

TWC/2017/0204

Land adjacent Belvedere Court, Hinkshay Road, Dawley, Telford, Shropshire
Reserved matters application for the erection of 152no. dwellings including details for access, appearance, landscaping, layout and scale

APPLICANT

Countryside Properties PLC,

RECEIVED

10/03/2017

PARISH

Great Dawley

WARD

Malinslee and Dawley Bank

OFFICER Matthew Thomas

THIS APPLICATION WAS DEFERRED AT PLANNING COMMITTEE ON 28TH JUNE 2017 FOR MEMBERS TO BE PROVIDED WITH ADDITIONAL INFORMATION/REASSURANCE RELATING TO LAND CONTAMINATION

1.0 LAND CONTAMINATION

- 1.1 The Council's Environmental Health department has provided the following additional commentary for members of planning committee in relation to land contamination and how this is to be managed by the developers:
- 1.2 As part of the planning process the applicant has undertaken a detailed Phase I and II Geo-Environmental Site Investigation for the above site. The report is required to determine potential contaminated land liabilities, remediation requirements and geotechnical engineering works that will be required as part of the proposed development for the proposed low rise residential development. The works undertaken will ensure that the land is suitable for its final use.
- 1.3 As a part of the investigation the following factors have been considered and investigated:
- Detailed review of historic information – What was the land used for previously and would this have had an effect on the land;
 - Detailed desk study – Looking at all previous land uses and identifying the potential contaminants associated with these uses, using well established industry guides. Understanding the potential pollutant linkages on the site e.g. Looking at the source of contamination, identifying any potential receptors and establishing any links between the two;
 - Design of suitable intrusive ground investigation – Once a desk study has been completed an intrusive ground investigation takes place, the methodology for this is developed from the findings of their desk study and will be undertaken in accordance with British Standard 5930:2015 "Code of Practice for Ground Investigations". Methods for intrusive ground investigation on this site were as follows:
 - Window sample probe holes with and construction of environmental monitoring installations;

- Deep cable percussive boreholes with groundwater monitoring installations;
 - Mechanically excavated trial pits;
 - In-situ geotechnical testing;
 - Chemical & geotechnical laboratory analysis;
 - Groundwater monitoring and sampling;
 - Ground gas monitoring;
- Contamination risk assessment & conceptual site model – Once the data has been gathered concerning levels of contamination in the soil a risk assessment is carried out, this involves comparing the levels of contaminants with set assessment criteria to ensure that the levels are either suitable for the proposed use or to identify contaminants of concern. Once the risk assessment has been completed the conceptual site model is updated again looking at the source of the contamination, any potential pathways and receptors. This informs the requirements for their remediation statement;

1.4 All documentation submitted for the above application was assessed by an officer from public protection and was deemed to be acceptable and in line with the normal planning process, as a result of this the officer recommended to the planning officer that a contaminated land condition be placed on the site. The condition is a multi-stage condition which is not fully discharged until the development has concluded and any necessary long term monitoring and maintenance has been carried out. The condition compels the applicant/developer to:

- Fully assess the extent of the contamination on site - they have demonstrated this via the submission of a Phase I and II Ground investigation, therefore this aspect of the condition would be considered as complied with
- Submit a remediation strategy which details exactly how they plan on carrying out the remediation on site - again they have demonstrated this through the submission of a Remediation Strategy, this has also been reviewed by Public Protection and has been deemed acceptable, therefore this part of the condition has been discharged
- Implementation of Approved Remediation Scheme - this part of the condition has not been discharged at this stage as the works have not been completed on site
- Reporting of unexpected contamination - this part of the condition remains in force until ground works have been completed
- Long term monitoring or maintenance - if necessary this is the last part of the condition to be discharged and it will only be discharged once the monitoring period has concluded and the results have been reviewed by officers of this department

1.5 The remediation statement sets out exactly how the developer will carry out the ground works on site. In summary the statement covers the following, for more detail please consult the document titled “Discharge of Condition 5, 14, 16 & 17 – Remediation Strategy”:

- Site Clearance – before ground works can commence the site needs to be cleared, this will be done in a controlled manner with full compliance with any ecological mitigation measures that are required for the works. All vegetation should be either stockpiled at a pre-agreed location or alternatively removed from site in accordance with Waste Permitting Regulations.
- Delineation, Excavation and Treatment of Identified Asbestos Impact – the site investigation reports identified asbestos fibres in three locations, with asbestos levels exceeding 0.001% present within Trial Pit 129 at 0.70m Below Ground level. They have proposed the following method to safely deal with this contamination; all contractors must ensure that all personnel working on the site are trained in the identification of Asbestos Containing Material (ACM) and the risk associated with impacted soils. Where any visual evidence of ACM is identified, these materials should be carefully segregated and removed from the soil matrices. Validation sampling of the soil should be completed to demonstrate compliance – Telford and Wrekin Council Officers can visit at the time of sampling to ensure it is being done correctly. The statement also states that the process should be completed under strict controls to be devised and employed by the nominated contractor to ensure no potential for fibre release into ambient air. The report sets out that if necessary, reassurance air testing should be carried out during the operation to demonstrate the deployment of the required control procedure and safe working methods.
- Delineation, Excavation, Treatment & Disposal of Impacted Material – the remediation statement states that all areas of contamination have been identified. It states that material which is deemed to be contaminated will be excavated and stockpiled on an impermeable membrane which will be on a clay bund and covered to negate the risk of contamination spreading. The stockpile will be subject to detailed laboratory analysis to determine the suitability for re-use or the requirements for off-site disposal. Once the delineation and excavation process has been completed that sides and bases of resulting voids will be chemically validated to confirm no impacted materials remain in situ. The results of this testing will be compared to the Site Specific Remediation Targets – as agreed with Telford and Wrekin Planning Authority.
- Importation of Bulk Fill – Where there is a need for soil to be bought on to site it shall be tested and a validation certificate will be submitted to the Local Planning Authority for their approval.
- Preparation of Garden for Cover System - As part of the land remediation works, garden areas will be prepared in a manner that will facilitate the placement of the clean cover system during the development phase of the works. The preparation of the areas requiring clean cover is critical in ensuring delivery of the site in a manner that will ensure no risk to the proposed end users.
- Remedial Verification Report - Collation of information relating to site clearance, chemical testing, remedial works, remedial verification, material movements and waste transfer documentation where appropriate. Complete remedial validation reported in line with regulatory guidance. This will include a detailed risk assessment. The report will be submitted to the Local Authority for approval following completion.

- 1.6 With regards to the work that has been carried out prior to permission being granted, it is for the developer to demonstrate that they have complied with their remediation statement, documents have been submitted by the developer on 06.07.17, demonstrating that the stockpiled topsoil is clean and setting out the processes that will be in place to implement the remediation strategy. Please rest assured that this planning application is subject to all the normal controls associated with the development of brownfield sites. All documentation submitted thus far has been reviewed and accepted by Public Protection and all documentation that is yet to be submitted will be assessed to ensure that the site is suitable for its end use.
- 1.7 As requested by members, appended to this committee update are executive summaries produced by e3P Environmental Consultants.

2.0 RECOMMENDATION

2.1 Based on the conclusions above Officer Recommendation is to GRANT RESERVED MATTERS subject to the following conditions (with authority to finalise and impose additional conditions to be delegated to the Service Delivery Manager of Development Management):

- Time Limit (Reserved Matters)
- Materials as submitted
- Highway related conditions
- Drainage related conditions
- Coal Authority related conditions
- Environmental Health conditions
- Landscaping implementation
- Site Levels
- Approved Plans

*******ORIGINAL COMMITTEE REPORT AND UPDATE SHEET BELOW*******

Coal Authority

- 1.0 Since preparation of the committee report the developer has been liaising with the Coal Authority to resolve the outstanding issues relating to ground conditions and the mining legacy of the site. Additional supporting information has been submitted by the applicant to the Local Planning Authority and the Coal Authority in respect of these matters. The Coal Authority has since contacted the Local Planning Authority with the following update:
- 1.1 The Coal Authority has considered the additional information presented by the applicant and on the basis that both the mine entry and its respective zone of influence would avoid any built development, the Coal Authority have confirmed that they do not have any objections to this element of the development.

- 1.2 In terms of the sough in the southern part of the site it would appear that the sough has still not been located and the conjectured position of the sough conflicts with the positions of multiple plots. Should the sough be open and active and not able to be grouted, the Coal Authority would not be supportive of building over it. The Local Planning Authority are satisfied that this matter can be dealt with through the imposition of additional conditions to ensure that no development commences on the southern part of the application site (plots 1-78) until intrusive investigations are undertaken to establish the presence or otherwise of soughs, land drains or any other mining feature. The results of the investigations, along with any necessary m, in conjunction with the Coal Authority. The attached plan shows the area that is potentially affected by the presence of the sough (edged in purple).

Trees

- 1.3 A landscaping scheme has now been submitted which identifies the extent of tree planting throughout the site. This landscaping scheme will be conditioned to ensure satisfactory delivery of tree plantation.

Other Matters

- 1.4 An error was made in para 1.2 of the committee report relating to the proposed mix of housing. The correct figures are copied below:

Open Market

57no. Three Beds, and
17no. Four Beds,
74no. Total

Private Rental

11no. Two Beds,
67no. Three Beds, and
78no. Total

- 1.5 Finally, a total of 296 car parking spaces will be provided and not 304 spaces as stated in para 6.20 (not including garages).

2.0 RECOMMENDATION

- 2.1 Based on the conclusions above Officer Recommendation is to GRANT RESERVED MATTERS subject to the following conditions (with authority to finalise and impose additional conditions to be delegated to the Service Delivery Manager of Development Management):

- Time Limit (Reserved Matters)
- Materials as submitted
- Highway related conditions
- Drainage related conditions
- Coal Authority related conditions
- Ecology related conditions

- Landscaping implementation
- Site Levels
- Approved Plans
-

OBJECTIONS RECEIVED: YES

1.0 THE PROPOSAL

1.1 This Reserved Matters application is made by Countryside Properties Ltd and seeks approval of details for 152 dwellings together with associated access, appearance, landscaping, layout and scale pursuant to Outline Application TWC/2013/0592 which was granted permission in October 2014 for up to 165 dwellings with associated open space and infrastructure on the site formerly occupied by the Ever Ready factory.

1.2 The scheme comprises the following housing mix;

Open Market

45no. Three Beds, and
29no. Four Beds,
74no. Total

Private Rental

11no. Two Beds,
59no. Three Beds, and
8no. Four Beds
78no. Total

1.3 Each dwelling would be served by off-street parking, either within the plot or small communal parking areas.

1.4 The application is accompanied by a Contamination Piling Risk Assessment, Geo-environmental Site Assessment with Remediation Strategy, Transport Assessment, Flood Risk Assessment, Arboricultural Statement, Archaeological Watching Brief, Ecological Appraisal, Mitigation and Management Plan and a Design & Access Statement.

1.5 During the course of the application, the following amendments were received following Officer and consultee concerns;

- Amendments to drainage scheme as requested by the Council's Drainage Engineer.
- Revised Landscaping Plan.
- Submission of Coal Mining Risk Assessment

2.0 SITE AND SURROUNDINGS

2.1 The site is situated off Hinkshay Road, Dawley and extends to 4.3 hectares in area. The land is dissected by an unadopted lane which runs North-West to South-East through the site giving access to Hinkshay/Stirchley Pools within the Town Park and is bordered by established hedges. The North-Eastern half

of the site formerly comprised a factory site and sewage works which was demolished in the 1990's.

- 2.2 Between 1956 and 1995, part of the site was occupied by an Ever Ready Dry Cell Factory which employed up to 1100 staff. Following demolition of the factory in 1995, partial clearance of the site was undertaken around the main building. The floor slab to the factory and the tarmac circulation areas remain in situ below the current surface.
- 2.3 The site comprises both brownfield and greenfield land delineated by hedgerows and comprising a variety of habitats and is roughly level in terms of topography on the old factory site. The landscape locally tends to slope to the South-East and the greenfield element of the site is noticeably lower than the brownfield element.
- 2.4 The nearest residential properties are the newly built properties fronting Hinkshay Road on the former White Hart Public House site, yet the site has a largely rural feel with the extent of the surrounding Town Park with its excellent access to rights of way and local nature reserves. The site is considered to be in highly sustainable location approximately 1 kilometre to the south of Telford town centre and 1 kilometre to the east of Dawley district centre, and therefore benefits from close proximity to the amenities that these centres provide.

3.0 PLANNING HISTORY

- 3.1 W2007/0870 - The White Hart Public House, Hinkshay Road, Dawley – Conversion of existing public house into 2 dwellings, erection of 12 dwellings, associated landscaping and alteration to existing vehicular access - Granted 27/09/07
- 3.2 TWC/2010/0513 – The former White Hart Public House, Hinkshay Road, Dawley – Erection of 14 no. dwellings - Granted 24/06/11
- 3.3 TWC/2013/0592 - Outline planning application for up to 165 dwellings and associated open space and infrastructure – Granted 03/10/2014

4.0 PLANNING POLICY CONTEXT

- 4.1 National Planning Guidance:
National Planning Policy Framework
- 4.2 Core Strategy:
CS1 Homes
CS8 Regeneration
CS9 Accessibility and Social Inclusion
CS11 Open Space
CS12 Natural Environment
CS13 Environmental Resources
CS15 Urban Design

- 4.3 Wrekin Local Plan:
- EH7 Contaminated Land
 - EH8 Remedial Action on Contaminated Land
 - UD2 Design Criteria
 - UD3 Urban Design Assessments
 - UD4 Landscape Design
 - H6 Windfall sites in Telford
 - T4 Development Principles
 - T22 Planning Obligations
 - OL11 Woodlands and Trees
 - OL12 Open Land and Landscape: Contributions from New Development
 - OL13 Maintenance of Open Space
- 4.4 Telford & Wrekin Local Plan (Submission version):
- SP1 Telford
 - SP4 Presumption in favour of sustainable location
 - HO1 Housing requirement
 - HO4 Housing Mix
 - HO5 Affordable Housing thresholds and percentages
 - BE1 Design Quality
 - C3 Impact of development on highways
 - C5 Design of parking
 - NE1 Biodiversity and Geodiversity
 - NE2 Trees, Hedgerows and woodlands
 - BE10 Land Contamination
 - ER8 Waste planning for residential developments
 - ER12 Flood risk management

5.0 SUMMARY OF CONSULTATION RESPONSES

Standard consultation responses

- 5.1 Great Dawley Parish Council: No comments received
- 5.2 Highways: Support subject to conditions
- Parking, loading, unloading & turning
 - Visibility Splays (2.4m x 43m)
 - Construction detail of all new roads & footways
 - On-site construction
 - Details of off-site highway works
 - Include highways informative
- 5.3 Drainage: Support subject to conditions
- Scheme of foul and surface water drainage
 - SUDS Management Plan
 - Exceedance flow routing plan
- 5.4 The Coal Authority: Object

- Further information required regarding locations of mine shafts prior to stabilisation, capping and designation of appropriate 'no build' zones
- 5.5 Contaminated Land/Environmental Health: Comment
- Satisfied with Construction Environmental Management Plan submitted and methods set out in the plan to reduce the risk of adversely affecting the nearby residents' amenities
- 5.6 Urban Design: Object
- The proposed scheme is disappointing and appears to be focussed on capacity and engineering rather than responding to the site, its context and the promotion of placemaking. Whilst it is acknowledged that parking issues are important and need to be satisfied, they would appear to dominate this scheme to the detriment of the quality of the built and natural environment; furthermore the combination of these aspects with the proposed use of standard dwelling types are unlikely to do little to respect, respond or enhance this locality and thereby satisfy the relevant design policies; consequently these proposals should be resisted in its current form.
- 5.7 Ecology: Comment – include following conditions
- European Protected Species Licence
 - Ecological Survey – works in accordance with Protected Species Survey
 - Ecological Mitigation Strategy and Method Statement
 - Badger Disturbance licence
- 5.8 Arboricultural: Comments awaiting
- 5.9 Archaeology: Comment – confirm approval of the Written scheme of Investigation for a programme of archaeological works and satisfied that all necessary archaeological condition precedents have been fulfilled to allow construction to proceed
- 5.10 Shropshire Fire Service: Comment – include Fire authority informative
- 5.11 West Mercia Police: Comment – condition Secure by Design

Neighbour consultation responses

- 5.12 Direct notification was carried out to all adjoining and adjacent premises, in addition to Press and Site Notices. 16 objections have been received (5 of these are duplicates or additional letters from the same property, 3 letters of support subject to conditions and 2 letters raising comments. The issues raised are summarised below:
- Adverse impact on residential amenity as a result of loss of privacy and sun/daylight compounded by differentiation in ground levels
 - Disruption for residents from noise, pollution, fumes and smells during construction – confirmation of working hours required

- Concerns regarding existing drainage infrastructure – flooding is already an issue in and around the site
- Concerns regarding proposed access, inadequate on-site car parking, additional traffic to and from the site and Finger Road, potential for additional 300+ cars, vehicle speeds, potential adverse impact on highway and pedestrian safety, lack of pedestrian crossings/traffic calming and concerns regarding access for emergency vehicles
- Ground conditions – land is heavily contaminated having previously being occupied by the Ever Ready factory. What threat is posed to existing residents from known hazardous materials?
- Loss of trees – developer has already cleared the site – adverse impact on local wildlife – what compensatory measures are proposed?
- Development will be out of character with area and adjacent Town Park– adverse impact on local heritage – high density development
- Design and character of properties are more in-keeping with Lawley rather than the rural nature of Hinkshay Road
- Overdevelopment of the site – number of homes is too high for this narrow and winding lane – not reflective of existing built form
- Lack of information relating to social/affordable housing – are the developers required to make a payment to off-site affordable housing?
- Security issues - potential anti-social behaviour – pathway behind Belvedere Court may be used as a cut through for non-residents
- The Coal Authority has objected to this application – how is this being dealt with? Concerns regarding land stability, contamination and pollution
- Traffic calming measures required to ensure highway safety
- Presence of underground tunnels – lack of information relating to these
- Developers need to make all potential purchasers aware of the nature of land contamination, proximity to mine entries and floodplains
- Whilst there may be a requirement for the Council to meet housing numbers, this should not be to the detriment of existing communities

6.0 PLANNING CONSIDERATIONS:

6.1 Having regard to the development plan policy and other material considerations, the planning application raises the following main issues;

- Principle of development
- Impact on character of surrounding area
- Trees and Landscaping
- Ecology
- Contaminated Land
- Drainage
- Design of internal estate road and parking provision
- Impact upon residential amenity
- Planning Obligations

Principle of Development:

- 6.2 The principle of housing on this site is acceptable, and was established by the outline consent in 2014. This approval was subject to a S106 agreement which secured the following financial contributions:
- £150,000 towards off-site affordable housing
 - £150,000 towards recreation and leisure
 - £200,000 towards primary education facilities
 - £45,000 for the adoption of the informal public open space
- 6.3 An appropriate housing mix is provided to fulfil a demand for both market and private rental units. The development is in accordance with Core Strategy policies CS1 and CS3, CS5, CS8, CS9, Wrekin Local Plan policy H6, and Telford & Wrekin Local Plan policies SP1, SP4 and HO1 and HO4.

Impact on character of surrounding area

- 6.4 The scheme which has been subject to extensive pre-application negotiations would be built to a density of 35 dwellings per hectare (dph), which given the varied nature of house types in the vicinity is considered appropriate for this area.
- 6.5 The proposed development would be carried out across two distinct parcels of land, separated by the lane to Hinkshay/Stirchley Pools and a recent housing development known as Belvedere Court and would be connected by an area of landscaped public open space. The majority of the plots fronting Hinkshay Road will take direct access off the highway with the remainder of the development being accessed by three priority junctions. The north-eastern half of the development will see a variety of house types fronting the Hinkshay Road which will provide differing roof heights and styles to assist in maintaining the mix of properties within the area. Dual aspect properties will be positioned at corner plots addressing the access points to provide active frontages and to avoid blank elevations. This varying character is reflected in the south-eastern half of the scheme also where there is a combination of both detached and terraced properties fronting the highway. Gatehouse style properties will be provided either side of the new access, again being dual aspect to provide focal points together with natural surveillance.
- 6.6 Beyond the plots fronting the Hinkshay Road, internal estate roads will become a shared vehicular and pedestrian surface which will navigate their way through the two individual parcels of land flanked by detached and semi-detached houses as well as terraced properties within the southern half of the development site. The scheme comprises pockets of shared private driveways forming cul-de-sac like arrangements where road surfacing shall introduce areas of block paving.
- 6.7 The development will predominately represent a continuation of a two storey built form in a contemporary design with pitched roof form constructed in a mix of brick and render finish. A small number of properties (16) comprising The New Stamford house-type would be 2.5 storeys facilitated by the insertion of

roof lights in the front and rear. Proposed boundaries include 1.8m close board fencing, knee rail fencing, 1.8m screen walls with 1.1m high hooped metal railings. The development would not harm the wider character and appearance of the area.

- 6.8 Given that all of the properties will be dwellings benefiting from private domestic gardens there is no requirement to make special provision for bin or cycle storage.
- 6.9 It is therefore concluded that there would be no conflict with saved Wrekin Local Plan Policies H6 and UD2, Core Strategy Policies CS 1 and CS 15, and Telford & Wrekin Local Plan (2031) Policies SP1, SP4 and BE1. These policies seek appropriate design quality which relates to its context whilst positively influencing the use and appearance of the local environment. The policy aims are consistent with the National Planning Policy Framework.

Trees and Landscaping

- 6.10 A Landscape Masterplan, Enclosures Layout and Detailed Soft Landscaping plan have been submitted and has been subject to amendments during the course of the planning application in line with officer requirements. In respect of trees a Tree Survey Plan has been provided together with an Arboricultural Statement and Preliminary Tree Survey Schedule.
- 6.11 The landscaping offered within private domestic curtilages fronting the estate road would provide a softening of the scheme and a visual break between the dwellings and hard surfaced areas. A significant number of trees have already been removed from the site and the developer is currently in discussions with the Council's Arboriculture Officer to agree on a tree replanting scheme to compensate for the loss of trees on site. Officers will update members on progress of these discussions or alternatively this can be dealt with through conditions. All trees planted in or adjacent to hard standing will have root mitigation product in the form of root deflectors or barriers. This is to abate surface roots becoming a nuisance or hazard as the trees mature.
- 6.12 As secured through the S106 agreement, the developer is required to pay £45,000 for the adoption and on-going maintenance of the informal Public Open Space. These will be implemented either prior to completion of 65% of the dwellings or within 5 years of commencement of development whichever is sooner. There are no other areas of incidental open space and therefore all landscaping would be located within private domestic curtilages.
- 6.13 It is therefore concluded that there would be no conflict with saved Wrekin Local Plan policies UD4, OL11, OL12, OL13 and LR4, Core Strategy policies CS11 and CS12 and Telford & Wrekin Local Plan (2031) policy NE2. These policies seek to protect and enhance the natural environment of the Borough from development and enhance outdoor recreation facilities. The policy aims are consistent with the National Planning Policy Framework.

Ecology

- 6.14 The application has been supported with a suite of ecological surveys including habitat surveys, Great Crested Newt surveys, Reptile surveys and Mitigation, Bat surveys and Ecological Mitigation Strategies. The developers have engaged in extensive discussions with the Council's ecologist throughout the process of this planning application in order to satisfactorily address all aspects of wildlife preservation together in discharging the ecology conditions imposed to the outline consent. Whilst the Ecologist is still waiting on final landscaping proposals for this site and the associated habitat management plans, as these can be dealt with through conditions, no objections have been raised to the proposals from ecology.
- 6.15 It is therefore concluded that there would be no conflict with Core Strategy Policy CS12 Natural Environment and Telford & Wrekin Local Plan (2031) Policy BE1 Biodiversity and Geodiversity. These policies seek to protect and enhance the natural environment of the Borough from development. The policy aims are consistent with the National Planning Policy Framework.

Contaminated Land/Ground conditions

- 6.16 The application has been submitted with a scheme for soil gas mitigation measures and remediation which has been assessed as satisfactory by the Council's Public Protection Team. As such, parts a) and b) of Condition 9 (Land Contamination) have been discharged. The developer has been liaising directly with the Coal Authority in light of the objections submitted. The Local Planning Authority understands that the required information relating to the locations of mine shafts and the appropriate stabilisation, capping and designation of appropriate 'no build' zones have been agreed in principle and are awaiting confirmation of this from the Coal Authority. Members will be updated at committee.
- 6.17 It is therefore concluded that there would be no conflict with saved Wrekin Local Plan Policies EH7 and EH8, and Telford & Wrekin Local Plan (2031) Policy BE1. These policies seek to safeguard the future occupiers of the site and are consistent with the National Planning Policy Framework.

Drainage

- 6.18 The developers have also been in on-going discussions with the Council's Drainage Engineers to establish key principles for site drainage. A Drainage Strategy Plan has been submitted. Whilst this has largely been agreed by the Council's Drainage Engineers, the final strategies are currently being considered and members will be updated of any additional requirements.
- 6.19 It is therefore concluded that there would be no conflict with Core Strategy policy CS13 and Telford & Wrekin Local Plan (2031) policies ER11 and ER12. These policies seek to avoid an increased risk of flooding and to avoid any adverse impacts of additional demand on the existing foul sewerage network.

The policy aims are consistent with the National Planning Policy Framework.

Design of internal estate road and parking provision

- 6.20 The development would provide a minimum of 2 car parking spaces per dwelling, providing a minimum of 304 on site car parking spaces. Once adopted, the parking standard in the emerging Telford and Wrekin Local Plan would be for 343 spaces. As such, the proposed 39 spaces under that prescribed in the emerging Local Plan. However, the scheme does make provision for a minimum of two spaces per dwelling, with some plots benefiting from 3 spaces. In respect of 2 and 3 bed units the scheme is compliant with the emerging parking standards. Officers are satisfied that the scheme will not result in a highway safety issues as a result of the slight under provision given the site's location within the suburbs of a the town centre. Bus routes, local schools, leisure centres and play areas are all within easy walking distance. As such there are sustainable transport options in this location as an alternative to car, including a bus stop 500m away along Finger Road, pedestrian and cycle links along the Silkin Way route, and accordingly officers accept the small shortfall in parking provision on this development.
- 6.21 Technical details have been submitted in order to satisfy the requirements of the Local Highways Authority including traffic calming measures along Hinkshay Road. These features will comprise a raised table at each of the three access points, a pedestrian ramp and crossings where the road meets the Public Right of Way together with improvements to the mini-roundabout at the junction with Finger Road. These key principles have been agreed with the Local Highways Authority who now offer support for the proposals subject to conditions as detailed above.
- 6.22 It is concluded that there would be no conflict with saved Wrekin Local Plan Policies UD2 and H6, Core Strategy Policies CS 9 and CS 15, and Telford & Wrekin Local Plan Policies BE1, C3 and C5. These policies seek adequate access and car parking provision to new development which preserves highway safety and the details.

Impact upon residential amenity

- 6.23 In respect of the impact of the scheme on the occupants of neighbouring properties, the site has common boundaries with a number of properties on the adjacent development at Belvedere Court and has been designed to ensure satisfactory separation distances to existing dwellings. The area of public open space is situated to the south-east and to the rear of these neighbouring properties with separation distances well exceeding the 21m which is considered as best practice. Similarly the rear gardens of plots 103-109 will back on to the gardens of neighbouring properties at Belvedere Court with separation distances of approximately 20m being achieved. Even when the small difference in levels is taken into consideration, the scheme is not considered to have a significant detrimental impact on the occupants of these neighbouring properties.

- 6.24 The layout has also been designed to ensure that all of the proposed houses have an acceptable level of private amenity space (with all of the back gardens have a depth of at least 10m) and that separation distances between the proposed dwellings are acceptable. The proposal has been carefully designed to ensure that there would not be a detrimental impact on the living conditions of the occupiers of the existing or proposed houses as a result of the development.
- 6.25 A Site Environmental Management Plan has been submitted which includes measures to avoid congestion on the surrounding roads and to protect the amenities of nearby residential areas. These include construction working hours and delivery times of between 08:00 and 18:00 hours Monday – Friday, 08:00 and 13:00 hours on Saturdays with no working on Sundays or Bank Holidays. These are recognised standard construction hours and as there are no special or unusual circumstances in this location it would be deemed unreasonable to shorten these hours. The development will have to be undertaken strictly in accordance with these agreed details.
- 6.26 The proposed development is therefore considered not to have a significant detrimental impact on the amenities of adjacent residential properties and complies with policy CS15 of the Core Strategy and ‘saved’ policy UD2 of the WLP.

7.0 CONCLUSION

- 7.1 The details submitted for reserved matters and discharge of conditions attached to the outline is considered acceptable. The appearance, landscaping, layout and scale of the residential scheme do not have an adverse impact upon the character and appearance of the area and no harm will arise upon the residential amenities of the adjacent neighbours, drainage, ecology, land contamination or highway safety. The development is considered to be acceptable and compliant with local planning policy and the guidance contained within the National Planning Policy Framework.

8.0 RECOMMENDATION

- 8.1 Based on the conclusions above Officer Recommendation is to GRANT RESERVED MATTERS subject to the following conditions:
1. Time Limit (Reserved Matters)
 2. Materials as submitted
 3. Highway related conditions
 4. Landscaping implementation
 5. Ecology conditions
 6. Approved Plans