

TWC/2017/0714

Land junction of, Holyhead Road/Snedshill Way, Snedshill, Telford, Shropshire
Erection of 39no. dwellings with open space, associated landscaping and creation of
new access *** Amended site boundary plan to include surface water drainage
provision ***

APPLICANT

Nuplace Ltd

RECEIVED

22/09/2017

PARISH

Wrockwardine, St. Georges and
Priorslee

WARD

Wrockwardine, St Georges

OFFICER Steven Drury

1.0 PROPOSAL

- 1.1 This application seeks full planning permission for the erection of 39 dwellings together with the provision of associated access, landscaping and infrastructure on land to the north of the junction of Holyhead Road and Snedshill Way, Snedshill, Telford.
- 1.2 The proposal consists of the provision of 2, 3 and 4 bed dwellings with access to be provided off Snedshill Way, with the exception of one dwelling which will front onto and be accessed off Church Road.
- 1.3 The application is accompanied by the following supporting documents: -
- Planning Statement
 - Design and Access Statement
 - Flood Risk Assessment
 - Transport Statement
 - Arboricultural report
 - Noise Impact Assessment
 - Ground Investigation Report
 - Heritage Statement
 - Ecological Assessment
 - Viability Appraisal
- 1.4 The application is subject to a Section 106 agreement securing financial contributions towards the following:-
- | | |
|----------------------|---------------|
| - Primary Education | £70,000 |
| - Childrens Play | £20,000 |
| - Highways | £32,860 |
| - Affordable Housing | 6 units (15%) |

2.0 SITE AND SURROUNDINGS

- 2.1 The site is located in central Telford, approximately 1.15km north of Telford Town Centre and 1km south east of the district centre of Oakengates. The site comprises an agricultural field, approximately 1.2ha in area which is

located immediately to the north of the junction of Snedshill Way and Holyhead Road.

- 2.2 The site is bound by Snedshill Way to the east, Holyhead Road to the south west and Church Road to the north. A number of residential properties back onto the north of the site where they are separated by a Leylandii hedge approximately 3m tall. The site is surrounded by a sporadic mix of trees and hedgerows, reinforced by post-and-wire fencing, however, a number of prominent gaps provide views across the site. A small access gate is located in the south-western corner of the site, allowing access to the site for agricultural purposes. Existing overhead powerlines cross the northern section of site from south-east to north-west.
- 2.3 The site is located to the south of a predominantly residential area and to the north of an industrial estate situated to the south of Holyhead Road. This development contains a mixture of uses including vehicle repairs, vehicle hire and bodyshop repairs. A further large industrial premises, Kiyokuni Europe Ltd, is located to the south west. The Grade II listed St Peters Church is located immediately to the west of the site, where a graveyard extends alongside the boundary.

3.0 RELEVANT PLANNING HISTORY

- 3.1 None

4.0 PLANNING POLICY CONTEXT

- 4.1 National Guidance:
National Planning Policy Framework (NPPF)
- 4.2 Wrekin Local Plan:
UD2: Design Criteria
H22: Community Facilities
H23: Affordable Housing
T4: Development Principles
T22: Planning Obligations
OL11: Woodland and Trees
OL13: Maintenance of Open Space
LR6: Developer Contributions to Outdoor recreational Open Space Provision
- 4.3 Telford & Wrekin Core Strategy:
CS1: Homes
CS3: Telford
CS5: District and Local Centres
CS9: Accessibility and Social Inclusion
CS12: Natural Environment
CS13: Environmental Resources
CS14: Cultural, Historic and Built Environment
CS15 Urban Design

- 4.4 Central Telford Area Action Plan
SA10: Holyhead Road
CT5: Affordable Housing
CT13: Pedestrian and Cycle Network
CT15: Design
CT16: Density
CT18: Storey Heights and Tall Buildings
- 4.5 Telford & Wrekin Local Plan (Publication Version) 2011-2031
SP1: Telford
SP4: Presumption in Favour of Sustainable Development
HO5: Affordable Housing
NE1: Biodiversity and Geodiversity
NE2: Trees, hedgerows and woodlands
C3: Impact of development on Highways
C4: Design of roads and streets
C5: Design of parking
BE1: Design Criteria
BE4: Listed Buildings
ER12: Flood Risk Management

5.0 SUMMARY OF CONSULTATION RESPONSES

5.1 Town/Parish Council Responses

- 5.1.1 St Georges & Priorslee Parish Council: Support subject to conditions
No objection to the development of the site, however, do raise concerns regarding the access to the site from the main road.

5.2 Standard consultation responses

- 5.2.1 Ecology: Support subject to conditions
Initially requested further information relating to the potential presence of bat roosts and disturbance to foraging bats as a result of lighting and hedgerow removal, however, following the submission of additional information by the applicant and agent, no objection is raised subject to conditions.
- 5.2.2 Environmental Health (Pollution Control): Support subject to conditions
Raise no objection subject to conditions controlling hours of construction and contaminated land.
- 5.2.3 Urban Design: Support subject to conditions
Support subject to improvements as outlined with appropriate conditions attached regarding materials and boundary treatments, etc
- 5.2.4 Drainage: Support subject to conditions
Request conditions are added in respect of surface water drainage.
- 5.2.5 Healthy Spaces: Comment

Request that a contribution of £600 per 2 bed (or larger) dwelling towards the upgrade of play facilities at Freeston Avenue is provided. Also requests that a condition is added requiring a long term maintenance plan to be submitted and agreed.

5.2.6 Highways: Support subject to conditions

Requests conditions requiring provision of parking, loading unloading and turning facilities and visibility splays before occupation and construction details prior to commencement of development. Also requests that a contribution of £32,859.58 is provided towards Telford Growth Point Package.

5.2.7 Conservation and Built Heritage: Comment

Comments on various aspects of the proposal. Raises no objection but requests that more informal boundaries are provided.

5.2.8 Arboricultural: Comment

Raises no objection to proposed works to north of Snedshill Way, however, requests confirmation of the route of drainage connection through to land to south of Snedshill Way, together with details of works required and trees to be removed.

5.2.9 Education: confirm that a primary school contribution of £79,595 will be generated towards improvements to St Georges Primary School.

5.2.10 West Mercia Police: Comment

Makes recommendations in terms of designing out crime

5.2.11 Shropshire Fire Service: Comment

Requests that early consideration is given to the information contained within Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications".

5.3 **Neighbour consultation responses**

5.3.1 Seven objections received from 5 local residents and one local business. Concerns raised by residents are summarised as follows: -

- Development is too dense
- Will increase traffic on already busy road
- Concerns exacerbated by development of adjacent sites
- Development should be for owner occupiers
- Opportunity to develop housing for commuters as close to railway stations
- Overhead cables should be buried underground
- Out of character with area
- Negative impact on property values
- Site more suitable for pensioners' bungalows
- Development will increase parking problems along Church Road
- Local schools and doctors are oversubscribed
- Proposal will impact upon 3 bungalows along boundary – site should contain single storey properties.

- Cannot assess impact of plot 39 on adjacent bungalow
- Concerns relating to noise, odour, surface water drainage and wildlife

5.3.2 An objection has also been received from Kiyokuni Europe Ltd, a business located across Holyhead Road to the south east of the site, raising concerns summarised as follows: -

- concerned about the proximity of the residential development to the existing factory
- engineering company supplying the automotive industry running shifts from 6am to 10pm
- factory generates noise and wish to increase employment opportunities so may well run night shifts in the future
- Believe proximity of this and any future housing developments may significantly impede opportunities to maintain and grow their business.

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:

- Principle of Development
- Layout and Design
- Impact upon Setting of Listed Building
- Highways and Access Issues
- Flood Risk and Drainage
- Landscaping
- Trees and Landscaping
- Residential Amenity
- Noise and Air Quality
- Other Matters
- Planning Obligations

6.2 Principle of Development

6.2.1 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. In this instance, the development plan consists of the Telford & Wrekin Core Strategy, Central Telford Area Action Plan (CTAAP) and saved policies within the Wrekin Local Plan. The Telford & Wrekin Local Plan (TWLP) is not yet adopted but is at an advanced stage having now been through examination and modifications stage and can be now given significant weight in the determination process. The National Planning Policy Framework (NPPF) sets out policy guidance at a national level and is a material consideration in planning decisions.

6.2.2 The development plan sets out a strategic approach to the delivery of housing in the Borough with Core Strategy Policy CS3 and draft TWLP Local Plan Policy SP1 identifying the Telford urban area as the primary focus for housing and employment development over the plan period. Core Strategy Policy CS4 confirms that the Central Telford Area will be the focus for major housing

development (amongst other things), with housing located in areas within the town centre and areas highly accessible from the centre.

6.2.3 Aspirations for the Central Telford Area are developed in more detail within the CTAAP document. The site is located within the Central Park Character Area, and more specifically zone CP6 (Holyhead Road) which is described as “a visually prominent area of open space allocated for housing within the Wrekin Local Plan”. The site was identified as a residential commitment and is subject to a Section 7(1) New Towns Act consent. The site is therefore allocated for residential development within CTAAP and covered under Policy SA10 – Holyhead Road, which sets out the following development requirements:-

- development will be for residential use, creating a strong built frontage,
- site capacity is for 40 dwellings
- access will be provided from Snedshill Way
- development should be sensitive to the historic character and setting of St Peters Church.
- the site layout will incorporate specific flood attenuation measures
- development will need to address geotechnical constraints

6.2.4 Officers are satisfied that the development proposal meets all the development criteria listed in Policy SA10 and this will be developed further in the following sections. CTAAP remains up-to-date as the adopted development plan and can still be given full weight.

6.2.3 The emerging Telford & Wrekin Local Plan sets out in Policy HO1 the housing requirement it considers necessary to meet the development needs of Telford & Wrekin over the period until 2031. In Policy HO2, it proposes a number of site allocations where development will be specifically promoted to meet the targets set out in HO1. The allocated sites are listed within Appendix D to the plan document. The site is listed as allocated site H11 – Land at Holyhead Road, St Georges, where it is anticipated to provide up to 40 dwellings. This policy can now be given significant weight. The principle of residential development on the site is therefore supported by existing and emerging development plans.

6.3 Layout and Design

6.3.1 The site will primarily be accessed from Snedshill Way via a new access road and footway, however, a footpath link will also be provided in the north west corner of the site linking with Church Road. One property, plot 39, will also front directly onto and take its access from Church Road. The site will contain two principal roads from which all but one property will be accessed.

6.3.2 The development will contain a mixture of 2, 3 and 4 bed, two storey properties, each with dedicated off-street parking. Properties will be a mixture of detached and semi-detached and a number will contain attached garages. Where possible, driveways have been provided to the side of properties in order to allow landscaping to be provided to the front.

- 6.3.3 The site area measures 1.2 hectares therefore the development achieves a density of 30.6 dph which is considered in keeping with the surrounding area. The site area is constrained, however, by an overhead power line which runs from Snedshill Way to Church Road, inside the north east boundary. As a result, a stand-off zone has been left comprising a maintenance strip to the rear of Halescroft, Newlynn and The Grange, and an area of open space will be provided alongside Church Road in the northern part of the site. This has restricted the amount of developable space within the site and meant that surface water drainage needs to be provided on land to the east of Snedshill Way (see Drainage section).
- 6.3.4 Given the location of the site adjacent the listed St Peters Church, officers have sought a higher standard of design than has been provided on other NuPlace schemes. Pre-application discussions were undertaken and the applicant has taken on suggestions made by officers and responded to further comments made during application process. The development seeks to provide a legible layout which allows views through the site to the church, provides units at the south corner which positively address the site frontage and Snedshill Way/Holyhead Road junction, provide good separation from existing neighbouring properties and overall provides a high quality of design using a sympathetic palette of materials.
- 6.3.5 The style of properties will take on the traditional designs found along Church Road. Dwellings will be constructed using a mixture of facing brick and render, with chimneys added to frontage plots. Window styles will be traditional with canted brick cills to provide additional detail. Porch canopy roofs and corbelled contrasting brick banding will also be used to add further character. At the front of the site, a mixture of railings, brick piers and solid brick walls will form the boundary treatment, forming a modern continuation of the sandstone church wall. Whilst materials will be subject to conditions, officers are satisfied that the proposed layout, scale and design of the properties is of a high quality, responds to its surroundings and will respect the character and appearance of the area. The proposal therefore complies with Wrekin Local Plan Policy UD2, Core Strategy Policy CS15, CTAAP Policies SA10 and CT15 and TWLP Policy BE1.

6.4 Impact upon Setting of Listed Building

- 6.4.1 The application site is located immediately south of the Grade II listed Church of St Peter and as required by NPPF Para 128, the application is accompanied by a Heritage Statement which describes the significance of the heritage asset. Policy CS14 of the Core Strategy requires development to protect and enhance the borough's historic environment, cultural and built heritage.
- 6.4.2 In terms of its current setting, it is suggested that the current surroundings are not necessarily complimentary to the listed building, with the noise from the road and businesses the main detractor. Therefore whilst the proposal will see the adjacent field built on, thus compromising open views of the church from the south, there is the opportunity to provide a development which is more sensitive to the setting of the church.

6.4.3 Officers note that properties along the north west boundary have been set away from the boundary, providing a good separation and allowing existing trees along the boundary to remain. A suitable form of boundary treatment will need to be provided and details can be requested as a condition of the planning permission if granted.

6.4.4 The Heritage Statement concludes that the carefully considered design will not have a harmful impact upon the setting of the church or its historic/architectural significance and suggests that the development could actually enhance the setting by creating a sensitively designed development that responds to the asset and its context. Officers concur with this assessment. It is considered that the proposal has been sensitively designed and laid out, incorporates sympathetic dwelling types and designs and details and as such, will protect the setting of the heritage asset in accordance with Policy CS14 and TWLP Policy BE4. The proposal will not lead to the substantial harm of a designated heritage asset in accordance with NPPF Paragraph 133.

6.5 Highways and Access Issues

6.5.1 The site will be accessed from Snedshill Way which is a local distributor road connecting with Holyhead Road immediately to the south of the site. Snedshill Way is a 30mph road, lit by streetlights and contains a continuous pedestrian footway running along its western side, providing good connectivity with the surrounding area. Holyhead Road (B5061) is a busy road running along the south west site boundary linking Oakengates to the west with the Priorslee Roundabout to the south east.

6.5.2 Connectivity: The site benefits from good connectivity to the surrounding area by way of footpath links, cycling provision, bus routes and proximity to Telford and Oakengates town centres where railway stations are located. The site will connect with surrounding footways which are lit and is considered to be within a reasonable walking distance of Telford town centre and Telford Central Railway Station, Stafford Park Business Park, Oakengates town centre and railway station and St Georges and Priorslee West local centres. There is also good local cycling provision with two off-road cycle routes passing close to the site. There are five regular bus routes passing the site along Holyhead Road and Snedshill Way and whilst there are no bus stops within the immediate vicinity of the site, stops are available on Priorslee Road approximately 200m to the north east, and Holyhead Road approximately 180m to the south east. Officers are therefore satisfied that the proposal provides suitable alternatives to car travel, as required by the development plan and in the interests of sustainability.

6.5.3 Trip Rates: The application has been accompanied by a Transport Assessment which considers the likely impact the development could have upon the local highway network. The assessment has calculated the predicted trip generation at weekday AM and PM peak times which it considers will incur no material impact upon the normal operation or character of the local highway network. The development does, however, meet the requirement for a highways contribution based upon the number of PM trips predicted. As

such, the proposal requires a contribution of £32,859.58 towards the Telford Growth Point Package.

- 6.5.4 **Parking:** The development will provide a total of 82 parking spaces, at an average of 2.1 spaces per dwelling. Based on the parking standard guidance within the TWLP, the development requires a minimum of 62 parking spaces, therefore the development more than meets the policy requirement. In practical terms, 6 dwellings will contain 3 parking spaces, 32 dwellings will contain two spaces and one dwelling will contain one space. Officers are satisfied that the parking provisions are suitable for the development proposed and complies with the requirements of TWLP Policy C5.
- 6.5.5 **Refuse Collection:** A swept path analysis has been carried out to confirm that refuse vehicles are able to access and manoeuvre around the site and all plots will have frontages within 25m so that waste can be collected directly from all properties.
- 6.5.6 The Highways Officer has inspected the proposal and supporting information and is satisfied that the development will function acceptably having regard to the proposed layout and will not have a detrimental impact upon highway or pedestrian safety.

6.6 Flood Risk and Drainage

- 6.6.1 The application is accompanied by a Flood Risk Assessment which considers the ground conditions at the site and informs the method of foul and surface water drainage proposed. The report confirms that foul drainage will connect to mains sewers within the vicinity of the site, subject to agreement with Severn Trent. However, it is advised that ground conditions on site would not be suitable for soakaways therefore a suitable surface water attenuation scheme will need to be provided. The site is located within Flood Zone 1 and is not known to have suffered fluvial or groundwater flooding.
- 6.6.2 Given the spatial constraints placed upon the development as a result of the overhead line stand-off zone, the applicant has chosen to provide surface water drainage on land to the south of Snedshill Way. An indicative surface water drainage layout has been provided which shows a SUDs pond within the south east corner of the adjacent site. The principle of providing surface water drainage on the adjacent land within the applicant's control is considered acceptable subject to a condition requiring provision of a detailed scheme prior to commencement of the development.
- 6.6.3 The proposal has been assessed by the Council's Drainage Officer who raises no objection subject to appropriate conditions. As such, the proposal complies with Core Strategy Policy CS13 and TWLP Policy ER12.

6.7 Landscaping

- 6.7.1 Trees and low level shrubs are proposed across the site to soften the boundaries and enhance the character of the proposed development. New street-side trees will provide a buffer between homes and the existing highway and additionally provide screening to existing development to the

south of the application site. Whilst the indicative landscaping proposals are considered acceptable, a condition will be added requiring the submission of a detailed landscaping scheme prior to commencement of the development.

- 6.7.2 Following a request from officers, a boundary treatment plan has been submitted which confirms the form of boundary treatment being installed at key parts of the development site. The plan confirms that a 1.8m high timber hit and miss fence will be installed along the boundary with St Peters Church and a 0.9m high railings with brick piers will be installed along the site frontage at the junction of Snedshill Way and Holyhead Road. The treatments proposed are considered appropriate taking into account the design and layout of the development and surroundings.

6.8 Trees and Ecology

- 6.8.1 Trees: The application has been accompanied by a Tree Survey which has categorised the trees on site in terms of their quality, condition and suitability for retention. The majority of trees are located around the perimeter of the site and will be retained as part of the development. The only trees to be removed will be a Corsican Pine on the Church Road boundary, which is described as in poor condition, and a Hawthorn and Elderberry hedgerow along Snedshill Way which will make way for the main vehicular access to the site. Three mature species, including an English Oak in the north west corner, will be retained as part of the overhead line stand-off zone and no works to these trees are proposed. The Tree Officer makes no objection to this aspect of the proposal.
- 6.8.2 With regard to the provision of surface water drainage on the adjacent land to the east of Snedshill Way, the Trees Officer has requested clarification of the route of the pipework connection into the site and down to the SUDs pond. This route has the potential to impact upon existing trees located around the perimeter of the site which have yet to be surveyed.
- 6.8.3 Ecology: The application has been accompanied by a Preliminary Ecological Appraisal by Absolute Ecology (2017). The report identifies three trees which have bat roosting potential, however, the applicant has clarified that no works or alterations will take place to those trees. The hedgerow along the Snedshill Way boundary has also been identified as having moderate value for foraging bats and whilst a section of this hedgerow needs to be removed to provide the access to the site, it has been confirmed that the section to be removed will not exceed 10 metres and as such, would not trigger the need for further bat activity surveys. The report concludes that the proposal will not have an impact upon Great Crested Newts and whilst no evidence of Badgers was found on site, there is potential for species to be present and it is recommended that a condition is added requiring a pre-commencement check to be carried out. Conditions and informatives relating to nesting birds and the erection of artificial nesting boxes should be added to any decision notice.
- 6.8.4 The Planning Ecologist has advised that the proposed external lighting details provided are not acceptable and will need to be reconsidered due to their

impacts at site boundaries, however, this is a matter of detail that can be dealt through the discharge of condition process.

6.8.5 A separate ecological appraisal of the land to the South of Snedshill Way has also been submitted in order to consider the potential impact of the surface water drainage scheme upon protected species and habitats within that part of the site. Whilst the proposed works will involve the loss of a small number of trees within the belt alongside Snedshill Way, overall, the Planning Ecologist is satisfied that the proposal will not be harmful to protected species or wildlife habitats and raises no objection subject to a condition requiring pre-commencement bat, bird and badger checks to be carried out.

6.8.6 Having regard to the above, it is considered that the proposal complies with Core Strategy Policy CS12, CTAAP Policy CT19 and TWLP Policy NE1 and NE2.

6.9 Residential Amenity

6.9.1 Concerns have been raised by occupants of neighbouring properties along Church Road over the potential impact upon privacy and residential amenity. Plots 29 to 38 will run parallel to three existing properties Halescroft, Newlyn and The Grange with a back-to-back relationship. Those properties will be separated by a minimum distance of 43 metres which is sufficient to avoid any unacceptable levels of overlooking, loss of privacy or light. Furthermore, the development site is located at a lower level than the neighbouring properties and a substantial hedgerow exists along the boundary which is within the neighbours ownership and can therefore be retained.

6.9.2 An area between the rear of plots 30 to 38 and Halescroft, Newlyn, and The Grange will be left undeveloped to avoid the overhead power line. This area will not be publicly accessible but will be maintained as part of a landscaping maintenance scheme to be agreed with the Council's Healthy Spaces Officer. Given that this area will not be accessible, it will not lead to activity or noise which could disturb neighbouring residents.

6.9.3 Plot 39 will front onto Church Road and will be located alongside Halescroft. Elevations submitted with the application show that no windows will be located in the east facing side elevation facing Halescroft and a condition will be added taking away permitted development rights to add windows in that elevation in the future. The properties will be separated by 12 metres with a single garage in between and such a distance is considered sufficient to avoid an unacceptable loss of light or overbearing impact.

6.9.4 Concerns have also been raised regarding the potential for antisocial behaviour to occur in the area of public open space to be provided in the north west corner of the site adjacent Church Road. Residents have commented that existing problems are known to occur in the vicinity of the site at present. The proposal has been designed so plots 28 and 29 will overlook this area in order to provide natural surveillance and it will be formally landscaped and footway surfaced to provide a clear, legible route through the site. Such features should deter anti-social behaviour or disorder and will be aided by

the provision of street lighting (which also complies with Ecological requirements).

6.10 Noise and Air Quality

6.10.1 Officers requested that a Noise Impact Assessment was submitted in order to consider the likely impact of background noise from sources such as Holyhead Road and nearby businesses upon the future occupants of the development proposed. The submitted report concludes that reasonable internal ambient noise levels can be achieved with appropriate acoustic double glazing and ventilators, with the acoustic requirements being lower in areas of the site further from the two main roads. Furthermore, as a result of the orientation of properties, with rear gardens positioned away from main roads and the use of suitable garden fencing, it is considered that external amenity spaces can also achieve satisfactory noise levels.

6.10.2 The submitted report has been assessed by the Council's Public Protection Officer who is satisfied with the conclusions reached and raises no objection to the proposal, however, a condition will be added requiring the development to be carried out in accordance with the submitted report

6.11 Ground Conditions

6.11.1 A Desk Study Report was undertaken in May 2017 which considered the ground conditions at the site. The report concluded that mine entries are not considered to be a constraint to the development of the site although the developer is advised to remain vigilant since the site is within a mining area. The report also concluded that further works would need to be carried out to assess the extent of any contamination within the site, however, this can be requested as a condition of any approval.

6.12 Planning Obligations

6.12.1 The proposed development meets the requirement to provide the following contributions: -

6.12.2 Education: Wrekin Local Plan Policy H22 recognises that major new housing development will generate additional demands upon existing levels of education provision. The application meets the trigger to provide a financial contribution towards education provision within the area, and a development of 39 units generates a contribution of £79,595. The Council's Schools Organisation Specialist has confirmed that this sum would be directed towards works at St Georges Primary School.

6.12.3 Affordable Housing: Whilst Wrekin Local Plan Policy H23 requires the provision of 38% affordable housing on developments of 15 dwellings or more within the Telford Urban Area, officers are mindful that such a target is difficult to achieve and the emerging Local Plan Policy HO5 does set a lower target of 25% in the Telford area. As the TWLP is at an advanced stage, this policy can be given significant weight. Applying this policy, a development comprising 39 units would require the provision of 9.75 affordable units.

6.12.4 Childrens Play Provision: The Council's Healthy Spaces Officer comments that the development will contribute to a need for recreation facilities in the area. It is noted that there is no recreation provision within the development, however, nearby play/recreational facilities at Freeston Avenue could be upgraded/enhanced in order to meet the need arising out of this development. Accordingly, a contribution of £600 per 2 bed (or larger) property is requested which equates to £23,400.

6.12.5 Landscape Maintenance: There is an amount of public open space in this application which would require management/maintenance going forward. The applicant has confirmed that where possible, maintenance responsibilities will be conveyed to individual properties, however, any additional open space will be managed privately by a maintenance team set up by the applicant, NuPlace Ltd. There is therefore no requirement for a financial contribution towards landscape maintenance and a condition requiring a long term landscape management plan will be attached to the a planning approval if granted.

6.12.6 Viability: The applicant has advised that it would not be possible to fully meet all the contribution requirements set out above and has submitted a viability appraisal in support of this position. The report has been assessed by the Council's Development Delivery Group Specialist who is satisfied that it accurately represents the position in terms of sales values, development costs, fees etc. The report demonstrates that the development would be unviable if required to meet the full affordable housing requirement whilst also providing the required financial contributions. Although the site does not contain any specific abnormal costs or constraints, the reduced viability position is due to factors such as increasing build costs, lower sales values and NuPlace not being VAT registered.

6.12.2 Officers have therefore negotiated with the applicant to provide a reduced package of contributions comprising the following: -

- Primary Education	£70,000
- Childrens Play	£20,000
- Highways	£32,860
- Affordable Housing	6 units (15%)

6.12.3 It is considered that the reduced package of contributions is acceptable given the viability position and will ensure that a reasonable level of affordable housing is provided. In this respect, the applicant's viability appraisal meets the requirements of paragraph 173 of the NPPF and provides an acceptable level of planning obligations

6.12.4 In determining the required planning obligations on this specific application the following three tests as set out in the CIL Regulations (2010), in particular Regulation 122, have been applied to ensure that the application is treated on its own merits:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development;
- c) fairly and reasonably related in scale and kind to the development.

In addition account has to be taken of the changes to the CIL Regulations in April 2015 that now restrict the “pooling” of financial contributions to no more than five contributions to a single type of infrastructure. It is considered that the financial contributions required for this application meet the relevant tests. The above obligations will be secured by a S106 agreement attached to the planning permission.

7.0 CONCLUSIONS

- 7.1 This proposal involves the development of a committed and allocated housing site within the Wrekin Local Plan and the emerging Telford & Wrekin Local Plan and is therefore acceptable in principle. The proposal will provide 39 units at a density of 30 dph, providing rented properties which will include 6 affordable dwellings. The site is well connected and easily accessible within close proximity to Telford and Oakengates Town Centres.
- 7.2 The development has been designed to a high standard, providing two storey properties of traditional appearance, using a mixed palette of materials and incorporating features found within the surrounding area. The site is immediately adjacent the Grade II listed St Peters Church which will not be substantially harmed by the proposal.
- 7.3 The proposal can be accommodated by the highways network but generates a requirement for a contribution of £32,860 towards the Telford Growth Point Package. Drainage proposals are considered suitable in principle subject to a detailed scheme being provided prior to commencement. The proposal will involve some tree clearance but no harm will result to European Protected Species or wildlife habitats. There are no significant issues with regard to ground contamination or land stability on the site.
- 7.4 The proposal generates the requirement for financial contributions towards highways, play area provision and education together with affordable housing and officers have negotiated a reduced package of contributions taking into account the applicants viability position.
- 7.5 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 relevant policies within the Wrekin Local Plan, Core Strategy, CTAAP and 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/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) Primary Education contribution of £70,000 towards improvements to St Georges Primary School
 - ii) Contribution of £20,000 towards upgrades or enhancements to existing recreational play facilities at Freeston Avenue
 - iii) A highway contribution of £32,859.58 towards the Telford Growth Point Package,
 - iv) Affordable Housing to be provided in the form of 6 units (15%) to be provided for affordable rent at 80% market rental value
- B) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):-
- 1. A04 Time limit - Full
 - 2. B010 Details of Materials
 - 3. B019 Details of Doors and Windows
 - 4. B029 Eaves and Verges
 - 5. B034 Highways details
 - 6. B042 Parking/Turning/Loading
 - 7. B057 Contaminated Land
 - 8. B061 Foul and Surface Water Drainage
 - 9. B062 Surface Water Design
 - 10. B076 SUDS Management Plan
 - 11. B121 Landscaping Design
 - 12. B126 Landscape Management Plan
 - 13. B139 Tree Protection and Retention Plan
 - 14. B130 Tree Protective Fencing
 - 15. B132 Tree No Dig Method Statement
 - 16. C074 Tree Protection
 - 17. B145 External Lighting plan
 - 18. B149cust Ecological Mitigation Strategy
 - 19. B150 Site Environmental Management Plan
 - 20. C013 Parking, Loading, Unloading and Turning
 - 21. C014 Visibility Splays
 - 22. C100 Artificial Nesting Boxes
 - 23. C38 Approved plans
 - 24. Ccust Devpt in accordance with noise report
 - 25. Dcust Plot 39 – No windows in east elevation

Informatives

- I06 S106
- I08 Highways Licence
- I25m Nesting Birds
- I40 Conditions
- I41 Reasons
- RANPPF1 Approval - National Planning Policy Framework.