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Telford & Wrekin COUNCIL

Addenbrooke House Ironmasters Way Telford TF3 4NT

PLANNING COMMITTEE

Date	**Wednesday, 19 July 2017**	Time	**6.00pm**
Venue	**Shropshire College Hotel School Ltd (The Telford Whitehouse) (Telford Suite), Watling Street, Wellington, Telford TF1 2NJ**		

Enquiries Regarding this Agenda:		
Democratic Services	Stacey Worthington	(01952) 382067
Media Enquiries	Corporate Communications	(01952) 382406
Lead Officers	David Fletcher – Development Management Service Delivery Manager	(01952) 384133
	Katherine Kynaston – Assistant Director: Business, Development & Employment	(01952) 384012

Committee Membership:	Councillors H Rhodes **(Chair)**, C R Turley **(Vice Chair)**, N A Dugmore, I T W Fletcher, J Loveridge, N C Lowery, R Mehta, L A Murray and P Scott
Substitutes:	Councillors E A Clare, G H Cook, J A Francis, E J Greenaway, K R Guy, R T Kiernan, C F Smith, M J Smith and W L Tomlinson

AGENDA

1. **Apologies for Absence**

2. **Declarations of Interest**

3. **Minutes** — Appendix **A**
   To confirm the minutes of the meeting of the Planning Committee held on 28th June 2017.

4. **Deferred/Withdrawn Applications**

5. **Site Visits**

6. **Planning Applications for Determination** — Appendix **B**
   Please note that the order in which applications are heard may be changed at the meeting. If Members have queries about any of the applications, they are requested to raise them with the relevant Planning Officer prior to the Committee meeting.

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PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 28 June 2017 at 6.00pm in the Walker Room at Meeting Point House, Southwater Square Telford TF3 4HS

Present: Councillors H Rhodes (Chair), N A Dugmore, I T W Fletcher, N C Lowery, J Loveridge, R Mehta, L A Murray, P Scott, and C R Turley.

Also Present: Councillor J Greenaway (for planning applications TWC/ 2016/0887 and TWC/2017/0305)
Councillor S Burrell (for planning application TWC/2017/0122)
Councillor G Reynolds (for planning application TWC/20170128)
Councillor J A Francis (for planning application TWC/2017/0153)

The Development Management Service Delivery Manager spoke regarding Planning Application TWC/2016/0887. For clarity, Councillor Veronica Fletcher had called in this application on the grounds of overdevelopment and traffic issues. Separate to this, the application was also before Committee due to the Section 106 agreement. It was therefore asked that it be noted that Councillor Veronica Fletcher did not request S106 funding.

PC-001 Apologies for Absence

None.

PC-002 Declarations of Interest

In respect of planning application TWC/2017/0128 Councillor H Rhodes advised that she had been involved in discussions on this application in 2008 in her role on the Town Council but had not had any recent discussions on this application and had kept on open mind.

PC-003 Minutes

RESOLVED – that the minutes of the meeting of the Planning Committee held on 17 May 2017 be confirmed and signed by the Chairman.

PC-004 Deferred/Withdrawn Applications

None.

PC-005 Site Visits

None.

PC-006 Planning Applications for Determination

Members had received a schedule of planning applications to be determined by the Committee and fully considered each report and the update reports.

a) TWC/2016/0887 – Land adjacent to The Shires, Shifnal Road, Priorslee, Telford, Shropshire

This application was for the erection of a 69 bedroom care home and extra care building including 18 apartments (reduced from 33) with associated parking and landscaping. An application in 2012 for a 69 bedroom care home and 6 dwellings had previously been approved but this had lapsed in 2015.

An update report had been tabled at the meeting which clarified the call in by Councillor Veronica Fletcher to confirm this had not been for financial reasons. It also referred to obligations requested by the Council's Parks and Open Spaces Officer and the Council's Highway Officer in order to mitigate the impact of the development.

Councillor R Williams spoke against the application on behalf of St Georges & Priorslee Parish Council who raised concerns regarding overdevelopment and overbearing street scene, drainage and sanitary arrangements, traffic, car parking and access. Concerns were also raised with regard to the loss of the dry stone wall and it was requested that this work be conditioned.

Councillor J Greenaway spoke against the application on behalf of Councillor Veronica Fletcher, Ward Councillor, who was unable to attend the meeting. She raised concerns regarding overdevelopment, highways issues and traffic flow, the effect on the historic Thomas Telford wall and street scene, the design and the 3 storey height, the gradient, car parking, access for service vehicles, out of date information and the development which would take place opposite a residential block at the university.

Mr A Khoury, Applicant, spoke in favour of the amended scheme which included a reduction from 33 to 18 apartments, a more traditional design which addressed the height differences on the slope. There were amenity spaces and large gardens which were set back behind trees. The front wall would be retained. Advice had been taken from a tree specialist regarding the border to protect the trees on the boundary. A S106 agreement had been proposed.

The Planning Officer informed Members that the previous application was a material consideration. The street scene had been improved with a more traditional façade. Some of the stone wall would be retained and materials re-used in order to retain the feature as this contributed to the street scene. He considered that the scale worked will and did not have to match other dwellings in the vicinity. Thirty five parking spaces were to be provided and had exceeded the 33 required. The access arrangements were not considered to be a hazard and no issues had been raised by the drainage engineers, although conditions could be imposed. This application contributed towards the green space and there would be a Traffic Regulation Order introduced on Shifnal Road.

During the discussion some Members raised concerns regarding the suitability of the site, overdevelopment, the height of the development, the proximity to the M54, the effect on trees and wildlife, the scale of the reduction of the trees and the Japanese knot weed on site. Further concerns were raised regarding parking for staff and visitors and the provision for delivery/emergency services, the acoustic barrier, fumes, the regular parking of work vehicles on Shifnal Road and the effect on the nearby Grade II listed building. It was suggested that a deferral take place for further

negotiations to take place. Other Members considered this to be a good news story and provided much needed good quality care facilities.

Councillor N Dugmore proposed, seconded by Councillor N C Lowery, that this application be deferred for further negotiations to take place with the Applicant but, on being put to the vote, this was not agreed.

The Group Manager - Development Team considered that the parking provisions were adequate and followed the emerging parking standards and that was a cycle provision for staff who lived in close proximity. There would be a S106 agreement for the sum of £5,000 towards a Traffic Regulation Order for the provision of double yellow lines within the vicinity of the site entrance and frontage. Parking issues were being monitored. With regard to drainage pre-commencement conditions could be put in place.

Upon being put to the vote it was, by a majority:-

RESOLVED – that with respect to planning application TWC/2016/0887 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject to

a) a Section 106 legal agreement to secure:-

- **£5,000 towards local green space improvements (tree maintenance and tree planting), and**
- **£5,000 towards a Traffic Regulation Order for the provision of double yellow lines within the vicinity of the site entrance and frontage**

b) the conditions and informatives set out in the report (with authority to finalise conditions and reasons for approval to be delegated to the Development Management Service Delivery Manager).

b) TWC/2017/0122 – Land between 1-2 Newtown & 66 Shrewsbury Road, Edgmond, Newport, Shropshire

This application was seeking permission to fell 1 no. Ash Tree on the land between 1-2 Newtown & 66 Shrewsbury Road. This application was deferred at Planning Committee held on 17 May 2017 to consider issues relating to insurance and Applicant obtaining a tree report from Ian Murat.

The Planning Officer gave an update from the Tree Officer who had confirmed that work had now taken place to reduce the crown of the tree and remove dead wood, although it had previously been mentioned that the tree was too dangerous for work to be implemented.

Councillor S Burrell spoke against the officer recommendation raising concerns regarding the insurance of the tree, the condition of the tree which he considered to be deceased with a pronounced trunk which risked splitting and falling down. He further considered that the more appropriate course of action would be to fell the tree which would allow for much needed housing to be built in this suitable location.

Ms A Edwards-Seldon, spoke against the Officer recommendation on the grounds that she did not consider the tree to be “veteran”, safety concerns and spoke about

the lack of insurance and the law around the safety of the tree and the possibilities of a claim against the Council. Ms Edwards-Seldon informed Members that if this application was not approved then an appeal on the decision would be lodged.

The Tree Officer drew Members attention to the photographs of the tree which had now been pruned and explained that the canopy had been reduced in excess of 20% which in turn had reduced the target area if the tree were to fail. There was some hollowing of the tree which was considered normal for a tree of its age. Following the report undertaken the tree was considered to be of A3 Veteran Status. Following the work undertaken on the tree, commissioned by Mr Bond and the subsequent planning application for a development of 1 dwelling alongside the tree, the Tree Officer recommended that the Tree Preservation Order remain confirmed.

With reference to Ms Edwards-Seldon's comments regarding a potential claim against the Council, the Legal Adviser informed the Committee that it was their responsibility to act reasonably and to determine the application with reference to the relevant information in front of them.

During the debate some Members considered the tree to be of high amenity value which should be protected now that work had taken place to reduce the canopy. Other Members were raised concerns of liability should the tree fall.

A question was raised regarding the age of the tree and how long they can live. The Tree Officer confirmed that the tree was between 130-180 years old and that they could live up to 1,000 years.

The Legal Adviser informed Members that the Applicant did have a right of Appeal and that, if there was an appeal, the merits of protection would be assessed by a Planning Inspector.

Upon being put to the vote it was, by a majority:-

RESOLVED – that with respect to planning application TWC/2017/0122 that Tree Preservation Order consent be refused for the following reasons:

> **In all the circumstances and having regard for the amenity value of the tree and taking into account the various submissions received, the Local Planning Authority considers that consent for the proposed felling of the Ash tree should not be granted. This is a veteran tree which has the potential to be retained and managed within the landscape. Accordingly, the proposal is contrary to policy CS12 of the LDF core strategy and 'saved' policy OL11 of the Wrekin Local Plan and guidance within the NPPF.**

c) TWC/2017/0128 – Land corner of Bank Way/Mossey Green, Ketley Bank, Telford, Shropshire

This was a full application for the erection of 6 no. detached, two storey dwellings on the land between Bank Way and Mossey Green.

Oakengates Town Council has requested that this application be determined by the Planning Committee.

Councillor G Reynolds spoke against the application on behalf of the Oakengates Town Council who raised concerns regarding overdevelopment of a traditional area, loss of recreation space which formed part of the green corridor, infrastructure, drainage and sewerage, flooding, poor road conditions narrow or no footpaths, potholes and noise from the M54.

Mr S Davies, Architect for the Applicant, spoke in favour of the application informing Members that the field was in private ownership and that there was a public recreation space nearby. The principle of development had been established in 2008 for 20 units. Highways Officers had raised no concerns regarding a small scale development and did not consider the junction dangerous and a footpath would be provided along Mossey Green making this safe for both new and existing residents. Only half of the site was being developed leaving a tree belt at the edges of the site.

The Planning Officer informed Members that this application was for six modest dwellings which reflected the local character. A coal mining assessment had been undertaken and was subject to conditions. Separation standards had been observed and were acceptable. A S184 Licence for a footpath would be granted to connect to Bank Way and visibility splays could be observed.

During the ensuing debate, some Members raised concerns as to why the whole site was not being developed and whether the southern site would be developed in the future and if there were more suitable plots for this development. Further concerns were raised as to who would maintain the highway going forward. Other Members considered that up to 19 units could have been sought on this plot and the application was sympathetic to the area and Members could see no ground to refuse this application.

Upon being put to the vote it was, by a majority:-

RESOLVED – that with respect to planning application TWC/2017/0128 that planning permission be granted subject to the conditions and informatives set out in the report (with authority to finalise conditions and reasons for approval to be delegated to the Development Management Service Delivery Manager).

d) TWC/2017/0153 – Site of The Wrens Nest, Wrens Nest Lane, Ketley, Telford Shropshire

This application was for and outline application with all matters reserved for the demolition of a public house and erection of 9 no. dwellings with garages and parking.

This application was deferred at Planning Committee on 17 May 2017 in order for officers to explore opportunities for providing an element of public parking to aid school drop off/pick up as part of the proposal.

The Planning Officer informed Members that the sliver of land off Waterloo Road was not deemed appropriate for car parking as this would add to highway safety issues. The Application did, however, offer the land to the Council to be used as a landscaped pedestrian access and would enter into a S106 Agreement in the sum of £5,609 the maintenance and upkeep of the land. As there was no legal arrangement and the applicant was a private landowner it was deemed appropriate to provide parking for the school.

Councillor J Francis, Ward Councillor and member of Ketley Parish Council, spoke against the application and raised concerns regarding parking and highway safety for children travelling to and from school. A suggestion came forward for a small piece of land on Riddings Close to be used as a turning circle and drop off point for children to join the supervised walking bus.

The Group Manager - Development Team confirmed that he would ask the Network Management Team, as Highway Authority, to investigate this proposal, but no promises were made that this would come forward as a solution and that the Council had a statutory duty to monitor the parking situation.

During the debate some Members were disappointed that a parking provision for parents had not come forward as an option to help dispel traffic as the safety of children was imperative, but were encouraged that the parking issue would be monitored. Members felt that there were no grounds to refuse the development but asked for the hours of construction to be conditioned.

Upon being put to the vote it was unanimously:-

RESOLVED – that with respect to planning application TWC/2017/0153 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject to the following:

a) the Applicant entering into a Section 106 Agreement with the Council relating to:

- **Highways: A contribution of £2,000 to re-locate the traffic calming features (speed cushions) located along Woodside Road**

- **Recreation: £600 per dwelling (total of £5,400) towards the upgrading of recreation facilities at Overdale Playing Field and/or Mannerly Wood play area**

- **A contribution of £5,609.05 towards the future maintenance of the strip of land to be transferred to the Council**

b) the conditions and informatives set out in the report together with a condition on the hours of construction (with authority to finalise and impose additional conditions to be delegated to the Development Management Service Delivery Manager).

e) TWC/2017/0204 – Land adjacent Belvedere Court, Hinkshay Road, Dawley, Telford, Shropshire

This was a reserved matters application for the erection of 152 no. dwellings including access, appearance, landscaping, layout and scale pursuant to Outline TWC/2013/0592 which granted permission for up to 165 dwellings on the former Ever Ready factory site.

An update report was tabled at the meeting which gave an update from the Coal Authority, information regarding trees and details of the proposed mix of housing.

The Planning Officer updated Members on the Environmental Health conditions for the site which included control of piling activity, a noise survey and control of materials and chemical testing for imported material. Referring to para 6.23 the separation distances between Plot 103-109 were approximately 20m but on Plot 104 and Plot 105 the distance measure approximately 18.5m

Mr M Evans, local resident, confirmed he did not oppose the development but raised concerns regarding lack of privacy and light, height differences, traffic along Hinkshay Road and that work had been taking place on the site, which had now ceased. There were a lot of dangerous chemicals contained within the land and there had been no certification to say that this was a clean area and proposed that development did not take place until the site was clean and free from health risks.

Mr J Howell, Applicant, spoke in favour of the application which was an improved scheme with less units and more parking. A section 106 agreement secured off-site contributions for affordable housing. A contamination survey had been undertaken and a remediation plan agreed by Environmental Health which, when complete, wold leave a clean site. Conditions around working hours were acceptable and road widening and traffic calming would take place providing crossing areas for pedestrians. There was appropriate parking provision and financial contributions were listed at 6.2 of the report.

The Planning Officer confirmed that the principle of development had been established and that 35 dwellings per hectare was acceptable. Parking standards had been calculated using the mid-point between central and suburban. The Plots had at least 2 spaces but excluded 41 garages as they were slightly under the standard size of 6 x 3 but were of a size that could accommodate a car and storage. The contaminated land assessment had been incorporated into a discharge of conditions application, which had been assessed by the Councils Land Contamination officers (Environmental Health) which was acceptable.

During the discussion some Members raised concerns regarding overdevelopment, density, infrastructure, adverse impact on the highway, removal of trees, uncapped mines, who would pay for the highway works, contamination and safe removal of asbestos.

The Planning Officer confirmed that the Contaminated Land Officer had sufficient mitigation measures in place within the Environmental Management Plan to protect local resident and that this matter had not been taken lightly.

The Group Manager - Development Team confirmed to Members that a S278 agreement would be entered by the Developer in order to secure the highway improvements.

The Legal Adviser confirmed to Members that Highway Conditions would ensure that highway works would be done at the correct stage of the development.

A suggestion came forward that this application be deferred in order for Members to better understand the contamination and the mitigation measures and that the Contaminated Land Officer be invited to attend and report on the application.

The Legal Advisor informed Members that this was an usual way to deal with an outline application in that contaminated land conditions would have been imposed at the reserved matters stage.

It was proposed by Councillor C Turley and seconded by Councillor L Murray that this application be deferred in order for Members to better understand the contaminated land mitigation measures and that the Contaminated Land Officer be invited to address Members' concerns.

Upon being put to the vote it was, unanimously:-

RESOLVED – that with regard to planning application TWC/2017/0204 that this matter be deferred in order for Members to better understand the contamination land mitigation measures and to invite the Contaminated Land Officer to attend at Committee and report to Members.

f) TWC/2017/0305 – Land adjacent to Lawley Bank Court, Bryce Way, Lawley, Telford, Shropshire

This application was for the erection of a three story 66 no. bed care home for older people and associated access, parking and landscaping.

Lawley and Overdale Parish Council requested that this application be determined by Planning Committee.

Councillor D Blackburn spoke on behalf of Lawley and Overdale Parish Council who welcomed the application in principle but raised concerns regarding the size, its positioning near to West Centre Way, parking, highways, effect on bus routes and the travel plan.

Councillor J Greenaway, Ward Councillor for Horsehay and Lightmoor welcomed the application but raised concerns regarding parking, access, close proximity to pedestrian crossing, double yellow lines, no pedestrian link, no barriers or guards for pedestrians and asked if a fire sprinkler system could be put in place.

Mr A Wood, Applicant, spoke in favour of the application which was a balanced scheme in a sustainable position which was an accessible urban extension. Due to a wider parking issue 31 parking spaces and now been provided and there would be a 4m pedestrian footway.

During the debate some Members questioned the location on a busy junction in a highly prominent location and raised concerns regarding parking including disabled spaces and a turning circle for services, access and pedestrian links. A question was raised as to whether a pedestrian link to the main footway through the car for safety could be conditioned. Other Members felt that this was a good news story and fully supported the application.

The Group Manager - Development Team confirmed that the footway at the frontage of the development linked into West Centre Way, guard rails were being investigated but were not in the design code for Lawley. Parking was currently being monitored by the Highway Authority. The Applicant confirmed that a condition to have a dedicated pedestrian footway into the site was acceptable. With regard to the suggestion of a sprinkler system the Applicant confirmed that sprinkler systems were installed as standard.

Upon being put to the vote it was, by a majority:-

RESOLVED - that in respect of Planning Application TWC/2017/0305 Planning permission be granted subject to the conditions and informatives set out in the report together with an additional condition to provide a footpath within the car park to link into the footways already in place and those being created within this application (with authority to finalise and impose additional conditions to be delegated to the Development Management Service Delivery Manager).

The meeting ended at 8.34 pm

Chairman: .....

Date: .....

TELFORD & WREKIN COUNCIL

B

PLANNING COMMITTEE

19th July 2017

Schedule 1 - Planning applications for determination by Planning Committee

TWC/2017/0194 Land rear of 41, 43, 45, 47 Wellington Road, Muxton, Telford, Shropshire Reserved matters application for the siting of 19no. park homes with associated access and landscaping pursuant to outline permission TWC/2014/0008 ..... **14**

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 **25**

W2002/0630 Rodenhurst Hall Farm, Rodington, Shropshire Variation to section 106 agreements to planning permissions W2002/0630 & W2004/0237 (change of use of redundant farm buildings to storage/workshop/office uses) to amend schedule 1 to permit all uses within Use Class B1 and B8 and removal of Conditions 1 and 2 of Schedule 2 to allow a change of operator or use of an individual unit without the Council's prior written consent and to allow the units to be sold or transferred separate to Rodenhurst Hall **72**

W2004/0237 Rodenhurst Hall Farm, Rodenhurst Lane, Rodington, Shropshire Variation to section 106 agreements to planning permissions W2002/0630 & W2004/0237 (change of use of redundant farm buildings to storage/workshop/office uses) to amend schedule 1 to permit all uses within Use Class B1 and B8 and removal of Conditions 1 and 2 of Schedule 2 to allow a change of operator or use of an individual unit without the Council's prior written consent and to allow the units to be sold or transferred separate to Rodenhurst Hall **81**

PLANNING COMMITTEE
LIST OF BACKGROUND PAPERS

The Background Papers taken into account when considering planning applications on this list include all or some of the following items. Items 1 to 4 are included on the file for each individual application.

1. Application: includes the application form, certificate under Section 65 of the Town and Country Planning Act, 1990, plans, and any further supporting information submitted with the application.

2. Further correspondence with applicant: includes any amendments to the application – including any letters to the applicant/agent with respect to the application and any further correspondence submitted by the applicant/agent, together with any revised details and/or plans.

3. Letters from Statutory Bodies: includes any relevant letters to and from the Parish Councils, Departments of Telford & Wrekin Council, Water Authorities and other public bodies and societies.

4. Letters from Private Individuals: includes any relevant letters to and from members of the public with respect to the application, unless the writers have asked that their views are not reported publicly.

5. Statutory Plans and Informal Policy Documents: some or all of the following documents will comprise general background papers taken into account in considering planning applications in the administrative area of Telford and Wrekin ("Telford and Wrekin")

   (a) The Telford and Wrekin LDF Core Strategy (adopted December 2007)
   (b) Saved policies of Wrekin Local Plan (adopted February 2000)
   (c) Saved policies of Shropshire and Telford and Wrekin Joint Structure Plan (adopted November 2002)
   (d) Saved policies of Shropshire, Telford and Wrekin Minerals Local Plan (adopted April 2000)
   (e) Government Planning Guidance – National Planning Policy Framework and Circulars
   (f) Town and Country Planning legislation, case law and other planning decisions and articles
   (g) Telford and Wrekin Supplementary Planning Documents: Design for Community Safety SPD (adopted June 2008) and Telecommunications Development SPD (adopted May 2009)
   (h) LDF Central Telford Area Action Plan (adopted March 2011)

6. Past decision notices and reports referred to in specific reports.

7. The following additional documents (if appropriate):-

TWC/2017/0194
Land rear of 41, 43, 45, 47 Wellington Road, Muxton, Telford, Shropshire,
Reserved matters application for the siting of 19no. park homes with associated access and landscaping pursuant to outline permission TWC/2014/0008

APPLICANT	**RECEIVED**
Mr & Mrs Loveridge	08/03/2017

PARISH	**WARD**
Donnington and Muxton	Muxton

OFFICER Matthew Thomas

DONNINGTON & MUXTON PARISH COUNCIL HAS REQUESTED THIS APPLICATION BE DETERMINED BY MEMBERS OF PLANNING COMMITTEE

1.0 THE PROPOSAL

1.1 This application seeks approval of reserved matters following the grant of outline planning permission TWC/2014/0008 which was approved in March 2014. Outline permission was granted for the siting of 19no. park homes at Breton Park off Wellington Road in Muxton together with access with all other matters, including appearance, landscaping, layout and scale, reserved for later approval.

1.2 Breton Park is an established Park Homes site and the proposed development will enable its expansion to accommodate an additional 19no. park homes on the 0.7ha site which has previously been used for temporary caravanning and tenting purposes. The proposed park homes will be of varying size and designs and will be regulated as part of the park's licensing. There is an existing access to the eastern corner of the site, off Craft Way, and a new road will be provided to serve the proposed development.

1.3 Together with site plans and application form this application is supported by a planning statement and ecology statement.

2.0 SITE AND SURROUNDINGS

2.1 The application site comprises an area of land measuring 0.7ha, accessed directly from the established Breton Park Homes site, comprising a mix of single storey homes set in modest garden plots, with off-street car parking space. It was formally agricultural land, but has most recently been used for temporary caravanning and tenting purposes. The field access is currently gated, with hard surfacing extending into the entrance of the site.

2.2 The application site is bounded by mixed trees and hedgerows. A watercourse runs from Wellington Road to the north-eastern boundary of the site, and appears to have been culverted at the site entrance and adjacent to the existing park homes to the northeast of the site. The application site is

located directly to the north of the Telford urban boundary, but contiguous with it, as outlined on the Wrekin Local Plan proposals map.

2.3 To the southern boundary of the site, there are existing properties fronting Wellington Road, located in large garden plots. No.'s 43 to 47 are designated as Buildings of Local Interest. The majority of the properties along Wellington Road follow a similar building line; except No.41 which is set back from the road. The surrounding residential development comprises a variety of house types of different styles and age, including Duke of Sutherland properties and modern detached and semi-detached properties.

2.4 Along Muxton Road is a Primary School and Doctors and the site is situated within close proximity to a bus stop providing regular bus services between Telford and Stafford. Further services and facilities are located at the western end of Wellington Road and on Fieldhouse Drive, as well as a range of facilities in the nearby Donnington District Centre.

3.0 RELEVANT PLANNING HISTORY

3.1 W93/0214 Residential development, Outline refused 27/05/1993

3.2 W94/0678 Change Of Use Of Agricultural Land To The Stationing & Residential Caravans, Full Refused 21/11/1994, Dismissed 26/06/1995

3.3 W2006/1489 Change Of Use Of Land For The Siting Of 17no. Park Homes, Full Refused 30/01/2007 – this was refused on the grounds that the development was located outside the built-up area and therefore within the open countryside, contrary to policies H9 and H21 of Wrekin Local Plan and national guidance in PPS1 and PPS3, the development would result in the loss of Grade 2 agricultural land, contrary to policies OL1, OL7 and OL8 of the Wrekin Local Plan and national guidance in PPS1 and PPS7.

3.4 TWC/2014/0008 Outline planning application for siting of 19no. park homes with associated access, Outline Granted 10/03/2014

4.0 PLANNING POLICY CONTEXT

4.1 National Guidance:
National Planning Policy Framework

4.2 Wrekin Local Plan:
H9 Location of New Housing
UD2 Design Criteria

4.3 Telford and Wrekin Core Strategy:
CS1 Homes
CS3 Telford
CS7 Rural area
CS9 Accessibility and Social Inclusion
CS12 Natural Environment
CS13 Environmental Resources

CS15 Urban Design

4.4 Telford and Wrekin Local Plan (Publication Version):
SP3 Rural area
SP4 Presumption in favour of sustainable development
HO10 Residential Development in the Rural Area
BE 1 Design Criteria

5.0 SUMMARY OF CONSULTATION RESPONSES

Standard consultation responses

5.1 Donnington & Muxton Parish Council: Object
- Overdevelopment of the site
- Current drainage system will be unable to accommodate the extra water
- Poor access - the applicant has failed to demonstrate how the Park Homes will be delivered to the site considering how narrow the road is and how big the delivery vehicles are. Proposal will exacerbate existing traffic problems along Wellington Road
- No provision for the PRoW which runs through the Breton Park

5.2 Highways: Support subject to conditions
- Provision of parking, loading, unloading & turning prior to occupation

5.3 Drainage: Support subject to conditions
- There is a watercourse along the site's eastern boundary and a foul rising main is proposed to be installed along the line of this watercourse. Whilst there are no objections to a rising main, the pumping station and main will need to be moved away from the watercourse and the site should be designed such that any failure of the pump would not result in pollution to the watercourse and the drainage proposals will need to be revised.
- A scheme of surface water drainage will also need to be provided for these reasons the drainage conditions on the outline consent are still applicable
- Include drainage informative

5.4 Environmental Health: Support subject to conditions
- Times of operation: 08:00 – 18:00 hours Monday to Friday, 08:00 – 13:00 hours Saturdays with no working on Sundays/bank holidays
- Emergency Work - developer to notify LPA of any breaches of above times
- Noise Assessment to be undertaken and results submitted to LPA

5.5 Contaminated Land: No Comment

5.6 Healthy Spaces: Comment – Long term landscape management plan required

5.7 Ecology: Object
- An updated ecology survey is required

Following the submission of the update ecology information the Council's Ecologist now offers support for the proposed development subject to conditions:

- Works in accordance with protected species survey (dated March 2017)

5.8 Arboriculture: Comment – please refer to comments made at outline stage

5.9 Shropshire Fire Service: Comment – include Fire Authority informative

Neighbour consultation responses

5.10 Following the neighbour consultation process, 5 letters of objection were received from local residents as well as 1 letter of support subject to conditions. The issues raised in these responses are summarised below:

Objections

- Concerns in relation to how the determination of this application will affect the determination of other applications within the area (reference to large development sites along Muxton Lane, subject to appeal)
- No need for development of this kind as there are 9 homes for sale on the adjoining site
- Development will result in additional traffic emerging on to the Wellington Road which already suffers from problems following the recent building of new homes
- Poor visibility from the site on to the Wellington Road
- Previous applications have been refused on this site
- Land in question is Grade II agricultural and if the development is allowed will make it difficult to refuse further development on adjoining land
- Additional light pollution from new street lights on the site
- Detrimental visual impact on the area as well as reduced outlook from established dwellings along Wellington Road
- Concerns regarding existing drainage infrastructure
- Loss of privacy for occupants of neighbouring dwellings

Support subject to conditions

- Support providing Park Homes are to be provided and not caravans
- Developers are not building bungalows which are suitable for the older generation and this development would be in demand
- Existing homes on Breton Park are well look after and the new ones would enhance the area
- Due to height of Park Homes they would not overlook anyone
- The application site has been an eyesore so additional landscaping will be welcomed
- Existing access to be utilised and no concern regarding this

6.0 PLANNING CONSIDERATIONS

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

- Principle of development
- Layout
- Access
- Scale
- Appearance
- Landscaping
- Other matters

Principle of development

6.2 The principle for the use of this site for Park Homes has already been established through the granting of outline planning permission TWC/2014/0008 in March 2014 for the siting of 19no. park homes on land to the west of the established Breton Park site off Wellington Road in Muxton. This application seeks approval of the reserved matters only, including appearance, landscaping, layout and scale.

Layout

6.3 The application site measures approximately 0.7ha and the accompanying site layout plan demonstrates how the 19no. park homes are to be arranged. A new roadway will be constructed around a central island with individual plots being positioned around the sites' perimeter. Each plot will have its own on-site car parking provision together with small garden areas and the layout reflects that of the existing Breton Park development.

6.4 Landscaping is also proposed to soften the appearance of the site from surrounding vantage points together with providing some incidental open space for benefit of future residents. The Local Planning Authority acknowledges the application site largely dictates the layout of the proposed development. The proposed layout reflects the existing development at Breton Park and officers are satisfied the layout can be comfortably accommodated without significantly affecting the living conditions or amenities of neighbouring properties or the general character of the area.

Access

6.5 Access was approved at outline stage however for clarity, Breton Park is accessed off Wellington Road and there is an existing access to the site to the far eastern corner of the Park which branches off from Craft Way, an existing residential road within Breton Park and this access will be utilised as the only access to the new development site. A new private road will be constructed and arranged around a central island, which will be landscaped.

6.6 Each plot will have its own driveway and on-site parking provision. The proposals have been assessed by the Local Highways Authority and no

objections have been raised subject to the provision of car parking prior to first occupation of the park homes. Officers acknowledge the concerns raised by local residents regarding the potential impact on highway safety however this issue was considered at outline stage where the number of units and access were approved.

Scale

6.7 The new park homes will vary in size and design being dependent on the requirements of future owners however each park home will appear as a single storey bungalow, similar to the existing homes within the Park. A typical 2 bedroom unit measures approximately 12m x 6.5m and comes with a small garden and on-site car parking. The proposed new park homes will be predominantly two and three bedroomed units.

6.8 The proposal equates to a density of 27 homes per hectare. This level of development reflects that of the existing Breton Park site and will not therefore amount to overdevelopment. The Local Planning Authority is satisfied that the proposed park homes will be of an appropriate scale, ensuring the character of this established residential area is retained.

Appearance

6.9 The applicant has advised that each park home will vary in size and design however it is envisaged that the external appearance of the homes will be broadly similar to the existing homes within the Park, being set beneath a pitched tiled roof and finished in a light coloured render with white upvc windows.

6.10 The exact siting for each park home will be managed by the Council's Licensing Officer who will provide the applicant with advice on how the site should be controlled. It is envisaged that the proposed extended development will be in-keeping with the character of the existing site and will not look out of place bearing in mind the existing surrounding uses. The proposed development will be landscaped to include trees and hedging interspersed around the site as well as areas of open space to provide a comfortable living environment. Officers are satisfied that in this regard, the proposal complies with local planning policies.

Landscaping

6.11 Due to the previous use of the land for many years for temporary caravanning and tenting purposes, officers understand that very little land clearance is required to accommodate the proposed development. Existing trees and hedgerows will be pollarded and the entire site will benefit from an enhanced landscaping scheme. Whilst the applicant has alluded to the landscaping scheme on the accompanying drawings, this lacks detail and a long term landscape management plan will be conditioned to ensure a satisfactory arrangement.

Other matters

Ecology

6.12 The Council's Ecologist initially objected to the proposals due to an out-of-date ecology survey being submitted in support of the application. The applicant has since provided an ecology statement (prepared by Countryside Consultants Ltd) which confirms that the site has been revisited to establish that there had been no material changes in the site's vegetation and evidence or likely presence of protected species since the original report was prepared and to carry out pre-commencement checks in respect of badgers and nesting birds. The Ecologist has assessed this document and is satisfied with its findings and now offers support for the proposal subject to the development being carried out in accordance with the original ecology survey and its recommendations.

Consultation responses

6.13 The Local Planning Authority acknowledges the responses received by nearby local residents as well as the Parish Council. Officers must reaffirm that outline planning permission has already been granted for the additional 19no. park homes and this application is to deal with the reserved matters only and does not revisit the principle of development. It is likely that the proposed development will increase the use of the existing access on to Wellington Road and add to the levels of traffic within the immediate locality however this has been assessed by the Local Highways Authority and at outline stage. Finally, subject to a full landscaping scheme being submitted for approval, to include details of boundary materials, officers are satisfied that the proposed development will not significantly affect the living conditions of occupants of nearby neighbouring properties.

7.0 CONCLUSIONS

7.1 The principle for residential development with access on this site has previously been established through the granting of outline planning consent for 19no. park homes in March 2014. Having assessed the reserved matters including layout, scale, appearance and landscaping the Local Planning Authority considers the proposed development is acceptable. The park homes are suitably positioned within the site, can be suitably accessed and their scale and appearance is acceptable and respectful to this established residential area. Subject to conditions, officers consider that the site can be adequately landscaped to help soften the overall appearance of the development. On balance, the proposed development is considered acceptable and compliant with local planning policies and the guidance contained within the National Planning Policy Framework. For this reason officers are recommending approval subject to conditions.

8.0 RECOMMENDATION

8.1 Based on the conclusions above, it is recommended that the Committee **APPROVE RESERVED MATTERS** subject to the following conditions:

<u>Conditions</u>

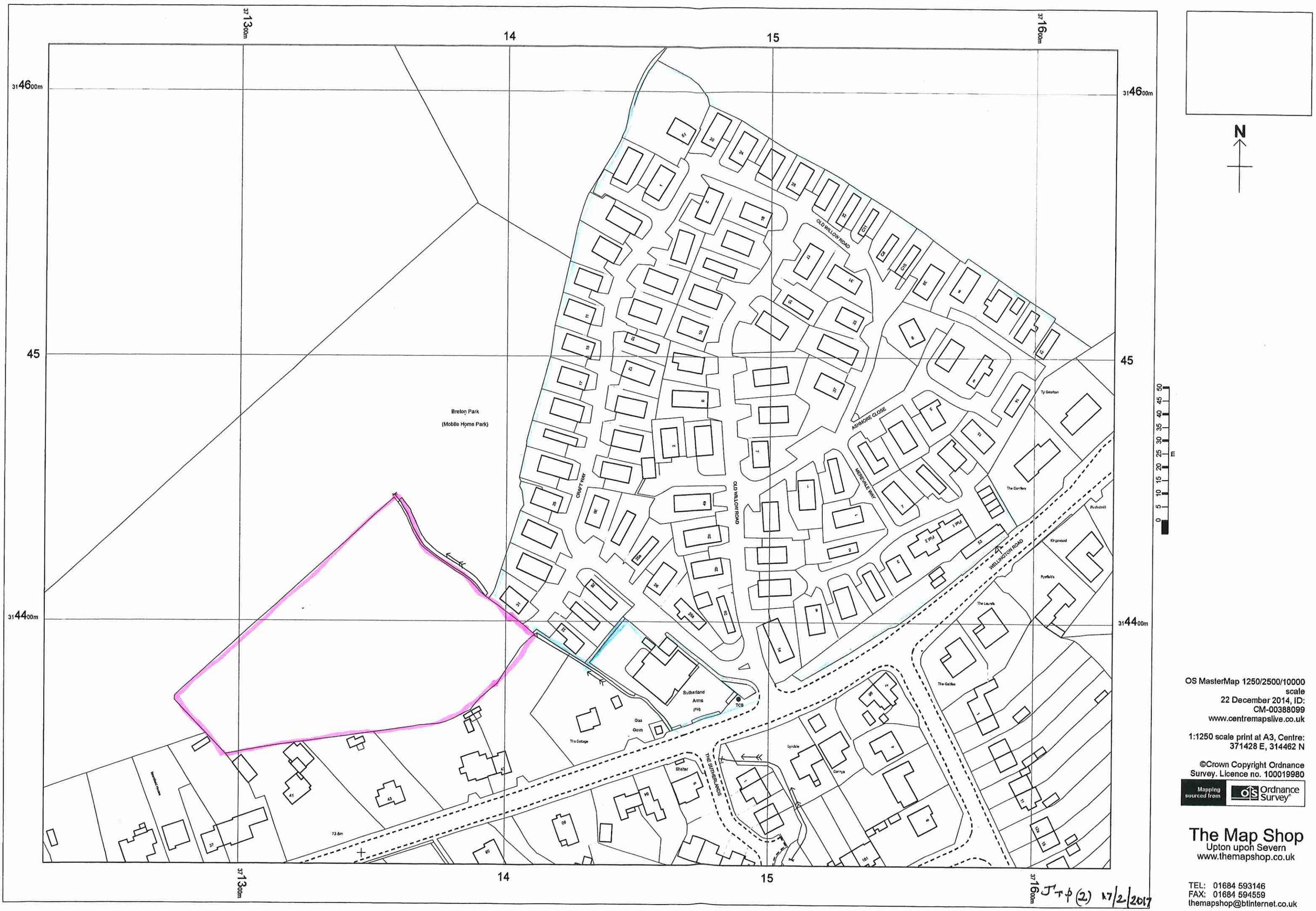
1. Time limit – Reserved Matters

2. Parking, loading, unloading, turning
3. Noise Assessment
4. Works in accordance with Ecological survey
5. Long term Landscape Management Plan
6. Construction times
7. Development in accordance with submitted plans
8. Limit number of Park Homes to no more than 19

Informatives

Fire Authority
Conditions
Reasons for Reserved Matters Approval
RANPPF1 Approval

O.S. MASTERMAP 1:1250 SCALE



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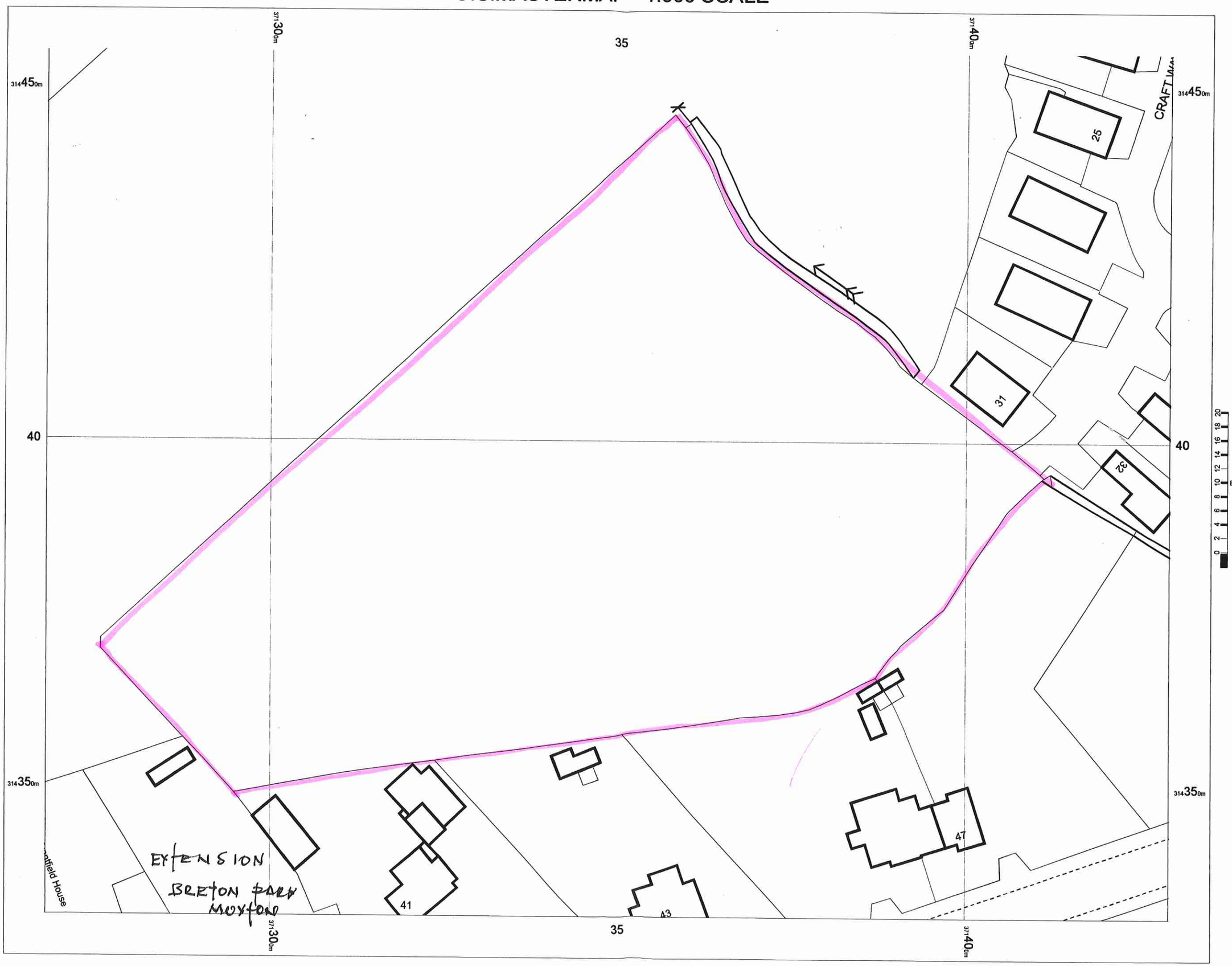

LAND AT WELLINGTON
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O.S.MASTERMAP - 1:500 SCALE

PROPOSED DETAILED APPLICATION FOR SITING OF 19 PARK HOMES (CARAVANS) BRETON PARK HOMES WELLINGTON ROAD MUXTON TELFORD TF2 8NE
FOR MR A LOVERIDGE & MRS I. LOVERIDGE

(EXTENSION OF SITE FOR 19 CARAVANS CONSTRUCTED AND SITED TO COMPLY TO CARAVAN SITE MODEL STANDARDS FOR RESIDENTION CARAVAN SITES, 2008)
FEB 2017 TTP(1A)

(APPROVAL of SITE 10/3/2014)
OUTLINE.

LAND AT WELLINGTON ROAD MUXTON TELFORD

N

PUMPING STATION

RISING MAIN

EXISTING I.C

CRAFT

Whitefield House

P1 P2 P3 P4 P5 P6 P7 P8 P9 P10 P16 P17 P18 P19

1 2 13 14 15 25 31 35 41 47

A3

371 30m 371 40m 314 45m 314 40m 314 35m

35 40

0 2 4 6 8 10 12 14 16 18 20 m

JTP(2) 17/2/2017

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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 contaminates 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 contaminates with set assessment criteria to ensure that the levels are either suitable for the proposed use or to identify contaminates 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 inforce 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 woks. 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 2014for 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

<u>Neighbour consultation responses</u>

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 that 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

REMEDIATION & ENABLING WORKS STRATEGY

Land off Hinkshay Road,
Telford,
Shropshire,
TF4 3PA

Prepared for:

COUNTRYSIDE
Places People Love

E3P Report: 11-542-R2 – Rev 1
Issued: February 2017

e3p | Environmental | Energy | Engineering

E3P

Heliport Business Park,
Liverpool Road,
Eccles,
Manchester,
M30 7RU

Tel : + 00 (0) 161 707 9612
http:\\www. e3p.co.uk

Registered in England
No.: 807255262

QUALITY ASSURANCE

REMARKS	Final
DATE	February 2017
PREPARED BY	S Ellis
QUALIFICATIONS	BSc (Hons), FGS
SIGNATURE	
CHECKED BY	A Edgar
QUALIFICATIONS	BSc, MSc, AIEMA, MIEnvSc, CEnv
SIGNATURE	
AUTHORISED BY	M Dyer
QUALIFICATIONS	BSc, FGS, AIEMA, MIEnvSc, CEnv
SIGNATURE	
PROJECT NUMBER	11-542 r2
IMS Template Reference: QR005-1	

EXECUTIVE SUMMARY	
Site Address	Land off Hinkshay Road, Telford, Shropshire, TF4 3PA
National Grid Reference	E369480, N307340
Site Area	4.39Ha
Background	The site comprises a former dry cell battery factory, a car park area, a former sewerage treatment works and sports field which also includes a backfilled quarry and J.B. Pugh landfill. It is understood that the factory buildings were demolished in the mid 1990's; including removal of quantities of buried battery wastes. The factory area was subsequently covered with demolition rubble and soil to a thickness of approximately 1.0m. Investigations have proven that a tunnel, factory floor slabs, foundations and other relict infrastructure still remain below the surface of this sector of the site. The tunnel that traverses below the southern boundary of the site, is believed to have been utilised by miners but it's exact use is unknown. The tunnel is partially collapsed but is brick lined, 3.5m wide and 1.5m high at a depth of 7.0m bgl. Other tunnels are possibly present on the southern boundary. The site is bordered to the north by undeveloped land with some residential housing and the grounds of a rugby club, to the east and south by undeveloped park land, and to the west by an area of land known as Tarts Mound.
Contaminated Land Assessment	
Human Health Risk Assessment	A Tier I Human Health Risk Assessment has been undertaken using the chemical analysis results of the soils and comparing to the relevant criteria. This assessment has identified the presence of elevated inorganic heavy metals, PAH and non-volatile / insoluble hydrocarbon compounds. The identified concentrations of potential contaminants all have primary exposure pathway related to dermal contact and ingestion of soils, inhalation of particulate and consumption of home-grown vegetables. The chronic risk to human health associated with the elevated concentrations on inorganic heavy metals and non-volatile PAH compounds can be mitigated through the installation of a suitable cover system in all proposed private gardens, landscaping and Public Open Space to remove any potential for direct exposure to impacted soils. Asbestos in the form of chrysotile and amosite has also been identified within localised areas in shallow Made Ground deposits. All materials impacted by trace asbestos fibres should be managed in a highly controlled manner prior to placement within areas of no unacceptable risk in terms of the future development and CSM.
Controlled Waters Risk Assessment	Elevated levels of Lead, Zinc and Nickel have been identified are of low solubility and the nearest abstraction well or watercourse is at a significant distance from the site. Due to the limited amount of viable receptors there is considered to be no significant level of risk to the controlled water receptors.

EXECUTIVE SUMMARY	
Ground Gas	Ground gas monitoring thus far has indicated the site would be classed as Characteristic Situation 2 / Amber 1, suggesting no gas protection measures will be required. However, the final ground gas regime will be confirmed following the completion of the ground gas monitoring programme.
Coal Mining & Historical Workings	E3P can confirm that in this instance, all matters relating to the assessment of potential ground instability risk attributed to historical mine workings will be dealt with under a separate report. However, in summary the location of all on-site shafts needs to be identified using slit trenches and probe drilling. Once located, the shafts may require treatment prior to the development.
Invasive Plants	Invasive species have not been identified on site during works carried out by E3P, however their presence cannot be ruled out.
Geotechnical Considerations	The remediation and enabling works will be delivered in a manner that will seek to ensure: • *The tunnel in the south of the site will need to be infilled with geo-technically suitable material,* • *Identification and appropriate capping of shafts (If required);* • *Where shallow stratum suitable of supporting a shallow spread foundation, care should be taken to protect to minimise the disturbance to natural drift deposits;* • *Where deep Made Ground is present (>1.50m) the stratum should be prepared in a manner that will facilitate re-engineering using a Vibro Stone Column (VSC);* • *If VSC is proposed for plots located within the influence of trees, the stratum should be prepared to mitigate the potential risk associated within volumetric instability in cohesive soils;* • *Engineer all up-filled materials beneath highways to sub-grade in accordance with the requirements of this specification to ensure a CBR >5% in the sub-grade; and,* • *All former Quarry 'high-wall' to be clearly identified and surveyed.*
Summary of Site Remediation & Enabling Works	The site Remediation / Enabling Works Strategy provides a comprehensive specification for the regeneration of the land to negate identified pollutant linkages and construct a development platform that will be geotechnically suitable for the proposed end use. The salient features of the Remediation & Enabling Works Strategy are summarised below: • Implement all works in strict accordance with UK Environmental Permitting and Local Planning Authority Requirements. • Controlled removal of all trees and vegetation; • Locate, demolish and infill the tunnel in the south of the site; • Excavation, assessment and placement of colliery spoil; • Removal and treatment of all invasive plans species (if required); • Segregation of organic topsoil deemed unsuitable for use within a residential garden and placement in an area of no sensitivity or removal from site in accordance with UK Waste Management Legislation;

EXECUTIVE SUMMARY	
Summary of Site Remediation & Enabling Works	• Removal of all relict foundations and buried features in their entirety; • Excavation and processing of Made Ground in a controlled manner with the sorting, processing and segregation of identified deleterious materials; • Validation sampling and leachate testing to confirm material retained on-site pose no unacceptable risk to the residential end users, controlled waters or wider environ; • Importation of suitable material (if required) to achieve the required development levels; and, • Replacement of material in accordance with the E3P enabling specification & engineering requirements.
Summary of Build Phase Mitigation Requirements	The developer's works will also include the completion of the following additional elements: • Construction of all dwellings to ensure compliance with CS2 / Amber 1 as defined within BS8485; • Provision of a 600mm cover system using certified material with appropriate validation within proposed garden areas, comprising 450mm subsoil (potentially site won natural drift deposits) overlain by 150mm topsoil; and, • Provision of a 300mm cover system using certified material with appropriate validation within proposed areas of Public Open Space and soft landscaping.

PHASE I AND PHASE II GEO-ENVIRONMENTAL SITE ASSESSMENT

Land off Hinkshay Road,
Telford,
Shropshire,
TF4 3PA

Prepared for:

COUNTRYSIDE
Places People Love

Report Ref: 11-542-r1
Date Issued: February 2017

e3p | Environmental | Energy | Engineering

E3P

Heliport Business Park,
Liverpool Road,
Eccles,
Manchester,
M30 7RU

Tel : + 00 (0) 161 707 9612
http:\\www. e3p.co.uk

Registered in England
No.: 807255262

QUALITY ASSURANCE

REMARKS	Final
DATE	February 2017
PREPARED BY	S Ellis
QUALIFICATIONS	BSc (Hons), FGS
SIGNATURE	
CHECKED BY	A Edgar
QUALIFICATIONS	BSc, MSc, AIEMA, MIEnvSc, CEnv
SIGNATURE	
AUTHORISED BY	M Dyer
QUALIFICATIONS	BSc, FGS, AIEMA, MIEnvSc, CEnv
SIGNATURE	
PROJECT NUMBER	11-542

IMS Template Reference:
QR010-1

EXECUTIVE SUMMARY		
Site Address	Land off Hinkshay Road, Telford, Shropshire, TF4 3PA	
Grid Reference	E369480, N307340	
Site Area	4.39Ha	
Current Site Use	The comprises a former dry cell battery factory, a car park area, a former sewerage treatment works and sports field which also includes a backfilled quarry and J.B. Pugh landfill. It is understood that the factory buildings were demolished in the mid 1990's; including removal of quantities of buried battery wastes. The factory area was subsequently covered with demolition rubble and soil to a thickness of approximately 1.0m. Investigations have proven that factory floor slabs, foundations and other infrastructure still remain below the surface of this sector of the site. The site is bordered to the north by undeveloped land with some residential housing and the grounds of a rugby club, to the east and south by undeveloped park land, and to the west by an area of land known as Tarts Mound.	
Proposed Development	Countryside Properties intends to construct a low rise residential development comprising 152 No. residential dwellings with associated gardens, estate roads and infrastructure.	
Environmental Setting	*Drift Geology*	None
	Bedrock Geology	Halesowen Formation - Sandstone
	Hydrogeology	Where drift deposits are present they are classified as a Secondary Undifferentiated (drift) overlying Secondary A aquifer (Solid). The nearest groundwater abstraction is located 694m away from the site.
	Hydrology	An on-site drainage ditch is present in the north of the site. The streams generally flow in a southerly direction towards Stirchey Pools to the south of the site.
	Flood Risk	Unaffected by flooding from rivers.
Site History	Historical maps indicate that the site historically comprised a battery works with associated tanks and storage sheds in the north east of the site, a sewage works and coal shafts in the centre of the site and soft standing in the west of the site, with a small former quarry on the south-western boundary.	
Previous Reports	A previous Phase 1 & 2 report was completed by Wardell Armstrong in June 2013 (Reference LE0972-001 Rev A), which also references various ground investigations and remediation reports completed by Halcyon Environmental dated between September 1993 and April 2011, as well as a Contamination, Condition and Remediation Strategy report completed by Atkins in December 2003 and an Engineering report completed by Black Country Properties Ltd. An overview of the Wardell Armstrong and Atkins report is provided below: **Wardell Armstrong – *Phase 1 & 2 Geo-Environmental Report. Ref: Report No. LE0972-001 REV A dated June 2013.***	

EXECUTIVE SUMMARY	
	Majority of the former factory area is underlain by layer of topsoil containing fragments of brick and colliery spoil to a depth of between 0.1m and 0.6m bgl. Underlying the topsoil are made ground soils consisting of either sandy clayey demolition brick and concrete rubble (with occasional metal and tarmac fragments) or gravelly clay colliery spoil. Within the Made Ground a reinforced concrete slab of varying thicknesses is encountered within the majority of holes between 0.46m and 1.05mbgl, with a thin layer of asphalt in some areas. Across the former sewage works area, a layer of topsoil of between 0.1m and 0.6m thickness is recorded at the surface. The Made Ground was generally recorded across the former sewage works and consisted of either clayey ash/ ashy clay with fragments of brick, concrete, clinker and plastic to a depth of between 1.00mbgl and 2.40mbgl. Across the former sports and social club area, a layer of topsoil containing brick, tiles, slate and ash is recorded between 0.1m and 0.6m bgl. The made ground within the former landfill was recorded to a maximum depth of at least 3.2mbgl and generally consisted of gravelly sandy ash with fragments of pottery, brick, leather shoe, clinker and glass and occasional pockets of clay. Rockhead was recorded within majority of trial pit and borehole positions across the site encountered as a weak to very weak sandstone at depths of between 1.00mbgl and 5.00mbgl. The Wardell Contamination risk assessment identified elevated inorganic heavy metals and non volatile PAH compounds within the made ground, however the risk to future site occupants could be mitigated through appropriate build phase measures. No risk to controlled waters or the wider environ was identified. Atkins – ***Contamination, Ground Conditions and Remediation Strategy Dated December 2003:*** Remediation was undertaken by Kenal Services Ltd of Chesterfield in April 1995. The works involved the removal of approximately 4500 tonnes of contaminated soil and battery cells.
Utility Locations	A review of online data held by Severn Trent shows the presence of mains sewers below Hinkshay Road. A former culvert like structure is also present below the south-eastern boundary of the site.
Landfill Sites & Ground Gases	The former quarry in the south west of the site is stated as being a J.B. Pugh landfill in the Wardell Armstrong report. There are 3No. historical landfills within 250m of the site. The closest of which is located 75m north west of the site which excepted unknown material.
Radon	Unaffected – no special precautions required.
Coal Mining / Land Stability	The site is underlain by deep mine workings that are unlikely to pose a subsidence risk to the site. However, there are 3No mine shafts within influencing distance of the site that will require a series of slit trenches to confirm their positions (or absence) within the proposed development site. In the event slit trenching does not locate the recorded shafts, a probe drilling exercise will be

EXECUTIVE SUMMARY	
Coal Mining / Land Stability	required across the area of potential departure to confirm the absence of the mine entries. All future development must account for the appropriate 'no build' zone that will be determined as the maximum extent of mine shaft collapse influence. No treatment details for the on-site mine shafts have been given.
E3P Intrusive Ground Investigation	
Ground Conditions	E3P has undertaken 35 No. mechanically excavated trial pits, and 19 No. window sample probeholes as part of the supplementary intrusive Ground Investigation with ground conditions summarised below: **Made Ground** *Former Factory Area and Car Park Area* Across the former factory area, a layer of topsoil containing gravels of brick is logged between 0.1m and 0.6m thickness is recorded at the surface. Underlying the topsoil in majority of locations a dark grey gravelly clay material that appears to be colliery spoil from 0.30m to 1.00m bgl. This is subsequently underlain by a thin band of a brown gravelly clay before concrete or asphalt is encountered at circa 0.70m to 1.20m bgl. The concrete and asphalt encountered was typically 200mm in thickness which represents the former building slab and hardstand. Underlying the concrete or asphalt is typically a dark brown sandy ashy gravel with rare cobbles of brick and concrete (historical level raising material). The gravel typically comprised brick, glass, slate, clinker and small amounts of slab to a maximum proven depth of 2.90m bgl. *Former Sewage Works Area* Across the former sewage works area, a layer of topsoil with gravel of brick and glass between 0.1m and 0.6m thickness is recorded at the surface. Excluding TP128, Made Ground was recorded across the former sewage works and consisted of dark brown sandy ashy gravel with rare cobbles of brick and concrete. The gravel typically comprised brick, glass, slate, clinker to a maximum depth of 1.70mbgl. Trial pit TP115 was excavated
Ground Conditions	into the slope showing the use of the colliery spoil material to build up a level platform in the area of the former battery works. The colliery spoil material is not present beneath the former sewage works. *Former Sports and Social Club Area* A layer of topsoil rarely containing brick is recorded across the south-western area of the site between 0.1m and 0.4m bgl. The Made Ground within the former landfill was recorded to a maximum depth of at least 5.00m bgl within WS102 (backfilled quarry) and generally consisted of gravelly sandy ash with fragments of pottery, brick, glass, clinker and glass. **Drift** Across the site drift deposits are fairly limited and in most cases a sandy gravel of mudstone is encountered, which is indicative of a weathered bedrock. Within a small number of holes a thin (300mm-600mm) layer of

EXECUTIVE SUMMARY	
	very stiff brown sandy CLAY was encountered overlying the weathered bedrock. **Bedrock** Rockhead was recorded in majority of trial pit and borehole positions across the site. Within the former factory area, car park area and former sewage works area rockhead was recorded to be relatively shallow and was encountered as a weak to very weak sandstone at depths of between 1.50mbgl and 3.00mbgl. Within the former sports and social club area rockhead was also recorded to be relatively shallow and comprise weak to very weak sandstone at depths of between 1.00mbgl and 5.00mbgl. **Groundwater** Perched groundwater was only encountered within very small number of holes between 3.00m and 4.00m bgl. Standing water was encountered in TP125, however this seemed to be a pooling of water within the Made Ground.
Human Health Contamination Risk Assessment	A Tier I Human Health Risk Assessment has been undertaken using the chemical analysis results of the soils and comparing to the relevant Tier I criteria. This assessment has identified the presence of elevated lead, arsenic, cadmium, zinc, benzo(b)fluoranthene, benzo(a)pyrene, dibenzo(a,h)anthracene, asbestos and TPH bands C16-C35. All of the identified elevated concentrations have primary exposure pathways related to dermal contact and ingestion of soils, inhalation of particulate and consumption of home-grown vegetables. The chronic risk to human health associated with the elevated concentrations on inorganic heavy metals and non-volatile PAH compounds can be mitigated through the installation of a suitable cover system in all proposed private gardens, landscaping and Public Open Space to remove any potential for direct exposure to impacted soils. Asbestos in the form of chrysotile and amosite has also been identified within localised areas in shallow Made Ground deposits. Asbestos quantification should be undertaken to further assess where these soils
Human Health Contamination Risk Assessment	may be placed. No visual signs of ACM has been encountered during the Ground Investigation, therefore it is likely only trace fibres and small fragments are present within these localised soils and a process of hotspot excavation with placement of impacted soils at depth beneath proposed plots (to be vibro piled) may be undertaken to ensure they pose no unacceptable risk to the future site users. Chemical analysis of the natural sand and clay deposits have identified these soils to be acceptable for use as subsoil within the proposed garden areas, however further chemical validation samples will be required to confirm this. There are no suitable sources of topsoil available on the site.

EXECUTIVE SUMMARY	
Controlled Waters	Elevated levels of Lead, Zinc and Nickel have been identified are of low solubility and the nearest abstraction well or watercourse is at a significant distance from the site. Due to the limited amount of viable receptors there is considered to be no significant level of risk to the controlled water receptors.
Ground Gas	Ground gas monitoring thus far has indicated the site would be classed as Characteristic Situation 2 / Amber 1, suggesting no gas protection measures will be required. However, the final ground gas regime will be confirmed following the completion of the ground gas monitoring programme.
Potable Water Infrastructure	A well designed, managed and validated programme of enabling works should render the site suitable for PE Potable Supply Infrastructure.
Geotechnical Assessment	
Underground Obstructions	Within the area of the former battery works reinforced concrete floor slabs and asphalt were encountered across the former footprint. Brick walls and former man holes were also encountered. The former building slab, hardstand and foundations remain in-situ with extensive relict foundations and infrastructure. Large scale process of substructure demolition and subsequent enabling works will be required across all areas of previously developed land.
Allowable Bearing Pressure	The underlying natural CLAY drift deposits have been assessed as being very stiff high strength with a net ABP in the order of 155-246kN/m^2 at circa 1.00m – 3.00m bgl however a firm CLAY with an ABP of 68kN/m^2 was encountered within BH101 at 1.50m bgl. The majority of the site is underlain by medium dense to dense gravelly SAND with an ABP of 118 to >400kN/m^2 between 0.75m and 5.00m bgl. In localised areas of the site, the underlying SAND are loose in a few area of the site with an ABP of 66-77kN/m^2 between 1.50m and 4.50m bgl. The weathered bedrock is likely to have an ABP of >400kN/m^2. Drift deposits beneath the infilled quarry on the western boundary and sewage works were assessed as having a net ABP of 100kN/m^2 in the silty CLAY at circa 5.00m bgl.
Foundation Options	Given the significant topographical variances on the site, prior to the detailed design of suitable foundations solutions, a programme of remediation and enabling works will be required to remove the extensive buried obstructions and cut / fill the site to provide suitable development platform levels. Therefore, upon completion of these enabling works, it is likely that the most cost effective option for the majority of the site would be re-engineer the Made Ground using Vibro Stone Columns (VSC) to support a shallow strip or spread foundation. The exception to this would be in the location of the former infilled quarry area and area of infill on the very western boundary where Made Ground was identified to be deep and underlain by bedrock. Dependent on development levels, plots in this area may require a driven pile foundation. Foundation depths should take account of the presence of existing and proposed trees with foundations deepened locally, to mitigate the potential

EXECUTIVE SUMMARY	
Foundation Options	for volumetric instability attributed to fluctuations in moisture content, in accordance with the requirements of NHBC standards. It is recommended that at working drawing stage a foundation schedule is prepared for the development taking account of the physical change of natural clay soils and the current / proposed locations of trees.
Building Floor Slabs	Ground bearing floor slabs are unlikely to be viable given the anticipate depths or re-worked Made Ground >600mm and shallow cohesive soils.
Heave Precautions	Limited cohesive deposits were encountered in the south west of the site, therefore heave precautions may be required.
Soakaway Drainage	The Sand and sandstone bedrock stratum beneath the site is likely to have a moderate to high effective permeability, which may be suitable for soakaway drainage, though its application will depend on finished floor levels and the specific requirements of the development. All soakaways should be designed in accordance with BRE Special Digest 365 – Soakaway Design.
Sulphate Assessment	Concrete classification will be DS1 AC1s.
CBR Design %	Granular soils can be re-engineered to ensure 5% within the sub-grade during favourable climatic conditions. Natural CLAY soils will provide a CBR in the order of 3-5% during drier climatic periods. However, if water is allowed to shed onto the formation, the CBR will reduce to <2% which will require specialist engineering of the sub-grade.
Infrastrcture	Consideration should be given to the presence of shallow rock which will impede excavation for drainage infrastructure within certain areas of the site.
Cut / Fill	Development levels unknown at this time, however significant cut fill works will be required to prepare the development platform.
Waste Characterisation	Stable Non-Reactive (hazardous / inert).
Recommendations	Based on the findings of the intrusive site investigation, the following additional works are recommended to be completed in due course: • Supplementary intrusive investigations within the areas of potential departure (misposition) of the mine entries recorded on or immediately adjacent to the site by a process of slit trenching to expose bedrock. In the event slit trenching is inconclusive, probe drilling will be required in accordance with the Coal Authority Permission process; • Completion of slope stability assessments; • Upon completion of the supplementary intrusive investigations to locate the mine entries, the appropriate 'no build' stand-off zone will be defined to inform the final development layout; • Plot Specific Foundation Schedule (upon receipt of the final development levels); • Production of Contamination Piling Risk assessment to demonstrate that any driven piles bearing within the underlying bedrock will create no preferential pathway for contaminant migration; • Geotechnical Earthworks Strategy (Infrastructure); and, • Detailed Remediation & Enabling Works strategy.

E3P
Heliport Business Park
Liverpool Road
Eccles
Manchester
M30 7RU

Manchester / London / Edinburgh
0161 707 9612

info@E3P.co.uk
http://www.E3P.co.uk

Ref: 11-542-L4
Date: 3rd July 2017

Countryside Properties
Lakeside Drive
Centre Park
Warrington
WA1 1RW

BY Email

Dear Sirs,

Hinkshay Road, Telford
Initial Topsoil Assessment

1.1 Background

E3P have completed a detailed Phase 1 & Phase 2 report (Ref 11-542-r1 Rev 1 May 2017) and subsequent Detailed Remediation and Enabling Works Strategy (Ref 11-542-r2 February 2017) for the future redevelopment of the land to the south of Hinkshay Road, Telford for residential end use.

1.2 Site Works

During the week commencing the 12th June 2017, McAuliffe commenced initial set up of site cabins and topsoil strip on-site before ceasing work during the week beginning the 19th June 2017.

E3P attended site on the 20th June in order to sample the initial topsoil stockpiles that were being produced during site strip that were located close to the site entrance. E3P collected 5No of topsoil samples , which were chemically tested by i2 Analytical Laboratory.

1.3 Assessment of Topsoil

The long term (chronic) human health toxicity of the soil has been assessed by comparing the on-site concentrations of organic and inorganic compounds with reference values published in LQM / CIEH S4UL for Topsoil with plant uptake (S4UL3267) presented in Appendix I of this report and the chemical testing results within Appendix II.

The assessment completed confirms that topsoil stockpiled within this sector is currently characterised as suitable for use. As the development progresses further sampling will be undertaken in accordance with the sample frequency outlined in the table below, which is presented within table 3.1 of the E3P Remediation and Enabling Works Strategy.

Environmental Engineering Partnership Limited trading as E3P
Registered in England No: 08725262 Registered Office: Heliport Business Park, Liverpool Road, Eccles, Salford, M30 7RU

Table 3.1 Specification of Chemical Validation Laboratory Analysis

MATERIAL USE	TESTING FREQUENCY	SUITE OF ANALYSIS
Site Generated		
Site Generated 6F2	1 Sample Per 1000m^3	A / B / C / D
Site Won Made Ground General Backfill	1 Sample Per 250m^3	G
Site Won Made Ground General Backfill	1 Sample Per 1000m^3	A / B / C / D
Site Won Made Ground General Backfill	1 Sample Per 2000m^3	I
Site Won Natural Backfill	1 Sample Per 2000m^3	A / B / C / D
Site generated Sub-Soil *(450mm garden cover)*	1 Sample Per 250m^3	A / B / C / D
Site Generated Topsoil Cover *(150mm garden cover)*	1 Sample per 50m^3	A / B / C / D
Hotspot Validation Samples	1 Sample per 10m of linear excavation to base and sidewall.	E / G
Imported		
6F2	1 Sample Per 1000m^3	A / B / C / D
Subsoil Greenfield Source *(450mm garden cover)*	1 Sample per 200m^3	A / B / C / D
Subsoil Brownfield Source *(450mm garden cover)*	1 Sample per 50m^3	A / B / C / D
Topsoil Greenfield Source *(150mm garden cover)*	1 Sample per 200m^3	A / B / C / D
Topsoil Brownfield Source *(150mm garden cover)*	1 Sample per 50m^3	A / B / C / D
General Engineering Fill (Class 1 & 2 Soil)	1 Sample Per 1000m^3	A / B / C / D

Notes
Suites of Analysis
A) Speciated PAH
B) Speciated TPH (C5-C35)
C) Asbestos (ID)
D) CLEA Inorganic Heavy Metals
E) Speciated PAH, Banded TPH and VOCs
F) SVOC / Speciated TPH
G) On-site screening for VOC using calibrated PID
H) Lechate 2:1 Speciated PAH and Banded TPH
I) Leachate analysis of Inorganic heavy metals, TPH, sulphate and PAH.

All analysis prescribed above to be completed by UKAS accredited laboratory.

I trust that the content of this letter is suitable for your requirements, however if any further information is required then please do not hesitate to contact E3P directly.

Yours sincerely,
For and on behalf of E3P Ltd

Stuart Ellis
Senior Geo-Environmental Consultant

Appendix I – Validation Target Criteria
Appendix II – Chemical Testing Results

APPENDIX I – Validation Testing Criteria

Human Health Remediation Targets – Low Rise Residential End Use

Determinand	Units	Within 600mm Cover System (Garden)	Hard Standing and >600mm of cover system	Public Open Space 300mm Cover	Public Open Space >300mm	Pathway
Arsenic	mg/kg	37(i)	40(ii)	79(iii)	640(iv)	1
Cadmium	mg/kg	11(i)	85(ii)	120(iii)	532(iv)	1
Chromium (Hexavalent)	mg/kg	6(i)	6(ii)	7.7(iii)	220(iv)	1
Lead	mg/kg	210(vi)	330(vii)	760(viii)	760(viii)	1
Elemental Mercury	mg/kg	1.2(i)	1.2(ii)	16(iii)	30(iv)	2
Nickel	mg/kg	180(i)	180(ii)	230(iii)	3400(iv)	1
Selenium	mg/kg	250(i)	430(ii)	1100(iii)	1800(iv)	1
Copper	mg/kg	2400(i)	7100(ii)	12000(iii)	44000(iv)	1
Zinc	mg/kg	3700(i)	40000(ii)	81000(iii)	170000(iv)	1
Phenol	mg/kg	280(i)(xi)	280(xiv)(xi)	760(iii)(xi)	760(iv)(xi)	2
Naphthalene	mg/kg	2.3(i)(xi)	2.3(xiv)(xi)	1200(iv)(xi)	1200(iv)(xi)	2
Acenaphthylene	mg/kg	170(i)(xi)	500(v)	15000(iii)(xi)	29000(iv)(xi)	3
Acenaphthene	mg/kg	210(i)(xi)	500(v)	15000(iii)(xi)	29000(iv)(xi)	1
Fluorene	mg/kg	170(i)(xi)	500(v)	9900(iii)(xi)	20000(iv)(xi)	1
Phenanthrene	mg/kg	95(i)(xi)	500(v)	3100(iii)(xi)	6200(iv)(xi)	3
Anthracene	mg/kg	500(i)(xi)	500(v)	74000(iii)(xi)	150000(iv)(xi)	3
Fluoranthene	mg/kg	280(i)(xi)	500(v)	3100(iii)(xi)	6300(iv)(xi)	3
Pyrene	mg/kg	500(i)(xi)	500(v)	7400(iii)(xi)	15000(iv)(xi)	3
Benzo(a)Anthracene(	mg/kg	7.2(i)(xi)	11(ii)(xi)	29(iii)(xi)	49(iv)(xi)	3
Chrysene	mg/kg	15(i)(xi)	30(ii)(xi)	57(iii)(xi)	93(iv)(xi)	3
Benzo(b)Fluoranthene (iii)	mg/kg	2.6(i)(xi)	3.9(ii)(xi)	7.1(iii)(xi)	13(iv)(xi)	3
Benzo(k)Fluoranthene (iii	mg/kg	77(i)(xi)	110(ii)(xi)	190(iii)(xi)	370(iv)(xi)	3
Benzo(a)Pyrene (vii)	mg/kg	2.2(i)(xi)	3.2(ii)(xi)	5.7(iii)(xi)	11(iv)(xi)	3
Indeno(123-cd)Pyrene	mg/kg	27(i)(xi)	45(ii)(xi)	82(iii)(xi)	150(iv)(xi)	3
Dibenzo(a,h)Anthracene	mg/kg	0.24(i)(xi)	0.31(ii)(xi)	0.57(iii)(xi)	1.1(iv)(xi)	3
Benzo(ghi)Perylene	mg/kg	320(i)(xi)	360(ii)(xi)	640(iii)(xi)	1400(iv)(xi)	3
TPH C_5-C_6 (aliphatic)	mg/kg	42(i)(xi)	42(ii)(xi)	42(ii)(xi)	10000(xiv)(xi)	2
TPH C_6-C_8 (aliphatic)	mg/kg	100(i)(xi)	100(ii)(xi)	100(ii)(xi)	10000(xiv)(xi)	2
TPH C_8-C_{10} (aliphatic)	mg/kg	27(i)(xi)	27(ii)(xi)	27(ii)(xi)	10000(xiv)(xi)	2
TPH C_{10}-C_{12} (aliphatic)	mg/kg	130(i)(xi)	130(ii)(xi)	130(ii)(xi)	10000(xiv)(xi)	2
TPH C_{12}-C_{16} (aliphatic)	mg/kg	1000(xiv)(xi)	1000(xiv)(xi)	1000(xiv)(xi)	10000(xiv)(xi)	1
TPH C_{16}-C_{21} (aliphatic)	mg/kg	500(xiv)(xi)	500(xiv)(xi)	500(xiv)(xi)	10000(xiv)(xi)	1
TPH C_{21}-C_{35} (aliphatic)	mg/kg					1
TPH C_5-C_7 (aromatic)	mg/kg	70(i)(xi)	370(ii)(xi)	370(ii)(xi)	10000(xiv)(xi)	2
TPH C_7-C_8 (aromatic)	mg/kg	130(i)(xi)	860(ii)(xi)	860(ii)(xi)	10000(xiv)(xi)	2
TPH C_8-C_{10} (aromatic)	mg/kg	34(i)(xi)	47(ii)(xi)	47(ii)(xi)	10000(xiv)(xi)	2
TPH C_{10}-C_{12} (aromatic)	mg/kg	74(i)(xi)	250(ii)(xi)	250(ii)(xi)	10000(xiv)(xi)	2
TPH C_{12}-C_{16} (aromatic)	mg/kg	140(i)(xi)	1800(ii)(xi)	1800(ii)(xi)	10000(xiv)(xi)	1
TPH C_{16}-C_{21} (aromatic)	mg/kg	260(i)(xi)	1900(ii)(xi)	1900(ii)(xi)	10000(xiv)(xi)	1
TPH C_{21}-C_{35} (aromatic)	mg/kg	1000(xiv)(xi)	1900(ii)(xi)	1900(ii)(xi)	10000(xiv)(xi)	1

Notes 1

Asbestos will be screened visually on-site by a qualified environmental consultant and where potential ACM is identified representative samples will be subject to quantitative analysis of 5&volume by weight. Should any ACM be identified within the soil matrices, further detailed % assessment would be required when the reported laboratory result exceeds the limit of detection for the analytical method at 0.01% by volume (weight).

Notes 2

Excludes matrices where free product is observed;
Commercial Tier 1 GAC modelled to assume no exposure pathway; and,
No viable exposure pathway beneath hard standing and cover system.

Notes 3

Main Exposure Pathways: 1 = Soil Ingestion, 2 = Vapour Inhalation (indoor), 3 = Dermal Contact & Ingestion, 4 = Dust Inhalation.
Abbreviations: GAC = General Assessment Criteria, n = number of samples, MC = Maximum Concentration; NA – Not Applicable (no exceedance of assessment criteria); Loc of MC = Location of Exceedances

(i) Value derived from LQM Suitable 4 Use Levels (S4ULs) for residential end use **with** plant uptake.
(ii) Value derived from LQM Suitable 4 Use Levels (S4ULs) for residential end use **without** plant uptake – these levels used below 600mm cover system within residential gardens as soils will be present within a residential setting yet soils will not be disturbed and garden plants will not reach these soils.
(iii) Value derived from LQM Suitable 4 Use Levels (S4ULs) for Public open Space (POS) residential.
(iv) Value derived from LQM Suitable 4 Use Levels (S4ULs) for Public Open Space (POS) park – these levels used below 300mm POS cover system as soils will not be disturbed by any future site users and exposure to these soils will be similar to a park end use.
(v) Value derived from LQM Suitable 4 Use Levels (S4ULs) alongside assessment with WM3 to ensure that materials remaining on site do not exceed the WM3 toxicity criteria for hazardous waste.
(vi) Value derived from Category 4 Screening Levels (C4SL) for residential land use **with** homegrown produce.
(vii) Value derived from Category 4 Screening Levels (C4SL) for residential land use **without** homegrown produce.
(viii) Value derived from Category 4 Screening Levels (C4SL) for Public open Space (POS) residential.
(ix) Value derived from Category 4 Screening Levels (C4SL) for Public Open Space (POS) park.
(x) Mercury – Based on elemental Mercury.
(xi) PAH and TPH levels used are for 1% SOM.
(xii) Xylenes based on p-xylene (o-xylene 2600mg/kg, m-xylene 3500mg/kg) and is capped by its solubility.
(xiii) Value derived from LQM Suitable 4 Use Levels (S4ULs) for residential end use **with** plant uptake due to the volatilisation risk.
(xiv) BTEX is not SOM related due to inhalation pathway.

APPENDIX II – Chemical Testing Results

Stuart Ellis
e3p
Office 4
Heliport Business Park
Eccles
Liverpool Road
Manchester
M30 7RU

t: 0161 707 9612

e: sellis@e3p.co.uk

i2 Analytical Ltd.
7 Woodshots Meadow,
Croxley Green
Business Park,
Watford,
Herts,
WD18 8YS

t: 01923 225404
f: 01923 237404
e: reception@i2analytical.com

Analytical Report Number : 17-52382

Project / Site name:	Telford	**Samples received on:**	22/06/2017
Your job number:	11-542	**Samples instructed on:**	22/06/2017
Your order number:	11-542-6261-SE	**Analysis completed by:**	29/06/2017
Report Issue Number:	1	**Report issued on:**	29/06/2017
Samples Analysed:	3 soil samples		

Signed:

Dr Irma Doyle
Senior Account Manager
For & on behalf of i2 Analytical Ltd.

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41 -711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :

soils	- 4 weeks from reporting
leachates	- 2 weeks from reporting
waters	- 2 weeks from reporting
asbestos	- 6 months from reporting

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The results included within the report are representative of the samples submitted for analysis.

Analytical Report Number: 17-52382

Project / Site name: Telford
Your Order No: 11-542-6261-SE

Lab Sample Number				771304	771305	771306		
Sample Reference				TS101	TS102	TS103		
Sample Number				None Supplied	None Supplied	None Supplied		
Depth (m)				None Supplied	None Supplied	None Supplied		
Date Sampled				20/06/2017	20/06/2017	20/06/2017		
Time Taken				None Supplied	None Supplied	None Supplied		
Analytical Parameter (Soil Analysis)	**Units**	**Limit of detection**	**Accreditation Status**					
Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1		
Moisture Content	%	N/A	NONE	12	13	12		
Total mass of sample received	kg	0.001	NONE	0.44	0.45	0.43		
Asbestos in Soil	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected		
General Inorganics								
pH - Automated	pH Units	N/A	MCERTS	6.6	6.8	7.4		
Total Cyanide	mg/kg	1	MCERTS	< 1	< 1	< 1		
Total Sulphate as SO_4	mg/kg	50	MCERTS	650	710	890		
Water Soluble Sulphate as SO_4 16hr extraction (2:1)	mg/kg	2.5	MCERTS	40	16	43		
Water Soluble SO4 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	19.9	7.93	21.7		
Water Soluble SO4 as SO4 (2:1) Gallery 16h extraction	g/l	0.00125	MCERTS	0.0199	0.0079	0.0217		
Sulphide	mg/kg	1	MCERTS	< 1.0	< 1.0	7.5		
Total Sulphur	mg/kg	50	MCERTS	450	370	710		
Total Phenols								
Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0		
Speciated PAHs								
Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05		
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05		
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05		
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05		
Phenanthrene	mg/kg	0.05	MCERTS	0.32	0.20	0.49		
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.12		
Fluoranthene	mg/kg	0.05	MCERTS	0.64	0.54	1.4		
Pyrene	mg/kg	0.05	MCERTS	0.53	0.45	1.2		
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.39	0.35	0.86		
Chrysene	mg/kg	0.05	MCERTS	0.45	0.34	0.73		
Benzo(b)fluoranthene	mg/kg	0.05	MCERTS	0.53	0.46	1.2		
Benzo(k)fluoranthene	mg/kg	0.05	MCERTS	0.26	0.21	0.45		
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.39	0.34	0.83		
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.27	0.24	0.54		
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05		
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.32	0.29	0.64		
Total PAH								
Speciated Total EPA-16 PAHs	mg/kg	0.8	MCERTS	4.10	3.42	8.37		
Heavy Metals / Metalloids								
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	12	12	12		
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	4.7	4.1	4.8		
Chromium (hexavalent)	mg/kg	4	MCERTS	< 4.0	< 4.0	< 4.0		
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	22	22	20		
Copper (aqua regia extractable)	mg/kg	1	MCERTS	30	32	34		
Lead (aqua regia extractable)	mg/kg	1	MCERTS	170	170	160		
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	0.6	0.5	0.7		
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	27	28	27		
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0		
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	600	550	640		

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Analytical Report Number: 17-52382

Project / Site name: Telford
Your Order No: 11-542-6261-SE

Lab Sample Number				771304	771305	771306		
Sample Reference				TS101	TS102	TS103		
Sample Number				None Supplied	None Supplied	None Supplied		
Depth (m)				None Supplied	None Supplied	None Supplied		
Date Sampled				20/06/2017	20/06/2017	20/06/2017		
Time Taken				None Supplied	None Supplied	None Supplied		
Analytical Parameter (Soil Analysis)	**Units**	**Limit of detection**	**Accreditation Status**					
Petroleum Hydrocarbons								
TPH (C5 - C6)	mg/kg	1	NONE	< 1.0	< 1.0	< 1.0		
TPH (C6 - C8)	mg/kg	0.1	NONE	< 0.1	< 0.1	< 0.1		
TPH (C8 - C10)	mg/kg	0.1	NONE	< 0.1	< 0.1	< 0.1		
TPH (C10 - C12)	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0		
TPH (C12 - C16)	mg/kg	4	MCERTS	< 4.0	< 4.0	< 4.0		
TPH (C16 - C21)	mg/kg	1	MCERTS	1.9	2.2	8.6		
TPH (C21 - C35)	mg/kg	1	MCERTS	8.2	4.2	30		

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Analytical Report Number : 17-52382

Project / Site name: Telford

* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
771304	TS101	None Supplied	None Supplied	Brown loam and clay with vegetation.
771305	TS102	None Supplied	None Supplied	Brown loam and clay with vegetation.
771306	TS103	None Supplied	None Supplied	Brown loam and sand with vegetation.

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The results included within the report are representative of the samples submitted for analysis.

Analytical Report Number : 17-52382

Project / Site name: Telford

Water matrix abbreviations: Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Water (PrW)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos identification in soil	Asbestos Identification with the use of polarised light microscopy in conjunction with disperion staining techniques.	In house method based on HSG 248	A001-PL	D	ISO 17025
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in water then by acidification, addition of 1,5 diphenylcarbazide followed by colorimetry.	In-house method	L080-PL	W	MCERTS
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES.	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil.	L038-PL	D	MCERTS
Moisture Content	Moisture content, determined gravimetrically.	In-house method based on BS1377 Part 2, 1990, Chemical and Electrochemical Tests	L019-UK/PL	W	NONE
Monohydric phenols in soil	Determination of phenols in soil by extraction with sodium hydroxide followed by distillation followed by colorimetry.	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton (skalar)	L080-PL	W	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement.	In-house method based on BS1377 Part 3, 1990, Chemical and Electrochemical Tests	L099-PL	D	MCERTS
Speciated EPA-16 PAHs in soil	Determination of PAH compounds in soil by extraction in dichloromethane and hexane followed by GC-MS with the use of surrogate and internal standards.	In-house method based on USEPA 8270	L064-PL	D	MCERTS
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight.	In-house method based on British Standard Methods and MCERTS requirements.	L019-UK/PL	D	NONE
Sulphate, water soluble, in soil (16hr extraction)	Determination of water soluble sulphate by ICP-OES. Results reported directly (leachate equivalent) and corrected for extraction ratio (soil equivalent).	In-house method based on BS1377 Part 3, 1990, Chemical and Electrochemical Tests, 2:1 water:soil extraction, analysis by ICP-OES.	L038-PL	D	MCERTS
Sulphate, water soluble, in soil by Gallery 16hr	Determination of water soluble Sulphate by discrete analyser (precipitation method).	In house method based on BS1377-3: 1990.	L082B-PL	D	MCERTS
Sulphide in soil	Determination of sulphide in soil by acidification and heating to liberate hydrogen sulphide, trapped in an alkaline solution then assayed by ion selective electrode.	In-house method	L010-PL	D	MCERTS
Total cyanide in soil	Determination of total cyanide by distillation followed by colorimetry.	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton (Skalar)	L080-PL	W	MCERTS
Total sulphate (as SO4 in soil)	Determination of total sulphate in soil by extraction with 10% HCl followed by ICP-OES.	In-house method based on BS1377 Part 3, 1990, Chemical and Electrochemical Tests	L038-PL	D	MCERTS
Total Sulphur in soil	Determination of total sulphur in soil by extraction with aqua-regia, potassium bromide/bromate followed by ICP-OES.	In-house method based on BS1377 Part 3, 1990, and MEWAM 2006 Methods for the Determination of Metals in Soil	L038-PL	D	MCERTS
TPH in (Soil)	Determination of TPH bands by HS-GC-MS/GC-FID	In-house method, TPH with carbon banding.	L076-PL	D	NONE

For method numbers ending in 'UK' analysis have been carried out in our laboratory in the United Kingdom.
For method numbers ending in 'PL' analysis have been carried out in our laboratory in Poland.
Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30oC.

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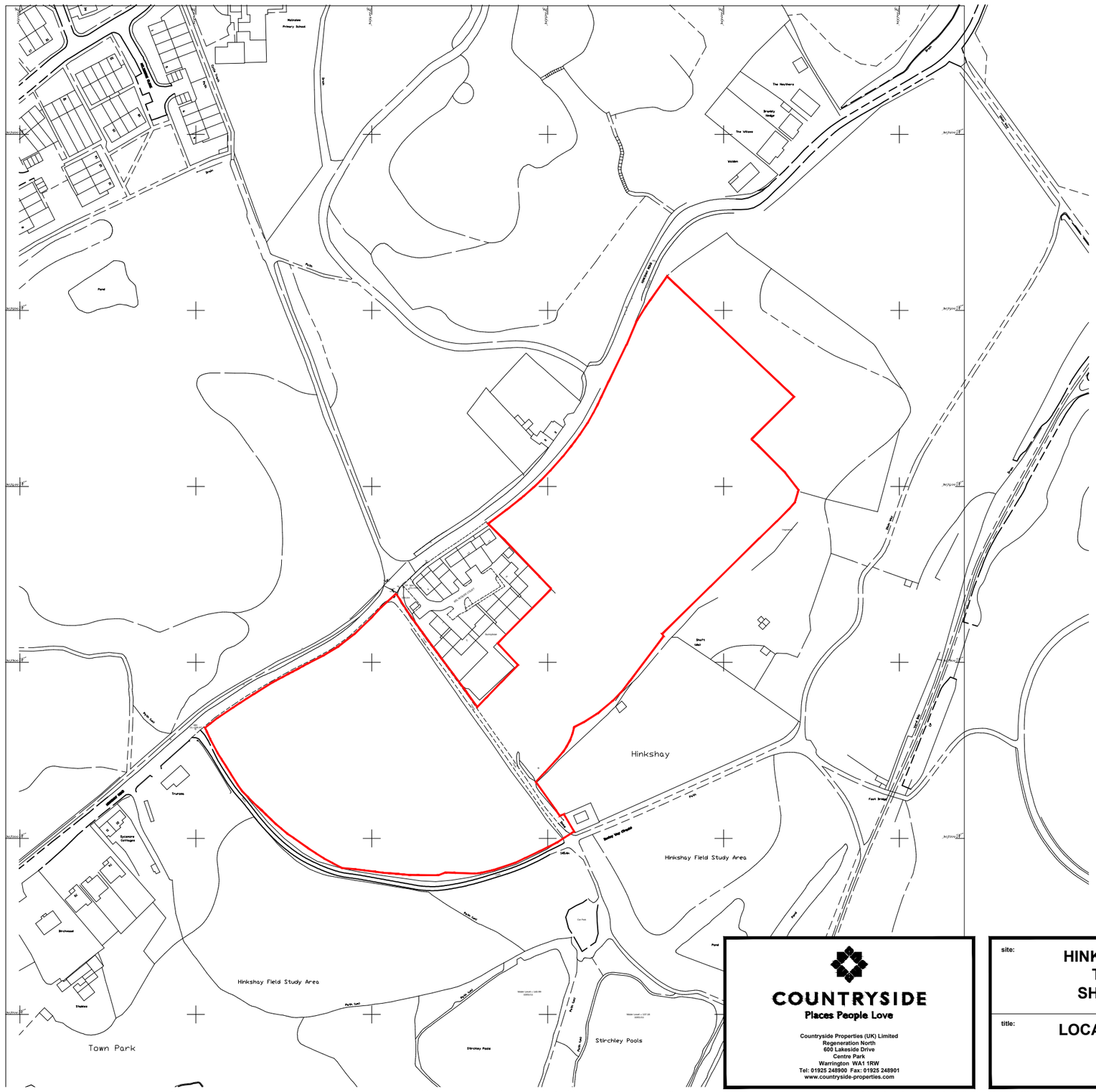
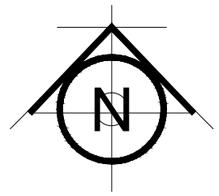
The results included within the report are representative of the samples submitted for analysis.





0 10 30 50 100 m

SCALE BAR 1:2500

Rev	Date	By	Description	Chk'd
C	10.03.17	DTH	**Site boundary revised inline with original approved outline application**	
B	10.03.17	DTH	Scale amended from 1:2000 to 1:2500	
A	02.03.17	DTH	Belvedere Court added OS data added.	

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Regeneration North
600 Lakeside Drive
Centre Park
Warrington WA1 1RW
Tel: 01925 248900 Fax: 01925 248901
www.countryside-properties.com

site:
HINKSHAY ROAD
TELFORD
SHROPSHIRE

title:
LOCATION PLAN 1

FS 53054 ISO 9001:2008
EMS 61920 ISO 14001:2004
003

drawn by: **DTH**
checked:
scale: @A3 **1:2500**
date: **FEB 2017**
drawing no: **SKM02-LP-01**
sheet no: **Sheet 1 of 1**
revision: **C**

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t:\wolverhampton\p&d\sites\feasibilities\skm02 - hinkshay road, telford\1.cad drawings\2. planning\2. detailed layout\hinkshay_skm02-lp-01_rev c.dwg

ACCOMMODATION SCHEDULE - HINKSHAY ROAD, TELFORD (PFS)									
HOUSE TYPE	NUMBER	SQUARE FOOT	SQUARE METER	BED	TOTAL SQUARE FOOT	Mid	End	Det	Total
New Weaver	12	868	81	3	10416	0	12	0	12
Longford	4	893	83	3	3572	0	2	2	4
New Stamford	18	915	85	3	16470	0	18	0	18
Ashbourne	8	991	92	3	7928	0	0	8	8
Walton	6	1010	94	3	6060	0	0	6	6
Ashop	9	1075	100	3	9675	0	0	9	9
Lymington	8	1206	112	4	9648	0	0	8	8
Baybridge	4	1249	116	4	4996	0	0	4	4
Cam	5	1259	117	4	6295	0	0	5	5
TOTAL =	74			**TOTAL =**	75060	0	32	42	74

ACCOMMODATION SCHEDULE - HINKSHAY ROAD, TELFORD (SIGMA)									
HOUSE TYPE	NUMBER	SQUARE FOOT	SQUARE METER	BED	TOTAL SQUARE FOOT	Mid	End	Det	Total
Irwell	11	662	62	2	7282	1	10	0	11
Weaver	24	850	`	3	20400	6	18	0	24
Grantham	5	850	79	3	4250	0	1	4	5
Ellesmere	18	855	79	3	15390	6	12	0	18
Ellesmere UP	6	944	88	3	5664	6	0	0	6
Weaver UP	6	964	90	3	5784	6	0	0	6
Dee	8	1062	99	3	8496	0	6	2	8
TOTAL =	78			**TOTAL =**	67266	25	47	6	78

ACCOMMODATION SCHEDULE -HINKSHAY ROAD, TELFORD (WHOLE SITE)									
HOUSE TYPE	NUMBER	SQUARE FOOT	SQUARE METER	BED	TOTAL SQUARE FOOT	Mid	End	Det	Total
PFS						0		0	
New Weaver	12	868	81	3	10416	0	12	0	12
Longford	4	893	83	3	3572	0	2	2	4
New Stamford	18	915	85	3	16470	0	18	0	18
Ashbourne	8	991	92	3	7928	0	0	8	8
Walton	6	1010	94	3	6060	0	0	6	6
Ashop	9	1075	100	3	9675	0	0	9	9
Lymington	8	1206	112	4	9648	0	0	8	8
Baybridge	4	1249	116	4	4996	0	0	4	4
Cam	5	1259	117	4	6295	0	0	5	5
SIGMA									
Irwell	11	662	62	2	7282	1	10	0	11
Weaver	24	850	`	3	20400	6	18	0	24
Grantham	5	850	79	3	4250	0	1	4	5
Ellesmere	18	855	79	3	15390	6	12	0	18
Ellesmere UP	6	944	88	3	5664	6	0	0	6
Weaver UP	6	964	90	3	5784	6	0	0	6
Dee	8	1062	99	3	8496	0	6	2	8
TOTAL =	152			**TOTAL =**	142326	25	79	48	152
	Acres	Hectares							
Area	10.93	4.4233							
POS	1.245	0.5038							
Nett Area	9.6650	3.9194							
Coverage	14695.5085	36313.0014							
Density	15.6944	38.7812							

LEGEND

- BLOCK PAVING
- FOOTPATH AND PATIOS TO BE MARSHALLS RICHMOND 450 x 450mm BUFF CONCRETE FLAGS BUTT JOINTED, ON 50mm THICK SAND BED ON 100mm THICK LAYER OF WELL CONSOLIDATED HARDCORE.
- DRIVEWAYS IN TRAFFICABLE BLACK BITUMEN MACADAM WEARING SURFACE TO LOCAL AUTHORITY STANDARDS, REFER TO CIVIL ENGINEERS DRAWINGS.
- DRIVEWAYS IN TRAFFICABLE RED BITUMEN MACADAM WEARING SURFACE TO LOCAL AUTHORITY STANDARDS, REFER TO CIVIL ENGINEERS DRAWINGS.
- HATCH DENTOES LANDSCAPING, PLEASE REFER TO SPECIALIST CONTRACTORS DRAWING
- HATCH DENTOES TACTILE PAVING AND DROPPED KERB TO SITE ENTRANCE JUNCTION.
- 1800mm HIGH BRICK WALL, SEE RSD 9001 TYPE 1.
- 1800mm HIGH CLOSE BOARD FENCE , SEE RSD 9102 TYPE A. (TIMBERS TO COMPLY WITH BS55989 WHERE NOTED).
- 1100mm HIGH HOOPED TOP METAL RAILING, SEE RSD 9202
- 1900mm HIGH CLOSE BOARDED GATE, SLAM TO LOCK WITH ACCESS KEY. GATES MARKED WITH AN ✱ TO BE SLAM TO LOCK WITH COMMUNAL ACCESS KEY.
- FRONT ENTRANCE DOOR, ALL DOORS TO HAVE FLUSH THRESHOLD. UNLESS NOTED OTHERWISE PROVIDE 1200 x 1200mm LEVEL PLATFORM AT ENTRANCE TO DWELLING.
- PATIO / FRENCH DOORS
- GARAGE DOORS
- DENOTES PLOTS WITH GABLE WINDOWS OMITTED
- DRAINAGE EASEMENTS
- ILLUMINATED BOLLARD - SELF-CONTAINED, STANDALONE, REQUIRING NO ELECTRICAL CONNECTIONS
- TREES TO BE RETAINED (REFER TO TREE SURVEY).
- ROOT PROTECTION AREA (REFER TO TREE SURVEY FOR RADIUS).
- TREES TO BE REMOVED (REFER TO TREE SURVEY).
- PEDESTRIAN ONLY ACCESS FRAME BARRIER DESIGNED TO DISMOUNT CYCLISTS AND PREVENT MOTORCYCLISTS

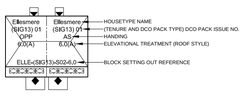
NOTES

- PATHS GENERALLY TO BE 900mm WIDE.
- PATIOS GENERALLY TO BE 2700 x 1800mm UNLESS INDICATED OTHERWISE.
- PAVING SLABS TO ABUT HOUSE WHERE FOOTPATH OR PATIO IS ADJACENT TO DWELLING.
- MOWING STRIP TO BE PROVIDED WHERE TURFED AREAS ABUT HOUSE, TO CONSIST OF 150mm WIDE WHITE STONE CHIPPINGS.
- GROUND LEVEL ADJACENT TO HOUSE TO BE 150mm BELOW S.S.L. UNLESS OTHERWISE NOTED.
- ALL DWELLING FRONT ENTRANCES TO HAVE LEVEL THRESHOLD.

MATERIAL REFERENCE
6.0 = BRICK
6.1 = BRICK / RENDER

METER REFERENCES
G = GAS METER
E = ELECTRIC METER
W = STOP TAP

HOUSETYPE REFERENCES



SITE DATA	
TENURE	SIGMA & PFS
PART Q BUILDING REGULATIONS / SECURED BY DESIGN	PART Q ONLY
PART L BUILDING REGULATIONS	2013
CODE FOR SUSTAINABLE HOMES	NO
ACOUSTIC REQUIREMENTS	NONE
OTHER	-

Rev	Date	By	Description	Ch'd
F	09.06.17	DTH	ACCESS BARRIERS & ASSOCIATED FENCING ADDED	
E	17.05.17	DTH	Schedule updated inline with previous revision.	
D	28.04.17	DTH	Plots 20 to 72 - REPLANNED following comments from Local Plannig Authority.	
C	10.03.17	DTH	Site boundary revised inline with title plans	
B	10.03.17	DTH /CE	Amendments made for DCO pack issue.	
A	23.02.17	DTH	Amendments made after final internal review.	

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Regeneration North
600 Lakeside Drive
Centre Park
Warrington WA1 1RW
Tel: 01925 248900 Fax: 01925 248901
www.countryside-properties.com

site:
Hinkshay Road
Telford
Shropshire

title:
PLANNING LAYOUT

scale: @A0 **1:500**
drawn by: **DTH**
date: **March 2017**
checked:

drawing no:
SKM02-PL-01

sheet no: **Sheet 1 of 1**
revision: **F**

FS 53054 ISO 9001:2008
EMS 63920 ISO 14001:2004

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PLANTING SCHEDULE
Trees Hedges and Shrubs to be selected from the following:-

Hedges:- (H)
Prunus Lusitanica
Photina Red Robin
Eleagnus Ebbingei
Ligustrum Ovalifolium
Fagus Sylvatica
All hedges to be 5-10 Litre container grown

Shrubs (SH)

Aucuba Japonica Vanegata	Lavandula Midcote *
Buddleia Davidi Black Knight	Lavatara Olivo Rosea
Berberis Thunbergi Autropurprea	Mahonia Charity
Cornus Alba Sibirica	Phormium Tenax Vanegata
Cotoneaster Lacteus	Pyracantha Orange Glow
Cordyline Australis	Rosmannus Officinalis
Geoconthus Repens	Senecio Greyi *
Choisya Ternata Sundance	Santolina Incana *
Eleagnus Pungens Maculata	Skimmia Japonica
Euonymus Emerald Gold *	Viburnum Tinus Eve Pnce
Fatsia Japonica	
Fuchsia Riccartoni	
Hebe Great Orme	
Hebe Midsummer Beauty	

All shrubs to be 6L to 10L container grown
All shrub beds to be mulched with min 75mm bark mulch

Trees within housing areas and road frontage
Betula Pendula
Malus Rudolf
Acer Campestre Streetwise
Pyrus Calleryana Chanticleer
Sorbus Joseph Rock
All trees to be Standards rootballed
to be planted between Nov - March

Trees to Open Space Area
Betula Pendula
Quercus Robur
Fraxnus Excelsior
Acer Campestre
Prunus Avium
All trees to be Standards rootballed
to be planted between Nov - March
All trees to be checked by structural engineer for
compliance with current building regulations and
NHBC requirements.

Thicket Planting:- (TH)
60% Crataegus Monogyna 450-600 br
5% Illex Aquifolium 3L cg
10% Prunus Spinosa 450-600 br
5% Rosa Canina 450-600 br
5% Viburnum Opulus 450-600 br
5% Sambucus 450-600 br
5% Corylus Avellana 450-600 br
5% Ligustrum Vulgare 450-600 br

450-600 bareroot stock planted at 1m centres, with rabbit guards and staked.

SPECIFICATION NOTES

1. All planted areas to be kept weed free or treated with Roundup 10 days prior to planting.
2. All plants to be healthy, hardened off and with good fibrous root system and to BS. All pot grown plants to be near "pot bound". All plants to be protected from wind exposure at all times.
3. All plants to be pit-planted, with sufficiently large pit to accommodate root system without bending roots. A minimum size of 450x450x450 mm depth for shrubs and feathered/whips, 900 x 900 x 600 mm for selected standard trees and 300 x 300 x 300 mm for ground cover plants.
4. Pits to be filled with a 50/50 mixture of topsoil and compost. Growtab fertiliser to be placed in bottom of each pit.
5. All planting to be undertaken in accordance with BS. All handling and transport of plants to comply with JCLI Code of Practice. No plants or roots to be exposed to sun or drying winds.
6. All plants to be soaked in water for several hours prior to planting and to be well watered in. Evergreen plants to be sprayed with SG00.
7. 75mm depth bark mulch to be applied to ground cover and low shrub beds.
8. All trees to be secured with sound treated stake 1m long with 600 mm below ground and secured , tied with spacer 300 mm above ground.
9. All planting areas to be tidy and weed free upon completion. All pots and rubbish to be taken off site. Plant labels to be removed.

Wildflower seeded areas (WF)
to be supplied and seeded fully in accordance with the suppliers recomendations and specification, seed to RE3 (MG8 Grassland)
Festuca rubra ssp litoralis
Cynosurus cristatus
Festuca pratensis
Poa trivialis
Holcus lanatus
Pheleum bertonlonii
Plantago lanceolata
Ranunculus acris
Agrostis stolonifera
Anthoxanthum odoratum
Centaurea
Leucanthemum vulgare
Ranunculus repens
Trifolium repens
Filpendula ulmaria
Prunella vulgaris
Rumex acetosa
Trifolium pratense
Rhinanthus minor
Caltha palustris
Leontodon autumnale
Leotondon hispidus
Lychnis flos-cuculi
Cerastium fontanum
Sanguisorba officinalis
To be supplied by Germinal Seeds , tel 01522 868714
lemail Lincoln@germinal.com

david fountain designs
International Architectural and Landscape Design Consultants
The Design Studio
Henley
Stephenson Road
North Fambridge
Essex CM3 6ND
tel/fax- 01621 742865
email:- dfdesigns4G@gmail.com
mobile:- 07730 064853

COUNTRYSIDE
Places People Love
Countryside Properties (UK) Limited
Regeneration North
600 Lakeside Drive
Centre Park
Warrington WA1 1RW
Tel: 01925 248900 Fax: 01925 248901
www.countryside-properties.com

site: Hinkshay Road
Telford
Shropshire

title: LANDSCAPE MASTERPLAN

scale: @A0 1:500
drawn by: DRF
date: FEB 2017
checked:
drawing no: DFD/HINK/L1
sheet no: Sheet 1 of 1
revision: P3
FS 53954 ISO 9001:2008
EMS 64500 ISO 14001:2004

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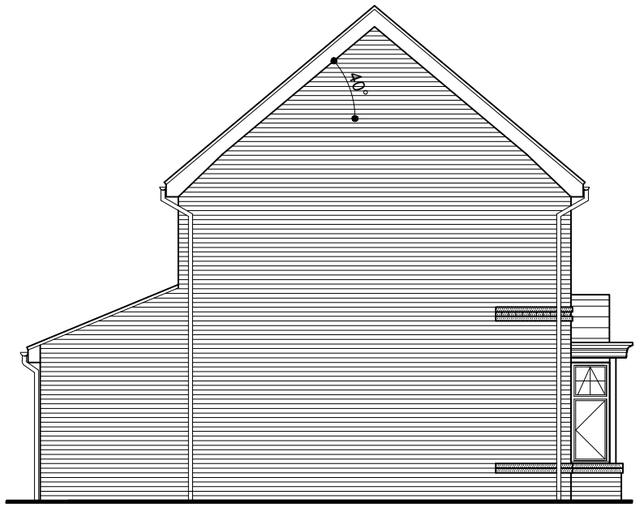
h:\drawings\countryside hinkshay road telford shropshire\hinkshay landscape masterplan.dwg

FRONT ELEVATION

SCALE 1:100



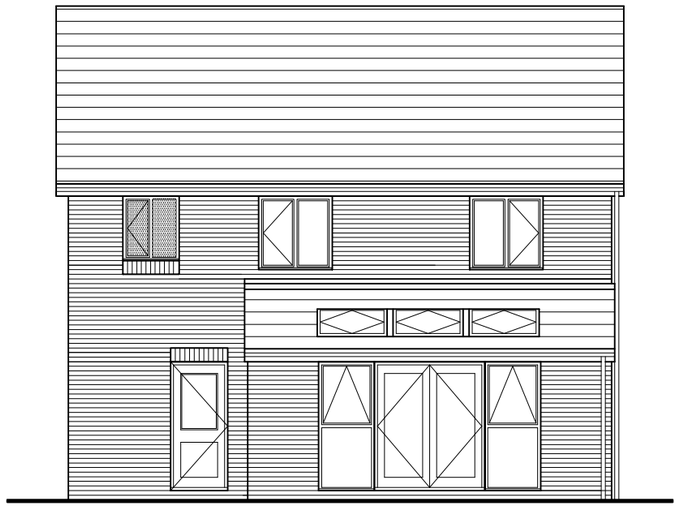
SIDE ELEVATION

SCALE 1:100

The Ashbourne	
Old Ref :	-
Gross Area :	991 sqft
Ground Floor :	476 sqft
First Floor :	515 sqft
Second Floor :	N/A
Circulation :	121 sqft
Net to Gross	14 %
All Areas and dimensions are taken to STRUCTURAL FINISH.	

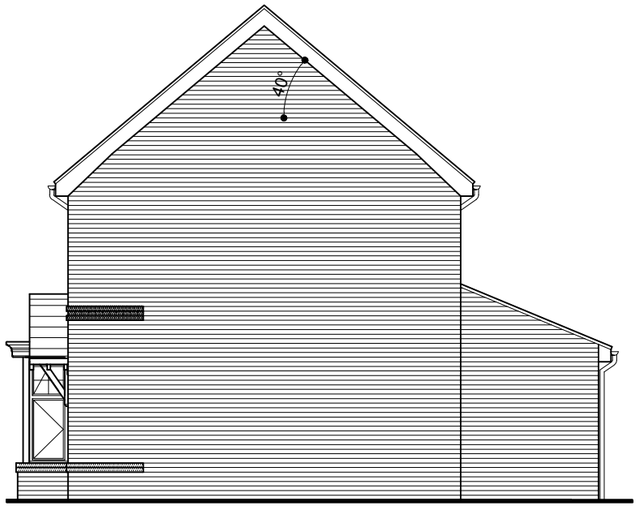
0 0.5 1 1.5 2.5 m

SCALE BAR 1:50



REAR ELEVATION

SCALE 1:100



SIDE ELEVATION

SCALE 1:100

The Ashbourne

(991sqft)

Rev	Date	By	Description	Chk'd
B	04.09.15	ABC	Updated to latest working drawing pack	
A	05.09.14	SAH	Garage door replaced with personnel door.	

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Countryside Properties (UK) Limited
Regeneration North
600 Lakeside Drive
Centre Park
Warrington WA1 1RW
Tel: 01925 248900 Fax: 01925 248901
www.countryside-properties.com

site: **Countryside Properties Regeneration North 2014 Range**

title: **The Ashbourne Elevation 6.0 - Brick Elevation**

BSI 003 FS 53054 ISO 9001:2008 EMS 61920 ISO 14001:2004

drawn by: GWP
checked: Oct 2013
scale: @A3 1:100
date: -

drawing no: ASHB(14)-6.0
sheet no: Sheet 1 of 1
revision: B

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g:\1. p&d\2. standard housetypes\1. private\ashbourne (991)\6. planning drawing\ashbourne (991) 07.06.16.dwg

Front Elevation

Scale 1:100

Side Elevation

Scale 1:100

The Baybridge	
Old Ref :	-
Gross Area :	1249 sqft
Ground Floor :	602 sqft
First Floor :	647 sqft
Second Floor :	N/A
Circulation :	148 sqft
Net to Gross	12%
All Areas and dimensions are taken to STRUCTURAL FINISH.	

0 1 2 3 4 5 m

SCALE BAR 1:100

Rear Elevation

Scale 1:100

Side Elevation

Scale 1:100

Rev	Date	By	Description	Chk'd
C	05-01-16	MB	Updated to accord with DCO drawings	
B	30.01.15	MB	Updated to accord with DCO drawings	
A	05.09.14	SAH	Garage door replaced with personnel door.	

The Baybridge

(1249sqft)

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Countryside Properties (UK) Limited
Regeneration North
600 Lakeside Drive
Centre Park
Warrington WA1 1RW
Tel: 01925 248900 Fax: 01925 248901
www.countryside-properties.com

site: Countryside properties
Regeneration North
2014 Range

title: The Baybridge
Brick Elevations

BSI FS 53054 EMS 61920 ISO 9001:2008 ISO 14001:2004 UKAS QUALITY MANAGEMENT 003

drawn by: APC
checked:
scale: @A3 1:100
date: Oct 2013
drawing no: BBDGE(14)-6.0
sheet no:
revision: C

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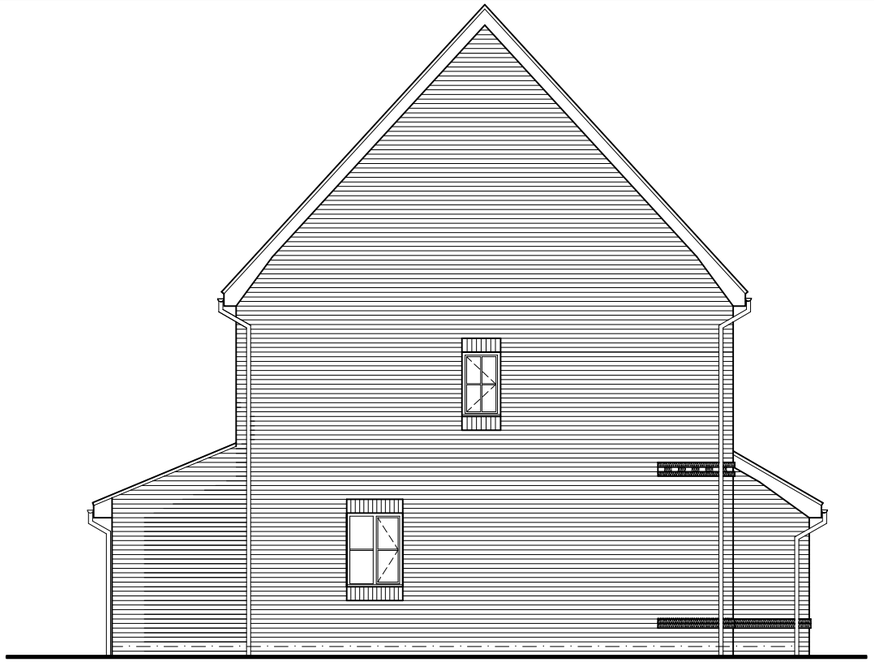
g:\1. p&d\2. standard housetypes\1. private\baybridge (1249)\6. planning drawing\baybridge 05-01-16 (1249sqft).dwg

FRONT ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100

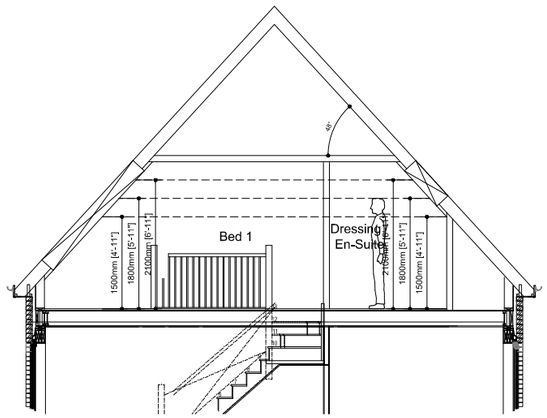
The New Stamford	
Old Ref :	Stamford
Gross Area :	915 sqft
Ground Floor :	435 sqft
First Floor :	246 sqft
Second Floor :	234 sqft
Circulation :	111 sqft
Net to Gross	12 %
All Areas and dimensions are taken to STRUCTURAL FINISH.	

0 1 2 3 4 5 m

SCALE BAR 1:100

REAR ELEVATION
Scale 1:100

SIDE ELEVATION
Scale 1:100



TYPICAL SECTION THRO'
ROOM-IN-ROOF
Scale 1:100

The New Stamford

(915sqft)

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Centre Park
Warrington WA1 1RW
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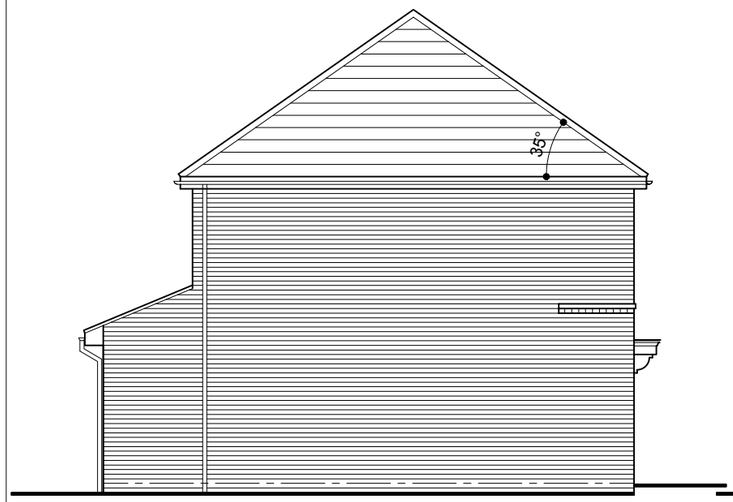
site: Countryside Properties
Regeneration North
2014 Range

title: The New Stamford
6.0 Elevations (Brick)

BSI FS 53054 EMS 61920 ISO 9001:2008 ISO 14001:2004 003

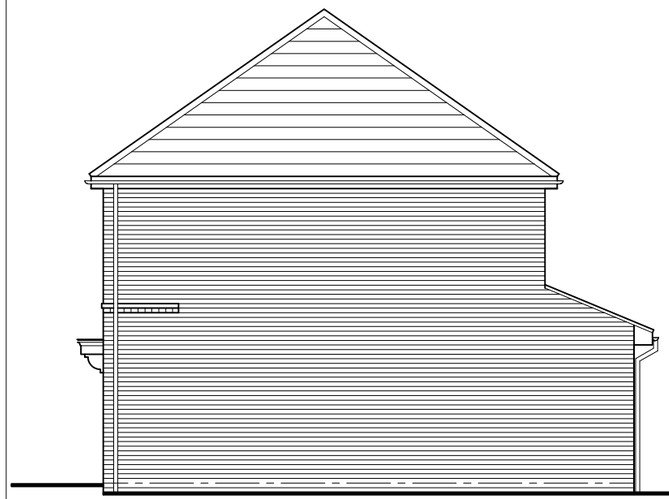
drawn by: GWP
checked:
scale: @A3 1:100
date: June 2016
drawing no: NSTAM(14)-6.0
sheet no:
revision:

g:\1. p&d\2. standard housetypes\1. private\new stamford (915)\6. planning drawing\new stamford (915).dwg



SIDE ELEVATION
Scale 1:100

FRONT ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100

REAR ELEVATION
Scale 1:100

The Ellesmere

(947sqft)

0 1 2 3 4 5 m

SCALE BAR 1:100

Rev	Date	By	Description	Chk'd
A	26-06-15	GWP	Rear elevation updated to reflect plan changes.	

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site:
Sigma Portfolio

title:
The Ellesmere Underpass
Elevations: 6.0 - Brick (Mid) Alt

FS 53054 ISO 9001:2008
EMS 61920 ISO 14001:2004

drawn by: CPRN
checked:
scale: @A3 1:100
date: June 2015
drawing no: ELLE(UP)-6.0
sheet no: Sheet 1 of 1
revision: A

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g:\1. p&d\2. standard housetypes\3. sigma\ellesmere (855)\6. planning drawing\ellesmere up 26-06-15.dwg

Rev	Date	By	Description	Ch'd

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Regeneration North
600 Lakeside Drive
Centre Park
Warrington WA1 1RW
Tel: 01925 248900 Fax: 01925 248901
www.countryside-properties.com

site:
Hinkshay Road
Telford

title:
Proposed Streetscenes

scale: @A1 **1:200**
drawn by: **KP**
date: **Feb 2017**
checked:

drawing no:
SKM02-SS-01

FS 53054 ISO 9001:2008
EMS 61920 ISO 14001:2004

sheet no: **Sheet 1 of 1**
revision: **-**

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W2002/0630
Rodenhurst Hall Farm, Rodington, Shropshire.
Change of use of redundant farm buildings to storage/warehouse (B1/B8 uses)

APPLICANT
E Sankey & Son

RECEIVED
06/06/2002

PARISH
Rodington

WARD
Wrockwardine

OFFICER Andrew Gittins

1.0 PURPOSE OF THE REPORT

1.1 To modify a planning obligation under section 106a of the Town and Country Planning Act 1990. A request may be made to change an obligation where it "no longer serves a useful planning purpose" or would continue to serve a useful purpose in a modified way.

2.0 BACKGROUND

2.1 The proposal relates to Rodenhurst Business Park, Rodenhurst Lane, Rodington which accommodates 16 former agricultural buildings subdivided into 21 business units.

2.2 Planning permission W2002/0630 granted consent, subject to a Section 106 Legal Agreement, for the change of use of seven redundant farm buildings to storage / warehouse uses (B1 and B8 Uses).

2.3 Permission was then granted under W2004/0237 for the change of use of a further nine buildings to storage / workshop / offices uses with 'The First Schedule' of a Section 106 describing 'The Development' as a 'Change of Use of redundant farm buildings to classes B1 and B8.

2.4 The report seeks to get Members approval to modify the following elements of the S106's attached to both applications (unless specified):

- Schedule 1 (W2002/0630) – to permit any use within Use Classes B1 and B8, in addition to the storage / warehouse uses. No modification is required to The First Schedule of the S106 attached to W2004/0237 as this permits any use within B1 and B8,
- Schedule 2 – removal of Condition 1 dissolving the requirement for the submission and written approval of details prior to a change of operator, or use of an individual unit (irrespective of whether or not the proposed use falls within the same use class as an existing permitted use),
- Schedule 2 – removal of Condition 2 to allow the units to the sold or transferred either individually or as a whole separate to Rodenhurst Hall.

2.5 A copy of the Committee Report for the 2004 application has been attached as Appendix 1 reference.

3.0 PLANNING CONSIDERATIONS

Modification to Schedule 1 of s106 attached to W2002/0630

3.1 The proposed modification would allow use of the seven units for other purposes falling within Use Class B1 and B8 in addition to the storage and warehouse uses. These additional uses would include offices, research & developments, light industry and distribution.

3.2 In practice very few of the original seven units are occupied for storage or warehousing although some of the uses do fall within the B1 and B8 Use Classes. The original units have been operational for 15 years without any historic highways or environmental health issues. There would not conflict with current policy for rural diversification in CS7 and E6, the NPPF and emerging TWLP (Policies E12 and T20 were not saved). The modification is therefore considered to represent a regularisation of the existing operations and there should be no perceivable difference in impact.

3.3 It should be noted that the S106 attached to the later consent does not restrict the use of the other nine units to storage and warehouse allowing any use within B1 and B8. Three of these units are occupied by a roof manufacturer with others accommodating vehicle repairs, snooker cue manufacture, an electrician, bouncy castle hire, a model railway company and an engineering business. As such the principle of these additional uses has already been established.

3.4 Based on the measures that are in place to ensure that only the appropriate route along the B5062 Roden Lane is used, the Council's Highways Officers cannot foresee any issues as a consequence of allowing additional uses within the seven buildings. As such, Officers recommendation is to grant the proposed modification to Schedule 1 of the S106 attached to W2002/0630 to permit all uses within Use Classes B1 and B8.

Removal of Condition 1 attached to Schedule 2 of both s106's

3.5 The proposed removal would dissolve the requirement for the submission and written approval of details prior to a change of operator, or change of use of an individual unit (irrespective of whether or not the proposal falls within the permitted Use Classes).

3.6 The Committee Report for W2002/0630 (attached as Appendix 1) provided the justification for this requirement on the basis that any future occupiers/uses should remain low key as per the original end users which were anticipated to be accessed by 35 vehicles, primarily cars and small vans, per day to serve the following uses:

- Storage and despatch of pallets of agricultural produce, associated products and plants,
- Manufacture of steel, iron and timber furniture,
- Storage and distribution of antique furniture,
- Storage of lightweight garden furniture,

3.7 In the current request, the Agent has noted that during the last 15 years the prior consent of the Council was only sought on one occasion and on that one occasion the Applicant did not receive a response. As such the end users have frequently changed with being vetted by the Council without any detriment to the locality. The obligation no longer serves a useful planning purpose and Officers have no objection to its removal which would not be contrary to policies CS7, E6 or policies in the emerging TWLP.

Removal of Condition 2 attached to Schedule 2 of both s106's

3.8 The final modification would allow the units to the sold or transferred either individually or as a whole separate to Rodenhurst Hall. The Committee Report for the 2004 application outlined that the reason to tie the units to Rodenhurst Hall was to discourage the subsequent fragmentation of the agricultural unit by separate sale of buildings. However, the likelihood of these unlisted, but traditional brick and tile buildings being used as an agricultural complex in the future, after 15 years in business use is extremely limited. Any subdivision of ownership would not necessarily result in any physical changes to the visual appearance of the buildings and such changes would be scrutinised under separate applications. As such, the sale of any units either individually or as a whole separate to Rodenhurst Hall is not deemed detrimental.

3.9 From a residential amenity perspective, the buildings closest to the Hall are within 20 metres, which is acknowledged as a close relationship. However, any potential future owners of the Hall would purchase with full awareness that the buildings were in separate ownership. As such, Officers have no objection to the removal of this condition to offer greater flexibility.

4.0 CONCLUSION

4.1 The operation of the Business Park for the last 15 years, often not in strict compliance with the restrictions of the S106, has demonstrated that the modification to allow additional uses within B1 and B8 for the first seven buildings would not result in any detriment to the locality. Moreover, these additional uses are already operational within the other nine units which have proceeded without any detrimental impact. The modification is effectively a regularisation of the existing operation to which Officers have no objection.

4.2 The removal of Condition 1 of The Second Schedules to dissolve the requirement to gain written approval prior to a change of operator, or change of use of an individual unit no longer serves a useful planning purpose given that consent has only been sought once in the last 15 years and no response was provided by the Council. During this time operators and uses have changed a number of times without any detrimental impact on the locality and Officers have no objection to the removal of this condition of the Schedules.

4.3 The removal of Condition 2 of The Second Schedules which would allow the sale of the units either separately or as a whole to Rodenhurst Hall is not anticipated to result in an unacceptable fragmentation of the agricultural unit or detrimental impact on existing or any future owners of the Hall who would purchase aware of the separate ownerships and Officers have no objection to the removal of this condition of the Schedules.

5.0 RECOMMENDATION

5.1 Based on the conclusions above, it is recommended that DELEGATED AUTHORITY be granted to the Delivery Management Service Delivery Manager to:

a) Modify Schedule 1 of the S106 attached to W2002/0630 to permit any use within Use Classes B1 and B8, in addition to the storage / warehouse uses,

b) Grant the removal of Condition 1 of The Second Schedule attached to W2002/0630 and W2004/0237 to remove the requirement for the submission and written approval of details prior to a change of operator, or use of an individual unit (irrespective of whether or not the proposed use falls within the same use class as an existing permitted use),

c) Grant the removal of Condition 2 of The Second Schedule attached to W2002/0630 and W2004/0237 to allow the units to the sold or transferred either individually or as a whole separate to Rodenhurst Hall.

APPENDIX 1
COMMITTEE REPORT FOR W2004/0237

OBJECTIONS RECEIVED: No

MAIN ISSUES: Policy, principle of use, scale, intensification, traffic generation, impact upon the locality

INTRODUCTION: The applicants have owned Rodenhurst Hall Farm for more than 30 years. The scale of the agricultural enterprise grew over this period and around ten years ago the farm extended to 500 acres of owner occupied arable land, predominantly combinable crops to support an indoor herd of 200 sows plus 1200 rearing pigs. Approximately seven years ago the pig enterprise began to provide poor returns coupled with changes in operational requirements due to new legislation. This situation was then compounded by the foot and mouth outbreak of 2000 and the decision to scale down the operation was taken around four years ago.

Subsequently, the favoured enterprise was arable cropping and due to the relatively light soil types, potato growing was particularly well suited. However, due to poor weather conditions the potato growing seasons were not good and the decision to cease potato production was made and the potato growing equipment sold in January 2002.

The owned land (now 350 acres) is currently contract farmed by a well-established local farmer. The applicant provides land, seed, fertiliser and other inputs and the contractor carries out the mechanical operations and grain storage. It is only practical for the contractor to store at his main holding, therefore, the majority of the remaining buildings on site are no longer utilised nor required for the farming operation. Subsequently, planning permission was granted for the change of use of seven buildings to form business use in 2003.

The applicant is now seeking further diversification of the farm in order to utilise an additional 9 buildings for similar use.

SITE AND SURROUNDINGS: The application site is located within the rural area of the District and comprises part of the existing agricultural unit at Rodenhurst Farm, near Rodington. The site, which is relatively remote, can be accessed from the north via a driveway leading from the B5062 between High Ercall and Roden and alternatively from an existing lane that leads from Rodington Heath to the south.

The buildings in question form part of an extensive range of farm buildings of differing ages and types including a number of traditional brick and tile outbuildings of both single and two storeys in height and some former pig buildings with lower eaves.
The farmhouse, which is separate from the application site, is a pleasant two storey dwelling situated within a courtyard formed by historic farm buildings. The dwelling is typical in design to the local Sutherland estate form and retains historic merit and integrity.

PROPOSAL: This application seeks planning permission for the change of use of

nine agricultural buildings to general industrial, storage and office use (Use Class B1/B8).
CONSULTATION: The Council's Highways Engineer has no objection to the proposal: It is advised that the proposed levels of traffic movements would not have a significant impact upon the highway network on the basis that all traffic movements serving the site are from the adjacent B5062.

Rodington Parish Council has no objections to the proposal.

POLICY: Planning Guidance Note 4 states that many businesses can be carried on in rural areas without causing unacceptable disturbance through increased traffic, noise, pollution or other adverse effects. Individual planning decisions will of course depend on such factors as the scale of development, the nature of the use and its location. In rural areas, applications for development necessary to sustain the rural economy should be weighed with the need to protect the countryside in terms of, for example, its landscape, wildlife, agricultural and recreational value.

Where they are disposed to permit industrial or commercial development in rural areas, planning authorities should bear in mind that subsequent intensification of the use may become unacceptably intrusive. Planning authorities should, therefore, consider the use of planning conditions or planning obligations to safeguard local amenity, where they would be an appropriate means of preventing foreseeable harm.

Planning Guidance Note 7 states that the range of industries that can be successfully located in rural areas is expanding. Many commercial and light manufacturing activities can be carried on in rural areas without causing unacceptable disturbance.
The re-use and adaptation of existing rural buildings has an important role in meeting the needs of rural areas for commercial and industrial development. It can reduce the need for new buildings within the countryside, avoid dereliction and provide jobs. There should be no reason for preventing the conversion of rural buildings for business use providing they are of permanent and substantial construction, conversion does not lead to a dispersal of activity on such a scale as to prejudice town and village vitality, imposing reasonable conditions could overcome any legitimate planning objections and the buildings are capable of conversion without major re-construction.
If re-use is associated with farm diversification, a planning authority may wish to seek a planning obligation under section 106 to tie the building to the land so as to discourage the subsequent fragmentation of the agricultural unit by separate sale of buildings.

Policy E6 of the Wrekin Local Plan states within the rural area employment development must be related to local agriculture or forestry or assist in the diversification of the rural economy. It should be of an appropriate scale, type and design sensitive to its location and located within existing rural buildings within a farm unit.

Policy E12 states the Council will, as a priority, encourage proposals to convert and reuse existing buildings for employment uses of an appropriate scale in relation to

their location provided that the proposed use would not have an unacceptable impact in terms of traffic generation, noise or pollution and would not otherwise detrimentally impact upon the rural environment.

Policy T20 states the Council will, in approving any development outside of Telford and Newport, protect the character of rural roads.
PLANNING CONSIDERATIONS: The principle of re-using existing rural farm buildings that do not require substantive re-construction for appropriate uses is considered to be acceptable, subject to the criteria as set out in the policy outlined above. In this case, the proposed buildings are generally of traditional form and character, of sound construction and would require minimal alteration to allow the development to proceed. They are set within an existing farm complex and can be accessed directly from the main driveway into the site which allows for vehicles to pass in opposite directions. The buildings are a significant distance from the nearest residential area and their use would not have an impact upon the character and appearance of the site nor the area.

Both Government and Council policy encourages the diversification of farms through the re-use of agricultural buildings where the scale and type of use would not have a detrimental impact upon the locality. Having identified that this is best achieved by using existing buildings within existing farm complexes, it is essential to consider the potential impacts of allowing industrial and storage uses on the site, particularly in respect of the impact upon the highway network and any increases in traffic. It is also necessary to assess the type of end users involved as to their suitability for this location.

At present, the applicant has a number of potential users for the buildings which demonstrates an existing demand for this type of offer. The proposals are primarily low key; however, it is essential that end users should not result in a detrimental impact upon the locality, dispersal of employment from urban areas or the intensification of development within the rural area.

The overall figures for traffic movements proposed in support of the previous application were approximately 35 vehicle movements per day, the majority of which were cars and small vans/vehicles under 5 tonnes. The applicant contended that this level of traffic was much less than that generated by the previous agricultural operations and that the majority of movements would be made by much smaller vehicles than the previous use.

There have been no problems associated with this operation and it is considered that the current proposal would have a minimal impact upon the highway network (subject to appropriate controls).

Whilst this type of business use should not represent an overly intensive use of the site and would not have a significant impact upon the area, it is important to ensure that there is adequate control of the uses of individual units and subsequent changes in occupiers.

It is considered, therefore, that the proposal can only be recommended for approval if appropriate levels of control could be achieved. Some of the required controls,

such as a routing agreement for traffic has previously been established and should be re-iterated in this case. Also, the requirement for a schedule of users has been incorporated within a legal agreement and should be extended to include this additional development. This would introduce certainty of control in respect of the risk of future change and intensification of use. It would also ensure that the use of the premises remained low key without detriment to the character of the rural area. It is considered, however, that general office uses should not be approved unless only ancillary to a low key business use.

CONCLUSION: The proposed use is a relatively low-key proposal that would not have a significant impact upon the site and the character and appearance of this part of the rural area. The type of uses proposed is considered acceptable in respect of scale and does not result in significant alteration to existing buildings or likely to cause unacceptable levels of traffic generation combined with the existing permission.
It is considered that the proposal can be supported subject to a number of reasonable and necessary controls to ensure that there is not inappropriate intensification of use.

RECOMMENDATION: subject to the introduction of a S.106 agreement to restrict changes of operator, tie buildings to the site and to agree a traffic routing agreement, provide delegated authority to Head of Planning to GRANT PERMISSION subject to the following conditions:
A3 - timescale C118 -plans B16 - materials D137 - removal of permitted development rights and primary office use D135 - hours of use D142 - restriction on open storage

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W2004/0237
Rodenhurst Hall Farm, Rodenhurst Lane, Rodington, Shropshire.
Change of use of redundant farm buildings to storage/workshop/office uses

APPLICANT
E Sankey and Son

RECEIVED
12/02/2004

PARISH
Rodington

WARD
Wrockwardine

OFFICER Andrew Gittins

1.0 PURPOSE OF THE REPORT

1.1 To modify a planning obligation under section 106a of the Town and Country Planning Act 1990. A request may be made to change an obligation where it "no longer serves a useful planning purpose" or would continue to serve a useful purpose in a modified way.

2.0 BACKGROUND

2.1 The proposal relates to Rodenhurst Business Park, Rodenhurst Lane, Rodington which accommodates 16 former agricultural buildings subdivided into 21 business units.

2.2 Planning permission W2002/0630 granted consent, subject to a Section 106 Legal Agreement, for the change of use of seven redundant farm buildings to storage / warehouse uses (B1 and B8 Uses).

2.3 Permission was then granted under W2004/0237 for the change of use of a further nine buildings to storage / workshop / offices uses with 'The First Schedule' of a Section 106 describing 'The Development' as a 'Change of Use of redundant farm buildings to classes B1 and B8.

2.4 The report seeks to get Members approval to modify the following elements of the S106's attached to both applications (unless specified):

- Schedule 1 (W2002/0630) – to permit any use within Use Classes B1 and B8, in addition to the storage / warehouse uses. No modification is required to The First Schedule of the S106 attached to W2004/0237 as this permits any use within B1 and B8,
- Schedule 2 – removal of Condition 1 dissolving the requirement for the submission and written approval of details prior to a change of operator, or use of an individual unit (irrespective of whether or not the proposed use falls within the same use class as an existing permitted use),
- Schedule 2 – removal of Condition 2 to allow the units to the sold or transferred either individually or as a whole separate to Rodenhurst Hall.

2.5 A copy of the Committee Report for the 2004 application has been attached as Appendix 1 reference.

3.0 PLANNING CONSIDERATIONS

Modification to Schedule 1 of s106 attached to W2002/0630

3.1 The proposed modification would allow use of the seven units for other purposes falling within Use Class B1 and B8 in addition to the storage and warehouse uses. These additional uses would include offices, research & developments, light industry and distribution.

3.2 In practice very few of the original seven units are occupied for storage or warehousing although some of the uses do fall within the B1 and B8 Use Classes. The original units have been operational for 15 years without any historic highways or environmental health issues. There would not conflict with current policy for rural diversification in CS7 and E6, the NPPF and emerging TWLP (Policies E12 and T20 were not saved). The modification is therefore considered to represent a regularisation of the existing operations and there should be no perceivable difference in impact.

3.3 It should be noted that the S106 attached to the later consent does not restrict the use of the other nine units to storage and warehouse allowing any use within B1 and B8. Three of these units are occupied by a roof manufacturer with others accommodating vehicle repairs, snooker cue manufacture, an electrician, bouncy castle hire, a model railway company and an engineering business. As such the principle of these additional uses has already been established.

3.4 Based on the measures that are in place to ensure that only the appropriate route along the B5062 Roden Lane is used, the Council's Highways Officers cannot foresee any issues as a consequence of allowing additional uses within the seven buildings. As such, Officers recommendation is to grant the proposed modification to Schedule 1 of the S106 attached to W2002/0630 to permit all uses within Use Classes B1 and B8.

Removal of Condition 1 attached to Schedule 2 of both s106's

3.5 The proposed removal would dissolve the requirement for the submission and written approval of details prior to a change of operator, or change of use of an individual unit (irrespective of whether or not the proposal falls within the permitted Use Classes).

3.6 The Committee Report for W2002/0630 (attached as Appendix 1) provided the justification for this requirement on the basis that any future occupiers/uses should remain low key as per the original end users which were anticipated to be accessed by 35 vehicles, primarily cars and small vans, per day to serve the following uses:

- Storage and despatch of pallets of agricultural produce, associated products and plants,
- Manufacture of steel, iron and timber furniture,
- Storage and distribution of antique furniture,
- Storage of lightweight garden furniture,

3.7 In the current request, the Agent has noted that during the last 15 years the prior consent of the Council was only sought on one occasion and on that one occasion the Applicant did not receive a response. As such the end users have frequently changed with being vetted by the Council without any detriment to the locality. The obligation no longer serves a useful planning purpose and Officers have no objection to its removal which would not be contrary to policies CS7, E6 or policies in the emerging TWLP.

Removal of Condition 2 attached to Schedule 2 of both s106's

3.8 The final modification would allow the units to the sold or transferred either individually or as a whole separate to Rodenhurst Hall. The Committee Report for the 2004 application outlined that the reason to tie the units to Rodenhurst Hall was to discourage the subsequent fragmentation of the agricultural unit by separate sale of buildings. However, the likelihood of these unlisted, but traditional brick and tile buildings being used as an agricultural complex in the future, after 15 years in business use is extremely limited. Any subdivision of ownership would not necessarily result in any physical changes to the visual appearance of the buildings and such changes would be scrutinised under separate applications. As such, the sale of any units either individually or as a whole separate to Rodenhurst Hall is not deemed detrimental.

3.9 From a residential amenity perspective, the buildings closest to the Hall are within 20 metres, which is acknowledged as a close relationship. However, any potential future owners of the Hall would purchase with full awareness that the buildings were in separate ownership. As such, Officers have no objection to the removal of this condition to offer greater flexibility.

4.0 CONCLUSION

4.1 The operation of the Business Park for the last 15 years, often not in strict compliance with the restrictions of the S106, has demonstrated that the modification to allow additional uses within B1 and B8 for the first seven buildings would not result in any detriment to the locality. Moreover, these additional uses are already operational within the other nine units which have proceeded without any detrimental impact. The modification is effectively a regularisation of the existing operation to which Officers have no objection.

4.2 The removal of Condition 1 of The Second Schedules to dissolve the requirement to gain written approval prior to a change of operator, or change of use of an individual unit no longer serves a useful planning purpose given that consent has only been sought once in the last 15 years and no response was provided by the Council. During this time operators and uses have changed a number of times without any detrimental impact on the locality and Officers have no objection to the removal of this condition of the Schedules.

4.3 The removal of Condition 2 of The Second Schedules which would allow the sale of the units either separately or as a whole to Rodenhurst Hall is not anticipated to result in an unacceptable fragmentation of the agricultural unit or detrimental impact on existing or any future owners of the Hall who would purchase aware of the separate ownerships and Officers have no objection to the removal of this condition of the Schedules.

5.0 RECOMMENDATION

5.1 Based on the conclusions above, it is recommended that DELEGATED AUTHORITY be granted to the Delivery Management Service Delivery Manager to:

a) Modify Schedule 1 of the S106 attached to W2002/0630 to permit any use within Use Classes B1 and B8, in addition to the storage / warehouse uses,

b) Grant the removal of Condition 1 of The Second Schedule attached to W2002/0630 and W2004/0237 to remove the requirement for the submission and written approval of details prior to a change of operator, or use of an individual unit (irrespective of whether or not the proposed use falls within the same use class as an existing permitted use),

c) Grant the removal of Condition 2 of The Second Schedule attached to W2002/0630 and W2004/0237 to allow the units to the sold or transferred either individually or as a whole separate to Rodenhurst Hall.

APPENDIX 1
COMMITTEE REPORT FOR W2004/0237

OBJECTIONS RECEIVED: No

MAIN ISSUES: Policy, principle of use, scale, intensification, traffic generation, impact upon the locality

INTRODUCTION: The applicants have owned Rodenhurst Hall Farm for more than 30 years. The scale of the agricultural enterprise grew over this period and around ten years ago the farm extended to 500 acres of owner occupied arable land, predominantly combinable crops to support an indoor herd of 200 sows plus 1200 rearing pigs. Approximately seven years ago the pig enterprise began to provide poor returns coupled with changes in operational requirements due to new legislation. This situation was then compounded by the foot and mouth outbreak of 2000 and the decision to scale down the operation was taken around four years ago.

Subsequently, the favoured enterprise was arable cropping and due to the relatively light soil types, potato growing was particularly well suited. However, due to poor weather conditions the potato growing seasons were not good and the decision to cease potato production was made and the potato growing equipment sold in January 2002.

The owned land (now 350 acres) is currently contract farmed by a well-established local farmer. The applicant provides land, seed, fertiliser and other inputs and the contractor carries out the mechanical operations and grain storage. It is only practical for the contractor to store at his main holding, therefore, the majority of the remaining buildings on site are no longer utilised nor required for the farming operation. Subsequently, planning permission was granted for the change of use of seven buildings to form business use in 2003.

The applicant is now seeking further diversification of the farm in order to utilise an additional 9 buildings for similar use.

SITE AND SURROUNDINGS: The application site is located within the rural area of the District and comprises part of the existing agricultural unit at Rodenhurst Farm, near Rodington. The site, which is relatively remote, can be accessed from the north via a driveway leading from the B5062 between High Ercall and Roden and alternatively from an existing lane that leads from Rodington Heath to the south.

The buildings in question form part of an extensive range of farm buildings of differing ages and types including a number of traditional brick and tile outbuildings of both single and two storeys in height and some former pig buildings with lower eaves.
The farmhouse, which is separate from the application site, is a pleasant two storey dwelling situated within a courtyard formed by historic farm buildings. The dwelling is typical in design to the local Sutherland estate form and retains historic merit and integrity.

PROPOSAL: This application seeks planning permission for the change of use of nine agricultural buildings to general industrial, storage and office use (Use Class B1/B8).

CONSULTATION: The Council's Highways Engineer has no objection to the

proposal: It is advised that the proposed levels of traffic movements would not have a significant impact upon the highway network on the basis that all traffic movements serving the site are from the adjacent B5062.

Rodington Parish Council has no objections to the proposal.

POLICY: Planning Guidance Note 4 states that many businesses can be carried on in rural areas without causing unacceptable disturbance through increased traffic, noise, pollution or other adverse effects. Individual planning decisions will of course depend on such factors as the scale of development, the nature of the use and its location. In rural areas, applications for development necessary to sustain the rural economy should be weighed with the need to protect the countryside in terms of, for example, its landscape, wildlife, agricultural and recreational value.

Where they are disposed to permit industrial or commercial development in rural areas, planning authorities should bear in mind that subsequent intensification of the use may become unacceptably intrusive. Planning authorities should, therefore, consider the use of planning conditions or planning obligations to safeguard local amenity, where they would be an appropriate means of preventing foreseeable harm.

Planning Guidance Note 7 states that the range of industries that can be successfully located in rural areas is expanding. Many commercial and light manufacturing activities can be carried on in rural areas without causing unacceptable disturbance.
The re-use and adaptation of existing rural buildings has an important role in meeting the needs of rural areas for commercial and industrial development. It can reduce the need for new buildings within the countryside, avoid dereliction and provide jobs. There should be no reason for preventing the conversion of rural buildings for business use providing they are of permanent and substantial construction, conversion does not lead to a dispersal of activity on such a scale as to prejudice town and village vitality, imposing reasonable conditions could overcome any legitimate planning objections and the buildings are capable of conversion without major re-construction.
If re-use is associated with farm diversification, a planning authority may wish to seek a planning obligation under section 106 to tie the building to the land so as to discourage the subsequent fragmentation of the agricultural unit by separate sale of buildings.

Policy E6 of the Wrekin Local Plan states within the rural area employment development must be related to local agriculture or forestry or assist in the diversification of the rural economy. It should be of an appropriate scale, type and design sensitive to its location and located within existing rural buildings within a farm unit.

Policy E12 states the Council will, as a priority, encourage proposals to convert and reuse existing buildings for employment uses of an appropriate scale in relation to their location provided that the proposed use would not have an unacceptable impact in terms of traffic generation, noise or pollution and would not otherwise detrimentally impact upon the rural environment.

Policy T20 states the Council will, in approving any development outside of Telford and Newport, protect the character of rural roads.

PLANNING CONSIDERATIONS: The principle of re-using existing rural farm buildings that do not require substantive re-construction for appropriate uses is considered to be acceptable, subject to the criteria as set out in the policy outlined above. In this case, the proposed buildings are generally of traditional form and character, of sound construction and would require minimal alteration to allow the development to proceed. They are set within an existing farm complex and can be accessed directly from the main driveway into the site which allows for vehicles to pass in opposite directions. The buildings are a significant distance from the nearest residential area and their use would not have an impact upon the character and appearance of the site nor the area.

Both Government and Council policy encourages the diversification of farms through the re-use of agricultural buildings where the scale and type of use would not have a detrimental impact upon the locality. Having identified that this is best achieved by using existing buildings within existing farm complexes, it is essential to consider the potential impacts of allowing industrial and storage uses on the site, particularly in respect of the impact upon the highway network and any increases in traffic. It is also necessary to assess the type of end users involved as to their suitability for this location.

At present, the applicant has a number of potential users for the buildings which demonstrates an existing demand for this type of offer. The proposals are primarily low key; however, it is essential that end users should not result in a detrimental impact upon the locality, dispersal of employment from urban areas or the intensification of development within the rural area.

The overall figures for traffic movements proposed in support of the previous application were approximately 35 vehicle movements per day, the majority of which were cars and small vans/vehicles under 5 tonnes. The applicant contended that this level of traffic was much less than that generated by the previous agricultural operations and that the majority of movements would be made by much smaller vehicles than the previous use.

There have been no problems associated with this operation and it is considered that the current proposal would have a minimal impact upon the highway network (subject to appropriate controls).

Whilst this type of business use should not represent an overly intensive use of the site and would not have a significant impact upon the area, it is important to ensure that there is adequate control of the uses of individual units and subsequent changes in occupiers.

It is considered, therefore, that the proposal can only be recommended for approval if appropriate levels of control could be achieved. Some of the required controls, such as a routing agreement for traffic has previously been established and should be re-iterated in this case. Also, the requirement for a schedule of users has been

incorporated within a legal agreement and should be extended to include this additional development. This would introduce certainty of control in respect of the risk of future change and intensification of use. It would also ensure that the use of the premises remained low key without detriment to the character of the rural area. It is considered, however, that general office uses should not be approved unless only ancillary to a low key business use.

CONCLUSION: The proposed use is a relatively low-key proposal that would not have a significant impact upon the site and the character and appearance of this part of the rural area. The type of uses proposed is considered acceptable in respect of scale and does not result in significant alteration to existing buildings or likely to cause unacceptable levels of traffic generation combined with the existing permission.
It is considered that the proposal can be supported subject to a number of reasonable and necessary controls to ensure that there is not inappropriate intensification of use.

RECOMMENDATION: subject to the introduction of a S.106 agreement to restrict changes of operator, tie buildings to the site and to agree a traffic routing agreement, provide delegated authority to Head of Planning to GRANT PERMISSION subject to the following conditions:
A3 - timescale C118 -plans B16 - materials D137 - removal of permitted development rights and primary office use D135 - hours of use D142 - restriction on open storage

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