

TWC/2016/0107

Former Concrete Works, Lightmoor Road, Lightmoor, Telford, Shropshire
Outline application for the erection of 52no. dwellings and associated access with all other matters reserved

APPLICANT

TMS2

RECEIVED

08/02/2016

PARISH

Dawley Hamlets

WARD

Horsehay and Lightmoor

OFFICER Andrew Gittins

THE PROPOSAL IS PRESENTED TO MEMBERS AS IT IS A MAJOR APPLICATION SUBJECT TO A S106 TO SECURE FINANCIAL CONTRIBUTIONS.

1. THE PROPOSAL

1.1 The application seeks Outline Planning Permission for the erection of 52no. dwellings and associated access with all other matters reserved on the former Pioneer Concrete Works, Lightmoor Road, Lightmoor.

1.2 The application has been submitted with the following drawings:

- Indicative Concept Levels Re-grade drawing number SK010
- Indicative Site Layout / Concept Sketch drawing number SK002-C
- Location Plan drawing number 2112/01 Rev B
- Topographical Survey drawing number B1017/1

1.3 The application is also supported by:

- Application Form
- Planning Statement by Advance Land & Planning Ltd (Agent)
- Design and Access Statement by White Ridge Architecture
- Ecological Appraisal by Churton Ecology
- Highways and Drainage Report including Flood Risk Assessment by Woodsyde Development Ltd
- Acoustic Impact Assessment by Environconsult
- Arboricultural Impact Assessment by Godwin's Arboricultural Limited
- Desk Study & Initial Site Assessment by Spilman Associates
- Geotechnical and Environmental Engineers
- Stability Report Declaration Form
- Financial Viability Report (confidential)

1.4 The Indicative Site Layout illustrates that the existing woodland that falls within the Local Wildlife Site to the west could be retained as a Wildlife Site with the section in the north-west corner offered as Public Open Space. A definitive Right of Way running from the centre of the road frontage on Lightmoor Road was informally diverted a number of years ago along the northern boundary. The Planning Statement outlines that the latter could be

retained, linking Lightmoor Road to the footpath network between Little Dawley, Doseley and Horsehay and the former re-instated and broadly accommodated. This would be formalised under a formal diversion of Footpath 185.

- 1.5 Indicatively it has been illustrated that the development could accommodate 1 two bed flat over a garage (FOG), 3 two-bed semi/terraced dwellings, 36 three-bed semi/detached dwellings and 12 four-bed detached dwellings.

2. SITE AND SURROUNDINGS

- 2.1 The site is located in the Lightmoor area to the south of Little Dawley, east of Aqueduct, north of Woodside and west of the new Lightmoor Village. The site is located approximately 3 miles from Telford Town Centre and 2 miles from Ironbridge.
- 2.2 The site is accessed from Lightmoor Road; is situated to the north of a HGV haulage yard; to the south of a number of self-build dwellings at 'Leasowe Green' and a Joinery Workshop and associated dwelling at The Poplars. Further north (approximately 200m) is a Scrapyard operated by Metal & Waste Limited. To the south Lightmoor Road leads to the A4169 Buildwas to A442 Queensway; to the north provides access to Little Dawley. A large swath of undeveloped woodland is located to the east of Lightmoor Rd.
- 2.3 The disused site is laid in a rough aggregate finish and is surrounded by a 2m high corrugated metal fence with established trees. There is significant elevated ground within the site with the northern area being 6m and the western area 10m higher than the relatively flat area in the middle / eastern part of the site. The topography of Lightmoor Road rises from the A4169 to Little Dawley.
- 2.4 A public right of way used to run from the centre of the site frontage on Lightmoor Road to the north-west corner of the site which falls within the Green Network and Shropshire Wildlife Trust Wildlife Site. This footpath was re-routed along the northern corridor a number of years ago without consent.
- 2.5 The site is located within 250m of a Landfill Site; covers areas of High and Low Risk from Coal Mining and is a Mineral Consideration Area for Clay (brickwork) and Sand & Gravel (superficial).

3. RELEVANT PLANNING HISTORY

- 3.1 TWC/2014/0079 – Outline application for residential development for 50 dwellings and 12 apartments including Access, Layout and Scale – WITHDRAWN 4th April 2014. The Case Officer confirmed that the principle of residential re-development was acceptable but that there was a need for additional ecology information and the layout was considered unacceptable.
- 3.2 The site became a concrete works in 1975 continuing until 1993, and until recently has been used as an open storage yard. Although the site is currently unoccupied it has an extant B2 Business use.

4. PLANNING POLICY CONTEXT

- 4.1 National Planning Policy Framework (the NPPF)
- 4.2 Saved Wrekin Local Plan
 - EH7 Contaminated Land
 - EH8 Remedial Action on Contaminated Land
 - EH14 Land Stability
 - UD2 Urban Design
 - H7 Large scale regeneration exceptions in Telford & Newport
 - H23 Affordable Housing
 - T22 Planning Obligations
 - OL2 Designated Areas
 - OL3 Green Network
 - OL4 Development within the Green Network
 - OL5 Extensions and Redevelopment in the Green Network
 - OL11 Woodland and Trees
 - OL12 Open Land and Landscape – Contributions from New Development
 - OL13 Maintenance of Open Space
 - LR4 Outdoor Recreational Open Space
 - LR6 Developer Contributions to Outdoor Recreational Open Space
- 4.3 LDF Core Strategy policies
 - CS1 Homes
 - CS3 Telford
 - CS9 Accessibility and Social Inclusion
 - CS12 Natural Environment
 - CS13 Environmental Resources
 - CS15 Urban Design
- 4.4 Telford & Wrekin Local Plan 2011-2031 (Submission Version)
 - SP 1 Telford
 - SP 4 Presumption in Favour of Sustainable Development
 - HO 5 Affordable Housing Thresholds and Percentages
 - H0 6 Delivery of Affordable Housing
 - NE 1 Biodiversity and geodiversity
 - NE 2 Trees, hedgerows and woodlands
 - NE 4 Provision of public open space
 - NE 5 Management and maintenance of public open space
 - NE 6 Green Network
 - C 1 Promoting alternatives to the car
 - BE 1 Design Criteria
 - BE 9 Land Stability
 - BE 10 Land Contamination
 - ER 12 Flood risk management

5. SUMMARY OF CONSULTATION RESPONSES

5.1 Standard Consultation Responses:

- 5.1.1 Dawley Hamlets Parish Council:** Dawley Hamlets would like to express concern over the fact that this site repeatedly floods and urges the Borough Council to consider the information provided in the drainage statements. The Parish Council is also concerned about the additional traffic the proposals would generate for Lightmoor Road which is in effect a narrow country lane with no speed limit.
- 5.1.2 Highways:** No objection subject to conditions, informative(s) and a s106 to secure £35,000 to formalise definitive right of way, new pedestrian route, traffic regulation order to reduce speed limit, and on and off-site highways works.
- 5.1.3 Ecology:** No objection subject to conditions/informative(s) following the completion of EPS Licence 3 Test Matrix attached to the file.
- 5.1.4 Urban Design:** No objection as proposal is outline with details reserved.
- 5.1.5 Drainage:** Support subject to conditions requiring the submission of drainage details.
- 5.1.6 Pollution Control (Environmental Health):** No objection subject to a condition requiring the submission of a Noise Mitigation Plan.
- 5.1.7 Contaminated Land (Environmental Health):** No objection subject to a condition requiring contaminated land reporting, remediation and long term maintenance & monitoring.
- 5.1.8 Parks & Open Space:** No objections subject to two contributions of £600 per dwelling (total of £1200 per dwelling) to enhance existing children's play equipment AND sport/recreational facilities in Lightmoor Village.
- 5.1.9 Arboricultural:** Support subject to conditions requiring the submission of landscaping and tree protection plan details.
- 5.1.10 Education:** No objection subject to contributions towards primary school education at Lightmoor School. Based on the current dwelling number and type this would amount to £121,131.
- 5.1.11 Affordable Housing:** No objection subject to provision of on-site affordable housing.
- 5.1.12 The Coal Authority:** No objection. The site falls within the defined Development High Risk Area but the application has been submitted with a Coal Mining Risk Assessment Report which identifies former coal mining activity. The site contains a recorded mine entry which has no treatment details identified and the fringe of the sites are within the potential zone of influence of 3 other mine entries, all of which have been treated.

The indicative site layout does not propose any built development in the area of these 4 mine entries. The site is believed to be underlain by Firelay workings at a shallow depth. Probably unrecorded shallow coal workings are identified on the southern fringe of the site.

In relation to shallow coal workings concludes that if any of the workings have occurred at a sufficiently shallow depth then these could impact surface stability and this potential should be further assessed by carrying out a comprehensive mining investigation to ascertain the depth and condition of any abandoned mineworkings and any requirement for stabilisation.

In relation to the mine entry, the report concludes that the shaft falls within a proposed area of open space and consideration should be given to locating and stabilising the shaft to minimise risk to public safety.

The Coal Authority concur with the conclusion of the Desk Study and Initial Site Assessment that permission should be conditional to intrusive site investigation works being undertaken prior to the commencement of development.

5.1.13 Shropshire Wildlife Trust: No objection subject to conditions and a financial contribution of £10,000 for the creation of alternative reptile habitat within Lightmoor Reserve, and a condition for the long-term management of green space within the development, particularly the area of Local Wildlife Site and the ecological corridor / buffer zones.

5.2 Neighbour Consultation Responses:

5.2.1 The application was advertised by display of a site notice dated the 9th February 2016 and neighbour notification letters sent to seven residential properties located on Leasowe Green to the north, the HGV haulage site to the site and to the residence at 'The Finney' to the west. Six letters have been received raising the following points:

- Proposal represents overdevelopment,
- Impact on local wildlife,
- Highway safety with regard current speed limit and use by HGV's,
- Scheme should provide footpath to Little Dawley instead of Woodside, with the former is closer, avoids the need to cross the A4169, and has a range of services,
- Speed limit should be reduced to 30mph,
- Consideration to contamination and drainage
- Residential most appropriate use as commercial attracts fly tippers and increases commercial traffic. Residential will improve visual appearance.

5.2.2 West Mercia Police: General advice provide in respect of Secure by Design principles.

5.2.3 Shropshire Fire Service: Standard Fire Informative

5.2.4 Telford and Wrekin Council's Local Access Forum: Object as the original Right of Way running through the site has been unlawfully blocked.

6. 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:

- Principle of residential development
- Impact on Green Network / Local Wildlife Site / Ecology
- Highways
- Mining Risk, Slope Stability and Contaminated Land
- Flood Risk and Drainage
- Impact on the living conditions of neighbours
- Parks and Open Spaces
- Education
- Affordable Housing
- Design Criteria

6.2 Principle of residential development

6.2.1 The site extends to 1.87ha and is located within the Built up Area of Telford defined by the Wrekin Local Plan Proposals Map and Telford & Wrekin Local Plan Policies Map. The proposal is in accordance with Core Strategy Policies CS1 and CS3 which states that Telford will be the focus for the Borough's spatial development, accommodating the majority of new homes consistent with the Spatial Development Strategy. This approach is further endorsed in the emerging T&WLP policy SP1.

6.2.2 Saved Wrekin Local Plan policy H7 outlines that employment sites within the built up area, greater than one hectare in Telford, which are not specifically allocated will only be permitted for housing development when the proposal can be shown to be the most appropriate use for the site and meets the following criteria:

- a) Reuses derelict or obsolete land within the built up area, where the Council is satisfied that, where there are problems of land stability and contamination, the development has taken adequate remedial action,
- b) Meets policy H23 on affordable housing,
- c) Can be adequately accessed, and
- d) Can be adequately drained.

6.2.3 The proposal will reuse derelict land within the built up area, with issues of land stability and contamination capable of being addressed by condition. The permitted use of the land as a haulage yard would represent a bad neighbour to the adjoining residential properties on Leasowes Green and development for residential is therefore a material benefit. As discussed later in the report, a Viability Appraisal has been submitted demonstrating that the scheme would be unviable with the provision of affordable housing. Therefore whilst the scheme is unlikely to provide any affordable units it is in whole compliant with Policy H23 and point b) as it has been evidenced why this is

not possible. Subject to s106 contributions and the attachment of conditions requiring the submission of details for technical approval, the site can be safely accessed and adequately drained.

- 6.2.4 Consideration must be given to the authorised use of the site for B2 Business Use that has potential to have considerably more of an adverse impact upon the residential amenity of the existing neighbouring dwellings in Leasowe Green, the Green Network, the Local Wildlife Site and proposed local nature reserve.
- 6.2.5 In respect of sustainability, it is acknowledged that the location of the development does not render this a particularly sustainable site in terms of accessibility of services and facilities without relying on private car. Whilst the site is only located 0.6 miles from the nearest bus stop on Woodside Avenue which equates to a reasonable 13 minute walk; this requires crossing the A4169 Ironbridge Bypass and walking down the unpaved Brick Kiln Bank. Likewise the site is only located 0.5 miles from the nearest convenience shop on Holly Rd, Little Dawley; this again is reliant on the section of Lightmoor Rd to the north of the site which is unpaved. However, the site is located within the urban area which is the focus for new housing and the poor connectivity can be improved by financial contributions and off-site works through s106 and conditions to formalise a number of definitive rights of way to provide access to the facilities in Lightmoor centre and pedestrian facilities to the bus stop in Woodside across the Ironbridge Bypass.

Impact on Local Wildlife Site / Ecology and Green Network

- 6.2.6 The Inset Proposals Map of the Wrekin Local Plan illustrates that the site is partially located with the town's Green Network and the Local Wildlife Site. Plans (SK002-C) have been submitted illustrating the extent to which the site is located within the Green Network and Local Wildlife Site

a) Local Wildlife Site / Ecology

- 6.2.7 Saved Wrekin Local Plan Policy OL2 (Designated Areas) states that development which is likely to adversely affect, either directly or indirectly, a Local Nature Reserve will not be permitted unless it can be demonstrated that the benefits significantly outweigh the importance of the area. Furthermore, the loss of any habitat must be fully compensated for by the creation or enhancement of other habitats of equal or greater value in the local area.
- 6.2.8 Following the submission of the Local Wildlife Site overlay plan, Shropshire Wildlife Trust have confirmed, subject to funding, that alternative reptile habitat could be created in the Lightmoor Reserve in addition to conditions and financial contributions to secure funding for the long-term ecological management of the Wildlife Site within site boundary, and the inclusion of the Public Open Space within the revised Local Wildlife Site boundary
- 6.2.9 The agent has also confirmed that the eastern hedgerow will be retained and reinforced where possible/necessary. The land to the north of the footpath can

be improved to create a green corridor as recommended in the Ecology Report. The plan is solely indicative and matters including landscaping are reserved for later consideration. The agent has taken advice from a drainage engineer regarding the most suitable location for the SUDs and the Noise Assessment advises that the dominant noise source was from road traffic and not the industrial activity to the south as suggested by the Wildlife Trust.

6.2.10 The application has been assessed by the Council's Ecologist who has confirmed that the development will not adversely affect any protected species and that the proposal will improve the biodiversity value of the site subject to the attachment of conditions and informative(s). A European Protected Species Three Test Matrix has been completed and attached to the file.

b) Green Network

6.2.11 Saved Policy OL4 states that in order to protect the Green Network resource of Telford, the Council may permit development provided that it demonstrates exceptional circumstances, contribution to the aims of the Network or environmental and community benefits. The application has sought to demonstrate that the latter are an integral part of the proposal, stating that the proposal involves the development of an unattractive brownfield site including:

- creation of new habitats as recommended in the Ecology report;
- improvement or management of existing habitats as recommended in the Ecology report;
- hard landscaping to contribute to the environmental quality of the area as the appearance of the site currently detracts from the visual quality of the area;
- Contributions to enhance existing community and recreational facilities in Lightmoor.
- Formalising the definitive rights of way to Lightmoor which are currently overgrown, not maintained and barely passable, and provision of a footway and pedestrian splitter on the A4169.
- road safety measures to include reduction in speed limit.

6.2.12 In addition to these benefits, the indicative layout retains much of the Green Network and will open the currently secure site up making it publicly accessible, which are two of the aims of WLP policy OL3. Accordingly whilst it is acknowledged that the indicative plan does propose developing areas of the Local Wildlife Site and Green Network, the areas are small and neither currently makes any contribution to aims of their designation, as the site is currently hard surfaced and secured. The development will significantly increase the quality and ensure the active management and use of these areas and introduce some public access which will have tangible community and environmental benefits. As such the scheme is considered to provide the justification required to demonstrate compliance with policies OL2 and OL4.

6.3 Highways

6.3.1 Access is a matter under consideration with this outline application and the

scheme proposes a single access point off Lightmoor Road, with 2.4m x 66m visibility splays deemed acceptable subject to a Traffic Regulation Order to reduce the speed limit from 60mph to 40mph. Indicatively the development makes provision for 117 parking spaces for 52 dwellings, providing an average of 2.25 spaces per dwelling, however this would be subject to a Reserved Matters application, which would have to comply with the emerging parking standards in the T&WLP if adopted.

6.3.2 The indicative plan illustrates a footpath running along the site frontage. As Lightmoor Road does not benefit from a footpath the proposed path would not be able to link into any existing network running north to Little Dawley, but part of the off-site highways works secured by condition and a s278 agreement would involve the provision of a pedestrian footway running south to a new pedestrian splitter in the A4169 providing access to the bus stops in Woodside.

6.3.3 A £30,000 contribution would be sought towards formalising Definitive Rights of Way in order to provide pedestrian access to local amenities including the school and play and recreation facilities in Lightmoor Village. This will ensure that the site can be adequately accessed in accordance with WLP policy E7.

6.4 Mining Risk, Slope Stability and Contaminated Land

6.4.1 The application has been submitted with a Desk Study & Initial Site Assessments which includes sections on Coal Mining (9.2), Slope Stability (9.3), Contamination (9.4) and Ground Gases (9.5) and a Coal Authority Mining Report (Appendix D).

a) Mining

6.4.2 The desk study concludes that on the basis of the available information it is considered likely that stabilisation of shallow abandoned mineworkings would be required beneath building footprints over parts if not all of the site and possibly beneath adopted highways.

6.4.3 A single mineshaft is located within the site and a further four are located within 20m of the site boundary. The shaft within the site plots outside the area of proposed built development and lies more than 20m from any built development or other proposed site infrastructure (roads). Accordingly the shaft poses no constraint to the current layout, but is located within the potential public open space (POS) which may be transferred to Shropshire Wildlife Trust and become part of the Wildlife Site designation. This would involve the shaft being located and stabilised to minimise the risk to public safety.

6.4.4 The application has been considered by The Coal Mining Authority who has no objection subject to the attachment a condition requiring intrusive site investigations prior to commencement of development to establish the exact situation regarding coal mining legacy issues on the site. In the event that the site investigations confirm the need for remedial works these should be

undertaken prior to the commencement of any other built development.

b) Slope Stability

- 6.4.5 The application has been submitted with a Desk Study which outlines that to fully quantify the constraints and develop cost-effective solutions a comprehensive ground investigation should be carried out and submitted with reserved matters. This would inform the areas where abnormal foundations would be required and inform the final layout.

c) Contamination

- 6.5.6 The desk study indicated a possibility that the near surface soils beneath the site are contaminated and that the degree of contamination should be assessed by appropriate investigation and testing to determine the requirements for remediation. Appropriate remedial measures could comprise the removal of the near surface contaminated soils and / or the provision of clean topsoil to garden area; however the full scope will depend on the test results. The application has been assessed by the Council's Contaminated Land Officer who has no objection subject to the attachment of a condition requiring the submission of details in respect of site characteristics, remediation, reporting of unexpected contamination and long term maintenance & monitoring. As such the proposal is considered to comply with Saved Wrekin Local Plan policies EH7 (Contaminated Land) and EH8 (Remedial Action on Contaminated Land).

6.6. Flood Risk and Drainage

- 6.6.1 The application site is located in Flood Zones 1, 2 and 3, and extends to 1.89ha. As such the application has been submitted with a Flood Risk Assessment. The application has been assessed by the Council's Drainage Engineers who have no objection subject to the attachment of conditions requiring the submission of foul and surface water drainage details, soakaway test results, the locations of soakaways, and a SUDS Management Plan.
- 6.6.2 The Drainage Engineer has also requested the submission of a revised layout with evidence that the properties have been removed from the Flood Zone 3. Whilst flooding is a material consideration of this application, the site is considered to be of a sufficient size to accommodate up to 52 dwellings avoiding any built development in Flood Zone 3. As such any future application has been made aware of the requirement to pay regard to the Flood Zones when finalising the layout through the General Details condition. As such it is considered that the proposal complies with the requirements of the Framework and WLP policy E7.

6.7. Impact on the living conditions of neighbours/occupants of proposed dwellings

- 6.7.1 The application has been submitted with an Acoustic Impact Assessment in order to illustrate that with suitable mitigation, appropriate acoustic standards can be provided for the proposed development with regard the two

neighbouring uses; Metal & Waste Ltd and RH Transport Ltd. The noise survey has been assessed by the Council's Public Protection Officer who has acknowledged that the report details that the development will be working towards an amenity level of 55db LAeq, but that BS8223 (2014) states that it is desirable that the external noise level does not exceed 50db LAeq, with the upper guideline of 55db LAeq. However, it is acknowledged that the levels are not always achievable and where development is desirable a compromise maybe warranted. As such, if Officers/members are minded to approve the application, Public Protection has no objection subject to a condition requiring the submission of a mitigation plan to include details of the site layout, acoustic glazing to be installed, acoustic barrier location, height and density. As such, Officers are satisfied that an appropriate reserved matters proposal can be achieved that will provide an acceptable level of residential amenity to the occupants of the proposed dwellings. The Reserved Matters application should also include details of noise levels emitted from neighbouring uses in accordance with the requirements of UD2 and CS15. Due to the fact that the site is entirely screened from the closest residential properties in Leasowes Green, with the exception of additional traffic the proposal will not have any impact on the amenities of neighbouring properties.

6.8 Parks and Open Spaces

- 6.8.1 The Parks and Open Space Officer has outlined that the development meets the trigger for contributions towards local equipped play and sports / leisure. As the scheme does not propose any on-site provision off-site contributions of £600 per dwelling are requested towards the existing local equipped area of play (LEAP) at Lightmoor, and sports / leisure provision at Lightmoor Village. The Parks and Open Spaces Officer has also sought to clarify the mechanism that would be used to maintain the public open space (POS), including areas of the Local Wildlife Site which fall within the POS, incidental open space, the existing footpath and retaining walls. The agent has confirmed that these will be managed by a management company and by residents, which will be controlled by condition. Accordingly, the proposal is considered to comply with the requirements of saved Wrekin Local Plan policy LR6.
- 6.8.2 The Open Space Officer has also made comments in respect of surface water drainage from the potential embankment and the long term preservation of trees, both indicatively proposed on the concept plan. However, consideration has been given to the surface water drainage of the site under the relevant section and will be further assessed by the Drainage Team and Planning Officers at Reserved Matters.
- 6.8.3 The application has been assessed by the Councils' Tree Officer who has no objection subject to the attachment of conditions requiring landscaping and protection plan details.

6.9 Education

- 6.9.1 Saved policy H22 of the Wrekin Local Plan and emerging policy COM 1 of the T&WLP supported by the School Organisation Planning Obligations Report

outline how the impact of development should be mitigated either through the provision of new community facilities or by financial contributions to enhancement of existing facilities.

6.9.2 The Council's Education Department have outlined depending on demand at the time of the submission of reserved matters that contributions may be sought towards educational facilities. Based on the number and mix of housing indicatively proposed a contribution of £121,131 would be sought to provide additional classrooms at Lightmoor. The level of contribution would be calculated using a formulaic approach depending on the number and average beds/dwelling submitted at reserved matters.

6.10 Affordable Housing

6.10.1 H23 of the Wrekin Local Plan requires a proportion of affordable housing will be sought on sites in Telford and Newport which come forward for residential development during the plan period, where there is an identified local need. The actual amount will depend on the level of local need, the specific circumstances of the site and whether there have been specific costs incurred to enable the site to be brought forward for development, which would help fulfil other objectives of the Local Plan.

6.10.2 A Viability Appraisal has been submitted evidencing that based on a number of different configurations that the provision of affordable housing would render the scheme unviable. This has been assessed by the Council's Development Delivery Group Specialist who agrees that a 0% provision complies with the requirements of 173 of the Framework.

6.11 Design Criteria

6.11.1 The application has been submitted in Outline form with all matters, except access, reserved for later approval. As such it is not possible to consider whether or not the development proposal is of an appropriate design quality and relates positively to its context. However the application has been submitted with an indicative Concept Sketch (revised July '16) and Levels Re-grade drawings illustrating how the site levels could be re-graded and the development laid out.

6.11.2 The indicative site plan illustrates that the development could accommodate a mix of two to four bed properties delivering 52 dwellings within a developable area of 1.57 of the overall 1.87ha site with the remainder providing a wildlife corridor ecology buffer to the north, replacement hedge/ecology corridor along Lightmoor Road frontage and the designation of the previously proposed POS as part of the wider wildlife/ecology boundary. Officers consider that it should be possible for an appropriate layout and design to be achieved at Reserved Matters stage.

7. CONCLUSIONS

7.1 The site is located within the Built up Area of Telford as defined by adopted

and emerging local proposals maps where the principle of development is acceptable. With regard to surrounding residential properties and the Local Wildlife Site it is considered that housing is the most appropriate use for the derelict site. Issues of land stability and contamination can be remediated and the site can be adequately accessed and drained. It has been demonstrated that the provision of affordable housing would render the scheme unviable, however the scheme will be fully policy compliant in respect of contributions towards education, highways, children's play and open space and ecological management.

8. 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 OUTLINE PLANNING PERMISSION** subject to the following:

A.) The applicant/landowners entering into a Section 106 Agreement with the Local Planning Authority, terms to be agreed by the Development Management Service Delivery Manager, relating to:

(i) Highways

- £30,000 towards formalising Definitive Rights of Way in order to provide pedestrian access to local amenities in Lightmoor centre.
- £5,000 towards implementation of a Speed Restriction Traffic Regulation Order and associated Signage on Lightmoor Road from a 60mph Road to a 40mph Road.

(The off-site highways works to provide a pedestrian footway running south to a new pedestrian splitter in the A4169 providing access to the bus stops in Woodside would be secured by condition and a s278 agreement).

(ii) Children's Play space

- £600 per dwelling towards enhancement of the existing children's equipped play facilities in Lightmoor Village.
- £600 per dwelling towards sport and recreation facilities in Lightmoor Village.

(iii) Education

- £121,131 contribution towards educational facilities at Lightmoor Village Primary School using the following formula:

Demand Generation

(d) Dwellings x (e) Average Beds/Dwelling = (f) Total Population Demand x (g) Average School Year (0.011).

Cost

(h) Primary pupil no.s (7yrs x g), (i) DfES New Build standard multiplier (£12,257) (2008-09 figure), (j) Regional variation (+ or - %) (Jan 09 local

factor variation), (k) Regional Multiplier (lxj) – any surplus.

(iv) Ecology

- £10,000.00 for the creation of alternative reptile habitat within Lightmoor Reserve.

B.) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

1. A01 Time Limit Outline
2. B002 Standard Outline – some matters reserved
3. B003 General details required
4. B007 Layout Reserved Matter in accordance with Concept Sketch Plan
5. B011 Samples of materials
6. B049 Construction details of off-site pedestrian facilities
7. B049 Construction, drainage and lighting of any new roads, footways, accesses.
8. B049 Construction of parking, turning, loading and unloading areas
9. B049 Construction of the pedestrian link between the proposed development and existing public right of way.
10. B052 Untreated mineshafts
11. B055 Treated mineshafts and further works
12. B057 Land contamination
13. B061 Foul and Surface Water Drainage
14. B062 Surface water drainage
15. B064 Soakaway test
16. B065 Soakaways more than 5m from buildings or boundaries
17. B076 SUDS Management Plan
18. B084 Noise Mitigation
19. B121 Landscaping Design
20. B126 Landscape Management Plan
21. BCustom Terms of POS transfer
22. B130 Tree Protective Fencing
23. B141 Ecological Mitigation Strategy and Method Statement
24. B142 Habitat management plan (post construction)
25. B145 Lighting Plan
26. B149 European Protected Species Licence
27. B150 Site Environmental Management Plan
28. C14 Visibility Splays 2.4 X 66m
29. C38 Development in accordance with plans
30. C40 No approval of layout
31. C100 Erection of artificial nesting/roosting boxes

Informatives

1. I06 Scope of Consent - Section 106 Agreement
2. I08 Highway Licence

- 3. I24a Great Crested Newts
- 3. I25m Nesting Wild Birds
- 3. I35c Requirement to contact TWC Rights of Way
- 4. I40 Conditions
- 5. I44 Reasons for Outline Consent
- 5. RANNP1 Approval - National Planning Policy Framework