

TWC/2017/0941

Land West of, Castle Farm Way, Priorslee, Telford, Shropshire
Erection of 395 no. dwellings with creation of accesses, internal roads, associated infrastructure, landscaping and open space

APPLICANT

Redrow Homes (Midlands), Dean Shaw

RECEIVED

21/11/2017

PARISH

St. Georges and Priorslee

WARD

Priorslee

OFFICER Ian Lowe

COMMITTEE UPDATE FOR INFORMATION ONLY

1.0 FLEXIBILITY TO EDUCATION CONTRIBUTION

- 1.1 This update is for information only and is intended to inform Planning Committee on the current position in respect of the education contribution previously supported by Members on 21st March 2018. The recommendation provided the following in respect of Education:
- £429,772 towards secondary education (Holy Trinity School or if not possible, Telford Priory School and;
 - £1,233,548 towards primary education (School to be built as part of Priorslee Urban Extension, but with flexibility in case school not built by then).
- 1.2 During the debate on the application, Members asked about the education provision. The two local primary schools are at capacity and do not have the space for any further extensions. However the planning permission previously granted for the Sustainable Urban Extension at Priorslee for 1100 homes to Miller Homes will when implemented bring forward a new Primary school.
- 1.3 At the time of the Committee meeting in March, Members were informed that Miller Homes were about to attend a meeting to discuss submission of reserved matters applications. Unfortunately that meeting did not take place, but they have since requested a further meeting to discuss proposals with a view to submit a reserved matters application for phase 1 at the end of 2018/early 2019 with a start on site of late 2019. The start on site would trigger the transfer of a serviced site for the new school.
- 1.4 At the time of the Committee Resolution, Members were asked to allow some flexibility on education and so the application is being brought back to update Members of the current position in regards to this approach.
- 1.5 It is now proposed to use £460,000 of the primary school education sum towards the extension of St. Georges Primary School as that extension is intended to be in place by September 2019. The balance of the primary school education sum will go towards the new primary school provision in

Priorslee with a 15 year time allowance to spend that money rather than the usual 5 year payback. This will give enough flexibility to ensure that the education money does not have to be returned by the developer.

1.6 The secondary education contribution will continue to be allocated to Holy Trinity School.

1.7 There is no alteration to the previous recommendation which remains as below.

2. RECOMMENDATION

2.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that **PLANNING PERMISSION IS GRANTED** subject to the following:

A.) The applicant/landowner and other interested parties entering into a Section 106 agreement with the Local Planning Authority (terms to be agreed by the Development Management Service Delivery Manager) with indexing applicable from the date of the committee resolution to grant Outline consent for the following:

- (i) The provision of 25% affordable housing (80% social rented and 20% shared ownership);
- (ii) Financial contributions towards
 - £339,527.93 for Highway Infrastructure Improvements at Limekiln Roundabout and Priorslee Roundabout,
 - £120,000 bus subsidy,
 - £10,000 bus stop enhancement
 - £10,000 travel plan,
 - £1,233,548 Primary Education - the school that will be built as part of the Priorslee Urban Extension, but with flexibility in case school not built by then,
 - £429,772 Secondary Education - Holy Trinity School or if not possible the contribution would be directed to the Telford Priory School,
 - £170,000 for improvements to the existing Teece Drive NEAP

All indexation to be calculated from the date of the committee resolution to grant planning permission.

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

- Time Limit
- Materials / means of enclosure etc.
- Levels
- Drainage related conditions
- Highways related conditions

- Tree related conditions
- Ecology related conditions

Informatives

I40	Conditions
I41	Reason for grant of permission
Ecology:	Bats
Ecology:	Ecology – Nesting Wild Birds
RANPPF1	Approval – National Planning Policy Framework

Original Report

OBJECTIONS RECEIVED: Yes.

This application is before Committee following a request by Councillor Veronica Fletcher. The application is also subject to a S106 agreement.

1. PROPOSAL

- 1.1 This is a full planning application for the erection of 395 dwellings and associated infrastructure, open space and area of play. The proposal has been amended during the course of the application making a number of changes, including a reduction in the proposed number of dwellings (from 409), to take account of comments that were received during consultation.
- 1.2 Two vehicular access points would be provided along Castle Farm Way that runs along the north eastern boundary of the site and additional pedestrian/cycle linkages would be provided to the west of the site. The southern vehicular access point would be a signalised junction.
- 1.3 The proposal consists of two, three and four bedroom dwellings and one and two bedroom apartments and 25% of the dwellings would be affordable housing. The affordable housing would be provided in a number of clusters around the site.
- 1.4 A number of documents have been submitted in support of the application, including:
 - Design and Access Statement
 - Planning Statement
 - Transport Assessment
 - Travel Plan
 - Arboricultural Impact Assessment
 - Ecological Assessment

- Flood Risk Assessment
- Archaeological Desk Based Assessment
- Noise Assessment
- Landscape Statement
- Geotechnical and Geoenvironmental Site Investigation

2. SITE AND SURROUNDINGS:

- 2.1 Priorslee is located approximately 2km to the north east of the Telford Town Centre and is located towards the east of the Borough boundary. The site has good transport links due to its close proximity to the A5, A442 and the M54 Motorway. Priorslee Local Centre (Gatcombe Way) is located approximately 600m to the north of the site, on the opposite side of Castle Farm Way and the Priorslee Local Centre (Priorslee Avenue) is located approximately 500m to the west of the site.
- 2.2 The site extends to 16.6 hectares and is currently vacant. The former Celestica building has been demolished and extensive earthworks have been undertaken to the south of the site in preparation of a previously approved development that subsequently never came forward. The site is within the Built up Area of Telford as defined on the Policies Map for the adopted Telford & Wrekin local Plan. The site is shown as White Land within the plan (meaning it has no formal designation) and is previously developed land.
- 2.3 The north eastern boundary of the site is formed by the A4649 (Castle Farm Way), Priorslee Lake (a balancing lake and designated Local Wildlife Site) is located to the south of the site, the Ricoh campus is located to the south west, the recently opened Holy Trinity Academy is located to the west and existing residential properties within Priorslee, as well as a play area, are located to the north and north west of the site. The Lakeside Plant Centre and the site of the Priorslee Sustainable Urban Extension are located on the opposite side of Castle Farm Way.
- 2.4 There are a number of trees across the site, several of which are covered by individual and group Tree Preservation Orders (TPOS). There is a Public Right of Way (PRoW) to the west of the site that runs from north to south. The site slopes down from north to south towards Priorslee Lake.

3. RELEVANT PLANNING HISTORY:

3.1 Planning Applications:

- TWC/2013/0769: Outline application for the erection of up to 600 dwellinghouses, means of access, internal roads, associated

infrastructure, hard and soft landscaping and public open space.
Granted: 26/03/2014.

- W2008/0457: Earthworks in preparation for commercial and residential developments per Outline proposal W2006/0966. Full granted: 03/07/2008.
- W2008/0172: Tree works involving the felling of several trees to enable the commencement of access road works and sewer diversions. TPO Granted: 28/03/2008.
- W2006/0966: Erection of 51,095sq m of employment floorspace (Use Class B1/B2), residential development (550 dwellings), hotel (6,503 sq m), associated access roads and other infrastructure. The Council resolved to grant planning permission in 2007 and then again in 2010 for this development but did not issue a decision notice as the S106 Agreement was not completed. The application was withdrawn in 2014 following the approval of application TWC/2013/0769.

3.2 Holy Trinity School:

- TWC/2013/0774: Erection of a new secondary school and sixth form buildings with associated hard play areas, car parking, landscaping and engineering works. Full Granted: 23/12/2013.

3.3 Priorslee Sustainable Urban Extension:

- TWC/2014/0980: Outline application for residential development of up to 1100 dwellings, a commercial/employment centre (use classes B1a, A1, A2, A3, A4 and C3 uses) retention of existing farm shop, garden centre and play barn, erection of a primary school, local centre (use classes A1, A2, A3, A4, A5, C3 and D1 and D2 (community building) a retirement village, with associated strategic landscaping, attenuation areas, open space, highways and other associated infrastructure with detailed approval for access arrangements from Castle Farm Way (A4640) and Watling Street (A5) with all other matters reserved. Outline Granted: 26/10/2016.

4. **PLANNING POLICY CONTEXT:**

4.1 National Planning Policy Framework (the NPPF) – the NPPF is not the development plan for Telford and Wrekin but it is a material consideration in this case because all of the borough's development plan policies have to be viewed in the light of this more recent national guidance.

- Section 6: Delivering a wide choice of high quality homes,
- Section 7: Requiring good design,
- Section 11: Conserving and enhancing the natural environment

4.2 Telford & Wrekin Local Plan (2011 to 2031)

- SP1: Telford
- SP4: Presumption in favour of sustainable development
- HO1: Housing requirement
- HO4: Housing mix
- HO5: Affordable housing thresholds and percentages
- HO6: Delivery of affordable housing
- NE1: Biodiversity and geodiversity
- NE2: Trees, hedgerows and woodlands
- NE4: Provision of public open space
- NE5: Management and maintenance of public open space
- C1: Promoting alternatives to the car
- C3: Impact of development on highways
- C4: Design of roads and streets
- BE1: Design Criteria
- BE8: Archaeology and scheduled ancient monuments
- ER12: Flood Risk Management

5. **SUMMARY OF CONSULTATION RESPONSES:**

Standard consultation responses

- 5.1 Councillor Veronica Fletcher: Requested that the application is considered by the Planning Committee. Objects to the application due to the creation of access onto private land (Holy Trinity Academy).
- 5.2 St Georges & Priorslee Parish Council: Object to this application for the following reasons:
- A robust traffic management plan needs to be put in place for the proposed 'four way' junction,
 - The opening of a footpath towards the Holy Trinity Academy runs onto private land, the opening of the path will give public access on to the schools site and therefore make the school and pupils vulnerable.
- 5.3 Environment Agency: No objection.
- 5.4 Shropshire Fire Service: No objection.
- 5.5 West Mercia Police: No objection subject to a condition relating to the applicant aiming to achieve the Secured by Design award status for the development.
- 5.6 Shropshire Council (Policy & Environment Sustainability Group): No objection.

- 5.7 Natural England: No objection.
- 5.8 Highways England: No objection subject to the imposition of a condition requiring a Construction Traffic Management Plan.
- 5.9 Severn Trent Water: No objection subject to the imposition of a condition relating to the submission of a drainage plan for foul and surface water.
- 5.10 Environmental Services (Arboricultural): No objection subject to conditions to ensure replacement planting and to require a tree protection plan.
- 5.11 Environmental Services (Drainage): No objection subject to conditions relating to an assessment of the rate of discharge to Priorslee Lake, the submission of a detailed drainage design, the submission of the detailed design for all swales, details of future management responsibilities and details of how risk to property would be mitigated.
- 5.12 Environmental Services (Highways): No objection subject to conditions.
- 5.13 Healthy Spaces: No objection. The provision of an on-site LEAP play facility is acceptable along with a financial contribution towards a Neighbourhood Equipped Area for Play. Conditions are requested relating to the design and implementation of the LEAP and a long term landscape management plan.
- 5.14 Ecology: No objection subject to conditions requiring a long term Habitat Management Plan, the erection of bat and bird boxes, the submission of a lighting plan, a pre-commencement badger and breeding bird check and Reasonable Avoidance Method Statement for reptiles, and details of fencing to allow for easy movement of hedgehogs.
- 5.15 Environmental Health (Pollution Control): No objection subject to conditions relating to noise, hours of construction, dust mitigation and a noise assessment.
- 5.16 Environmental Health (Contaminated Land): No objection subject to conditions relating to the submission of a site investigation report, remediation scheme, unforeseen contamination, imported material and long term monitoring and maintenance.
- 5.17 Urban Design: The proposal is acceptable in principle subject to a number of detailed design points being addressed including changes to boundary treatments and to a number of corner plots.

5.2 Neighbour consultation responses

5.2.1 A total of 49 letters were sent to the occupiers of neighbouring properties and the application was advertised in the local press. In response 4 letters of objection have been received raising objections to the proposal. The main issues raised relate to:

- Impact on local primary and secondary schools;
- Increase in traffic and subsequent impacts;
- Reduction in security to neighbouring properties;
- Tree planting close to existing houses;

5.2.2 In addition a letter from the Head Teacher of the Holy Trinity Academy has also been received raising the following concerns:

- The proposal includes footpaths to meet the gates in the school perimeter fence. The school has no plans to use these gates to allow access to the school.
- The HTA site has previously flooded during one period of prolonged heavy rain and the HTA would like to be assured that there will be no flood risk on the site as a result of the development.
- The proposal would link into the existing main sewer for foul water drainage and the HTA would like to be assured that there will be no impact to the running of the school as a result of the development.

5.2.3 One further letter has been submitted stating the following:

- That the reduction in housing numbers from 600 is a welcome relief,
- Objection to the comments from the Holy Trinity Academy as the original scheme showed footpath links to the school,
- The previously approved scheme included a number of financial contributions within a S106 agreement and these should not be lost.

6. PLANNING CONSIDERATIONS:

6.1 Having regard to the development plan policies and other material planning considerations, including comments received during the consultation process, the planning application raises the following main issues:

- The principle of the development;
- The design and layout of the proposal
- Highway Impacts;
- Trees and ecological and impacts;
- Residential amenity;
- Flood risk and drainage;
- Open Space & Play facilities;
- Planning obligations;
- Other matters

The principal of the development.

- 6.2 Section 38 (6) of the Planning and Compulsory Act (2004) states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.3 Paragraph 14 of the NPPF states that, unless other material considerations indicate otherwise, proposals that accord with the development plan should be approved without delay and that where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or specific policies in the NPPF indicate development should be restricted.
- 6.4 Paragraph 47 of the NPPF requires local planning authorities to identify a five year supply of sites against their housing requirements. Paragraph 49 advises that where local planning authorities cannot demonstrate a five-year supply of deliverable housing sites, their relevant policies for the supply of housing should not be considered up-to-date. The Telford & Wrekin Local Plan (T&WLP) was adopted on 11th January 2018 and forms the development plan for the borough. As at March 2017 the Council had a 6.4 year supply of housing land and the relevant policies within the T&WLP are therefore up-to-date.
- 6.5 As stated above this is a previously developed site within the built up area of Telford. Policy SP1 of the T&WLP states that Telford will be the principal focus for growth to meet the borough's housing and employment needs and that the presumption will be to support development in Telford. The Plan supports the delivery of approximately 14,950 net new homes in Telford up to 2013 and this proposal would contribute to that delivery. The site is not allocated for any particular use in the Local Plan and planning permission has previously been granted for residential development.
- 6.6 The proposal includes 25% affordable housing on the site and it is considered that the residential development of this site is acceptable in principle and that it will positively contribute to the aims and overarching policies within the recently adopted T&WLP, including Policies SP1, SP4, HO1 and HO5.

The design and layout of the proposal

- 6.7 This is a full planning application with all matters of detail, including the layout of the site and the design and appearance of the houses, under consideration at this time. As stated above the proposal has been amended during the course of the application, to take account of comments received during the

consultation process, and this resulted in a reduction in the number of proposed dwellings from 409 to 395. As a result of that reduction the density of the proposed development would be approximately 24 dwellings per hectare which is a relatively low number and significantly below the 36 dwelling per hectare density that would have resulted from the previously approved scheme. It is considered that this level of density is acceptable given the character of the wider area of Priorslee which is suburban in nature.

- 6.8 The proposal includes a wide variety of house types including two, three and four bedroom houses, one and two bedroom apartments and one and two bedroom bungalows, some of which are fully wheelchair accessible. As stated above the development includes the required level of affordable housing, which is 25% within the built up area of Telford, which would result in 99 affordable houses being provided on site. The tenure split of the affordable housing would be 80% social rent and 20% shared ownership, and this has been agreed with the applicant and the Council's Affordable Housing officer.
- 6.9 The character of the wider area is mixed with a combination of detached, semi-detached and terraced housing. The proposal would broadly reflect this as the majority of the houses would be detached and semi-detached housing, however, as stated above the proposal also includes bungalows and the proposed apartments would be provided within three-storey blocks.
- 6.10 As stated above there would be two vehicular access points into the site from Castle Farm Way. An internal 6m wide loop road would connect the two access points and other, narrower, roads would branch off that. Private drives would be used to the edges of the site which would ensure that the overall estate would have a recognisable hierarchy in road design. Four separate character areas are proposed to help break the site up in terms of the visual appearance of the development. Each area would be distinct in terms of boundary treatments, materials and landscaping. The proposed dwellings would positively address both Castle Farm Way and the internal highway network and the proposed areas of open space would be overlooked. Dwellings have been sited so that they terminate views and the three-storey apartment buildings would add to the visual interest of the development.
- 6.11 The Council's Urban Design Officer assessed the proposals and whilst they supported the development in principle they identified a number of areas where improvements could be made to the proposal. This included utilising the higher quality materials along Castle Farm Way and the main internal loop road, incorporating better articulation into the side elevations of a number of corner plots and amendments to the proposed boundary treatments in certain locations. As previously stated the applicant has amended the proposal

during the course of the application and these matters have all now been positively addressed by the applicant through those amendments.

- 6.12 The proposal would result in a high quality form of development that would have a positive contribution to the character and appearance of the area and that it would be acceptable in terms of Policy BE1 in this regard. It is considered that the development would provide a suitable mix of housing types, sizes and tenures that would meet a range of household needs. The proposal would be in accordance with Policies HO4 and HO5.

Highway Impacts

- 6.13 The development would be accessed via two new vehicular access points from Castle Farm Way. The access towards the north of the site would be a simple priority junction and the design of this junction is the same as was previously approved in the Outline planning application for 600 dwellings on the site. The access towards the south of the site would be a traffic signal controlled junction. This has been designed so that it would be compatible for the approved access for the Priorslee SUE on the opposite side of Castle Farm Way. If that development also comes forward then the access would form a signalised crossroads. The applicant's Transport Assessment calculates that this development would result in a total peak hour trip generation of 236 vehicles in the morning (08:00 to 09:00) and 223 vehicles in the evening (17:00 to 18:00), although this has been based on 450 dwellings and the actual figure would be lower. The Council's Highways officers and Highways England have been consulted on the proposals and they have both confirmed that they have no objection to the application. It should be noted that the previously approved scheme for up to 600 dwellings would have resulted in a greater amount of traffic than the current proposal.
- 6.14 The site is well located with regard to existing services and it is within walking distance of two local centres, primary schools and a secondary school. The Priorslee SUE is also located on the opposite side of Castle Farm Way that should ultimately provide a new primary school and local centre. Stafford Park is also located within walking distance of the site.
- 6.15 There are limited bus services within the area at the present time with the bus service that runs closest to the site being the No.14 bus, which is a relatively limited service that does not currently extend beyond the AM/PM peaks. The proposal includes the provision of £10,000 to enhance the two nearest bus stops serving the No.14 route and the applicant has also agreed to contribute £120,000 that would be used to extend the No.14 service beyond the AM/PM peaks so that it could reasonably be utilised as part of a commute for work purposes.

- 6.16 In line with other recent planning approvals within the borough a financial contribution is required towards strategic highway infrastructure works within the vicinity of the site. A development of 395 houses would require a contribution of £339,527.93 that would be directed towards strategic highway improvements within the vicinity of the site. The applicant has also agreed to this contribution. A Framework Travel Plan has also been submitted and a full travel plan will also be required which would aim to reduce travel by single occupancy vehicles, promote healthy lifestyles and provide safe and easy access to the site for residents and visitors. A travel plan monitoring fee has also been requested by the Council's Highways Officers.
- 6.17 All of the houses have a minimum of two off-street parking spaces with larger properties also providing garages. The car parking spaces for the houses would all be provided off-street and within the curtilage of the house to which they relate. There would not be any internal communal parking courtyards for the proposed houses however the three proposed apartments would have communal parking areas. The level of car parking proposed for the site is in accordance with the residential parking standards set out in Appendix F of the T&WLP. As such the proposal is considered to be in accordance with Policy C5.

Trees and ecological and impacts.

- 6.18 There are a number of trees across the site, several of which are covered by Tree Preservation Orders (TPO) and a number of existing trees would be lost as a result of the development, including some of those covered by TPO. T&WLP Policy NE2 states that the existing trees with biodiversity value, visual amenity value and landscape value will be retained, protected and managed. The policy also states that proposals that involve the loss of trees will normally be resisted unless acceptable mitigation or compensation measures can be secured.
- 6.19 The council's Trees and Woodland Officer initially raised concerns with the scheme on the basis that a number of protected trees were proposed for removal and that the proposed replacement landscaping scheme would not have provided sufficient mitigation. Following amendments to the proposal one of the protected trees initially shown for removal would now be retained and incorporated into a proposed area of open space. A number of the existing trees would be retained within the proposed development and the applicant has agreed to translocate, rather than simply remove, a number of the existing younger trees within the site that are covered by TPO. This would help to ensure a local providence to the landscaping of the site. The applicant has also agreed to amend the proposed landscaping plans for the site in order to ensure that the species that are planted are more appropriate. This can be

dealt with through the imposition of a suitably worded condition. It is considered that subject to the receipt of a suitable replacement landscaping scheme the proposal would be acceptable in terms of Policy NE2.

- 6.20 The applicant has submitted an Ecological Assessment in support of the application. The assessment states that the main features of ecological value on the site are the mature trees and areas of dense scrub to the periphery of the site. Existing habitats that are important for certain invertebrate and ground nesting birds will be lost but new species rich grassland, scrub/shrub and areas of tree planting will be created to compensate for any loss. The trees on site that were identified as having bat roost potential are being retained. The assessment concludes that providing precautionary methods of working are followed and habitat mitigation and enhancement measures are implemented then the proposal would be acceptable in terms of its impact on ecology.
- 6.21 The proposal has been amended during the course of the application and one of the more significant changes has been the insertion of an area of seasonal wetland habitat towards the southern boundary of the site at the request of Officers. This would mitigate for the loss of the existing seasonal wetland and spring fed wetland habitat that would be lost.
- 6.22 The Council's Ecology and Green Infrastructure specialist has assessed the proposal and has confirmed that, subject to suitably worded conditions to secure a long term habitat management plan for the site, the erection of bird and bat boxes, details of proposed lighting, a pre-commencement badger and breeding bird check and a Reasonable Avoidance Statement for reptiles, he has no objection to the proposal. The proposal is considered to be acceptable in terms of Policy NE1.

Residential amenity

- 6.23 There are a number of existing houses, to the north and north western corner of the site, that have the potential to be affected by the proposal. The proposed dwellings along that boundary would primarily back onto the existing houses. The majority of the proposed dwellings would also be two-storeys in height in this location. Generous rear gardens and separation distances have been provided in order to respect the relationship with the existing houses. None of the proposed dwellings would be within 26 metres of an existing house, which exceeds the separation distance that would typically be requested in such situations. A three storey apartment building is proposed adjacent to the northern boundary of the site and this would be sited a minimum of 30 metres from the closest existing house which is also in excess of the distance that would typically be requested. Concern has been raised

by the occupier of one property that the development could result in their property becoming less secure. Given that the site is currently vacant it is considered that the erection of houses to the rear of the existing properties would result in a greater degree of natural surveillance compared to the existing use of the site. As stated above the final details in relation to the landscaping of the site will be controlled by condition and careful consideration will be given to ensure that any proposed trees would not result in a detrimental impact on the occupiers of the existing and proposed dwellings.

- 6.24 It is considered that the proposal would not result in a detrimental impact on the amenities of the occupiers of existing properties and the proposal is acceptable in this regard.
- 6.25 A noise assessment was submitted in support of the application and this identified the adjacent A4640 (Castle Farm Way) and the M54 Motorway as the main sources of noise that could affect the amenity of residents. The submitted assessment concludes that the site is suitable for residential development and mitigation, where required, can be achieved through the use of higher specification double glazing, ventilation systems and boundary treatments. The Council's Public Protection officers have requested the imposition of a condition to ensure that a noise assessment is submitted for approval, along with full details of any proposed mitigation measures. A further update will be provided to the Planning Committee on whether the existing noise assessment is considered to be acceptable.
- 6.26 All of the proposed houses would have a private rear garden area and the apartments would also have communal garden areas. The separation distances between the proposed dwellings is acceptable and it is considered that the proposal would result in an acceptable level of amenity of the occupiers of the proposed dwellings.

Flood risk and drainage matters

- 6.27 The application is supported by a Flood Risk Assessment (FRA) and a drainage design. The Council's drainage engineers have assessed the submitted information and have confirmed that it is acceptable in principle. They have requested some additional detailed information that would be secured through the use of conditions, before development should commence.
- 6.28 The FRA identifies that as part of the previous Outline application on this site (TWC/2013/0769), agreement was reached with TWC and Severn Trent Water (STW) for the attenuation of surface water within the Priorslee

Balancing Reservoir (PBR) as opposed to in designated attenuation features on site. After extensive consultation and modelling of the reservoir it was agreed that the developer would fund alterations to the weir to effectively reduce pass forward flow during a range of storm events, resulting in increased storage in PBR. Upon completion of these works in 2015 the site was permitted a “free discharge” into PBR.

- 6.29 The modelling undertaken by STW assumed a site impermeable area of 10.4ha discharging into PBR. Of this a total of 1.75ha is already accounted for as part of the construction of the Holy Trinity Academy, leaving a maximum allowable impermeable area of 8.65ha for the Castle Farm development. The FRA states that the proposed impermeable area of the new development will be 7.02ha meaning that there is a quantifiable betterment in terms of total impermeable area as a result of the new site layout. Prior to development taking place the applicant should undertake an assessment to provide evidence, in terms of litres per second, that the proposed site layout will provide a betterment from the existing modelled situation. An assessment on previous and new climate change allowances should also be included.
- 6.30 As identified in the FRA, TWC are aware of the potential impact of development on significant risk of flooding downstream in the town of Shifnal. For this reason opportunities to further reduce this flood risk should be explored. As part of the assessment Outlined above the applicant should also investigate the potential provide further betterments in terms or rates of discharge though the use of additional attenuation the proposed swales system. It is possible that this is already being provided as part of the drainage design, or that it can be can be included though minor alterations on site.
- 6.31 Both the Council’s Drainage Officers and Severn Trent Water have assessed the proposal and have confirmed that subject to the imposition of suitably worded conditions, they have no objections to the proposal. It is considered that the proposal is in accordance with Policy ER12.

Open Space & Play

- 6.32 The proposal includes the provision of an on-site Locally Equipped Area for Play (LEAP) facility which is necessary for a development of this scale, which is also required to provide a play area for older children, known as a Neighbourhood Equipped Area for Plan (NEAP). The previously approved Outline planning application did not include either a LEAP or a NEAP and a financial contribution towards off-site provision was secured instead (a total of £220,000). The provision of an on-sire LEAP is a significant improvement when compared against the previous scheme and whilst a NEAP would

typically also be required on-site it is not considered necessary in this instance. There is an existing NEAP immediately to the west of the application site (Teece Drive NEAP) that contains a ball court and some play equipment, and a footpath would be provided between the site and that play area. Following discussions between the applicant and the Council's Healthy Spaces Officer an agreement has been reached for a financial contribution of £170,000 that would be spent on improvements to the existing NEAP.

- 6.33 A phasing plan has been requested in order to ensure that the LEAP is provided before any of the immediately adjacent houses are occupied. A long term landscape management plan has also been requested which should set out who will manage the open space on the site and how this will be funded (for example through a management company). Both of these matters can be dealt with through the imposition of a suitably worded planning condition. Based on the above the Council's Healthy Spaces Officer has not raised any objection to the scheme and it is considered that the development is in accordance with Policies NE3, NE4 and NE5.

Planning Obligations

- 6.34 The following planning obligations have been identified for this proposal:
- As the site is located within Telford affordable housing would be provided at a rate of 25%,
 - Primary Education Contribution of £1,233,548
 - Secondary Education Contribution of £429,772
 - Highways Infrastructure Works: £339,527.93,
 - Bus subsidy: £120,000
 - Bus stop enhancements: £10,000
 - Travel Plan monitoring: £10,000
 - Off-site improvements at the Teece Drive NEAP: £170,000
- 6.35 As stated above the financial contribution towards the off-site play facilities will be directed towards improvements to the existing Teece Drive NEAP that is located adjacent to the application site. The Council's Healthy Spaces Officer has advised that this facility is in need of improvement and this would ensure that the development meets the additional demand that would arise for the facility as a result of the proposal.
- 6.36 The Primary Education contribution would be targeted towards the school that will be built as part of the Priorslee Urban Extension and any future expansion requirements that would result from this development. The wording of the S106 will need to allow for a degree of flexibility in the event that this school is not constructed. The Secondary Education contribution would be directed

towards the Holy Trinity Academy and any future expansion needs that the school has. If an extension at the Holy Trinity School is not possible the contribution would be directed to the Telford Priory School.

- 6.37 The details of the various highways related contributions are set out above and Highways Officers have indicated that this would be directed to the works undertaken at Limekiln Roundabout and Priorslee Roundabout.
- 6.38 In identifying the required planning obligations on this application the following three tests as set out in the CIL Regulations (April 2010), in particular Regulation 122, have been applied to ensure that the application is treated on its own merits:
- Necessary to make the development acceptable in planning terms;
 - Directly related to the development; and
 - Fairly and reasonably related in scale and kind to the development.
- 6.39 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 set out above meet the relevant tests.

Other matters

- 6.40 Concern has been raised by the Head of the Holy Trinity School and by Councillor Veronica Fletcher in relation to a proposed footpath that would link the proposed development to a gate and footpath that are within the school grounds. The planning permission that was granted for the erection of the school (TWC/2013/0774) included a footpath and a gate to allow for “pedestrian access from future housing” (the approved plan is attached to this report). The applicant, at the request of officers, has shown that a short stretch of footpath would be provided within the application site to adjoin the footpath and gate in the ownership of the school. The letter from the school states that this gate is permanently locked and that there are no current or future plans to open the gate to allow pupils from the proposed development to enter the school. The provision of this short stretch of footpath, within the application site boundary, would not directly impact on whether the school decides to open the gate. However it would ensure that, if the school did decide to utilise the existing gate following the completion of the proposed development, then the footpath link would be in place to support that.
- 6.41 Within the boundaries of the application site there are records of Prehistoric, Romano-British and Medieval settlement, and one of these, to the south of the application, is a Scheduled Ancient Monument. A desk based Archaeological Assessment has been submitted in support of the application that states that

the site has been extensively disturbed by a combination of archaeological excavation and earth moving activities and that the statutory protection has since been removed. The assessment concludes that there would be no impact on the archaeological resource as a result of the development. Shropshire Council Policy and Sustainability Group (who deal with such matters on behalf of the Council) have considered the proposal and have raised no objection. As such it is considered that the application is in accordance with Policy BE8.

7. CONCLUSIONS

- 7.1 The NPPF confirms that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.2 As the NPPF says, there are three dimensions to sustainable development: economic, social and environmental. These roles should not be undertaken in isolation because they are mutually dependent.
- 7.3 The proposal would provide employment associated with the development and additional spending in the local economy to support businesses and services. This would be a benefit of the proposal. The provision of additional market and affordable housing is also a benefit of the proposal despite the fact that the Council can demonstrate a five-year supply of housing land.
- 7.4 The proposed play space, open space, ecological proposals and tree planting are required to mitigate the impact of the development and should not receive any enhanced weight. However opening up the proposed open space and the on-site LEAP for wider public use would be a benefit of the proposal. The agreed financial contribution towards the upgrading works to the strategic highway network, education provision, bus subsidy and NEAP enhancements will provide a benefit to the wider community and this also weighs in favour of the application. The development of a previously developed, brownfield site, within the Built up area of Telford also weighs in favour of the proposal.
- 7.5 As stated in Section 6 above, the proposal is in accordance with the adopted development plan. In addition it is considered that the proposal accords with the NPPF definition of sustainable development. It is not considered that there are any material considerations that would sufficiently weigh against this and as such the application is considered to be acceptable.

8. RECOMMENDATION

8.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that PLANNING PERMISSION IS GRANTED subject to the following:

A.) The applicant/landowner and other interested parties entering into a Section 106 agreement with the Local Planning Authority (terms to be agreed by the Development Management Service Delivery Manager) with indexing applicable from the date of the committee resolution to grant Outline consent for the following:

- (i) The provision of 25% affordable housing (80% social rented and 20% shared ownership);
- (ii) Financial contributions towards
 - £339,527.93 for Highway Infrastructure Improvements at Limekiln Roundabout and Priorslee Roundabout,
 - £120,000 bus subsidy,
 - £10,000 bus stop enhancement
 - £10,000 travel plan,
 - £1,233,548 Primary Education - the school that will be built as part of the Priorslee Urban Extension, but with flexibility in case school not built by then,
 - £429,772 Secondary Education - Holy Trinity School or if not possible the contribution would be directed to the Telford Priory School,
 - £170,000 for improvements to the existing Teece Drive NEAP

All indexation to be calculated from the date of the committee resolution to grant planning permission.

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

- Time Limit
- Materials / means of enclosure etc.
- Levels
- Drainage related conditions
- Highways related conditions
- Tree related conditions
- Ecology related conditions

Informatives

I40	Conditions
I41	Reason for grant of permission

Ecology: Bats
Ecology: Ecology – Nesting Wild Birds
RANPPF1 Approval – National Planning Policy Framework