

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2015/0843
Site address	Land off Peregrine Way, Leegomery, Telford, Shropshire
Proposal	Reserved matters application for 100no. dwellings including layout, scale, appearance, access and landscaping (pursuant to outline application TWC/2011/0541) *** Revised Scheme ***
Recommendation	Reserve Matters Grant

Since the report was prepared the following information has been received.

Councillor Blundell did not email her concerns on the initial layout to the planning officer, so they have been omitted from the report. However, her emailed comments are now set out below:-

- I object to this development on a number of points, including the increased strain on the infrastructure, the A442 will become more difficult for residents to access/egress, which will particularly affect Peregrine Way and Sparrowhawk Way.
- I have concerns about adequate provision of education, especially in view of the recent approval to build 495 homes further along the same road.
- As Telford & Wrekin council has already approved enough homes to meet its planning requirements, this is an ideal opportunity for the council to reinforce its commitment to protect and enhance the green network and to save the green fields for the benefit of the whole area, whilst increasing the buffer zone around Apley woods.

TWC Drainage - now confirmed they have no objection, subject to the following conditions:-

1. Development shall not take place until a scheme for both foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The details of the proposed surface water drainage scheme will be based on sustainable drainage (SuDS) principles and shall include:
 - (If soakaway drainage is proposed):
 - a) The results of soakaway tests carried out 3 times in accordance with BRE Digest 365.
 - b) Soakaway calculations, based on the worst case result from the on-site tests.
 - c) A detailed drainage design including a plan showing the location of any soakaway. Soakaways should be located no less than 5m from any building or boundary.
 - (If drainage to a watercourse, sewer or other waterbody is proposed):
 - a) A detailed drainage design restricting surface water discharge to 5 litres per second per hectare and attenuating all flows up to and including the 1 in 100 year event + 30% for climate change.
 - b) A drainage layout showing the location of any attenuation and flow control features. Any attenuation or flow control features serving

more than one should be located in an area of shared space or POS.

The approved details shall be implemented in full prior to the first occupation of the development.

Reason: To ensure that the site can be adequately drained and avoid flooding.

2. Development shall not take place until a SUDS management plan which will include details on future management responsibilities, along with maintenance schedules for all SUDS/attenuation features and associated pipework has been submitted to and approved in writing by the Local Planning Authority. Any SUDS feature should be located in appropriate POS and the approved SUDS management plan shall be implemented in full in accordance with the agreed terms and conditions.

Reason: To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding.

Consultations on amended scheme

In para 5.2.7 on page 22 of the officer report, reference is made to the comments received from the 32 additional letters on the consultation on the amended scheme. There have now been 40 letters and the comments were omitted in error, but are SUDS management plan summarised below as follow, although many raise the same issues as before:-

- so many homes would impact both the bio-diversity of the area and the tranquillity of the area.
- Local amenities like schools, doctors etc can't cope and need time absorb the influx of our expanding community.
- road network can't deal with more traffic especially with more houses planned in the future at the former Maxell factory site.
- not in keeping with the entire estate.
- being built very close to a nature reserve (Apley woods), which together with the adjacent field attract dog walkers and families from other areas as well as local residents - this resource will be greatly affected.
- welcome the new location for the dedicated parking for Apley Woods, but a new access into the woods from the new parking area is needed as there are parking issues.
- The new location of the LEAP seems totally disconnected from existing pedestrian access - would be better located between Street 11 and Apley Woods.
- detrimental impact upon the natural environment, particularly the species within Apley Wood which has been recently declared a Nature Reserve.
- The 30m ecological buffer zone should be extended to 40m and a hedgerow should be planted between this zone and any roads as barrier to vehicular pollution.
- this housing is not currently necessary
- The road layout has been improved with fewer access points onto Peregrine Way, but the new streets are still very straight and the overall design very unimaginative.

- With more traffic on Peregrine Way, a pedestrian crossing should be provided to allow access from Field B1
- there are no bungalows, and concerned affordable housing can't be achieved.
- deferred until the detailed design plan illustrating the integration of the historic landscape of Apley is incorporated within the proposed housing.
- negative effect on property prices especially if some of the houses will be allocated for social housing (NOTE: property prices is not a planning matter and should not be taken into account).

RECOMMEDNATION

In light of the above information, there is no change to the officer recommendation to approve reserved matters, but add the drainage conditions.