

TWC/2015/0233

Lawley Phase 8, Lawley, Telford, Shropshire
Reserved Matters application for 561 dwellings including details for landscaping,
layout, appearance, siting, access and parking

APPLICANT

Lawley Village Developer Group, Guy Scott

RECEIVED

11/06/2015

PARISH

Lawley and Overdale

WARD

Ketley and Overdale

OFFICER Kate Stephens

OBJECTIONS RECEIVED: YES

This Reserved Matters application is being brought before Planning Committee as it is related to a request to vary the s106 agreement attached to the associated outline application and the issue therefore requires members' approval to vary the terms of the s106.

1.0 THE PROPOSAL

- 1.1 This is a Reserved Matters application for Phase 8 of Lawley Sustainable Urban Extension (Lawley SUE) for the erection of 561 dwellings and formation of a new access onto Lawley Drive. The application is pursuant to outline planning permission W2004/0980 (later amended by TWC/2010/0828).
- 1.2 Lawley SUE comprises 3,300 dwellings, employment, commercial and leisure facilities, a new primary school and associated recreational space and landscaping and is being built out in phases over some 20 years (but not in numerical phase order). The outline application for the whole SUE was approved back in 2005. The Lawley SUE Development Framework "masterplan" as part of the outline application shows the areas of the various phases. Phases 1a, 1b, 2 (Lawley Square with its shops), 3, 4 and 6 have been commenced and almost completed. An Extra Care home has been built opposite Lawley Square and is now occupied. To date about 1,000 dwellings have been built, as has the Lawley Square with its shops (most of which are occupied), Morrisons supermarket and a children's nursery. A new Lawley Primary School is under construction and due to open in January 2016. Lawley SUE is acknowledged as one of the Borough's strategic housing sites in the Council's Core Strategy.
- 1.3 Phase 8 will provide an overall housing mix of 70 no. x 2-bed, 285 no. x 3 bed and 206 no. x 4 bed units. Of this there will be 12.5% affordable housing provision (or 69 dwellings) comprising 37 no. x 2 bed, 26 no. x 3 bed and 6 no. x 4 bed units to be managed by Wrekin Housing Trust. There will be a mix of house types (terraces, semis, detached) mainly 2 storeys, with the use of 2 and a half units in key design locations.

1.4 For viability reasons the extent of Phase 8 has been extended to include an area of land that is currently designated Green Network in the Wrekin Local Plan, yet which was shown as informal open space on the Development Framework within the red line outline application boundary. This additional housing area is referred to as Phase 8a. Therefore this report needs to be read in conjunction with the report that seeks a Deed of Variation to the S106 for the outline planning consent to vary the affordable housing provision from 25% to 12% across the whole application site (Phase 8 and 8a) - see report also on this agenda.

1.5 This reserved matters application has also been prepared in general accordance with the Lawley Design Codes. As part of the outline planning proposals a Development Framework Plan and Design Codes were prepared and approved that set down the principles of the layout and design of Lawley SUE and against which each reserved matters application should follow. However, in 2014, the three key stakeholders (the Homes and Communities Agency (HCA), Telford and Wrekin Council, and the consortium of three national house builders - Taylor Wimpey, Barratt Homes and Persimmon and known as the Lawley Village Developer Group) agreed to initiate a review of the Design Codes which was chaired by HCA with MADE commissioned as the independent review body. Although the review process has yet to be completed and updates to the Design Codes have been recommended prior to formal agreement, several key points for improvement were highlighted by the initial assessment of Lawley. Whilst MADE advised that the development delivered to date created a high quality built environment, they considered there was a need to create;

- A more distinctive street hierarchy - as many routes looked similar even though they were intended to be different;
- The need for greener streets - with more landscaping to be featured and positively integrated;
- Better connectivity - and the restriction of private drives and cul-de-sacs;
- Increase the range of parking options - to include greater use of on plot parking and integral garages and a reduction of rear parking courts.

These points were subsequently discussed at a series of pre-application design meetings and stakeholder workshops with a view to using this information to improve subsequent phases.

1.6 Consequently Phase 8 differs from previous phases since it proposes a network of streets where landscaping and parking have been positively integrated from the outset to avoid problems with below ground utilities later on site. The variations from the Codes featured in Phase 8 are discussed in further detail later in the report.

1.7 An acoustic buffer alongside the M54 motorway was a requirement of the outline consent. Under an earthworks application (TW/2014/0044) the acoustic bund has now been constructed as has an attenuation pond near the existing Lawley Management Centre. The ground has also been levelled and works undertaken to the culvert that emerges from the Ketley brook that runs

through the site and goes under the M54.

- 1.8 Following officer concerns about aspects of the layout, street hierarchy, road widths, visibility splays and junctions arrangements, landscaping, implications for utilities, elevation treatments et al, there have been several discussion meetings with the applicants have submitted amended plans. Officers are still considering the latest set of amended plans at the time of writing this report and members will be updated.
- 1.9 The application was submitted with the following documentation:-
- Planning Statement
 - Design and Access Statement
 - Mineworkings and Mineshaft Investigation
 - Geoenvironmental Assessment
 - Acoustics Report
 - Phase 1 Habitat Survey
 - Phase 2 Ecology Survey Report
 - Landscape Management Plan
 - Construction Environmental Management Plan
 - Statement of Community Involvement
 - Summary of Affordable Housing Statement
- 1.10 The outline application was the subject of an Environmental Statement under the then Town & Country Planning (Environmental Impact Assessments) Regulations 1999. The Environmental Statement helped shape the Development Framework and the overall design concept of the Lawley SUE so that areas of ecological importance have been retained as open space and new development directed to less sensitive areas. The impacts were fully assessed by the LPA and the conclusions reached were that any outstanding environmental effects can be satisfactorily mitigated with the use of planning conditions. The land for the additional housing on the Phase 8a part of the site is located within the overall red line of the original outline application and the LPA does not consider that the extra 80 units of housing that would be sited on this Phase 8a land to be of a quantum of development that is so significant or different to the nature of the originally proposed development to warrant the need for a new EIA or an addendum to the original EIA. Junction improvements to the M54 have already been undertaken and new road infrastructure installed. Officers deem that any additional ecology work, as advised by the Council's ecologist, and any issues relating to loss of Council designated Green Network, could be addressed and submitted with any Reserved Matters application. Therefore under section 8(2) of Part 3 of Town & Country Planning (Environmental Regulations Assessments) Regulations 2011, the LPA is satisfied that the environmental statement already provided with the original EIA at outline stage is adequate to address the environmental effects of a reserved matters application for Phase 8 with an additional area of land for an extra 80 units on Phase 8a, and that a new EIA or an addendum is not required. Any environmental effects can be satisfactorily mitigated with the use of planning conditions.

2.0 SITE AND SURROUNDINGS:

- 2.1 The site lies to the west of Telford town centre adjacent to the M54 and junction 6.
- 2.2 This 15.07 hectare site lies within the red line application boundary for the Lawley SUE. The land is a part restored open cast coal site that was operational up until 1990. The land is now fields and has been subject to horse grazing. The land slopes down to the wooded Ketley Dingle and the brook that flows the length of the site. The topography of the site has already been reconfigured following the granting of an earthworks application to prepare the site for construction and install the attenuation pools and build the acoustic earth mound parallel to the M54.
- 2.3 Phase 8 is located north of phases 3 & 4 of the Lawley SUE and Lawley Square and extends northwards up to the M54 motorway and Junction 6 and runs parallel to Lawley Drive.

3.0 RELEVANT PLANNING HISTORY

- 3.1 W2004/0980 – Outline planning permission to include access for Lawley Sustainable Urban extension comprising of 3300 dwellings, employment, commercial and leisure facilities, a new school and associated recreational space and landscaping. – Approved 21st October 2005.
- 3.2 TWC/2010/0828 – Variation of conditions on outline application W2004/0981 with regards to timing of works to motorway junction improvements – Outline granted with amended decision notice. Approved 13th December 2011.
- 3.3 TWC/2014/0044 - Various earthworks to enable the development of Lawley Phase 8 (in line with principles approved in outline consents W2004/0980 and TWC/2010/0828) to include culverting of the Newdale Brook, formation of surface water balancing lagoons, landscape proposals and tree removal and works to enhance the Newdale Valley. Full granted 4 April 2014.

4.0 PLANNING POLICY CONTEXT

- 4.1 National Planning Policy Framework (the NPPF) – the NPPF is not the development plan for Telford and Wrekin but it is a material consideration in this case because all of the borough's development plan policies have to be viewed in the light of this more recent national guidance.
- 4.2 Saved Wrekin Local Plan policies
 - UD2 Urban design
 - UD4 Landscape Design
 - H23 Affordable Housing
 - OL3 Green Network
 - OL4 Development in the Green Network
 - OL11 Woodlands and trees

OL12 Open Land and Landscape Contributions from New Development

- 4.3 LDF Core Strategy policies
 - CS1 Homes
 - CS9 Accessibility and Social Inclusion
 - CS11 Open Space
 - CS12 Natural Environment
 - CS13 Environmental Resources
 - CS15 Urban Design

5.0 SUMMARY OF CONSULTATION RESPONSES

- 5.1 Lawley and Overdale Parish Council - no objection.
- 5.2 TWC Education - no objection.
- 5.3 TWC Highways - partial objection
Initial concerns about junctions, visibility splays, street headachy, road widths, parking arrangements including driveway lengths surfacing materials.
Amended plans have been submitted but there are still some issues with visibility splays and implications for some plots. Further amendments have been requested and Members will be updated.
- 5.3 TWC Urban Design
There have been a series of discussions and amendments to address various issues including some elevation treatments, some plot substitutions, improved place making, street hierarchy definition, landscaping areas, highway alterations. As a result several amendments have been submitted.
- 5.4 TWC Arboricultural officer - objects.
There is no submitted tree information. Tree Preservation Orders have now been placed on the Ketley Dingle woodland, the woodland along the Ironbridge Way and a single oak tree (that lies outside the red line site). There is no information to confirm if the future growth of these trees has been taken into account and implications for shading gardens.

Following on site discussions further comments have been received.

- A survey to identify tree works still to be submitted and 'actual' boundary line of site determined along the eastern boundary with TPO old railway line / footpath.
- Tree works will need to include crown lifting, thinning and limb removals, with covenants to be placed on these boundary properties to indicate that tree works will need to be applied for and not necessarily approved given the tree works being undertaken prior to development and occupation.
- Tree planting within the streets and open spaces to be detailed- species, size, guying, staking, irrigation, root deflectors / barriers, mychorrhizal tablets, watering and maintenance regimes, SUDS to assist with irrigation where possible.
- Tree planting to be determined and considered at the time of the

service run installations. Species selection used as part of site 'zoning'?

- Trees to be sourced from UK based company with approval from the LA Tree Officer, tree planting times to be determined (winter), grills and flexipave where appropriate considered to abate future issues.

5.5 TWC Parks & Open Spaces - support.

- There are proposed benefits arising from this proposal in meeting the sports and recreation needs arising from the whole of the Lawley development, as material from this development can be used to create a level area for sports pitches on an adjacent area and the future sports pitch drainage outfall (after attenuation) can be linked to the Phase 8 infrastructure (discussions have been taking place with the developer).
- There are no details in regards to the proposed LEAP (Local Equipped Area of Play) or the access path to it and it appears that the location for the LEAP is sloped and the area will need to be level to accommodate the proposed play equipment. As the LEAP is proposed to be adopted by the council (as highlighted in the S106), the involvement of the Council's P & OS department is paramount
- Need to confirm the phasing of the provision within the timescale of the development. Could this be conditioned?
- The layout and design of the LEAP should not encroach the 20m buffer zone to residents.
- There are proposals for equipped trim trails and informal play within certain pocket park areas within very close proximity to residents - informal open space areas (such as the proposed boulders) can act as local children's play areas (LAPS) but they provide very little play value and LAPS are still identified as children's play areas and as such would require ongoing safety inspection (usually weekly) to reduce liability.
- If equipment such as trim trail equipment is used, the facility will be identified as a LEAP) and as such would not comply to the 20m buffer zone to residents. Would therefore suggest that these areas remain as open space only (not a LAP / LEAP with play items) and additional investment is made in the proposed LEAP.
- Certain pocket parks have areas of seating very close to residential property. Whilst generally beneficial use for residents, consideration should be given to the potential for them being congregational points with possible resultant anti-social behaviour. There is a proposed additional Bridleway around the woodland edge linking Ironbridge Way. Whilst this is supported in principle, can the details of this be provided?
- There appear to be significant numbers of trees / grass within Highway verge which may be adopted as part of the highways adoption. Any trees which are proposed to be within this area will require a sum of £350.00 per tree to provide for ongoing maintenance. Please confirm that Highways are including for this sum in any adoption. In addition to this, we would also wish to highlight that should Highways be requested to adopt areas of block paving within the Highway, they are

made aware of the increasing difficulty it is becoming to maintain these areas and a more suitable surface should be considered.

- There are proposals for some tree works within the Ironbridge Way tree belt boundary. P & OS would request the involvement of the councils Tree & Woodland officer to confirm the specific works are approved prior to carrying out these operations.
- There are a number of access improvements proposed to link to the Ironbridge Way and beyond. This area has previously been affected by motorcycle nuisance. Therefore, P & OS would request that whilst allowing pedestrian and access to horses from these access points onto the proposed development, consideration is given to restricting access to potential nuisance to the new residents from motorcycles.
- There are no litter bins in the landscape proposals. This should seriously be considered.
- The proposed landscaping is of a high quality and there are large areas of public open space, pocket parks, public realm and large numbers of areas of incidental open space (i.e. trees within car parking bays etc.). Some of the landscape proposals are also highly maintenance intensive and to maintain the quality of these landscaped areas is very likely to be of a high cost. The management of these open spaces is identified as an LVDG responsibility but the landscape management plan does not reflect the quality required to sustain the quality landscaping proposed; and it does not include all the landscaping features such as seating, gabions, pleached trees, trim trail, Local Area of Play (LAP) etc. Consider a more in depth long term landscape management plan would be beneficial to ensure long term management of this proposed quality landscape.

Following ongoing discussion with the developers and receipt of amended plans, the officer has yet to confirm his satisfaction. Members will be updated.

5.6 TWC Ecology

Species surveys

- Following pre-application advice in July 2014, bat and reptile surveys were carried out in 2014 by Aspect Ecology (Phase 2 Ecology Survey Report, October 2014) to support this application.
- Common pipistrelle, soprano pipistrelle, a *Myotis* species, noctule, and brown long-eared bats were recorded during the bat surveys. 'However, only Common Pipistrelle was visually observed within the site, suggesting some of the recorded activity may relate to off-site activity, particularly for Pipistrelle and Noctule which produce high intensity calls. Furthermore, there is an abundance of alternative suitable foraging habitats present in the locality, which limits the site's importance to commuting and foraging bats in the local context.'
- The 'commuting and foraging activity by all species appeared to be greatest along the edges of Ketley Dingle Wood, particularly along its western margin ... Somewhat lesser activity was recorded along the eastern and northern site boundaries. Very little activity was recorded elsewhere.'

- The site contains some habitats suitable for reptiles so a reptile survey was carried out in July and August 2014. No reptiles were recorded on any of the survey visits. 'As such it is considered unlikely that reptiles are present within the site and that the species group should not represent a constraint to the proposals.'

Mitigation and enhancement measures

- Condition 9 of TWC/2014/0044 (Phase 8 Earthworks application) asked for the recommendations made in sections 6.3 and 6.4 of the Extended Phase 1 Habitat Survey (WSP, 2014) to be written into an ecological mitigation and enhancement strategy. The idea of this was to collect all the ecological mitigation and enhancement measures in one place and prevent lots of separate conditions.
- A strategy has not been submitted to discharge this condition or to support this Reserved Matters application - however a strategy per se is not necessary provided the various ecological elements are adhered to and the relevant information (emboldened below) is submitted.
- The Phase 2 Ecology Survey Report makes the following mitigation recommendations:-
 - 'Where possible, appropriate buffer zones are maintained around [the vegetated boundary features and woodland] during the construction phase.' This has been achieved and is shown on the Site Landscape Treatments plan.
 - Protection of woodland and mature trees... during the construction phase by the erection of temporary fencing, as recommended by British Standard BS5837:2012, with personnel only permitted to enter these areas for the purpose of managing the trees.'
 - Retention of 'Ketley Dingle Wood and its associated watercourse'. This has been achieved and is shown on the Site Landscape Treatments plan and the Detailed Soft Landscape Proposals plan.
 - Protection of the watercourse during construction 'through measures to avoid pollution and excessive siltation, for example through a Construction Environmental Management Plan (CEMP) ... during the construction period, it is recommended that engineering solutions be employed in line with Environment Agency Pollution Prevention Guidelines (PPG5 ...)' The CEMP makes only one reference to the watercourse in the text: 'Refuelling of plant will occur in designated areas on an impermeable surface and away from any drains or watercourses. A spill kit will be available for use in the event of an accident.' In section 6.1.1 of the CEMP it says: 'The following sources of information have been consulted in the development of the CEMP and should be used as reference documents: ... Environment Agency (no date), PPG5: Working in, Near or Liable to Affect Watercourses'). There should be more reference in the CEMP to the watercourse and its protection during construction works.
 - The SuDS to be 'designed to attenuate surface run-off to greenfield rates. This should include the use of a closed drainage system, with interceptors or filters as necessary, to prevent conveyance of pollutants into the watercourse.' Not possible to tell from the submitted documents whether this has been achieved.

- Lighting on the site should be designed in accordance with the Bat Conservation Trust's guidance. Illumination of Ketley Dingle Wood, the watercourse, the northern and eastern boundaries and the open space in the west should be avoided. The 'footpath through Ketley Dingle Wood should be left unlit if possible; Where lighting is required within these areas, use of low-level bollard lighting [should] be considered'. Need to see a lighting plan for these areas of the site to ensure that illumination is kept to a minimum.
- Aspect Ecology reviewed the enhancement recommendations made in the WSP report (and included in condition 9 of the decision notice for TWC/2014/0044) and made the following recommendations:
 - Use of native species 'or non-native species with high wildlife value, such as species which provide abundant nectar and pollen sources' in the landscaping scheme. This has been achieved and is shown on the Detailed Soft Landscape Proposals plan.
 - The SuDS to be 'designed to provide a variety of water levels, including some areas of permanent water and large drawdown zones. Any planting within these ponds should include a substantial proportion of native species.' The ponds' surrounds are to be planted with a native species wetland mix but there is no detail on submerged, floating and marginal planting. Not possible to tell from the submitted documents whether a variety of water levels in the SuDS has been achieved.
 - Placement of hedgehog domes 'within suitable areas of dense vegetation within the site, away from public roads.' The locations of these should be shown on a plan.
 - Habitat management 'should follow horticultural good practice and include measures such as:
 - Avoiding the use of pesticides/herbicides wherever possible;
 - Any major tree/shrub pruning or vegetation clearance works should take place outside the bird nesting season ...;
 - Retention of standing dead wood where possible. Should this not be possible, dead wood to be retained within discrete piles within the landscaped areas to provide additional habitat areas for faunal species;
 - Low intensity management of some areas of grassland, to allow a long sward to develop.'

There is no mention of the retention of dead wood in the Landscape Management Plan or on the Detailed Soft Landscaping Proposals plan. The other elements have been included on the Detailed Soft Landscaping Proposals plan.

- The WSP report also recommended the erection of bat and bird boxes on the buildings. In my comment for TWC/2014/0044 I stated that: 'As no buildings are proposed as part of this application and there are no trees of suitable age on which to attach bat or bird boxes, I shall recommend the erection of bat and bird boxes as part of the future application on this site for housing.' I didn't think it was appropriate to attach a condition requiring the erection of bat and bird boxes to the earthworks application but I will require them for this housing application. For this site we will be looking for approximately 20 summer roosting bat boxes, 5 maternity roosting bat boxes and something in the region of 50 nesting boxes suitable for a wide

range of bird species. A plan showing the makes, models and locations of the bat and bird boxes (and the hedgehog domes mentioned above) should be submitted. Lighting on the site should avoid illuminating the boxes.

- The Landscape Management Plan states that arisings are to be removed from the site. As with dead wood, these should be retained on the site in habitat piles to provide additional refuge opportunities for wildlife. (The same is true of rocks that are collected during the works.)

An amended Landscape Management Plan has been submitted so further consultation comments are awaited - members will be updated.

5.7 Highways England (formerly Highways Agency) - no objection.

5.8 The Coal Authority - no objection.

- The application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application.
- The Coal Authority records indicate that the site has been subject to historic recorded underground coal mining at shallow depth and is also likely to have been subject to historic unrecorded underground coal mining at shallow depth. Our records also indicate the presence of numerous mine entries (shafts) within the site and that the site has been subject to past surface mining operations.
- The Coal Authority was not consulted on planning application reference W2004/0908 as the application predated the 'Risk Based Approach to Development Management' Protecting the public and the environment in coal mining areas 2.
- Consequently, and on the basis that this application is for the approval of matters reserved by condition, The Coal Authority remains unsure as to whether any of the conditions on the original consent specifically relate to coal mining legacy and require addressing.
- Notwithstanding the above, The Coal Authority is pleased to note the Mineworkings and Mineshaft Investigation and Treatment Report (January 2015, prepared by Wardell Armstrong). The Report has been informed by appropriate and up-to-date coal mining information for the proposed development site and confirms that shallow mineworkings identified within the site have been consolidated. In addition, the Report correctly identifies all of the mine entries within the site and makes the distinction between those which were dug out as a result of past surface mining operations and those that were previously stabilised to an appropriate standard.
- On the basis that the site layout has taken into account the recommended stand-off distances as advocated within Section 5 of the Report, The Coal Authority raises no objections to this planning application.

Environment Agency - offer following comments for assistance:

- For completeness, we commented on outline planning approval W2004/0980 on 30 September 2004 (letter reference SV/2004/004100/03). Subsequently,

we understand outline planning permission TWC/2010/0828 was granted on 13/12/2011, including condition 13 relating to contaminated land (previously condition 24 on permission W2004/0980).

○ Risk to Controlled Waters:

- The development site is situated on Secondary Aquifer and appears to include an area of historic landfill known as The Rock, Ketley. Within our previous response, based on our records, we advised that the landfill site was unlicensed and took waste between 1961 and 1983, 50% of which was likely to be biodegradable.
- From the Geoenvironmental Assessment Report for Phase 8B, Ketley Dingle Land, Lawley Village, Telford (Report Reference 14118/1, dated October 2014) we understand that the site has not previously been developed but recent mining activities have taken place.
- Based on the above and the site layout proposed, the development of Phase 8 is considered likely to pose a low risk to controlled waters and, in this instance, we would not require a comprehensive Site Investigation in respect of condition 13 for this Phase. We therefore have no objection to the discharge of condition 13 for the area defined as Phase 8, as shown on the Site Location Plan submitted (Drawing No. L(00)001, Rev. C).
- Advise you seek the views of your Council's Public Protection team in relation to human health considerations.
 - Surface Water Drainage:
- We recommend you consult with your Council's Highways and Drainage team (Lead Local Flood Authority) on any surface water drainage matters. We would also refer you to our Area 'Planning – FRA Guidance Note 1' for development over 1ha in Flood Zone 1 for further information.
 - Pollution Prevention:
- Developers should incorporate pollution prevention measures to protect ground and surface water - see our range of guidance notes giving advice on statutory responsibilities and good environmental practice which includes Pollution Prevention Guidance Notes (PPG's) targeted at specific activities.
- The construction phase in particular has the potential to cause pollution. Site operators should ensure that measures are in place so that there is no possibility of contaminated water entering and polluting surface or ground waters; no building material or rubbish must find its way into the watercourse; no rainwater contaminated with silt/soil from disturbed ground during construction should drain to the surface water sewer or watercourse without sufficient settlement and any fuels and/or chemicals used on site should be stored on hardstanding in bunded tanks.

Export and Import of wastes at site:

- Any waste produced as part of this development must be disposed of in accordance with all relevant waste management legislation and where possible the production of waste from the development should be minimised and options for the reuse or recycling of any waste produced should be utilised.
- Should it be proposed to import waste material to the site for use in the construction of the development, an Environmental Permit (EP) or exemption from the need for an EP may be required.

5.9 Shropshire Council (Archaeology) - no comment.

5.10 Shropshire Fire Service – comment

As part of the planning process, consideration should be given to the information contained within Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications".

5.11 Telford & Wrekin Local Access Forum - Support.

- The T+W Local Access Forum have a statutory remit to advise on the improvement of public access to land for the purposes of open-air recreation.
- Extremely impressed with the way that the developers have engaged with the Local Access Forum with respect to public spaces and rights of way on the phase 8 site. The overall plans show very careful consideration of how non-motorised users will be able to pass in and around the site with excellent entry points and connectivity as well - this shows thoughtful and imaginative improvement on the regular building codes.
- Most importantly, the area around the Ironbridge Way and Ketley Dingle is to be retained as a green space and new routes are to be created so that the public can enjoy these spaces in a way that they have never been able to before.
- The creation of a long length of new bridleway is outstanding - it will be able to be used by walkers, horse riders and cyclists, and will link with the Ironbridge Way and Newdale pool, creating excellent circular off road routes.
- This is to be backed up with an impressive footpath running in the valley area of the Ketley Dingle, which will be really well received. A dead-end footpath that was inaccessible for years now takes on a new lease of life too and will join up with the other new rights of way.
- Impressed that the developers have offered a great deal in terms of public rights of way and this will add very positively to the network already in place in the region. The developers seem well aware of the need to separate non-motorised users from vehicles wherever possible, and the fact that overly restrictive furniture should not be used, so that the less mobile user can still access the public rights of way.
- It is important that all of the new rights of way are discussed with Telford and Wrekin Council's Senior Rights of Way Officer so that they can be placed on the definitive map ensuring their status for posterity..
- Other developers would do well to learn from the excellent engagement and work that is being done here.

5.12 Shropshire Wildlife Trust - object.

- The proposals include residential development on land between the Ketley Dingle and the Ironbridge Way, which was not identified for development in the outline application and it was believed that it was being retained as green space to buffer the Ketley Dingle and maintain ecological connectivity across the site.
- Even in the more recent applications relating to the site (eg. earthworks application TWC/2014/0044) there is no indication that residential

development is proposed and in fact a footpath is located where an access road is now proposed.

- We believe that this represents a significant variation to the outline application so cannot be covered by reserved matters and requires a further application.
- We generally concur with the findings of the ecological report and the TWC ecological comments and believe that this covers protected/priority species issues. However we do not think that this assessment covers the value of the site in regard to ecological networks and resilience.
- A receptor site for the proposed Dawley regeneration scheme is adjacent (TWC/2010/0251 and renewal TWC/2013/0526). The belief that the area between the dingle and Ironbridge Way would remain green was part of the assessment of this site. The proposed development would reduce the ease by which species could either disperse from, or colonise the site. This may compromise the success of the receptor site, which has already been reduced from its original size to accommodate development on its southern side.
- Development of this green 'wedge' would be contrary to:
- Saved policies OL3 'Green Network' and OL4 'Development in the Green Network'
- the principles of "Making Space for Nature" the Lawton Report
- the principles of the Natural Environment White Paper - "The Natural Choice: securing the value of nature".
- the principles of "Working with the grain of nature: a biodiversity strategy for England".
- In its present form the development will result in a loss of green infrastructure for which insufficient compensation measures have been provided.

6.0 PLANNING CONSIDERATIONS

6.1 Having regard to the development plan policy and other material considerations including comments received during the consultation process, the planning application raises the following main issues:

- Principles of housing on this site
- Affordable housing and viability
- Loss of Green Network
- Design
- Highways, street layout, car parking and public footpaths
- Open space and recreation
- Trees and Ecology
- Ground conditions and drainage

6.2 Principle of development

6.3 This Reserved Matters application for 551 dwellings on Phase 8 and 8a is the latest phase of development to be built as part of the wider Lawley SUE that will eventually comprise some 3,300 dwellings. The principle of housing development on Phase 8 has already been approved and established by the grant of outline planning permission for the Lawley SUE back in 2005 (under W2004/0980) and the acceptance that there would be a series of reserved matters applications as the development got built in phases over the years. Policy CS1 refers to Lawley being one of the Borough's strategic housing

- sites so its continued build accords with the Core Strategy and the NPPF, which seeks to boost significantly the supply of housing.
- 6.4 However, the incorporation of a parcel of land for Phase 8a, that is currently designated as Green Network in the Wrekin Local Plan, and its development for housing for viability reasons is discussed later in the report. Officers conclude that there will be wider environmental and community benefits to offset the loss of Green Network when the whole scheme is considered in its wider context and taking account of the acknowledged strategic nature of Lawley SUE as a growth point for the Borough. This is discussed further under Issue 3.
- 6.5 The Council's current five year Housing Land Supply position (announced in March 2015) has already taken account of the Lawley SUE as a "commitment" and the phased timescale for building the 3,300 dwellings. Therefore members need not consider the five year housing land supply issue in relation to Lawley SUE and this reserved matters application.
- 6.6 Affordable housing and viability**
- 6.7 Policy H23 requires the provision of affordable housing and allows for the amount to be negotiated on sites such as this. The s106 legal agreement that accompanied the original outline application required 25% affordable housing provisions across the whole Lawley SUE. Phase 8 is however proposing 12% affordable housing on viability grounds. To facilitate the 12% provision, the area of Phase 8a is being included to allow more houses to be built. Without the extra Phase 8a land the affordable provision would be even less.
- 6.8 The Council's Development Delivery Group Specialist has assessed the applicant's viability, whose format follows the previous reserved matters applications for phases 3, 4 and 6. The applicant's figures show that even by offering 12% affordable housing and using the extra parcel of land it is still operating at a profit return of only 10.43%, which is below the accepted profit return of 16%. Under the NPPF guidance on viability, the developer could legitimately request 0%. The applicant is still committed to the other s106 payments for bus services, play areas, a new Lawley Primary School etc.
- 6.9 Both officers and the applicant consider it important that Phase 8 includes affordable housing to continue the provision of a mixed community, which is an important element of creating sustainable communities advocated in the NPPF. Therefore 0% affordable would not be considered acceptable on a development phase of this scale (i.e. 561 dwellings), but 12% is considered reasonable in the current economic circumstances and justified by the viability assessment. See also on the agenda a separate report to seek a Deed of Variation to the s106 to allow 12% affordable housing across Phase 8/8a.
- 6.10 The affordable units are to be "pepper potted" around the development with each developer providing some. Wrekin Housing Trust has verbally advised that they have been involved in discussions with the developers as to which plots and housetypes, and they are satisfied.

6.11 Loss of Green Network

- 6.12 The reduced affordable housing provision across Phase 8/8a will necessitate building on a parcel of land that is currently designated Green Network. Wrekin Local Plan policy OL3 seeks to protect Green Network and achieve its six aims of (i) maintain Telford's image as an attractive place to live and work (ii) retain and enhance the individual identity of different parts of the town (iii) provide easily accessible 'green lungs' which relieve congestion and provide visual variety (iv) provide open land to meet recreational needs (v) protect, enhance and maintain Telford's ecological and geological heritage and (vi) provide open space linkages through which different parts of the town can be joined. Policy OL4 and CS11 will allow development in the Green Network or open spaces provided there are exceptional circumstances or the development contributes to the complementary aims of the Green Network, or environmental and community benefits are integral to the proposed development.
- 6.13 Officers consider there are exceptional circumstances in this instance, namely ensuring that Phase 8 provides affordable housing to ensure the continuation of the mixed community being created at Lawley SUE, encouraged by the current NPPF. In addition Lawley SUE is a recognised strategic housing development important for Telford's growth and its role in the region. By amending the affordable provision to 12%, instead of 25% and using additional land (Green Network) to achieve this will enable Lawley SUE to continue.
- 6.14 The extension of Phase 8 into the Green Network parcel to enhance the viability of the development will also bring some wider community and environmental benefits to off-set the loss of Green Network and open space and would also be in compliance with policy CS11 in providing community leisure/recreation facilities. The Ketley Dingle woodland is to have improved footpath linkages that will encourage greater use of footpaths, cycle links including to the Ironbridge Way. By building on the parcel of Green Network close to the Ironbridge Way will also allow drainage for the intended new sport pitches off Rock Road to be integrated into Phase 8, which has infrastructure and costs benefits due to the close proximity of the two developments. This in turn then ensures that sport and recreation facilities for use by the wider community are able to be done more effectively. In addition, having housing on this additional parcel of land will improve the natural surveillance of these informal leisure/recreation bridleway/footpath routes, making them safer for the wider community to use.
- 6.15 Whilst there is some loss of designated open space and some policy conflict with policies OL4 and CS11, officers consider that there are exceptional circumstances in this instance to ensure the continued viability of the Lawley SUE and its strategic role in the Borough. At the same time the incorporation of the Green Network land enables a housing layout design that will enhance and develop a network of footpaths and enhanced recreational access that off-set the loss of Green Network.

6.16 Design

- 6.17 The Lawley Design Codes were prepared to provide additional detailed guidance to the development framework and set out a vision for the development which was to be built in a number of phases over a 20 year period. The Codes are mandatory and comprise four residential neighbourhoods, namely Newdale Valley, Newdale Village, Lawley Bank, and Newdale together with a new local centre provided at its heart. Phase 8/8a will complete the northern part the Newdale Valley neighbourhood along with phases 3 and 4, which are currently under construction and nearing completion.
- 6.18 In order to guide development appropriately the Design Codes provide a statement for each neighbourhood, with Newdale Valley envisaged as a *“Vibrant and active place for working and living. A high intensity of development will ensure that the high quality public realm and open spaces will be bustling with people and enlivened with animated building frontages”*. Newdale Valley is characterised by linear features along its length such as the Ketley Dingle and a brook flowing through it which provide an important ecological feature with its wetlands and wooded habitats as well as a visual and recreational amenity. Strong pedestrian, cycle and vehicular links connecting north and south are provided by the Ironbridge Way, the new Main Street through Phase 8, as well as Lawley Drive which runs the entire length of this neighbourhood from Junction 6 off the M54 southwards to its junction with West Centre Way adjacent to the new local centre.
- 6.19 As Phase 8 is situated in the same neighbourhood as phases 3 and 4, it is characterised by a very similar pallet of materials to maintain the visual continuity along Lawley Drive and the Main Street. In summary, brick is predominantly featured across the scheme, complemented by coloured render and “hardiplank” weatherboarding to create variation and emphasis. On this phase, the use of render has been restricted to just two colours. White render will feature along the outer edges of the development to soften the use of brick. Blue render has been used selectively to define the key gateways and access points along Main Street and is intended to provide visual continuity and legibility in this neighbourhood. The use of weatherboarding is similarly restricted to two colours, grey and green, and applied in different ways to assist in the legibility of the design.
- 6.20 Following MADE’s initial assessment and the developer feedback from previous phases, Phase 8 has been designed to respond to the key recommendations by creating more distinctive and ‘green’ streets which are fully connected and offer a greater range of parking options. However there are few other key variations from the Codes which are:-
- Urban Structure: The size and shape of the blocks has been refined to create greater definition in the Street hierarchy.
 - Scale: There has been an overall reduction from 3 storeys to 2 and ½ storey, and in key locations gables, raised eaves and vertical proportions accentuated to maintain a variety of building heights have been featured in key locations,

- Flexible buildings: there has been a relaxation in the need for retail and commercial space along Main Street, as it was considered that such activities should be focused on Lawley Square, given that it has still to be fully let.
- Street hierarchy: to respond to MADE's comments, the detailed design and technical specifications have been refined.
- Affordable Housing: reduction from 25 to 12 %for reasons outlined earlier.
- Play Area: a LEAP is still provided but in a different location than indicated on the development framework to create a larger buffer zone.

6.21 Initially officers expressed concerns with some of the design and layout of the scheme, as the street hierarchies weren't as well defined as they should have been, some elevation treatments were considered inappropriate and there was a proliferation of retaining structures created by the proposed levels that needed to be designed out. In addition, some of the landscaped spaces required refinement to ensure appropriate linkage with their spaces, surface treatments and the surrounding area.

6.22 Consequently there have been several meetings with the applicants, architects and highway engineers. Amended plans have been submitted to address these concerns. Whilst most issues have now been resolved and the general thrust of the scheme is met with officer satisfaction and accords with policies UD2 and CS15 in seeking good design, there are still a few matters to resolve, such as some visibility splays and associated boundary treatments, junctions and surfacing calcification and pocket park details. Therefore further amended plans have been requested and members will be updated.

6.23 Phase 8 will have a mix of house types (i.e. detached, semis, terraces), house sizes (i.e. 2, 3 and 4 bed units) and a mix of 2 and 2 and ½ storey houses. There will also be a mix of tenures with market and affordable housing (the latter including shared ownership and social rented). This will continue to ensure that Lawley creates a mixed and diverse community. Density across the site accords with the Design Codes and represents low to medium density overall (i.e. ranging from 35-39 dwellings per hectare), but with a lower density of 34 dwellings per hectare is proposed on the Phase 8a for viability reasons.

6.24 Highways, street layout, car parking and public footpaths

6.25 In accordance with the Design Codes there is a Street Hierarchy so that the street network layout responds to the principles established in the Codes. Car movements and speeds are controlled by the design, and the grid layout is pedestrian and cycle friendly resulting in legible permeability throughout the development. Private drives, which were criticised on some previous phases for their impediment to permeability, have been reduced, and where they do exist they have been better designed to allow pedestrian movements along or around them.

6.26 The widest and most formal road is Main Street running as a central spine

through the entire eastern part of Lawley and in particular linking Phase 8 with Lawley Square and Phases 3 & 4. This road provides the main route for pedestrian and vehicular activity and will be clearly defined by a carriageway and pavements as well as being tree-lined on both sides. The trees will be situated in a new landscaped verge to create a greener look and feel to the route and will be further complemented by slightly larger private front gardens. The street trees have been arranged to increase the level of enclosure to Main Street and reduce the visual impact of gaps in the streetscape created by introducing dedicated on-plot parking and driveways. Phase 8 will also have a new access point off Lawley Drive, which will be a prominent entrance point with houses and open space designed as a key gateway.

- 6.27 Whilst “streets” are featured in the Design Codes, their definition on the Development Framework Plan is limited. Consequently officers have worked with developers to create a logical and legible route from Main Street which also connects with phase 8a. The route will similarly feature trees and verges, but only on one side of this route and will be defined at the key junctions by changes in material on both the road surface and also the adjacent dwelling facades. Parking solutions will range from on-plot to frontage parking in line with more recent guidance.
- 6.28 “Lanes” are similarly featured in the Design Codes and reflect the shared surfacing requirement, which differentiates them from the previous street types. Trees and landscaping features are created on an ad hoc basis, which help to soften the on-street frontage parking in various places.
- 6.29 Although not featured in the Design Codes, “Park Edges” were permitted on phases 3 and 4, but in contrast to these earlier phases and in line with MADE’s recommendations, they are fully connected into the street hierarchy. These routes will be shared surfaced with a narrowing in carriageway width at various points to slow vehicle speeds. Informal planting has been designed to complement these routes.
- 6.30 In relation to car parking, the Design Codes require an overall parking ratio of 1.5 spaces per dwelling. This has proved unworkable on some of the earlier Lawley phases, particularly with larger dwellings and has resulted in more on-street parking. Taking into account the findings of MADE and the developers’ own experience when selling plots, Phase 8 has sought to increase parking ratios for the dwellings as well as providing more on-plot parking, which reduces the number of rear parking courts and should reduce problems of indiscriminate on-street parking.
- 6.31 The developers have sought to reinstate some of the original network of footpaths from the former Newdale Village, which were lost when the area was open-casted for coal. This includes provision of a timber footbridge across Ketley Dingle and will open up the area and links to the woodland and nearby Ironbridge Way bridleway. A new bridleway is to be created along the western edge of the Ketley Dingle woodland. The Telford and Wrekin Local Access Forum have been involved in discussions with the developers and the Access Forum are pleased with the footpath and access improvements being

made, as well as routes being made more accessible to a wider range of people.

- 6.32 Further amended plans have been requested to address some final highway design and visibility issues, as mentioned in para 6.22 above. Members will be updated.

6.33 Open space and recreation

- 6.34 The open space and landscaping has been informed by the Ironstone Strategic Open Space management Plan, which is a requirement of condition 9 of the outline (TWC/2010/0828). Acoustic mounds and the balancing lagoon ponds have been created alongside the M54, as part of requirements of the outline and as part of the Phase 8 earthworks application. Overall within the development there will be more greening than on previous Lawley phases - there will be green verges, landscaping of the site entrance off Dawley Road, tree planting along Main Street, pocket parks and more formal landscaped park areas, as well as the formal Local Equipped Area of Play (LEAP) required by the S106 agreement. This accords with policies UD4, OL12 and CS15.

- 6.35 To ensure that these landscaped areas and trees are provided as designed, and not retro-fitted and compromised after the utility/broadband companies have laid their services, Council officers insisted that the provision of cabling for the various utilities and broadband providers e.g. BT and Virgin, be considered at the application design stage so that the submitted layouts would work with the anticipated cabling routes. This appears to have been successful and the process did identify some features that would need relocating and amended plans have sought to address this.

- 6.36 The Ironbridge Way long-distance bridleway runs the entire length of the Lawley SUE linking Ironbridge in the south with the north of Telford. There will also be new pedestrian links from Phase 8 across the Ironbridge Way to the new sports pitches that are to be provided off Rock Road as part of the S106 agreement. The Ketley Dingle forms an integral central feature of the development. It provides a strong visual amenity as well as offering informal leisure and recreation opportunities. The Dingle allows an attractive recreation and ecological link between phases 3 & 4 and the new phase 8, and people will be able to continue walking from the Dingle up onto the Ironbridge Way, further extending the informal recreation routes.

- 6.37 In the centre of the development there will be a formal equipped LEAP (detailed design to be conditioned), as well as a series of informal smaller areas of open space throughout the development. The Council's Parks and Open Spaces officer's comments about the close proximity of facilities to residents etc. have been forwarded to the developer. Amended plans have been submitted and officer comments are awaited. Members will be updated.

- 6.38 By developing onto Green Network to the east of the site for Phase 8a, the Ketley Dingle now runs through the centre of the site from Newdale pond. Its

retention within the centre of the housing development, rather than what would have been on the eastern edge, will provide a central ecological and visual amenity asset, opening up more opportunities for footpath links with other recreation areas. This is an important amenity asset for existing Telford residents and new residents of Lawley, who can enjoy its benefits. Therefore the proposal accords with the aims of policies UD4 , OL12, CS10 and CS15.

6.39 Trees and Ecology

6.40 Policy OL11 seeks to retain and enhance trees and woodlands. The scheme retains the wooded Dingle in the centre of the site and the trees along the Ironbridge Way site boundary and landscaping has been integrated into the scheme under policy UD4 and new planting is proposed - formal tree planting as well and areas of informal planting.

6.41 The Council's Arboricultural officer has created a group Tree Preservation Order on woodland in Ketley Dingle and along Ironbridge Way. The tree officer had concerns about building proximity to trees and overshadowing. The applicant has since been in discussion with the arboricultural officer and undertaken a site visit to assess the impact the proposed new development will have on certain important trees. Some tree works have been agreed that will help ensure that trees are not under threat from the proposed development, and these can be undertaken under separate tree work applications.

6.42 With regards Ecology, policy CS12 seeks to protect the natural environment and biodiversity from inappropriate development and that enhancement measures should be introduced. There are no protected species on site that need special consideration. Retention of Ketley Dingle, which contains wetland, a stream, and deciduous woodland habitats, will help maintain the biodiversity of the site. As part of the earthworks application, various ecological enhancements are intended, and the Council's ecologist has sought assurances that these are being met. An amended Landscape Management Plan has been submitted and the Ecologist is considering its contents. Members will be updated.

6.43 Ground conditions, drainage and noise

6.43 Being a former open cast coal site, there are historic mine workings and mine shafts. These are to be treated or protected and the necessary stand-offs have been designed into the layout - such that for example areas of open space will lie over a mine shaft and houses located beyond the safe stand-off distances. As part of the earthworks application TW/2014/0044, some shafts are to be protected and fenced off. The Coal Authority has no objection.

6.44 The site lies within Flood Zone 1, which has a very small chance of flooding. Surface water drainage for Phase 8 as part of a wider overarching drainage model for Lawley SUE previously agreed with Severn Trent Water, so there is no conflict with policy CS13 as the development does not increase flood risk. Drainage for Phase 8 has been mainly considered and approved as part of

the Phase 8 earthworks application, and includes works to the existing culvert that crosses the site. The integration of balancing ponds will ensure that surface water run-off is sustainably managed. The Environment Agency has no objections and the Council's drainage engineer is taking a final look at the proposed drainage and members will be updated.

- 6.45 With regards noise, the outline application identified the M54 motorway as the main source of traffic noise, with some noise from the Lawley Drive A5223. Condition 21 of the outline permission TWC/2010/0828 requires a noise assessment to be undertaken for Phase 8 to identify any necessary mitigation measures. An Acoustics Report by RPS (dated 23 February 2015) has been submitted. The NPPF at para 123 advises that development should avoid giving rise to significant adverse impacts on health and quality of life, and that mitigating measures can reduce the impact. The noise consultants have taken into account the NPPF, the Noise Policy Statement for England or NPSE (2010) and BS 8233:2014 'Guidance on sound insulation and noise reduction for buildings.' The NPSE gives some indications on noise categories to aid decision making: NOEL (No Observed Effect Level) would have no discernible negative effect on health or quality of life and generally levels below 50 dB(A); LOEAL (Lowest Observed Adverse Effect level) 55dB(A) where some adverse impact can be detected but with appropriate mitigation measures the effects can be reduced to almost negligible; and SOEAL (Significant Observed Adverse Effect Level) where schemes should avoid this level.
- 6.46 The vast majority of the plots on site are subject to low levels of noise (less than 50dB(A) so NOEL level). Higher noise levels affect a small minority of plots and these are closest to the motorway as one would expect. However, simple mitigation measures can be employed, such as erecting 2m high close boarded high density timber boundary fences in certain locations, and glazing and ventilation treatment can be provided to habitable rooms of certain properties to bring average internal noise levels down to acceptable limits. Prospective buyers would be aware of the site's location and that traffic noise may be greater on those properties closest to the motorway and Lawley Drive. Sections 6 and 7 of the RPS Acoustics Report indicates noise levels across the site and categories of mitigation for properties and external spaces. Planning officers are generally satisfied that conditions can be imposed to ensure the provision of these measures. Members will be updated on final consultee comments.

7.0 CONCLUSION

- 7.1 The outline planning consent established the principle of development on this Phase 8 site. The Development Framework and Lawley Design Codes have set the parameters for each phase. The layout and design of the development on Phase 8 has evolved through a series of pre-application meeting and design workshops, taking on board some of MADE's observations from their independent design review of Lawley.

- 7.2 The development is largely in accordance with the Development Framework and Design Codes and any departures are considered to be acceptable and will retain the unique character and appearance of the Lawley development. Following a series of amended layouts and house type designs, officers are now satisfied with the application, although some final amendments have been requested to deal with matters of detail to ensure a fully functioning and well-designed development. The development, as amended, will provide a high quality housing area with a distinct sense of place which integrates and respects relationships with adjoining residential properties and network of open spaces and linkages and will contribute to the development of Lawley as a strategic housing development to meet current housing needs within the Borough.
- 7.3 Despite some policy conflict with the loss of Green Network for the provision of housing on Phase 8a for viability reasons, officers consider that there are important exceptional circumstances that benefit the future integrity of the Lawley SUE, which is a recognised strategic housing site for Telford. There will be environmental and community benefits that result from an enhanced layout design resulting from the use of the Green Network land. And the use of the Green Network land will enable the provision of affordable housing on this phase, albeit reduced to 12%, that will ensure that Phase 8 is built out and the Lawley SUE continues to progress towards completion. There are no technical issues relating to drainage, ground conditions, noise, ecology, landscaping, trees or leisure /recreation that cannot be mitigated against or controlled by conditions.
- 7.4 Further amended plans have been requested to deal mainly with details and some technical highway matters and members will be updated on these.

8.0 RECOMMENDATION

- 8.1 Based on the conclusions above, the recommendation to the Planning Committee is that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to **GRANT RESERVED MATTERS** subject to the receipt of satisfactory amended plans and the following conditions (with authority to finalise conditions) :-

1. A04 Time Limit Reserved Matters
2. BCustom Samples of materials for dwellings/garages
3. BCustom Samples of hard surfacing materials
4. Bcustom Sample panels of all materials
5. BCustom Protective tree/hedge fencing before construction
6. BCustom Full details of tree works
7. BCustom Foundation schedule and designs for each block
8. BCustom Drainage Statement
9. BCustom Drainage Calculations
10. BCustom Highways technical and construction details
11. BCustom Any retaining walls
12. BCustom Protective tree fencing
13. BCustom Submit details of LEAP

14. BCustom Timescale for installing LEAP
15. BCustom Locations of bin collection points
16. BCustom Locations of litter bins
17. Bcustom Landscape details such as tree grilles, utility chamber covers, bollards
18. B140 Bat friendly lighting strategy
19. Noise mitigation measures
20. Boundary treatments to link with Noise Report
21. Tree works schedule
22. CCustom Notwithstanding submitted details a revised landscape management plan to be submitted and agreed prior to occupation of first dwelling.
23. CCustom Install bat & bird boxes
24. C118 LEAP/NEAP occupancy within 20m
25. CCustom No occupation until drainage scheme implemented
26. Ccustom Construction in accordance with Site Environmental Management Plan
27. Take account of mineshafts
28. C38 Development in accordance with plans

Informatives:

I40 Conditions

I43 Reasons for Approval

I06 S106 agreement

Icustom Permitted development rights have been removed on outline.

I32 Shropshire Fire Service

Coal Authority advice

Covenants for properties close to trees.