

TWC/2016/0316

Land North of Sewage Treatment Works, Broomfield Road, Newport, Shropshire  
Residential development for the erection of 33no. affordable dwellings with balancing pond, associated engineering and road improvements works

**APPLICANT**

Meres & Mosses Housing Association

**RECEIVED**

05/04/2016

**PARISH**

Edgmond, Newport

**WARD**

Edgmond and Ercall Magna, Newport  
North and West

**OFFICER** Matthew Thomas

**CLLR TIM NELSON HAS REQUESTED THAT THIS APPLICATION BE DETERMINED BY MEMBERS OF THE PLANNING COMMITTEE**

**OBJECTIONS RECEIVED:** Yes

**1.0 THE PROPOSAL**

- 1.1 This full planning application seeks permission for the erection of 33no. affordable dwellings and associated engineering and road improvement works on land off Broomfield Road in Newport. This application has been submitted following the granting of outline permission in May 2012 and subsequent reserved matters consent in July 2015 for 30 dwellings. This new application seeks permission for three additional dwellings; and changing this to a fully affordable housing scheme as opposed to the previous 50% provision. The site lies immediately adjacent but outside the built-up area of Newport, in the Rural Area.
- 1.2 The proposed scheme proposes 33 affordable dwellings to meet the needs of local people, of which 26 will be reserved for affordable rent and 7 as shared ownership. 14no. 2 bed dwellings, 11no. 3 bed dwellings and 8no. 1 bed apartments will be provided and all will be of two storey construction and the density will equate to 28 dwellings per hectare. On-site car parking will be provided for all properties and a parking court will be reserved for the proposed apartments. The proposed layout of the site shows a road leading off the end of Broomfield Road and through the centre of the site, with dwellings on both sides and a variation in the front building lines to provide variety. Public open space will be provided at the head of the development adjacent the balancing pond.
- 1.3 The site will be accessed from an extension to Broomfield Road. Improvements will be made to the unadopted stretch of the road, adjacent to and north of the play area, widening this stretch of road to 4.5 metres and providing a 1.8 metre wide pavement. All the dwellings will have two parking spaces, the majority of which will be provided alongside the units. Three parking spaces would also be provided within the site for the use of local anglers. A bridleway that presently crosses the application site would be

incorporated into the new adopted road.

- 1.4 The applicants have agreed to contribute £12,500 as compensation for the loss of a small amount of public open space that is required to widen the road to the application site. This will be used to provide more play equipment on the play area.
- 1.5 The land at the western end of the site, which would include a balancing pond, will be positively managed to encourage wildlife by providing diverse habitats such as scrub and grassland. A long-term management plan would be required. Existing hedgerows around the site are to be retained, where possible, to reinforce existing screening, and to enhance their roles as wildlife corridors.
- 1.6 The application is supported by the following documents:
  - Design & Access Statement
  - Planning Statement
  - Flood Risk Assessment
  - Site Investigation & Risk Assessment
  - Environmental Noise Survey
  - Extended Phase 1 Habitat Survey
  - Odour Assessment
  - Transport Statement.

## **2.0 SITE AND SURROUNDINGS**

- 2.1 The application site measure approximately 1.05 hectares and is situated on the western edge of Newport, off Broomfield Road and is currently used as undeveloped grazing land. The site lies outside, but immediately adjacent to of the built-up boundary of Newport and is effectively in the Borough's Rural Area and is positioned in between the Canal and the Severn Trent Sewage Works. The majority of the site is relatively flat, with a gradual change in level down from the north east to the south west.
- 2.2 An established children's play area is situated to the south-east of the site and here the road turns sharply left giving access to the Severn Trent Sewage Treatment Plant beyond. An agricultural gate provides access in to the site and to the right of this is a Public Right of Way.
- 2.3 This part of Newport is an established residential area and is included within the built up area within the emerging Telford & Wrekin Local Plan. The majority of neighbouring dwellings being post war, former local authority housing, being predominantly semi-detached two storey dwellings or semi-detached bungalows. The application site is located within an accessible location within close walking distance to the town centre where there is a good range of services and facilities including bus stations, shops, primary and secondary schools, restaurants and pubs.

## **3.0 RELEVANT PLANNING HISTORY**

- 3.1 W74/0188 – Erection of 24 dwellings – Refused (10/01/1975)

- 3.2 TWC/2011/0179 – Outline application (to include access, layout and scale) for residential development for 30 dwellings (including 15 affordable dwellings) with balancing pond and associated engineering and road improvement works – Outline Granted (02/05/2012)
- 3.3 TWC/2015/0362 – Reserved matters application for the erection of 30no. dwellings (appearance and landscaping only) – Reserved Matters Granted (30/07/2015)

#### **4.0 PLANNING POLICY CONTEXT**

- 4.1 National Planning Guidance:  
National Planning Policy Framework
- 4.2 Core Strategy:  
CS1 Homes  
CS6 Newport  
CS7 Rural Area  
CS9 Accessibility & Social Inclusion  
CS12 Natural Environment  
CS15 Urban Design
- 4.3 Wrekin Local Plan:  
EH7 Contaminated Land  
UD2 Design Criteria  
H23 Affordable Housing  
H24 Affordable Housing: Rural Exceptions  
T22 Planning Obligations  
OL11 Woodlands and Trees
- 4.4 Telford & Wrekin Local Plan (submission version June 2016)  
Limited weight can be given to this plan at the present time and it does not form part of the adopted development plan. Nonetheless, the Local Plan has been prepared on the basis of detailed evidence and it is the Council's view that the policies in it are sound and consistent with national policy.  
SP2 Newport  
SP3 Rural area  
SP4 Presumption in favour of sustainable development  
HO6 Delivery of affordable housing  
HO7 Specialist housing needs  
HO10 Residential Development in the Rural Area  
HO11 Affordable rural exceptions  
NE1 Biodiversity and geodiversity  
NE2 Trees, hedgerows and woodlands  
BE 1 Design Criteria

#### **5.0 SUMMARY OF CONSULTATION RESPONSES**

##### Standard consultation responses

- 5.1 Edgmond Parish Council: Object

- The Parish Council accepts that the site is not directly within the Parish Boundary however believes this to be unnecessary development and support Newport Town Council in its objections
- Land is not suitable for such development and the issue relating to the rights of way have not been addressed – this is an essential pedestrian route to Newport

#### 5.2 Newport Town Council: Comment

- Members acknowledge the principle of development on this site has been granted
- Provision of affordable housing in Newport is welcomed however members would prefer the offering goes to local people with a guaranteed period set for dwellings not to be sold off for buy to let market
- The visual aspect of the development, which is current hedges and open countryside, must be protected and the development screened by soft landscaping and hedges to protect the visual impact of the existing canal
- Scale of development appears to be large and overdevelopment for the size of the site
- Concerns regarding the single track access road and loss of amenity to existing residents, coupled with the loss of a play area, impact of additional vehicles movement from the new development, sewage works and the angling club
- Building materials should be of differing and complimentary suggestion and the appearance of the dwelling must reflect the wider existing street scene

#### 5.3 Highways: Comment – no objection in principle subject to the following conditions:

- Full construction detail of any new road, footway, cycleway and accesses
- Full construction detail of the proposed culvert across the Strine Brook including all necessary sections, materials and calculations
- Full construction detail associated to the reconstruction of PROW no. 6 and proposed dedicated footpath route for PROW no. 7
- Full construction detail associated to the reconstruction of the parking/turning area on the Severn Trent access
- Full design and construction detail of the proposed widening of the existing access road/ Bridleway to a minimum carriageway width of 4.5m from Broomfield road to the Seven Trent access including provision of a 1.8m footway and associated engineering works
- All parking spaces shall be retained solely for parking vehicles incidental to the occupancy of the related dwelling and no dwelling shall be occupied until the associated parking is available for use
- Site construction Management Plan

#### 5.4 Drainage: Support subject to conditions

- Scheme of foul and surface water drainage
- Revised site layout with a minimum of a 5m riparian buffer maintenance strip in public open space alongside the River Strine
- Greenfield run-off rates

- Levels to be minimum 600mm above the 1 in 100 year flood level of 60.5m
  - Details of the size and type of access structure to be installed across the Strine Brook
  - SuDS management plan
  - No structures, including sheds or fences, will be allowed within 5m of the Strine Brook during the construction phase or by residents in the future
  - Include informatives relating to groundwater boreholes, ditch diversion and requirements of Environment Agency
- 5.5 Ecology: Support subject to conditions
- Erection of artificial nesting/roosting boxes
  - Lighting Plan
  - Informative – nesting wild birds
- 5.6 Arboriculture: Comment
- Trees on the right hand side adjacent to the newly proposed access road are within the ownership and management of TWC and require protection during construction – these should be surveyed and a root protection area established
  - Proposed balancing pond should be moved outside the root protection area of the trees
  - Clarification required on which trees are to be retained
- 5.7 Natural England: Comment – no objection subject to following conditions:
- Drainage scheme to be secured
  - Construction environment management plan to be submitted
- 5.8 Parks & Open Spaces: Support subject to conditions
- Proposals for the widening of the access route require the removal of an area of open space which is part of the children's play area. Whilst this is acceptable in principle, the details of this have not been confirmed in any detail. Given that there is a potential safety issue to children using the play area during construction P & OS would wish to request a condition to agree the location of the fence / gate and the timing of these works
  - Long term landscape management plan – to include how the POS/SuDS communal car parking areas is to be managed and financed
  - There is a S106 aligned to the outline permission for 30 dwellings which proposes to provide £12.5k plus indexation for the improvement of the equipped play area. Given the nature of the development this sum is acceptable for the modest increase in dwellings
- 5.9 Environmental Health: Comment
- Noise assessment is currently out of date
- 5.10 Affordable Housing: Comment
- This is an application for a mixed affordable housing scheme by Meres and Mosses, who are part of Shropshire Housing Group (SHG). SHG are a known local Registered Provider (RP) and have a good track record in the delivery and management of affordable housing. The RP has worked

- closely with the Council in preparing its development proposals for this site
- There is a continuing unmet need for affordable homes in Newport. The most recent Strategic Housing Market Assessment (SHMA) for the borough estimated that there is an annual net shortfall of 101 affordable homes in Newport. This development will provide a mix of dwelling types, sizes and affordable tenures, which is supported.
- Local Lettings Plan will be required

5.11 Archaeology: No Comment

5.12 West Mercia Police: Comment – include Secure by Design (SBD) condition

5.13 Shropshire Fire Service: Comment – include Fire Authority informative

#### Neighbour consultation responses

5.14 Following the neighbour consultation process 9 letters of objection were received (1 from The Ramblers club, 1 from T&W Local Access Forum and a further 7 from local residents) and the issues raised are summarised below:

- Lack of information relating to the Public Rights of Way that run through the site. A 'green route' should be retained or they should be officially diverted
- Concerns over proposed access – very narrow and will be difficult for larger vehicles to pass and will result in poor flow of traffic/congestion
- Development will pose significant hazard to children and dog walkers
- Concerns regarding large construction vehicles and potential impact on nearby properties (existing issues with cracked walls)
- Development will increase light and noise pollution
- Site is very boggy ground and the water table is about 3 feet down and concerns with regards to flooding
- Concerns regarding social housing – anti-social behaviour
- Social housing should be integrated with private residential dwellings
- Development will adversely affect the canal restoration project
- Loss of local amenity and habitat - local people use this site for walking, dog walking, peaceful atmosphere, unspoiled character and wildlife. Concerns over impact on local wildlife
- Local residents have already suffered noise from development at Edgmond Road and Chetwynd Road due to pile-driving and general construction sounds – development will result in further disturbance
- Existing trees and hedges should be retained and protected during works
- Further eradication of accessible green spaces in and around Newport
- Current development scheme is worse than the original and represents overdevelopment of the site
- Clarification required over traffic calming measures to ensure safety of all children using playing areas
- Site is significantly detached from the town and too far from shops, school and other amenities in Newport
- Single track road leads to the only Sewage Works in Newport – drivers of

- visiting tankers are mindful of local residents when work begins at 6:30am
- Development will result in 40-60 additional vehicles using a small area
  - Local residents do not want this land lost for additional housing

## **6.0 PLANNING CONSIDERATIONS**

6.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The Development Plan comprises the “saved” policies of the Wrekin Local Plan (WLP) and the Telford and Wrekin Core Strategy (CS). The National Planning Policy Framework (NPPF) is a material planning consideration. Para 49 of the NPPF advises that relevant policies for the supply of housing should not be considered up-to-date if the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites.

6.2 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:

- Principle of development
- Design, Layout and impact on residential amenity
- Highways and access
- Flood Risk and Drainage
- Open Space and Landscaping
- Trees and Ecology
- Other Matters

### **Principle of development**

6.3 Paragraph’s 11 and 196 of the National Planning Policy Framework (NPPF) states that applications should be determined in accordance with the development plan. Paragraph 12 states that development that accords with an up-to-date Local Plan should be approved, and development that conflicts should be refused unless other material considerations indicate otherwise. The framework advocates a presumption in favour of sustainable development and paragraph 14 the NPPF explains that for decision taking this means that where the development plan is absent, silent or relevant policies are out of date, planning permission should be granted for development unless:

- 1) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
- 2) specific policies in the NPPF indicate that development should be restricted.

6.4 Paragraph 49 of the NPPF states that: ‘Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be

considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.’

- 6.5 In October 2015 Telford and Wrekin Council issued a statement (*Telford and Wrekin Five Year Housing Land Supply Statement 2015-2020*) indicating that the Council has in excess of 10 years’ worth of housing land supply as of April 2015. This figure is based on a revised borough-wide housing requirement for the five year period (2015-20) using the Telford and Wrekin Objectively Assessed Need Report (OAN) as an up to date evidence base. The report presents an up to date assessment of housing need and also considers important factors such as the potential for past under-supply. As a result of this work, the position on housing land supply has changed and the housing supply policies for the borough which identify dwellings figures for Telford, Newport and the rural area, CS6 (Newport) and CS7 (Rural Area) are now considered to be up to date. The development plan, which includes the housing supply policies, is the starting point for any decision-making and any development proposals need to be considered against national policy and the NPPF’s “golden thread” of sustainable development which requires LPAs to ‘boost significantly the supply of housing’ and approve development proposals that accord with the development plan without delay.
- 6.6 This matter has been considered in detail at a number of appeals including, most recently, two Public Inquiries relating to housing development within the rural area on the edge of the built up area of Telford (reference APP/C3240/W/15/3010085 – Land off Muxton Lane and APP/C3240/W/15/3025042 – Land at Haygate Road, Wellington). The Haygate Road appeal is subject to legal challenge and the Muxton Lane inquiry is to be re-heard following challenge. Whilst these appeal decisions are material planning considerations it is considered that the LPA can continue to regard the Borough as having a greater than 5 year housing supply and give weight to its Housing Supply policies. This position may change in the future e.g. if Court cases require it should. Until a change in approach is required the LPA will continue to determine planning applications in accordance with the provisions of the adopted development plan.
- 6.7 However, relevant to the determination of this planning application is that there are extant outline and reserved matters permissions (TWC/2011/0179 and TWC/2015/0362 respectively) for the development of the site for 30no dwellings. The pre-commencement conditions applied to these planning consents have all been discharged and therefore development could begin on-site without further delay. This fact is a material consideration that has significant weight. This current application seeks planning permission for an additional 3no dwellings which results in amendments to the previously approved site layout. It is now proposed for all 33no dwellings to be affordable (26 will be reserved for affordable rent and 7 as shared ownership) as opposed to the previously approved 50% provision. The application site falls outside of the boundaries of Newport within the current Wrekin Local Plan but within the boundaries as shown on the Telford & Wrekin Local Plan and when considering the extant planning permissions together with the increased number of affordable dwellings which will be provided under this

current scheme, the Local Planning Authority considers this application to be acceptable, in principle and subject to the usual planning considerations.

### **Design, Layout and impact on residential amenity**

- 6.8 The proposed development comprises a mix of two and three bedroom, two storey properties including a mixture of detached and semi-detached dwellings together with single bed apartments which will also be of two storey construction. Whilst there will be no provision for garages, there will be adequate levels of on-plot parking available to future occupants. The development has been provided at a density of 28 dwellings per hectare which is considered to be an appropriate density and will be in-keeping with the density and character of the residential areas to the south of the site. The use of two storey dwellings will respect the size and scale of properties within the surrounding area and will avoid potential overbearing impacts upon the nearest existing properties to the edge of the site.
- 6.9 The proposal will utilise a simple palette of materials comprising facing brickwork, contrasting sections of detailed brickwork, white upvc windows which will be Georgian in style to all primary elevations and plain casement to all secondary elevations, some timber boarding and a mix of roof tiles comprising concrete plain tiles, some with a rustic effect and others dark grey or similar. Final materials will be agreed through conditions. Five different property types are proposed which are each designed in a simple, traditional style. The apartments will have a slightly more contemporary appearance.
- 6.10 Road access will be taken through the centre of the site and it is proposed for all development to be contained within the retained hedgerow boundary to the canal. The line of the proposed dwellings together with proposed boundary treatments will be varied to add interest and the layout provides opportunities for double fronted units presenting a face to both the canal and the site road thus helps create strong frontages to the public realm with passive surveillance and the creation of defensible private space to the rear of the properties. The proposal involves appropriate spacing between properties and gardens and plot sizes which are proportionate to the size of the dwelling together with the provision of appropriate landscaped buffers.
- 6.11 The development scheme will be inward-facing and as such there will be no direct impact on nearby neighbouring properties. The closest residents to the site are the terrace of three properties to the east on Broomfield Road and No.19, a detached dwelling off Broomfield Place which sits closely to the canal side and there is a separation distance of approximately 40 and 60 metres respectively. Taking the above in to consideration officers consider that the proposal is therefore compliant with saved Wrekin Local Plan Policies UD2, Core Strategy Policy CS15, draft Local Plan Policy BE1 and requirements of the NPPF with specific regard to Paragraph 17 and Chapter 7 (Requiring Good Design).

### **Highways and access**

- 6.12 The site will be accessed via an extension to Broomfield Road, the design of which has been amended following the previous planning permission. This will incorporate improvements to the unadopted stretch of road adjacent and north of the play area, widening this stretch of road to 4.5m plus a 1.8m wide footpath by the inclusion of a strip of land approximately 2.5m wide from the edge of the play area. This total area is just 176sq m of the play area, but will allow both the road and the existing private sewer serving properties in Broomfield Place to be brought up to an adoptable standard.
- 6.13 The two and three bedroom dwellings will each have two off-road car parking spaces, with one and a half spaces each for the one bed apartments proposed and set out within a dedicated parking court. Three parking spaces will be provided within the site for the use of local anglers and visitors. The bridleway that presently crosses the application site would be incorporated into the new adopted road. Road and footpath surfacing will primarily be tarmac with precast concrete kerbs providing vertical separation along primary vehicular routes. Block pavers and/or setts will be utilised where traffic calming is required.
- 6.14 A Transport Assessment has been submitted in support of this application and advises that the site is well located to encourage travel by sustainable modes as it is located within walking and cycling distance of the centre of Newport with its local facilities and services and there are good connections with frequent public transport (every 30 minutes during peak times) in to and out of the town. An assessment of the proposed peak time traffic concludes that there will be 'no impact on the operation of Broomfield Road or on the amenity of the local area' as a result of the proposed development. The Local Highways Authority has considered the proposals and supporting documentation and raised no objections in principle subject to a number of conditions which have been listed in the consultation responses section above. The Highways Officer has advised that a commuted sum will be required for trees in or close to the edge of the highway and further work will be required to establish the rerouted public right of way through the site.

### **Flood Risk and Drainage**

- 6.15 A Flood Risk Assessment has been included with the application which has been considered by the Council's Drainage Engineers who raise no objection in principle to the proposal. The Engineer confirms that as part of the Flood Risk Assessment the developer has remodeled the flood zones for the River Strine. The new modeling shows that during a 1% Annual Exceedance Probability (AEP) event, flooding from the River Strine would remain "in bank" and that the rest of the development site lies entirely within Flood Zone 1, which is lower risk and where the principle of residential development is usually considered acceptable.
- 6.16 The surface water drainage shown in the Surface and Foul Water drainage Concept drawing is not acceptable in its current form. The layout does not

include provision for access to the proposed attenuation basin from routine maintenance and amongst a suite of other conditions required as listed above, amendments will be required to resolve this issue. In addition, the attenuation basin serving the site also appears to be located within the 5m development easement from the River Strine; this will need moving (and agreeing with the Environment Agency) and the layout revising to provide space for the main river easement/a maintenance access.

### **Open Space and Landscaping**

- 6.17 The scheme will include soft landscaping to enhance its appearance and to fit in with the character of the surrounding area which includes an area of public open space to the western end of the site, which will include the balancing pond. This will be positively managed and a long-term management plan will be required for this area. Existing hedgerows around the site area are to be retained, where possible, to reinforce existing screening and to enhance their roles as wildlife corridors. These will be later managed by a management company, with a management plan to be agreed by condition.
- 6.18 Details of the proposed materials for the landscaping of the site have been submitted which include the range of boundary treatments to be installed which range from 1.1m high post and rail fencing, to the front of the dwellings, to 1.8m panel fencing and 1.2m high post and wire fencing to the rear. Appropriate conditions can be imposed to ensure that suitable provision is made for landscaping of the site both in the short and long term.

### **Trees and Ecology**

- 6.19 The site is largely clear of any significant trees and the majority of trees are situated around the edge of the site, particularly along the south and west boundaries. None of the trees are protected by Tree Preservation Orders but some have amenity value. The proposal will not require significant tree clearance however; precise details of trees to be removed have not been submitted. Whilst no objection is raised by the Council's Tree Officer in principle, confirmation of trees to be removed and retained can be requested as a condition of any approval which will sit in conjunction with a landscaping scheme to be submitted. All trees to be retained will need to be protected by suitable protective fencing.
- 6.20 An Extended Phase 1 Habitat Survey accompanies the application together with a formal response letter from Natural England, both of which have been considered by the Council's Ecologist, who has raised no objections to the scheme subject to conditions. The Ecologist reaffirms Natural England's requirements for conditions relating to submission of a drainage scheme and a Management Plan – these will be conditioned. The Ecologist confirms that there are no potential bat roosts on the site and it has low value for foraging, there are no water bodies within 500m which are suitable for great crested newts, the site is not considered suitable for reptiles and no evidence was found of badgers, otters or water voles. The vegetation on site has potential for nesting wild birds to be present and conditions and informatives have been

requested on this basis and these too would be included.

### **Ground Conditions and Contamination**

- 6.21 Paragraph 121 of the NPPF seeks to ensure that sites are suitable for their new use taking account of ground conditions and land stability. This is a particular issue for sites within Telford and Wrekin. Wrekin Local Plan Policy EH7 requires that all development on land affected by contamination must assess the nature and degree of contamination, together with any remedial measures required. Policy EH14 requires that applications for development in areas of land instability or which involve made-up ground demonstrate that structural integrity will not be compromised and the development can tolerate ground conditions.
- 6.22 A Phase 2 Geo-Environmental site investigation and risk assessment has been submitted to the Council in support of the application. No specific mitigation measures are considered to be necessary to enable typical low rise dwellings to be developed at the site under the NPPF. Nevertheless, there are a number of recommendations set out in the summary section of the applicant's assessment and a condition will be imposed requiring the development to be carried out in accordance with these recommendations.

### **Other Matters**

- 6.23 Noise  
An Environmental Noise Assessment was undertaken of the noise emitted from the adjacent water treatment plant, with particular reference to the noisiest items (i.e. the grit removal plant and the blower units which aerate the effluent). The report concluded that the predicted sound pressure levels from both the blower and grit removal units would be lower than the prevailing minimum background noise level in the nearest of the proposed garden areas and this is therefore considered to be acceptable.

#### Odour

- 6.24 An Odour Assessment Survey Report was also undertaken around the boundaries of the water treatment works. The report concluded that the sewerage works do not represent a significant potential for odour nuisance at the proposed development site, but occasional odour incidents in extreme circumstances are possible.

#### Affordable Housing

- 6.25 In terms of the provision of affordable housing within the Borough, local planning policy requires 35% affordable housing in Newport. Successive studies have identified a substantial level of affordable housing need in the Borough. The provision of 100% (33 units) of affordable housing, as opposed to the previously approved 50% provision, will therefore be a significant boost towards meeting this requirement and significantly larger than the current extant permission.

6.26 The Council's Affordable Housing Officer acknowledges that this is an application for a mixed affordable housing scheme by Meres and Mosses, who are part of the Shropshire Housing Group (SHG). SHG are a known local registered provider who has a good track record in the delivery and management of affordable housing. The most recent Strategic Housing Market Assessment (SHMA) for the Borough estimated that there is an annual net shortfall of 101 affordable homes in Newport. This development will provide a mix of dwelling types, sizes and affordable tenures, as required by Paragraph 50 of the NPPF.

6.27 Section 106

A 2.5 metre wide strip would need to be removed from the existing play area, to enable the access road to be widened. As compensation, the applicants have agreed to contribute £12,500 towards the improvement and enhancement of the equipment on the play area. In identifying the required planning obligations on this application the following three tests as set out in the CIL Regulations (April 2010), in particular Regulation 122, have been applied (in addition to saved Wrekin Local Plan Policy T22) to ensure that the application is treated on its own merits:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development and also meeting the pooling requirements

## 7.0 CONCLUSIONS

7.1 The principle of residential development on this site has previously been established through the granting of outline planning permission May 2012 and reserved matters in July 2015 for 30 dwellings. These permissions are extant and can be implemented without further delay, and this is a material consideration in the determination of this application. Whilst the site is shown on the Wrekin Local Plan proposals map as outside of the Newport development boundary, it is shown as included within the built up area within the emerging Telford & Wrekin Local Plan. Moreover, this scheme will see a 100% affordable housing development which will contribute significantly to the Borough's annual shortfall in affordable housing.

7.2 The proposed development involves a layout, density, scale and property design which will respect the character of the existing area and topography of the site. The density of 28 dwellings per hectare is considered appropriate. Landscaping will be controlled as a condition. The proposal will not adversely affect the living conditions of existing residents surrounding the site. Furthermore, it has been demonstrated that the development can be accommodated by the existing highway network without detriment to highway safety subject to the inclusion of conditions.

7.3 The proposal will not involve extensive tree or hedge clearance on site and will not have an adverse impact upon European Protected Species or wildlife habitats, subject to the recommendations of the Ecology Report being followed. There are no significant issues with regard to ground contamination

or land stability on the site that cannot be controlled through condition.

- 7.4 In summary, there are no technical issues that would prevent the development from proceeding and no issues that cannot be mitigated against through the use of conditions. Accordingly it is considered that the proposal represents a sustainable form of development which complies with the National Planning Policy Framework, together with planning policies within the Wrekin Local Plan, Core Strategy & Telford & Wrekin Local Plan.

## 8.0 RECOMMENDATION

- 8.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** subject to the following:

- A) The applicant entering in to a Section 106 Agreement with the Council relating to :
- £12,500 plus indexation for the improvement of the equipped play area off Broomfield Road
  - 100% affordable (26 affordable rent and 7 shared ownership)
- B) The following conditions (with authority to finalise and impose additional conditions to be delegated to the Service Delivery Manager of Development Management):

### Conditions

- 1) Time limit – Full
- 2) Samples of materials
- 3) Full construction detail of any new road, footway, cycleway and accesses
- 4) Full construction detail of the proposed culvert across the Strine Brook including all necessary sections, materials and calculations
- 5) Full construction detail associated to the reconstruction of PROW no. 6 and proposed dedicated footpath route for PROW no. 7
- 6) Full construction detail associated to the reconstruction of the parking/turning area on the Severn Trent access
- 7) Full design and construction detail of the proposed widening of the existing access road/ Bridleway to a minimum carriageway width of 4.5m from Broomfield road to the Seven Trent access including provision of a 1.8m footway and associated engineering works
- 8) All parking spaces shall be retained solely for parking vehicles incidental to the occupancy of the related dwelling and no dwelling shall be occupied until the associated parking is available for use
- 9) Site construction Management Plan
- 10) Scheme of foul and surface water drainage
- 11) Revised site layout with a minimum of a 5m riparian buffer maintenance strip in public open space alongside the River Strine
- 12) Greenfield run-off rates
- 13) Levels to be minimum 600mm above the 1 in 100 year flood level of 60.5m
- 14) Details of the size and type of access structure to be installed across the

Strine Brook

- 15) SuDS management plan
- 16) No structures, including sheds or fences, will be allowed within 5m of the Strine Brook during the construction phase or by residents in the future
- 17) Construction environment management plan
- 18) Development in accordance with recommendations of Geo report
- 19) Landscape Management Plan
- 20) Tree/Hedge Protection
- 21) Erection of artificial nesting/roosting boxes
- 22) Lighting Plan
- 23) Development in accordance with plan Nos.

Informatives

- Drainage informatives relating to groundwater boreholes, ditch diversion and requirements of Environment Agency
- Highways
- Ecology – nesting wild birds
- Fire Authority