

TWC/2018/0780

Land corner of, Holyhead Road/Telford Way, Snedshill, Telford, Shropshire,
Erection of 76no. dwellings, garages with landscaping and associated accesses

APPLICANT

NuPlace, Kirsty Liddell

RECEIVED

25/09/2018

PARISH

St. Georges and Priorslee

WARD

St Georges

**THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AS IT
CONTAINS A S106 AGREEMENT RELATING TO FINANCIAL CONTRIBUTIONS**

1.0 SUMMARY RECOMMENDATION

1.1 It is recommended that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to GRANT FULL PLANNING PERMISSION subject to a S106, conditions and informatives.

2.0 SITE AND SURROUNDINGS

2.1 The application site comprises a former agricultural field measuring approximately 3.2ha in area, located to the south east of Snedshill Way and north east of Holyhead Road. The site is located in the Snedshill area, approximately 1km north of Telford Town Centre.

2.2 The site is bordered along the north-west and north-east boundaries by dense areas of woodland. A line of mature trees separates the site from Holyhead Road and Priorsee Roundabout is located at the south east. Beyond Holyhead Road to the south of the site is an existing industrial premises, Kiyokuni Europe Ltd and further to the south east is a vacant site allocated for commercial development in the Local Plan. To the north-west of the site is the Snedshill Phase 1 site which recently received permission for 39 dwellings and is currently under construction.

3.0 APPLICATION DETAILS

3.1 This application seeks full planning permission for the erection of 76 dwellings together with the provision of associated access, landscaping and infrastructure.

3.2 The proposal consists of a mixture of 2, 3 and 4 bed dwellings within single storey, two storey and two and a half storey buildings and a number of apartments. A new vehicular access will be provided off Holyhead Road.

3.3 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

- Ecological Appraisal

3.4 The application is subject to a Section 106 agreement securing financial contributions towards the following:-

- Primary Education £210,553
- POS/Childrens Play £45,600
- Highways £58,604
- Affordable Housing 25% provision

4.0 RELEVANT HISTORY

4.1 TWC/2017/0714 was granted on 12/3/18 for 39 dwellings on land to the north-west of the site. The SUDs pond and drainage connection for that development sits within this application site.

5.0 RELEVANT POLICY DOCUMENTS

5.1 National Guidance:

National Planning Policy Framework (NPPF)

5.2 Local Development Plan:

Telford & Wrekin Local Plan

6.0 SUMMARY OF CONSULTATION RESPONSES

6.1 Local Member & Town/Parish Council Responses:

6.1.1 St Georges and Priorslee Parish Council: Comment

Raise concerns regarding:

- Dangerous position of site access onto Holyhead Road
- Request the installation of a pedestrian crossing and safety barriers on the footpath access
- Lack of play facilities for children
- Concerns that groundwork already appears to have commenced.

6.2 Standard Consultation Responses

6.2.1 Healthy Spaces: Support subject to conditions

Requests a financial contribution of £45,600 towards the upgrade of nearby off-site play facilities.

6.2.2 Education: No objection

Request financial contribution of £210,553 towards improvements at St Georges Primary School.

6.2.3 Ecology: Support subject to conditions

Requests conditions requiring a habitat management plan, artificial nests/roost boxes and external lighting details.

6.2.4 Highways: Support subject to conditions

No objection subject to conditions requiring technical construction details of road and footways and a contribution of £58,604 towards strategic network improvements.

6.2.5 Affordable Housing: Comment

The proposal more than meets the requirements of HO5 in terms of affordable housing provision. It is requested that a condition is imposed requiring details of a local lettings plan for the affordable housing.

6.2.6 Drainage: Support subject to conditions

6.2.7 Trees: Support subject to conditions

Requests conditions requiring the submission of a tree protection plan, a landscaping plan, landscape management plan and suitable tree protection measures.

6.2.8 Shropshire Fire Service: Comment

Requires consideration to be given to advice provided in Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications"

7.0 SUMMARY OF PUBLIC RESPONSE

7.1 Three objections have been received from local residents, which are available in full on the planning file, but key points have been summarised as follows:

- Visual Impact and Layout
- Overdevelopment of the site
- Adverse impact upon nearby residents
- Traffic generation
- Flooding concerns
- Maintenance responsibilities for tree and flood attenuation feature

7.2 One objection has been received from Kiyokuni Europe Ltd, raising concerns that the proposal may restrict future plans to expand to a 24 hour operation.

8.0 PLANNING CONSIDERATIONS

8.1 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
- Design and Layout
- Highways and Access
- Drainage
- Trees and Ecology Issues
- Noise Issues
- Other Matters
- Planning Obligations

8.2 Principle of Development

The site is an allocated housing development site within the Local Plan, identified as one of the sites which are intended to deliver the majority of the Council's housing supply over the Local Plan period to 2031. The site is listed within Appendix D as H9 (Land North of Priorslee Roundabout) with an identified yield of 70 dwellings. Historically, the site has been committed for

residential development within the former Wrekin Local Plan and also benefits from residential consent under Section 7(1) of the New Towns Act. The principle of residential development on the site has therefore been established in policy.

8.3 Design and Layout

8.3.1 Vehicular access to the site will be provided from Holyhead Road to the south west and two footpath links will be provided in the north west, and south east boundaries. The layout has largely been dictated by the position of those access points and the SUDs pond which will be landscaped as a key feature with properties positioned to face onto it. Whilst it is noted that public comments suggest the proposal is cramped and overdeveloped, officers consider that at 24 dwellings per hectare, the proposal would compare favourably with the recent approval to the north-west, and would not be out of keeping with the wider surrounding area.

8.3.2 The dwelling design follows the style and treatment of those approved on Phase 1, utilising features such as brick heads and sills, chimneys, detailed brick eaves, traditional windows and porch canopies. The resulting appearance of the properties being constructed on Phase 1 is considered to be of sufficiently high quality given its sensitive surroundings and this will be carried forward into Phase 2. 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, satisfying the requirements of TWLP Policy BE1.

8.4 Highways and Access

8.4.1 The provision of the access directly off Holyhead Road is considered the most appropriate location by the Local Highways Officers and is preferable to the formation of an additional access onto Snedshill Way. The concerns of the Parish Council in this respect are noted, however, officers are satisfied that the junction location offers good visibility on a straight stretch of road with good separation distances to nearby junctions.

8.4.2 The application has been accompanied by a Transport Assessment which considers the likely impact upon the local highway network. The assessment concludes that additional demand will be placed upon Holyhead Road which includes an increase in traffic through the Furnace Road/Holyhead Road junction. Accordingly a proportional contribution towards junction improvements at this location is being sought to help mitigate this impact. As other developments come forward, including that of the industrial estate to the south of Phase 2, further proportionate contributions will look to be secured to help fund a complete scheme. In this instance, the application meets the trigger for the provision of £58,604 calculated based on PM peak trips, as identified within the transport assessment.

8.4.3 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.

8.4.4 Highways Officers have assessed the proposal and are satisfied that it meets the relevant standards in terms of layout, turning areas, carriageway width and parking requirements. The development will provide a total of 152 parking spaces which equates to 2 spaces per dwelling and marginally exceeds the requirement of 151 spaces as set out in the Local Plan. Swept path analysis plans have been submitted to demonstrate that the site can be served by an 11.3m long refuse vehicle.

8.4.5 In summary, officers are satisfied that the proposal meets the requirements of local policies C3, C4 and C5.

8.5 Flood Risk and Drainage

8.5.1 The application is accompanied by a Flood Risk Assessment which confirms that the site is not at risk of fluvial or groundwater flood risk. The application site includes a SUDs pond in the south east corner which will collect storm water from both Phase 1 and Phase 2 sites. Foul drainage will connect to mains sewers within the vicinity of the site. The design of the SUDs pond has previously been considered and agreed as part of the Phase 1 application, with the design and depth considered sufficient to accommodate surface water from both developments.

8.5.2 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 local plan Policy ER12.

8.6 Trees and Ecology

8.6.1 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. A small number of trees have been removed to facilitate the site access and drainage connection in the north west corner, however, none of the trees to be removed are of the highest quality and no objection is raised to this aspect of the proposal.

8.6.2 A landscaping plan will a condition of the permission which will provide details of any replacement planting required to offset the loss of the existing trees. Although, spatial constraints mean that the opportunity for any substantial landscaped areas or tree species will be extremely limited.

8.6.3 Ecology: The application has been accompanied by a Preliminary Ecological Appraisal by Absolute Ecology (2017) which found the site unlikely to support Great Crested Newts or amphibians, however, did present good opportunities for nesting birds and roosting bats. The report found that several trees on site

offered good opportunities for roosting bats and recommends that those trees are retained. The proposal has been considered by the Council's Planning Ecologist who is satisfied that the proposal will not be harmful to protected species or wildlife habitats and raises no objection subject to conditions requiring a habitat management plan and details of artificial nests/roosts and external lighting.

8.6.4 Accordingly, it is considered that the proposal complies with local plan policies NE1 and NE2.

8.7 Noise Issues

8.7.1 A Noise Impact Assessment has been submitted with the application which considers the likely impact upon the development from nearby noise sources such as Holyhead Road and the industrial premises at Kiyokuni Ltd. The report considered both internal ambient noise levels and noise in private garden areas.

8.7.2 With regard to existing noise levels, the report concluded that acceptable internal ambient noise levels could be achieved through the use of appropriate glazing and background ventilators. In private garden areas, appropriate noise levels could be achieved in the majority of plots through the use of typical close boarded garden fencing, however, acoustic fencing will be required for a small number of plots nearest Holyhead Road.

8.7.3 Representations have been received on behalf of Kiyokuni Europe Ltd, who raise concerns that the proposal could limit their future plans to expand to a 24 hour operation at the site. The business operates a punch press which it considered had the potential to cause disturbance through noise and vibrations to future neighbouring residents. The NPPF requires that existing businesses near to proposed development should not have unreasonable restrictions placed upon them as a result of development permitted after they were established.

8.7.4 As the premises are not currently operating at night, the assessment has considered noise emitted from the premises during daytime hours and has carried out an assessment against background noise levels at night in order to forecast the potential impact upon proposed residential properties at night. The assessment found that during the daytime, any noise emitted from the premises did not exceed background noise levels in the area and would therefore have no adverse impact upon the proposed development. At night, when background noise is considerably lower, the assessment forecast that noise from the commercial premises could rise up to +2dB above background levels at the nearest measuring position. This figure allows for a +6dB correction for impulsivity, given the nature of the press emitting noise in pulses. BS4142 advises that any exceedance of background noise by less than +5dB would not result in an adverse impact upon amenity and as such, the relationship between the proposed development and existing industrial premises is considered to be acceptable.

- 8.7.5 The submitted assessment has been independently assessed and whilst the findings are generally supported, clarification has been requested on the method of correction for impulsivity, as this could go higher if required. In order to provide suitable protection for future residents, officers consider it necessary to plan for a worst case scenario and have requested that a higher impulsivity correction figure is applied than the +6db previously used. This will confirm whether the proposed soundproofing would be sufficient, or whether a higher specification of glazing, trickle vents and building specifications would be required.
- 8.7.6 Officers are, however, satisfied that through the incorporation of suitable mitigation measures, acceptable noise levels can be provided on site. The Noise Assessment provides a mitigation scheme which includes 3 levels of soundproofing, with the maximum protection afforded to properties fronting onto Holyhead Road. Such measures are considered sufficient to provide required noise reduction whilst achieving suitable ventilation within bedrooms. Accordingly the proposal is considered to comply with the requirements of Local Plan Policy BE1 (criteria xi).

8.8 Other Matters

- 8.8.1 Residential Amenity: Whilst a number of residential properties border the site to the north, they are separated from the site by a dense tree & vegetation belt which is to be retained. This provides a substantial buffer and will ensure that the amenities of those neighbours to the north will not be adversely affected.
- 8.8.2 Landscape Management: It is noted that neighbour comments have raised questions over who will be responsible for the maintenance of the existing trees and the SUDs feature to the south. These will both be adopted by the Council with future maintenance responsibility assumed accordingly.
- 8.8.3 Commencement of Works: The Parish Council have highlighted that construction works are already taking place on site. Officers are aware that some works have been taking place but can confirm that these are in connection with the provision of the SUDS pond and drainage connection from Phase 1, which were approved as part of the Phase 1 application. As such, officers are satisfied that the works taking place do have permission.

8.9 Planning Obligations

- 8.9.1 The proposed development meets the requirement to provide the following contributions: -
- 8.9.2 Education: Local Plan Policy COM1 recognises that major new housing development will generate additional demands upon existing levels of education provision. The application meets the trigger to provide a contribution of £210,553 towards the upgrade/enhancement of St Georges Primary School.

- 8.9.3 Highways: As required by Policy C3, the Local Highways Officer has confirmed the application meets the trigger to provide a contribution of £58,604 towards the Telford Growth Point Package.
- 8.9.4 Children's Play/Recreation: Local Plan Policy NE4 requires that the development provides a contribution towards the enhancement of public open space. The Council's Healthy Spaces Officer has confirmed the application generates a contribution of £45,600 towards the upgrade of a local play area.
- 8.9.5 Affordable Housing: Local Plan Policy HO5 requires that residential developments provide affordable housing at 25% within the Telford area. The application proposes a total of 39 affordable units which at just over half the development, well exceeds the target provision rate. The 39 units will be taken by a registered housing provider.
- 8.9.6 The applicant has confirmed there are no viability issues and they are able to meet the contribution requirements set out above in full.
- 8.9.7 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.
- 8.9.8 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.

9.0 CONCLUSIONS

- 9.1 This proposal involves the development of a committed and allocated housing site within the Local plan. It has been designed to a high standard using a mixed palette of materials, has been laid out satisfactorily and can be accommodated by the surrounding highways network. The proposal will not adversely affect European Protected Species or wildlife habitats and will involve the retention of the majority of the trees surrounding the site. A noise mitigation scheme sets out measures to satisfactorily protect future occupants from background and nearby industrial noise. The proposal generates the requirement for financial contributions towards highways, play area provision and education together with affordable housing.
- 9.2 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 Telford & Wrekin Local Plan.

10.0 RECOMMENDATION

10.1 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 (subject to indexation from the date of committee with terms to be agreed by the Development Management Service Delivery Manager) relating to
 - i) Primary Education contribution of £210,553 towards improvements to St Georges Primary School,
 - ii) Highway contribution of £58,604 towards the Telford Growth Point Package,
 - iii) Children's Play/Recreation contribution of £45,600
 - iv) Affordable Housing to be provided at 25% (19 units)

- 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. B150 Site Environmental Management Plan
 - 3. B061 Foul and Surface Water Drainage
 - 4. B076 SUDS Management Plan
 - 5. B034 Highways details
 - 6. B121 Landscaping Design
 - 7. B126 Landscape Management Plan
 - 8. B139 Tree Protection and Retention Plan
 - 9. C071 Tree - Soil Levels
 - 10. C013 Parking, Loading, Unloading and Turning
 - 11. C014 Visibility Splays
 - 12. B049 Details of Pedestrian Crossing
 - 13. B149 Habitat Management Plan
 - 14. B145 Lighting Strategy
 - 15. C100 Artificial Nesting Boxes
 - 16. B057 Contaminated Land
 - 17. BCus Local Lettings Plan
 - 18. C002 Materials
 - 19. Ccust Noise Report Recommendations
 - 20. C38 Approved plans

