Design & Access statement) in relation to the required junction visibility splays shall be submitted to, and approved in writing by the Local Planning Authority and thereafter located in accordance with the approved details,
7. All driveways to garages shall have a minimum length of 5.5 metres clear of any proposed adoptable highway areas, unless otherwise agreed in writing by the Local Planning Authority,

Note:-

- a) The above recommendation does not give or imply any approval to the position of the proposed bus stops which are considered to be indicative at present,
- b) The highway infrastructure works will need to be secured by a legal agreement with the Highway Authority (under Section 38 of the Highways Act 1980) which will include a requirement for commuted maintenance sums of £350 for each of the trees proposed within Highway adoptable areas,
- c) The proposed amendments to the public rights of way network and creation of new rights of way will require appropriate legal Orders for which a fee will be payable,
- d) The commissioning of the junction with the A5223 Lawley Drive will trigger the payment of the fee agreed as part of the Outline planning permission (TWC ref. W2004/0980).

Officer comment: Add these conditions and informatives.

TWC Urban Design

Over the past weeks and months, the developers and their consultants have revised and updated plans in response to officer comments. Whilst this process is almost complete, there are still some outstanding issues/ anomalies which it is considered still need to be resolved and agreed. No further objection subject to conditioning items below:-

- a. Feature spaces: the detailed design of these areas has not yet been fully resolved and therefore further information needs to be prepared and agreed to ensure the delivery of these quality spaces.

- b. Location & species of trees: seem to have been altered in relation to the need to accommodate visibility splays and ensure highway safety. However it is considered some trees locations that appear to have been lost, possibly could have been retained by adjusting their locations, so this needs to be addressed & agreed.
- c. Exact location, spacing & design of bollards: whilst some location of bollards have been shown, others preventing unauthorised parking don't seem to have been.

As items b & c, will be covered by highways conditions, item a) may need to have its own condition or could possibly be incorporated in a more general landscaping condition.

Officer comment: Add these conditions.

TWC Drainage engineer:

Recommend conditions for surface drainage, exceedance flow routing plan, and SUDs management.

TWC Parks & Open Spaces

- Obviously there is a Local Equipped Area of Play (LEAP) proposed in this development and no detail. The design and delivery of this facility is linked to the S106 agreement for the original outline application and is a Telford & Wrekin Council (Parks & Open Spaces) responsibility. The location of the proposed LEAP is acceptable in principle and the buffer zone is acceptable. The detail of this community facility will be determined nearer the time of implementation and would be worked with the local community to provide a facility which meets their needs within the available budget. As such the LEAP will require a condition requiring its exact location and its detail design. Request that the delivery of the LEAP also be agreed within an anticipated programme / Phasing plan. In addition, request that there be no sale / occupation of overlooking properties to the LEAP until the LEAP has been constructed to ensure prospective purchasers are fully aware of the proximity of what some might determine as a potential nuisance (children playing).
- It should be noted and the developers informed that the S106 monies are for the delivery of the equipped area only and that any groundworks (levelling / footpaths – apart from small spurs to the play area) may need to be provided by the developer to enable the construction of the LEAP.
- This development proposal is also linked to the creation of sports pitches on the other side of the Ironbridge Way (council land), through the use of material to create a level area for pitch sports on the currently sloped grazing area. As such, Parks & Open Spaces (P&OS) are supportive of this application as it assists in delivering community sport which is needed for a growing population. P&OS would be looking to work with the applicant should they be successful in this application in order to create these community use sports facilities using material arising from this development proposal. Without this material the sports facility would be extremely difficult to deliver.
- The ongoing management of the area (excluding the LEAP) is believed to be through the Lawley Village Development Group (LVDG) but the long term

ongoing maintenance responsibility has yet to be confirmed. The amended landscape management plan is very brief and does not include for all the features to be maintained, highlight principles of community access or identify specific schedules. This is a particular concern given the very high quality / quantity of landscape which is being proposed. However, P&OS believe that the LVDG will ensure that viable ongoing maintenance is secured. P&OS would request that it be noted that TWC P&OS would wish to identify the specific operational management of any contractor / Management Company employed by LVDG to ensure the continuation of this high quality Public Open Space.

- There was an informal agreement with the applicant that with the removal of bridleway in the Sports pitch area that they investigate opportunities for a loop from the Ironbridge Way which could be accessed by horses within the Phase 8 design. Can you confirm whether the design has included for this? A 2m wide bridleway finished in Breedon gravel is mentioned in the addendum, but I'm not clear as to where this would be on the plan. Whilst outside the redline boundary the link to the Ironbridge Way is acceptable in principle subject to agreeing route.
- Whilst there is general support for the high quality landscape this is to be maintained by LVDG. However, there are a large numbers of proposed street trees and numerous areas of high quality landscape within areas which is likely to be proposed to be adopted by Highway's. Areas of landscaping within adopted Highways are maintained by the P&OS service area and it has been noted that these areas frequently become regular maintenance problems. In addition, insufficient funding within the standard Highway adoption process is likely to be provided to meet the ongoing maintenance costs for this high quality landscape. Such landscaped areas within the Highway should be designed out or this landscape is retained by LVDG or not adopted.
- The Council's Tree and Woodland Officer has confirmed he also has concerns in regards to the species of tree / vegetation proposed in these areas which may be inappropriate for these positions and cause maintenance problems as they mature. He would also request standard conditions relating to tree protection, tree planting etc.
- P&OS would also remind Highways that any should any street trees be proposed within adopted Highway there is a requirement to request a minimum of £350 per tree to be retained for the specific purpose of enabling ongoing maintenance to these features.
- There is an occasional motorcycle problem in the area and previous discussions with LVDG have given consideration to impeding this potential misuse whilst ensuring pedestrian and bridleway access. However, there appears not to be any detail of this in the plan. Can this be conditioned?
- No public litter bins have been provided in the landscape design. These essential facilities assist in reducing litter in open space and should be provided in agreed locations. Can this be conditioned?
- Seating is being proposed in a number of locations near to residential property. Consideration needs to be given to reducing this number to reduce the potential of late night use which can be a nuisance to nearby residents.

Officer comment: Impose conditions requiring details of the LEAP equipment; the timing of its delivery; no properties overlooking it to be occupied until LEAP provided; submit more detailed Landscape Management Plan; confirm landscape maintenance responsibility; details of tree/shrub species in adoptable areas.

Environmental Health (Pollution Control)

- No issue with majority of noise report.
- However have concerns about outdoor amenity spaces. In section 7.4 the Acoustic Report states “In a number of locations to the North and West of the site, the predicted level is between 60 and 70 dB(A) (please bear in mind the decibel scale is logarithmic), which would be considered SOAEL”. In section 7.1 the report repeats what BS 8223 (2014) states about the guideline sound level for amenity areas “for traditional external areas that are used for amenity space, such as gardens and patios, it is desirable that the external noise level does not exceed 50 dB L_{Aeq} , with the upper guideline value of 55 dB L_{Aeq} ”. It goes on to say that these levels are not always achievable and “where development is desirable a compromise might be warranted. In such a situation, development should be designed to achieve the lowest practicable level”.
- Have concern about the report as do not consider all has been done to achieve the lowest noise level practicable i.e. the installation of a 2m high acoustic fence only. There are a multitude of boundary treatment mitigation methods available from soil mounds to brick walls and locating properties further from the highway etc, however these appear not to have been considered. Therefore disagree that the report has gone far enough to discharge condition 21 in terms of negating the impact of noise.
- Would seek clarification from the developer on para. 6.25 where it states that the criterion for night time $L_{AF, max}$ is not considered to be regularly exceeded.
- The development will also need to be constructed as per the glazing and ventilation detailed in section 6 of the report.

Officer comment:

The Boundary Treatment Plan shows 1.8m high close boarded fencing for most of the worst affected properties. When looking at the Acoustics Report, this would appear to indicate that these properties will need additional boundary screening than the 1.8m high fences shown on the Boundary Treatment Plan, hence the suggested condition for boundary treatments already listed.

RECOMMENDATION:

In light of the above comments, there is NO CHANGE to the officer recommendation in the committee report to GRANT RESERVED MATTERS.

But subject to the following conditions as amended and any others officers consider necessary to ensure compatibility with the outline application:-

1. A02 Time Limit Reserved Matters
2. BCustom Details such as bins, bollards
3. BCustom Samples of materials for dwellings/garages
4. BCustom Samples of hard surfacing materials
5. Bcustom Sample panels of all materials
6. Bcustom Highway/footpaths technical & construction details
7. Bcustom Road construction/completion programme
8. Bcustom Traffic lights at Lawley Drive junction
9. Bcustom Public Rights of Way
10. BCustom Any retaining walls

11. Bcustom Surface water drainage
12. Bcustom Exceedance flow routing plan
13. Bcustom SUDs management plan
14. Bcustom Noise mitigation - additional boundary treatments
15. BCustom Protective tree/hedge fencing before construction
16. BCustom Position of trees for junction visibility
17. BCustom Hedgehog domes

18. BCustom Submit details of LEAP equipment
19. BCustom Timescale for installing LEAP
20. BCustom Locations of litter bins
21. Bcustom Location of refuse collection points
22. Bcustom Prevent mud on road during construction
23. BCustom Landscape details such as tree grilles, utility chamber covers, bollards
24. Bcustom Submit detailed Landscape Management Plan
25. Bcustom Submit tree/shrub species in adoptable areas
26. Bcustom Foundation design
27. Bcustom Gas mitigation measures
28. Custom Noise mitigation - install windows as per Acoustic Report
29. C118 Occupancy of dwellings by LEAP/NEAP
30. Ccustom Affordable housing as per plan
31. Ccustom Utilities laid as per Services Layout.
32. C070 Trees - no burning
33. C071 Trees - soil levels
34. C072 Trees - material storage
35. C074 Tree protection
36. Ccustom Driveways in front of garages 5.5m long
37. C112 Outline conditions remain in force
38. C38 Development in accordance with plans