

## INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2015/0177
Site address	Land off Park Road/Royal Way, Malinslee, Telford, Shropshire
Proposal	Erection of 81 no. dwellings with associated access, parking and landscaping
Recommendation	Full Grant

Since preparation of the committee report, additional consultation responses have been received and are summarised below:

### **Highways:** Support subject to the following conditions

- Construction detail of all new roads, footways, accesses together with details of street lighting and the disposal of surface water
- Access road layout details to include areas of shared space
- Design and construction detail for the access in to the site off Royal Way including associated realignment works to Park Road and a pedestrian footpath link across Royal Way to connect with the existing footway network
- Development shall not be brought into use until the footway/cycleway link has been provided through the northwest boundary of the site linking onto the existing footway/cycleway on the B5072 West Centre Way
- Parking, Loading, Unloading & Turning
- Include Highways informative

### **Development Plans:** Comment

- Since Friday 20<sup>th</sup> March 2015 Telford and Wrekin Council have officially announced that it has a 5 year housing supply which was an important issue within the NPPF, the 'presumption of sustainable development' should not be able to demonstrate a 5 year housing supply. This policy will encourage the councils to increasing housing development and to ensure that is sustainable. *The NPPF states that sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.* (Paragraph 47, Footnote11). This site is allocated in CTAAP and would be included in the Core Strategy which suggests this site will be accepted as a developable site and key to meeting the 5 year supply target. A site of this size will have to be phased, it is important that the rate of delivery is calculated to judge how long the site will take to deliver as the council does not want to risk not meeting the 5 year supply target.
- In terms of vehicle access, this accords with the indicative access point shown on Map 6 in CTAAP, as does the broad location of the SUDS measure, though this should be confirmed by the Council's Drainage officers. The intention under Policy SA11 was to also seek provision of a pedestrian link across West Centre Way in order to promote easy access to the town centre. Whilst this is referred to in the D&A statement, no specific proposals are identified in support of the scheme. The statement only refers to, "...further investigations and discussions." It is however recognised that any link would require an off-site contribution but this would not prejudice delivery

of the scheme, or render it unacceptable in policy terms if it were not to happen at this point. Indeed, whilst pedestrian access would be longer without a more direct link, access is still possible via the established routes along Royal Way and Brunel Road, and would be approximately 800 metres to the Town Centre Core area.

Two further objections were received from two neighbouring properties however no new issues were raised.

A section 106 agreement was completed in respect of planning permission Reference TWC/2014/0882 granted on the 27<sup>th</sup> February 2015 and as that planning permission has been recently implemented the obligations contained within that agreement come into force .

The section 106 agreement required the payment of financial contributions of £28500 for offsite/recreation facilities , £52000 for education , a monitoring contribution of £4025 and for the future adoption of Suds features at a cost of 22165 and for a commuted sum for adoption of open space.

Since the section 106 agreement was entered into, a figure of £ 44,981.84 has been proposed for the future adoption of open space which has been agreed by Parks and Open Spaces.

As the original permission has been implemented, there is no requirement to have a new section106 agreement repeating these provisions although the Council has no objection to entering into a new agreement if the contractual arrangements between the previous owner and the current owner subject to payment of the Councils legal costs

The recommendation is therefore to delegate authority to the Development Management Service Delivery to grant planning permission and to amend and add conditions as appropriate subject to receiving confirmation from Legal Services that the contributions now due under the original Section 106 agreement have either been paid or that there will be a new section 106 agreement and for the conditions to include the additional highway conditions.

### Conditions

1. Full Permission – 3 years
2. Sample of Materials
3. Highways – Construction detail
4. Highways – Access road layout details
5. Highways – Design & construction detail for the access in to the site off Royal Way including associated realignment works to Park Road and a pedestrian footpath link across Royal Way to connect with the existing footway network
6. Provision of footway/cycleway link through the northwest boundary of the site linking on to the existing footway/cycleway on the B5072 West Centre Way
7. Parking, Turning, Loading, Unloading
8. Land Contamination
9. SUDS Design

- 10.Noise Management Plan
- 11.Details of enclosure/boundary treatment
- 12.Landscape Management Plan/Woodland Management Plan
- 13.Trees – protection and replacement
- 14.Site Environmental Management Plan
- 15.Tree/Hedge Protection
- 16.Landscaping Implementation
- 17.Local Lettings Plan
- 18.Hours of Work/Lorry Movements
- 19.Removal of Permitted Development Rights
- 20.Development in accordance with Plans

### Informatives

Highways  
Fire Authority  
Broadband  
S106