

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2015/0369
Site address	Land off Garfield Road, Red Lake, Ketley Bank, Telford, Shropshire
Proposal	Outline application for the erection of up to 45no. dwellings with all matters reserved
Recommendation	Outline Grant

Since preparation of the Committee report; it has come to light that further clarification is required relating to the proposed S106 contributions and this has been explained below:

The development will have a number of impacts on the local community and infrastructure. The developer has proposed heads of terms for a S106 agreement covering parks and open space and highway contributions. The heads of terms of this legal agreement are generally consistent with Regulation 122 of the Community Infrastructure Levy Regulations 2010. Following consultation on the application, the following infrastructure contributions have been identified:-

- i. £15,000 towards the enhancement and improvement of the existing bus stops specifically within the vicinity of the site along Garfield Road
- ii. £600 per dwelling towards upgrading existing nearby off-site equipped areas specifically the two nearest play areas at Mannerley Wood and Ketley Bank

The contributions towards highway improvements reflect the features of the site and its location relative to public transport and the negotiation of these contributions is consistent with Local Plan Policy T22. The provision of financial contributions to off-site play provision in the vicinity of the site will help mitigate against the increased population pressure on these facilities in accordance with policy CS10 of the Core Strategy and Local Plan policies OL13 and LR6.

Policy H23 of the Wrekin Local Plan would usually require a 38% provision of affordable housing. The applicant has expressed concerns regarding the requirement of affordable housing on this site together with the above financial contributions and the effect this would have on the viability of the proposed development. There are some financial anomalies relating to this site, mainly to do with existing ground conditions and the costs required for remediation. A Viability Appraisal has been submitted which advises that the scheme would become unviable should the above financial contributions be pursued together with the proposed on-site affordable housing. The applicant has engaged in discussions with the Local Planning Authority and following examination in to the feasibility of the project it has been agreed that in order to see this site being brought forward for development that affordable housing will not be requested subject to the above financial contributions being provided.

The negotiation of contributions is consistent with the guidance contained within the NPPF. The s106 obligations are intended to make the development acceptable though the provision of facilities and/or contributions which cannot be secured through conditions attached to the permission. It is considered that the content of the proposed obligation, in the form of a signed s106 agreement, also complies with the CIL regulations 2010 and in all respects, the sums sought are fairly and reasonably related to the scheme.

The Recommendation is therefore

That DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to GRANT OUTLINE PLANNING PERMISSION subject to the following :

- a) The applicant entering into a section 106 agreement with the Local Planning Authority in relation to
 1. A contribution of £15000 towards the enhancement and improvement of the existing bus stops specifically within the vicinity of the site along Garfield Road
 2. £600 per dwelling towards upgrading existing nearby off site equipped areas specifically the two nearest play areas at Mannerley Wood and Ketley Bank
- b) and the following conditions to be attached (any others that officers deem appropriate):
 1. Time Limit Outline
 2. Standard Outline – all matters reserved
 3. General details required
 4. Sample of materials
 5. Details of design & construction of new roads/footways
 6. Visibility splays – 2.4m x 43m
 7. Restrictions on access to the site
 8. Provision of new footway along Garfield Road
 9. Scheme of foul and surface water drainage
 10. Run off rates
 11. Scheme for surface water treatment
 12. SUDS Management Plan
 13. Ground works in accordance with Mining Risk Assessment report
 14. Site Environmental Management Plan
 15. Submission of a Noise Model
 16. Details of proposed noise mitigations
 17. Tree Survey
 18. Landscape Design
 19. Tree Protection
 20. Soil Levels
 21. Erection of artificial nesting/roosting boxes
 22. External Lighting Plan
 23. No approval of indicative layout

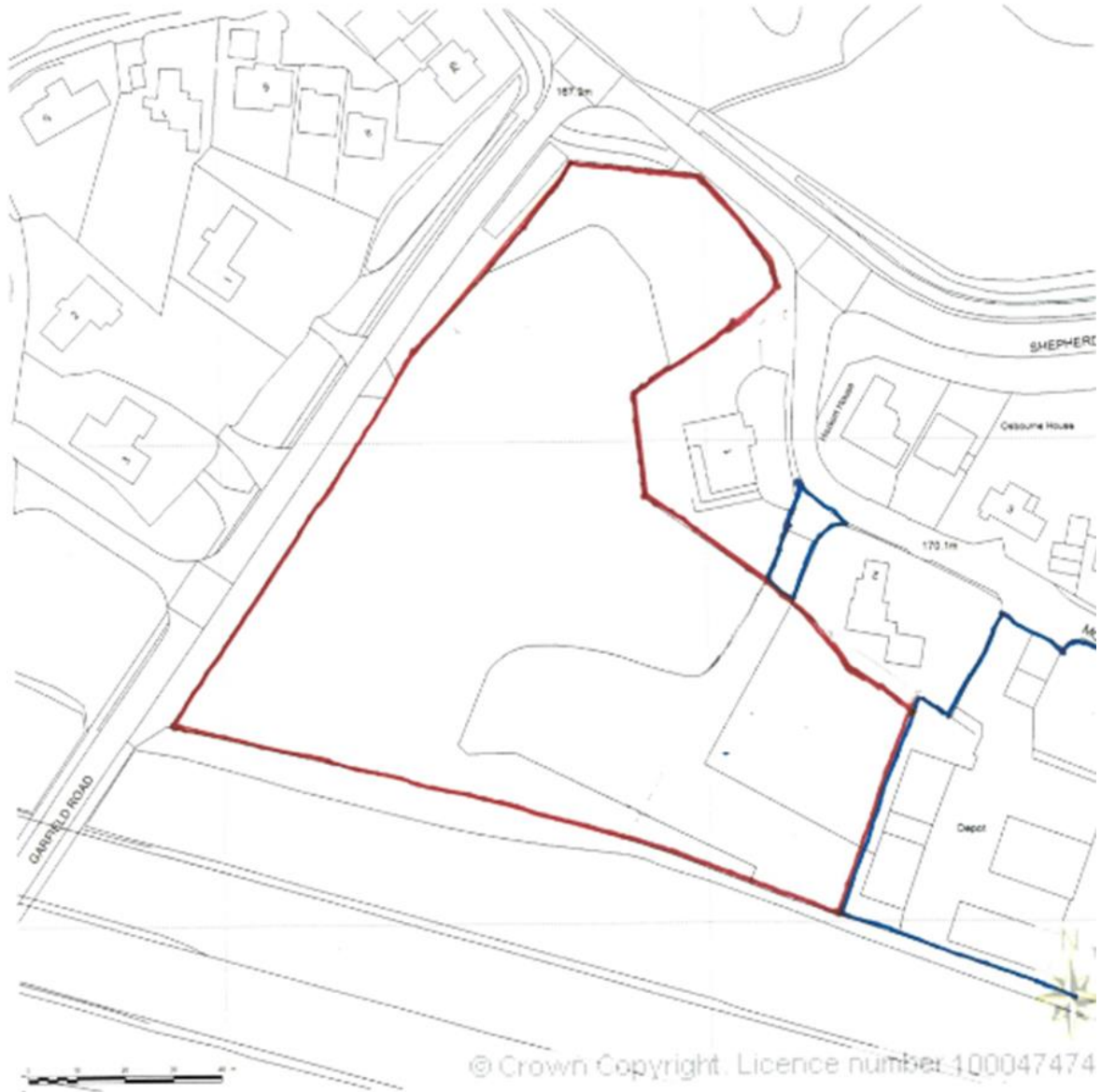
Informatives

S106

Highways informative

Ecology informatives

Referring to a separate issue, an amended version of the submitted location plan is attached for clarity purposes:-



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