



Borough of Telford and Wrekin

Planning Committee

Wednesday 22 July 2026

6.00 pm

Council Chamber, Third Floor, Southwater One, Telford, TF3 4JG

Democratic Services:	Jayne Clarke	01952 383205
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Committee Members:	Councillors S J Reynolds (Chair), A S Jhawar (Vice-Chair), F Doran, N A Dugmore, A R H England, S Handley, G Luter, P J Scott and T L B Janke
	Substitutes Councillors S Bentley, C Chikandamina, G H Cook, J Kaur, R Sahota and J Thompson

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PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday 18 March 2026 at 6.00 pm in Council Chamber, Third Floor, Southwater One, Telford, TF3 4JG

Present: Councillors S J Reynolds (Chair), F Doran, N A Dugmore, A R H England, S Handley, T L B Janke, G Luter, N Page and R Sahota (as substitute for A S Jhawar)

In Attendance: J Clarke (Senior Democracy Officer (Democracy)), A Gittins (Area Team Planning Manager - West), K Goffe (Senior Highways Development Control Engineer), S Hardwick (Managing Solicitor: Litigation & Regulatory) and V Hulme (Head of Development Management)

Apologies: Councillors A S Jhawar and P J Scott

PC69 Declarations of Interest

None.

PC70 Minutes of the Previous Meeting

RESOLVED – that the minutes of the meeting of the Planning Committee held on 4 February 2026 be confirmed as a correct record and signed by the Chair.

PC71 Deferred/Withdrawn Applications

None.

PC72 Site Visits

None.

PC73 Planning Applications for Determination

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

PC74 TWC/2025/0480 - Site of Former The Wrekin Endeavour Centre, North Road, Wellington, Telford, Shropshire

This was an application for the erection of 40no. affordable dwellings with associated parking and amenity space on the site of the former The Wrekin Endeavour Centre, North Road, Wellington, Telford, Shropshire.

Councillor P Davis, Ward Member, had requested that the application be determined by the Planning Committee.

A site visits had taken place on the afternoon prior to the meeting.

The Planning Officer informed Members that the application was subject to a Section 106 agreement comprising contributions to health, education, sport, play and recreation. A contribution was requested by Highways towards the implementation of parking restrictions and a monitoring contribution and measures to ensure the delivery of building regulations part M42 and M43 units. In relation to the amendment to the house types which resulted in more one bed units, the contribution to mitigate the impact on education would be amended to £177,767. This comprised a split between primary of £132,000 and secondary £45,000 (figures rounded up).

Councillor P Davies, Ward Councillor, spoke against the application and on behalf of the residents who did not oppose the housing but considered that this application represented clear overdevelopment on a constrained and sensitive site due to its density. He raised concerns regarding highway safety, school traffic, blocked driveways and dispersed parking which had resulted in the need to increase enforcement and implement double yellow lines. It was felt that the application was not modest or in keeping with the local vicinity and this was exacerbated due to the layout, the three-storey element and residential properties being overlooked at close range. Concerns were raised in relation to privacy, safeguarding, noise and disturbance and the overall suitability of such a dense housing development immediately next to an educational facility. There were three further essential safeguards that he considered must be secured if the application were to be approved which were displaced parking, the S106 agreement must bring forward meaningful road design and real improvements to protect children and residents. Part of the site was set within the green network and permanent useable access to greenspace from North Road to Crescent Road playing fields was required. It was requested that there was a 20% uplift in biodiversity net gain. If approved, the application must be done so with strong enforceable conditions to address the residents' concerns.

Mr T Wragg, Applicant, spoke in favour of the application and informed Members that a site visit had taken place and that the development would provide 40 homes on a brownfield derelict site. There would be a mix of homes including some wheelchair accessible and adaptable units which would be well insulated, warm and low carbon in nature lowering fuel bills and working to combat fuel poverty. Access would be provided through to the Crescent Road playing fields which was considered an important aspect of the application. With regard to traffic and parking issues this had been addressed through the planning application. As the development was for social rented homes, statistics showed that only around 40% of households own a car and that the application provided 48 parking spaces for 40 homes. Highways had not raised any concerns regarding traffic collisions and minimal additional journeys would be created which was not classed as severe impact. It was hoped that families would access the two primary schools and walk or cycle to school. Parking restrictions would be introduced at the entrance to the site and S106 contributions had been agreed making a positive financial

contribution and a contribution towards identified need for social housing for rent in Telford.

The Planning Officer informed Members that this application followed on from a previously withdrawn scheme which had been approved for a 56 unit two and three storey dementia care centre. The proposal that was before Members was for 40 affordable units which were less imposing than the previously approved scheme which at 66 metres in width was a very large structure. Two apartment blocks were now proposed and measured 16 metres and 13 metres respectively. The ridge heights of the apartments were of a similar height to the previously approved Dementia Care building at 12 to 13 metres and would comprise of 30 apartments sitting within the three storey blocks of Birch House and Rowan House, four flats, one on each floor set within two storey properties and six two storey houses. Two of the 40 units would be regulation M42, which were accessible and adaptable, and two units being M43, which would be wheelchair user dwellings. This was compliant with the Telford and Wrekin Local Plan and the supplementary planning document - Homes for All. It was proposed that the existing access at the western edge of the site be widened to allow double width provision. Parking would comprise 48 spaces, 42 of which would be allocated to the apartment blocks and the terraced housing plots in combination with six unallocated visitor spaces. The parking would be spread across four areas of the site, one at the frontage, two in the centre and one on the eastern edge of the built development. Two covered and secure bicycle stores would sit either side of the apartment blocks. Residential amenity for the occupants would be served by communal space at the site frontage with the greatest proportion of open space at the eastern end with pockets dotted around the remainder of the site. Pedestrian access through to the Crescent Road playing field would be secured by a planning condition. The scheme would include electric vehicle charging points and solar provision on the roof structures. Existing boundary treatments would be retained with the addition of a ball stop net along the northern boundary with the school, three metres in height, together with improvements to the landscaping around the edge of the site. Officers were in support of the application subject to conditions and a section 106 agreement.

The Highways Officer explained that the applicant had engaged in relation to the concerns with the proposed parking strategy and the internal road layout based on the tests set out in the National Planning Policy Framework (NPPF) and compliance with local planning policy set out in the adopted Local Plan. The NPPF required officers to consider whether the residual cumulative impacts on the road network would be severe. If they were not considered severe, development should not be refused on transport grounds. The NPPF wording set out that schemes should facilitate sustainable transport, provide safe and suitable access and that any significant impacts could be mitigated to an acceptable degree. It also supported the delivery of affordable homes and efficient use of land in accessible locations particularly where it helps meet identified local need. North Road was a local distributor road which directly served two primary schools. Although there was knowledge of existing local parking pressures and congestion during short term school pick

up and drop off activity during the weekday, outside of these peak periods, traffic flows and parking demands on the surrounding network reduce materially. A transport statement had been submitted with the application and the highway authority considered the assessment to be robust and in line with industry best practise. Following a review of the latest five -year personal injury collision data available, it was confirmed that no collisions on North Road have been recorded. The Road Safety Engineers had confirmed there were no traffic management and road safety concerns on North Road at this present time that warrant intervention. A traffic count survey had been undertaken recently in Deer Park Road to capture existing residential trip generation during school peak times associated to that of a similar scale and locality of the development site. The survey concluded that residential trip generation during school drop off and pick up times were very low. Even assuming worst case scenario trip rates and the additional flow from 40 homes represented only a small percentage increase over existing traffic volumes on North Road and it was considered that the development did not give rise to a material or severe impact on the operation of the highway network. The close proximity of local catchment schools and existing bus services to the site would encourage sustainable journeys. The existing access was proposed to be amended to a bell mouth junction to serve the residential development and complied with highway design standards and was a safe and suitable access for all users. The existing bus stop would not be negatively impacted by the revised access arrangements and would remain in situ. The bus shelter had recently been upgraded and conformed to current standards. The proposed level of on-site parking had been increased to 48 parking spaces, with the majority of residential units now being allocated at least one parking space and there would be EV charging provision. Six unallocated parking spaces will also be provided and this was considered to be acceptable. The parking layout had been adequately designed to ensure that parking spaces were conveniently located to highway design standards ensuring the proposed parking vision within site was comfortably accessible. The highway authority were content that the proposed vehicle and cycle parking provision was acceptable and complied with policy C5 of the Telford and Wrekin Local Plan and NPPF. Parking restrictions would be installed at the site access and secured by section 106. The proposed internal road layout has been amended to meet adoptable residential highway design standards and was compliant with Policy C4 in relation to the design of roads and streets. As the proposal met the NPPF it should not be refused on highway or parking grounds.

During the debate, some Members felt that the application was overdevelopment in terms of density and due to the three-storey nature of the properties it was not in keeping with the immediate area and that it fundamentally altered the existing street scene. Other Members considered that the site visit had proved very useful and although the density was a little high it was what you would expect with flats, the brownfield site was ripe for development, but it was disappointing that the dementia care centre was no longer coming forward. It was considered that the main issue for residents was the highway and the lack of off-site parking due to the location and that it did not meet the current parking standards. There was no mention of school

travel plans and it was difficult for schools to implement things like walking buses due to the length of the route. It was asked why the applicant was being asked to make S106 contributions if the application was not considered severe or requiring mitigation and had the SIL been adopted. In relation to the S106 Agreement it was asked for clarification on Wellington Medical Practice being listed as receiving the s106 monies listed as it was a private business and private businesses could not receive funding directly. The biggest concern on the site was the orientation of the building which overlooked the school playing field and these are usually positioned not to overlook the school site and if there were any windows frosted glass would be put in place. There was also the addition of Juliet balconies and tinted windows which would not allow staff overseeing the children to note if anybody was observing them. It was proposed that the application be deferred to look at reconfiguration of the site to mitigate the safeguarding issues. Other Members were pleased to see the proposals which were broadly speaking compliant with local and national policy they raised concerns regarding the highway issues and congestion which were well established in the borough around school site. Although the technical assessments indicated that the impact was not severe, it was felt that they did not necessarily reflect the lived experience of the residents. It was also felt that the balance between quality and quantity in design meant that just because homes were affordable and not for profit or less profitable that the quality of the living standards should be met. The site would benefit from the orientation of Birch House and Rowan House in order they did not overlook the school and it was felt that the repositioning of the site may also create more parking spaces and supported the deferment. Questions arose in relation to the two disabled parking spaces and if this was sufficient and why application TWC/2024/0855 was withdrawn. It was also asked if consideration could be given to the inclusion of bungalows within the development.

The Planning Officer replied in terms of the overlooking he fully respected the view of the Members and it could be discussed with the developer. A part of the Local Plan review, a document had been produced called the density and net site area study which contained a lot of facts and figures and it was concluded that the net density was an average of 37 per hectare and this site had a density of 45 dwellings per hectare. Things to consider with this site was there were a lot of small units, so it was not comparable to a typical plan, and this was the reason for the increased density. In relation to biodiversity net gain, this site would achieve 10% and potentially higher due to the retention of the willow scrub at the back of the site and due to it being coppicing it would improve the quality in place. With regard to the S106 contributions to Wellington Medical Practice, officers consulted with the Integrated Care Board (ICB) on whether there was a requirement to improve the infrastructure in relation to the primary care network. The previous application TWC/2024/0855 had been withdrawn due to a number of issues in relation to the design which had been overcome with the current scheme presented to Members.

The Development Management Service Delivery Manager informed Members that in terms of the S106 contributions that officers were directed by the ICB in

terms of where they have identified capacity. Any payment of funds goes directly to the ICB for them to allocate and not directly to the private business.

The Highways Officer informed Members that the Local Plan set out at Appendix F that consideration could be given to a reduction in the maximum parking standards. As the application was for 100% affordable housing, there was evidence that supported a lesser demand for parking linked to those units and this led to officers accepting a reduced level of parking provision. It was therefore considered that the level of parking would be sufficient to support the development and could be fully managed on site and in terms of allocation some of the units have a higher provision of allocated spaces with the remainder of the spaces being allocated for visitors. There was some parking availability on North Road within the parking bays, but it was not considered these would be required. Disabled Parking fell within the parking standards and equated to approximately 5% of the parking across the site.

Following a lengthy debate, it was proposed and seconded that the application be deferred for discussions to take place with the applicant in relation to the density, the reorientation of the building so that habitable windows were not overlooking the school, an increase of parking spaces, demographic of units and to look at the inclusion of bungalows.

On being put to the vote it was, unanimously:

RESOLVED – that the application be deferred for the application to be revised to address members concerns relating to the following:

- density
- the orientation be configured to ensure that no habitable windows were overlooking the school
- an increase in the number of parking spaces
- the proposed demographic and accessible units with the consideration of bungalows

The meeting ended at 6.59 pm

Chairman:

Date: Wednesday 22 July 2026



Telford & Wrekin
Co-operative Council

Protect, care and invest
to create a better borough

Borough of Telford and Wrekin

Planning Committee

Wednesday 22 July 2026

Terms of Reference 2026/27

Cabinet Member:	Cllr Zona Hannington - Cabinet Member: Finance and Resident Services
Lead Director:	Anthea Lowe - Director: Policy & Governance
Service Area:	Policy & Governance
Report Author:	Jayne Clarke – Senior Democracy Officer (Democracy)
Officer Contact Details:	Tel: 01952 383205 Email: jayne.clarke@telford.gov.uk
Wards Affected:	All Wards
Key Decision:	Not Key Decision
Forward Plan:	Not Applicable
Report considered by:	Planning Committee – 22 July 2026

1.0 Recommendations for decision/noting:

It is recommended that the Planning Committee:

- 1.1 Agree and reconfirm the Terms of Reference set out at Appendix A.

2.0 Purpose of Report

- 2.1 To set out the Terms of References for the Planning Committee as outlined in Appendix A of the report.

3.0 Background

- 3.1 The Constitution requires that Full Council should agree at its Annual Meeting the Terms of Reference for each of its Committees to enable the Council to efficiently conduct its business.

3.2 At the Annual Meeting of the Council on 21 May 2026, Full Council delegated authority to each Committee to review its own Terms of Reference.

3.3 The Terms of Reference forms part of the Constitution and was approved by Full Council in that context on 3 March 2022.

4.0 Summary of main proposals

4.1 For the Planning Committee to review and reconfirm its Terms of Reference as set out at Appendix A.

5.0 Alternative Options

5.1 There are no alternative options arising from this report.

6.0 Key Risks

6.1 There are no key risks arising from this report.

7.0 Council Priorities

7.1 A community-focussed, innovative council providing efficient, effective and quality services.

8.0 Financial Implications

8.1 Good governance processes support value for money in ensuring economy, efficient and effectiveness in the Council's decision making and processes. There are no Financial Implications arising from this report.

9.0 Legal and HR Implications

9.1 The Constitution requires that Full Council should agree at its Annual Meeting the Terms of Reference for each of its Committees. Full Council delegated authority to each Committee to review its own Terms of Reference.

The Terms of Reference should provide clarity on the election of the chair and Vice-Chair and once confirmed, the Monitoring Officer will update the Constitution. There are no direct legal implications arising from this report.

There are no HR implications directly arising from this report.

10.0 Ward Implications

10.1 There are no ward implications arising from this report.

11.0 Health, Social and Economic Implications

11.1 There are no health, social and economic implications arising from this report.

12.0 Equality and Diversity Implications

12.1 There are no equality and diversity implications arising from this report.

13.0 Climate Change, Biodiversity and Environmental Implications

13.1 There are no climate change, Biodiversity and environmental implications arising from this report.

14.0 Background Papers

- 1 [Council Constitution November 2023.pdf](#)

15.0 Appendices

- A Planning Committee Terms of Reference 2026/27

16.0 Report Sign Off

Signed off by	Date sent	Date signed off	Initials
Legal	24/06/2026	25/06/2026	SH
Finance	24/06/2026	25/06/2026	ER

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Planning Committee – Terms of Reference

The Committee has the responsibility and delegated powers to act on behalf of the Council in respect of town and country planning matters and other associated functions within the Borough as follows.

Town and Country Planning and Development Control functions

1. As set out in Schedule 1 to the Local Authorities (Functions and Responsibilities)(England) Regulations 2000/2853 (as amended).

Public Rights of Way functions

2. As set out in Schedule 1 to the Local Authorities (Functions and Responsibilities)(England) Regulations 2000/2853 (as amended).

Functions in relation to hedgerows and the preservation of trees

3. As set out in schedule 1 of the Local Authorities (Functions and Responsibilities)(England) Regulations 2000/2853 (as amended).

Functions in relation to highways

4. As set out in Schedule 1 to the Local Authorities (Functions and Responsibilities)(England) Regulations 2000/2853 (as amended).

General

5. Annually review their effectiveness and their terms of reference.

PROCEDURE

- a) As a general rule the [Council Procedure Rules](#) govern the way that committees operate but these, with the exception of paragraph 14 of the Council Procedure Rules, may be varied or suspended at the discretion of the Chairman of the Committee in the interests of efficient and effective management of the committee.
- b) Separate procedures will apply when the committee is undertaking administrative or quasi-judicial functions to ensure a fair hearing [Planning Committee - Public Participation](#).

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Borough of Telford and Wrekin

Planning Committee – 22 July 2026

Planning - National Scheme of Delegation

Cabinet Member:	Cllr Healy – Cabinet Member for Planning, Neighbourhoods and Sustainability
Lead Director:	James Dunn – Director: Prosperity and Investment
Service Area:	Development Management
Report Author:	Valerie Hulme – Head of Development Management
Officer Contact	
Details:	Tel: 01952 380380 Email: valerie.hulme@telford.gov.uk
Wards Affected:	All Wards
Key Decision:	Not Key Decision
Forward Plan:	Not Applicable
Report considered by:	Planning Committee - 22 nd July 2026

1.0 Recommendations for decision/noting:

It is recommended that Planning Committee:

- 1.1 Note the National Scheme of Delegation of Planning functions in accordance with Town and Country Planning Act as amended by the Planning and Infrastructure Act 2025), the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026 and the statutory guidance published on 1 June 2026.
- 1.2 Approve the Council's Planning Scheme of Delegation, as set out at Appendix 1, insofar as it gives effect to and is fully compliant with the National Scheme of Delegation, noting that the Scheme replaces previous local delegation and call-in arrangements where these conflict with the national framework.

2.0 Purpose of Report

- 2.1 To present the National Scheme of Delegation of planning functions to Planning Committee and to note the requirement for the adoption and implementation of that national scheme, as required by the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026 and the associated statutory guidance published on 1 June 2026.

- 2.2 The report sets out how the Council's existing local Scheme of Delegation has been amended solely as a constitutional mechanism to give effect to the National Scheme of Delegation, including the removal of previous local call-in arrangements and referral triggers where these conflict with the national framework.
- 2.3 The purpose of the report is to ensure that the Council's planning decision-making arrangements are fully compliant with mandatory national requirements, thereby enabling planning functions to be lawfully discharged by Planning Committee or by officers in accordance with the National Scheme of Delegation.

3.0 Background

The Council exercises its planning functions in accordance with section 101 of the Local Government Act 1972 and the Town and Country Planning Act 1990. Historically, the Council's Constitution has included a locally determined Planning Scheme of Delegation setting out which planning decisions are taken by Planning Committee and which are delegated to officers. Across England, these local schemes have varied in scope and operation, resulting in differing approaches to delegation and committee involvement. The National Scheme of Delegation has been introduced to provide a consistent statutory framework for the discharge of planning functions, reducing variation and providing greater clarity about the respective roles of planning committees and officers.

- 3.1 The Planning and Infrastructure Act 2025 introduced new sections 319ZZC to 319ZZF into the Town and Country Planning Act 1990, enabling the Secretary of State to prescribe, through regulations, how specified planning functions must be discharged by local planning authorities. These provisions establish a statutory National Scheme of Delegation, which takes precedence over previous locally-determined delegation arrangements. From the implementation date all LPA's will work to the same national scheme of delegation.
- 3.2 The Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026, supported by statutory guidance published on 1 June 2026, set out a mandatory national framework determining which planning applications must be decided by officers and which may, in defined circumstances, be referred to Planning Committee. From 31 October 2026, the exercise of planning functions must follow the statutory delegation arrangements. Where decisions are taken by Planning Committee on matters that are required to be delegated, these decisions may be subject to legal challenge.
- 3.3 The National Scheme of Delegation introduces a presumption in favour of officer determination for the majority of planning applications. It identifies categories of applications that must always be delegated to officers and provides that other applications may only be referred to Planning Committee where the statutory referral criteria are met and where both the nominated officer and nominated member agree that referral is appropriate. The Regulations also remove the ability for local authorities to operate discretionary call-in mechanisms or other local referral triggers where these conflict with the national framework
- 3.4 In light of these statutory changes, the Council is required to amend its Constitution and associated delegation arrangements to ensure full compliance with the National

Scheme of Delegation. The Council's local Planning Scheme of Delegation therefore no longer operates as a discretionary local policy, but is retained solely as the constitutional mechanism through which the National Scheme of Delegation is implemented locally.

- 3.5 Failure to align local arrangements with the National Scheme of Delegation would expose the Council to legal risk, including the potential for planning decisions to be challenged by way of judicial review. This report therefore brings forward the necessary changes to ensure that the Council's planning decision-making framework is lawful, robust and consistent with national requirements.

4.0 Summary of main proposals

- 4.1 The proposals set out in this report are required to give effect to the National Scheme of Delegation of planning functions introduced through the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026 and the associated statutory guidance published on 1 June 2026. The National Scheme establishes a mandatory, nationally consistent framework which determines how planning decisions must be discharged by local planning authorities.
- 4.2 Under the National Scheme of Delegation, planning applications and related decisions are divided into prescribed categories:
- Applications falling within Schedule 1 of the Regulations must be determined by the Chief Planning Officer or authorised officers and may not be referred to Planning Committee.
 - Applications falling within Schedule 2 of the Regulations are delegated to officers by default and may only be referred to Planning Committee in limited circumstances, in accordance with the statutory referral process.
- 4.3 Schedule 2 applications should only be referred to Planning Committee where at least one of the following statutory criteria is met:
- (a) the application raises significant economic, social or environmental issues in the local area; or
 - (b) the application raises a significant planning matter, having regard to the development plan and any other material considerations.

Any referral must be jointly agreed in writing by:

- (a) the Chief Planning Officer (or equivalent officer); and
 - (b) the Nominated Member, being the Chair of Planning Committee (or a designated substitute where appropriate).
- 4.4 The National Scheme introduces a clear presumption in favour of officer determination, with Planning Committee focusing on a smaller number of proposals that raise planning, economic, social or environmental issues of significance to the local area, or where referral is otherwise justified under the Regulations. This replaces previous locally-determined thresholds, triggers or call-in arrangements.
- 4.5 In order to comply with the National Scheme of Delegation, the Council's existing local Scheme of Delegation has been revised to remove former local call-in provisions and

other discretionary referral mechanisms where these conflict with the national framework. The revised Scheme, set out at Appendix 1, reflects the statutory categories and referral processes prescribed by the Regulations and statutory guidance. The revised Scheme of Delegation therefore operates solely as the constitutional mechanism through which the National Scheme of Delegation is implemented locally. It does not introduce new local criteria or discretionary arrangements as these are not allowed under the legislation but ensures that planning decisions are discharged lawfully and consistently with national requirements.

- 4.6 The National Scheme of Delegation also introduces statutory requirements in relation to transparency and reporting. The Council will put in place appropriate procedures to record and monitor referrals to Planning Committee in accordance with the Regulations and statutory guidance.
- 4.7 The Regulations impose a maximum membership of 13 members for a Planning Committee. The Council's Planning Committee already operates with a membership below this threshold and is therefore compliant; no change to committee size is proposed or required as part of these proposals.
- 4.8 Taken together, the proposals in this report ensure that the Council's planning decision-making arrangements are fully compliant with the National Scheme of Delegation, legally robust, and aligned with the Government's objective of focusing Planning Committee consideration on the most significant planning matters.

5.0 Alternative Options

5.1 Do nothing or partially implement the National Scheme of Delegation:

The National Scheme of Delegation is established by statute and will have legal effect when the amendment to the Town and Country Planning Act and the Regulations come into force (31st October 2026). Retaining existing local delegation arrangements, including local call-in procedures, referral triggers or discretionary thresholds, or attempting to partially or selectively apply the national framework, would result in arrangements for decision making and any subsequent decisions made, being potentially unlawful and subject to legal challenge, which could include judicial review.

5.2 Adoption and implementation of the National Scheme of Delegation:

The recommended option is to endorse the adoption and implementation of the National Scheme of Delegation and to approve the Council's Planning Scheme of Delegation to give effect to the national framework. This option ensures that the Council's planning decision-making arrangements are lawful, robust and fully compliant with statutory requirements, while enabling Planning Committee to focus on those applications that meet the national criteria for committee determination.

6.0 Key Risks

6.1 Legal and regulatory assurance:

The adoption and implementation of the National Scheme of Delegation ensures that the Council's planning decision-making arrangements are fully compliant with statutory requirements. Aligning local arrangements with the national framework provides legal certainty and protects the Council from the risk of challenge associated with decisions taken outside the prescribed delegation arrangements.

6.2 Governance and transition considerations:

The National Scheme of Delegation introduces changes to long-established local practices, including the removal of local call-in mechanisms. A period of transition is therefore anticipated as Members, Town and Parish Councils, applicants and the public become familiar with the new arrangements. This will be managed through clear communication, Member briefings and training, and by setting out transparent referral and reporting processes in accordance with statutory guidance.

6.3 Operational considerations:

The presumption in favour of officer determination will enable Planning Committee to focus its time and expertise on applications that meet the national criteria for significance. Clear internal procedures, together with the designation of appropriate nominated officers and members, will support consistent application of the referral process and ensure that the intended efficiencies of the National Scheme of Delegation are realised.

6.4 Transparency and public confidence:

Although fewer applications will be determined by Planning Committee, the National Scheme of Delegation includes explicit requirements for transparency and reporting. The Council will maintain appropriate records and reporting arrangements to ensure that referral decisions are clear, auditable and accessible, supporting continued public confidence in the planning process.

7.0 Council Priorities

7.1 The adoption and implementation of the National Scheme of Delegation supports the Council's priority of being a community-focused, efficient and effective authority, by ensuring that planning decisions are made in a timely, consistent and legally robust manner.

7.2 By focusing Planning Committee consideration on those proposals that meet the national criteria for significance, the National Scheme of Delegation enables Members to concentrate their time and expertise on matters that have the greatest impact on local communities, while allowing routine and technical decisions to be determined efficiently under delegated authority. The proposals therefore support the effective delivery of development, investment and infrastructure across the Borough, while maintaining transparency, accountability and public confidence in the planning process.

8.0 Financial Implications

8.1 There are no financial implications arising directly from this report.

9.0 Legal and HR Implications

9.1 The National Scheme of Delegation is established in accordance with provisions of the Town and country Planning Act (as amended by the Planning and Infrastructure Act 2025) and the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026 (the Regulations).

- 9.2 The Planning Committees and the National Scheme of Delegation of Planning Functions: Guidance for local planning authorities in England, supports local planning authorities in England in implementing the new provisions which largely deal with delegation of powers for planning decision making.
- 9.3 The new national scheme of delegation provides that the Council shall determine planning applications in accordance with the National Scheme as set out in the Regulations, with a presumption in favour of officer determination except where applications meet the defined statutory criteria for referral to Planning Committee.
- 9.4 All applications falling within Schedule 1 of the Regulations must be determined by the Chief Planning Officer or authorised officers and may not be referred to Planning Committee.
- 9.5 Applications falling within Schedule 2 of the Regulations are to be determined by officers unless referred to Planning Committee where applications meet the defined statutory criteria:
- (a) the application raises significant economic, social or environmental issues in the local area; or
 - (b) the application raises a significant planning matter, having regard to the development plan and any other material considerations.
- Any referral must be jointly agreed in writing by:
- (a) the Chief Planning Officer or equivalent officer; and
 - (b) the Nominated Member, being the Chair of Planning Committee (or a designated substitute where appropriate).
- 9.6 The Council is required to ensure that its Constitution and delegation arrangements are aligned with this statutory framework. The proposals set out in this report ensure that planning functions are discharged lawfully and in accordance with national legislation and statutory guidance.
- 9.7 The proposals contained in this report can be delivered using existing resources.

10.0 Ward Implications

- 10.1 The National Scheme of Delegation applies uniformly across all wards. While ward-level call-in arrangements will no longer apply, Ward Members will continue to play an important role in representing local views through the statutory consultation process and engagement with the nominated member and officers.

11.0 Health, Social and Economic Implications

- 11.1 There are no health, social and economic implications arising from this report. By supporting timely and consistent planning decisions, the National Scheme of Delegation contributes to the effective delivery of development and infrastructure across the Borough.

12.0 Equality and Diversity Implications

- 12.1 There are no equality and diversity implications arising from this report. The National Scheme of Delegation applies consistently to all planning applications and decision-making processes, ensuring a fair and transparent approach.

13.0 Climate Change and Environmental Implications

- 13.1 There are no climate change and environmental implications arising from this report. The National Scheme of Delegation relates to the governance of planning decisions rather than the planning merits of individual applications, which will continue to be assessed in accordance with national and local planning policy.

14.0 Background Papers

- 1 Statutory Guidance: Planning Committees and the National Scheme of Delegation of Planning Functions: Guidance for local planning authorities in England. 1st June 2026

15.0 Appendices

- 1 Planning: Scheme of Delegation 2026

16.0 Report Sign Off

Signed off by	Date sent	Date signed off	Initials
Finance	19/06/2026		
Legal	19/06/2026	19/06/2026	SH
Director	19/06/2026	21/06/2026	JD

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Planning: Scheme of Delegation (National Scheme of Delegation Implementation) July 2026

Introduction:

In accordance with section 101 of the Local Government Act 1972 and sections 319ZZC–319ZZF of the Town and Country Planning Act 1990 (as inserted by the Planning and Infrastructure Act 2025), the following scheme of delegation is adopted to implement the National Scheme of Delegation of planning functions. This scheme supersedes and replaces the Council’s previous planning delegation and call-in arrangements to the extent that they conflict with the national framework.

The scheme applies to the determination of all applications and related planning matters where the Council is the Local Planning Authority (LPA). It must be read in conjunction with and interpreted in compliance with the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026 (“the Regulations”) and the statutory guidance Planning Committees and the National Scheme of Delegation of Planning Functions (DLUHC, 1 June 2026).

A. Applications that must be delegated to Officers (Schedule 1 Functions):

In line with Regulation 4 of the 2026 Regulations, the Council must delegate determination of all “Schedule 1” applications to an authorised planning officer. These applications cannot be referred to Planning Committee. They include the following categories (as defined in relevant legislation and the Regulations) which must always be decided by officers:

	Application Type	Explanation:
1.	Householder applications	Alterations or extensions to an existing dwelling, development within the curtilage of a dwelling.
2.	Minor commercial applications	Small-scale non-residential development below the thresholds for “major” development).
3.	Minor residential applications	“Minor Residential” is defined as proposals comprising up to 9 dwellings (and associated incidental development) on a site less than 0.5 hectares, and certain small-scale developments involving existing flats, as per the 2026 Regulations
4.	Permission in Principle	As set out under section 58A of the Town and Country Planning Act 1990.
5.	Section 73 variations (if original permission was Schedule 1)	As set out under section 73 of the Town and Country Planning Act 1990 (variation or removal of conditions) where the original planning permission was granted on a Schedule 1 application.
6.	Non-material amendments	As set out under section 96A(4) of the Town and Country Planning Act 1990 for non-material changes to an existing planning permission or permission in principle.
7.	Section 106A modifications (Schedule 1)	Requests or applications under section 106A(1)(a) or 106A(3) of the Town and Country Planning Act 1990 to modify or discharge a planning obligation (Section 106 agreement) where the obligation is connected to a Schedule 1 application or approval.
8.	Certificates of Lawfulness (planning)	Applications under section 191(1) or section 192(2) of the Town and Country Planning Act 1990 for Certificates of Lawfulness of Existing or Proposed Use or Development (CLEUD/CLPUD).
9.	Certificate of Lawfulness of Proposed Works to Listed Building	Applications under section 26H(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for a certificate of lawfulness of proposed works to a listed building.
10	Biodiversity Gain Plan	Submissions of a Biodiversity Gain Plan under Schedule 7A to the Town and Country Planning Act 1990 (pursuant to the mandatory Biodiversity Net Gain requirements).
11.	Certificate of Appropriate Alternative Development	Applications under section 17(1) of the Land Compensation Act 1961 for a Certificate of Appropriate Alternative Development.
12.	Reserved Matters (non-large outline)	Reserved matters applications (under article 6 of the Town and Country Planning (Development

		Management Procedure) (England) Order 2015) pursuant to an outline planning permission other than a “large” outline permission. Note: Large outline permissions are those authorising 500+ dwellings or ≥50,000 m² commercial floorspace; reserved matters for such large outlines are treated as Schedule 2 – see below.
13.	Discharge of Conditions	Applications under article 27(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 made pursuant to a condition on a planning permission (applications for approval of details required by planning conditions).

Important Note – Schedule 1 Applications subject to reclassification

For the avoidance of doubt, an application which would otherwise fall within Schedule 1 must instead be treated as a Schedule 2 application in the following circumstances, in accordance with the National Scheme of Delegation and the 2026 Regulations:

1.	Connected Listed Building Matters	Where the local planning authority considers that a Schedule 1 application for planning permission is connected to a Schedule 2 application for listed building consent, or to an application for the variation or discharge of a condition attached to listed building consent.
2.	Retrospective Applications	Where an application would otherwise fall within Schedule 1 but is made under section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out).
3.	Own-Interest Applications	Where an application would otherwise fall within Schedule 1 but is made by or on behalf of: • the local planning authority; • a member or officer of the local planning authority; or • an entity owned or controlled (whether wholly or partly) by the authority or by any of its members or officers.

B. Applications that may be determined by a Committee or by an Officer
(Schedule 2 Functions)

All planning applications *not* identified above as Schedule 1 (or otherwise specifically reserved to Full Council by law) are classified as “Schedule 2” applications under Regulation 5. These are delegated to officers to determine by default, unless the statutory test is met in regulation 5(3) of the Regulations and a decision is made to refer the application to Planning Committee Schedule 2 functions are set out below

1.	Planning applications not in Schedule 1	All planning permission applications which are not householder, minor residential or minor commercial (i.e. “major” developments, larger-scale or more complex proposals beyond the thresholds for minor applications).
2.	Retrospective applications	Applications for planning permission for development already carried out (under section 73A(1) of the Town and Country Planning Act 1990).
3.	Reserved Matters (large outline)	Applications for approval of reserved matters under an outline permission that is a “large” outline (500 or more dwellings, or 50,000 m ² + floorspace).
4.	Section 73 variations (if original permission was Schedule 2)	– Applications under section 73(1) of the Town and Country Planning Act 1990 to develop land without compliance with conditions (i.e. to vary or remove planning conditions) where the original planning permission was granted on a Schedule 2 application (major or other non-minor development).
5.	Section 106A modifications (Schedule 2)	Requests or applications under section 106A(1)(a) or 106A(3) of the Town and Country Planning Act 1990 to modify or discharge a planning obligation where the obligation is connected to a Schedule 2 application or approval.
6.	Listed Building consents	Applications for Listed Building Consent under section 10(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
7.	Variation of Listed Building conditions	Applications under section 19(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary or discharge conditions attached to a Listed Building Consent.
8.	Advertisement consents	Applications for express consent to display an advertisement (under regulation 9(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007).
9.	Tree Preservation Order consents	Applications for consent to carry out works to a tree protected by a Tree Preservation Order (under regulation 16(1) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012).

C. Referral of Schedule 2 (and Own-Interest) Applications to Planning Committee

Process:

In accordance with Regulation 5, a Schedule 2 application will only be referred to Planning Committee for determination if both the Nominated Officer and the Nominated Member agree that the application raises one or more issues of significance under the statutory referral criteria.

The criteria (from Regulation 5(3)) are:

- **A: where the application raises a significant planning matter having regard to the development plan and any other material considerations**
- **B: where the application raises an economic, social or environmental issue of significance to the local area**

If neither A nor B is satisfied, or if the Nominated Officer and Nominated Member fail to agree on referral, the application must be determined under officer delegation (per Regulation 5(2)).

When considering referrals, the Nominated Officer and Nominated Member must have regard to the statutory guidance and the intention that only exceptional cases of significant local importance should be referred, with all other Schedule 2 applications being determined by officers.

Notes:

- 1.1 Own-Interest Applications: In accordance with Regulation 6, any “own-interest” application (i.e. made by or on behalf of the Council, a Councillor or a Council officer, or where the Council or any of its Members/officers has another interest in the proposal) is also delegated by default. The Nominated Officer and Member may agree to refer an own-interest application to Committee (for reasons of transparency or propriety) even if it may not meet the above Criteria A or B, but there is no automatic requirement or presumption that all own-interest applications must go to Committee. If an own-interest application is not agreed for referral, it will be determined under officer delegation, with a different senior officer substituting as Nominated Officer where any conflict of interest might otherwise arise.
- 2.1 Nominated Roles (Officer and Member): For the purposes of the above referral process, the Council designates the Head of Development Management (or equivalent Chief Planning Officer) as its Nominated Officer and the Chair of Planning Committee as its Nominated Member, with appropriate substitutes (e.g. Vice Chair and another senior planning officer) identified to act where the primary nominees are unavailable or have a conflict of interest in a particular case.
- 2.2 The Nominated Officer and Member will jointly consider those Schedule 2 and own-interest applications which they or other senior officers believe warrant potential referral, and will determine (by agreement) whether such applications meet the criteria for Committee consideration.

- 2.3 While the Nominated persons may develop local protocols for efficient triage (for example, focusing on the relatively few cases likely to meet the criteria), the statutory expectation is that most Schedule 2 and own-interest applications will not require referral and will be decided by officers, in order to maintain timely decision-making and focus Committee time on the most significant matters.
- 3.1 Removal of Local Call-In / Referral Triggers: Under this national framework, previous local call-in powers or referral triggers (such as those enabling a Ward Member or Town/Parish Council to automatically refer an application to Committee, or automatic referral based on volume of objections or specific triggers like S.106 agreements) no longer apply to any applications within the scope of this delegation scheme.
- 3.2 Planning Committee consideration is now strictly governed by the statutory criteria and referral process outlined above. Ward Members and Town/Parish Councils may continue to make representations on planning applications through the standard consultation process, but they cannot compel an application to be heard by Committee unless it qualifies and is agreed for referral in line with the National Scheme of Delegation.
- 4.1 Transparency and Reporting: In accordance with the statutory guidance, the Council will maintain a clear audit trail of referral decisions. A record will be kept of all Schedule 2 and own-interest applications considered under the Nominated Officer/Member process, noting whether each was referred to Committee or determined under delegation (and succinctly why). This information will be periodically reported to Planning Committee and published, to ensure ongoing oversight and public transparency regarding the operation of the National Scheme of Delegation at the local level.
- 5.1 Committee Composition: The Planning Committee (and any sub-committee thereof) that determines applications under this scheme shall comprise no more than 13 Members, in accordance with the statutory maximum set by the Regulations. (The Council's Planning Committee already complies with this requirement.)

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) Telford & Wrekin Local Plan 2011-2031 (adopted 11th January 2018) including any Neighbourhood Plans
 - b) Telford and Wrekin Supplementary Planning Documents:
 - Design for Community Safety SPD (adopted June 2008);
 - Telecommunications Development SPD (adopted May 2009); and
 - Shop Fronts, Signage and Design Guidance in Conservation Areas SPD (adopted April 2012)
 - c) Government Planning Guidance – National Planning Policy Framework (NPPF), Planning Practice Guidance and Circulars
 - d) Town and Country Planning legislation, case law and other planning decisions and articles
6. Past decision notices and reports referred to in specific reports.
7. The following additional documents (if appropriate):-

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TWC/2025/0480

Site of Former The Wrekin Endeavour Centre, North Road, Wellington, Telford, Shropshire

Erection of 40no. affordable dwellings with associated parking and amenity space

Amended Plans and Documents Submitted

APPLICANT

Green Square Accord

RECEIVED

04/03/2026

PARISH

Wellington

WARD

Haygate and Park

THIS APPLICATION IS BEING BROUGHT BEFORE PLANNING COMMITTEE HAVING BEEN DEFERRED AT ITS MEETING OF 18th MARCH 2026 WHERE AMENDMENTS TO THE SCHEME WERE SOUGHT BY MEMBERS

<https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?ApplicationNumber=TWC/2025/0480>

1.0 CONCERNS RAISED BY COMMITTEE

1.1 A number of matters of concern were raised during the Committee Meeting by Members, these related to the following issues and led to the Deferral of the application to allow opportunity for revision to be made by the Applicant:

- density
- the orientation be configured to ensure that no habitable windows were overlooking the school
- an increase in the number of parking spaces
- the proposed demographic and accessible units with the consideration of bungalows.

1.2 Further to the meeting, the Applicant has revised the scheme as follows:

- Obscure glazed windows with a sill height of 1.4 metres have been introduced to the north elevations of Birch House and Rowan House (apartment blocks). The Applicant identifies that the bedrooms on the north elevation will incorporate casement windows with obscure glazing, this had already been proposed as a Condition through the previous Committee Report.

The Agent has identified that in the case of Rowan House, the central single bedroom flats retain standard sill height windows to ensure compliance with the required standards for ventilation and natural light to habitable rooms.

- Parking increased from 48 to a total of 53 spaces.

Density

- 1.3 Further to the high density concern raised, the Applicant has retained the level of development at 40 units spread across the form of accommodation as previously proposed, identifying that there is no option to alter this. The proposed development, by reason of it's scale, positioning in the site and overall density would result in intensive development that fails to respond positively to the character and spatial quality of the area. Given that the level of development, reliance on substantial buildings, extensive areas of hardstanding and parking provision and limited separation between built form and site boundaries, Officers do not consider that the concern of Members has been satisfactorily addressed.
- 1.4 Members had concern about the density of development. The existing density of the housing directly opposite comprises 16 dwellings per hectare (No's 74-78a North Road, two storey with traditional front and rear gardens, net density), to the site as amended 49 dwellings per hectare (net density). The scheme put before members previously would have been similar, Officers had previously considered the density acceptable given the planning history of the site, but taking on board Members comments it is acknowledged that in order to achieve the supposed viable threshold of 40 units on the site the proposed development would result in a notably dense form of development with a significantly scaled form of provision evident in the streetscene (albeit setback).
- 1.5 Therefore, the proposal would represent an overdevelopment of the site contrary to BE1 (i.) of the Telford and Wrekin Local Plan 2011 – 2031, DD1 (1. a. and b.) of the emerging Telford and Wrekin Local Plan 2021-2041 and the NPPF.

Overlooking of school

- 1.6 In response to the request for the reorientation of the built development at the northern edge, the Applicant has advised that the site cannot be reconfigured (not elaborated), some windows have been amended to comprise raised sills to 1.4m at the first and second floor, with standard height windows (together with doors) at the ground floor. It is advised by the Agent that in the case of Rowan House, the central one bedroom flats retain windows at standard height to ensure compliance with the required standards for ventilation and natural light to habitable rooms.
- 1.7 By reason of the siting, scale and orientation of the buildings, habitable room windows and amenity areas would directly overlook areas actively used by pupils and staff at the neighbouring school. The proposed amendments to the application to include raised sills do not satisfactorily address the fundamental layout issue. In the Officers opinion the amendments do not overcome

Members concerns, such that concern with regards to TWLP Policy BE1 (xi.), and emerging Local Plan Policy DD1 (1.n.) exists.

- 1.8 In the absence of appropriate orientation, the proposal would result in unacceptable actual or perceived overlooking, leading to a loss of privacy and potential safeguarding concerns. The development therefore fails to provide an appropriate relationship between the uses and is contrary to BE1 of the Telford and Wrekin Local Plan, emerging Local Plan Policy DD1 n. and provisions of the NPPF.

Parking

- 1.9 Members deferred the scheme which proposed 48 spaces, 42 were allocated spaces, and 6 were unallocated visitor spaces. Whilst this met the overall parking requirement, the number of visitor spaces was under parking standards with a shortfall of 9 unallocated parking spaces. The Local Highway Authority (LHA) were content with this situation subject to conditioning and the provision of a S106 towards the implementation of parking restrictions within the vicinity of the site access given the proximity of local schools.
- 1.10 The Applicant has nonetheless revised the parking layout to provide 53 spaces - which are identified as easily accessible within the layout, 11 of which would be unallocated parking spaces. In turn the revision reduces the parking shortfall to four spaces. Through this revision it remains the case that the scheme is supported by the Local Highways Authority, who consider the minimal shortfall in visitor parking is unlikely to give rise to indiscriminate parking occurring within the site and on North Road that may result in an unacceptable highway safety issue, and warrant refusal on highway grounds. It has been further noted that the development will provide 100% affordable units to which car ownership tends to be lower. The application of Central Parking Standards does not take this into consideration, therefore the provision of 53 parking spaces is considered to be acceptable to meet the parking demand of the development.
- 1.11 In turn, the scheme now offers more parking than was originally proposed. Although this is considered betterment, this is an action that has been made outside of the original recommendation of the Local Highways Authority and to address Member concerns. Officers are satisfied that the proposed parking arrangement is acceptable, there is no technical objection to this element of the proposal that warrants refusal.

Proposed demographic and accessible units with the consideration of bungalows

- 1.12 Members deferred the scheme as they wanted the developer to work with the LPA to look into the proposed demographic and accessible units with the consideration of bungalows. Officers considered this was primarily to reduce

Members perceived impact of the development on the highway. However, as outlined above, the LHA following a technical assessment do not consider that a refusal on highways grounds could be successfully defended at Appeal. Notably from an adaptable and accessible perspective the scheme is fully compliant with TWLP (2011-2031) Policy HO4 in respect of the delivery of required M4(2) and M4(3) units.

2.0 CONCLUSION

- 2.1 On balance, notwithstanding the significant benefits arising from the provision of 40 affordable homes on previously developed land within a sustainable location, the amended proposals continue to give rise to unacceptable design and amenity impacts. The concerns raised by Members of the Committee following deferral on 18th March 2026 have not materially altered the design and orientation of the principal apartment blocks and therefore, fail to satisfactorily address the intensity of development on the site or the relationship with the neighbouring school. Therefore, this proposed development is contrary to the Telford & Wrekin Local Plan 2011-2031, emerging Telford & Wrekin Local Plan 2021-2041 and the guidance contained within the NPPF and therefore refusal is recommended.

3.0 RECOMMENDATION

- 3.1 Based on the conclusions above, Officers do not consider that the amended scheme fully overcomes the Members reasons for deferral, and therefore recommend to the Planning Committee on this application that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **REFUSE FULL PLANNING PERMISSION** on the following grounds:

1. The proposed development, by reason of its excessive density and scale of development within the developable area of the site, would result in a form of development that is excessively dense and represents an overdevelopment of the site. The proposal fails to respond appropriately to the character and prevailing density of the surrounding area. As such, the development would fail to make appropriate use of land, failing to respects and enhance its context and would therefore be contrary to Policy BE1 (i.) (Design Criteria) of the Telford & Wrekin Local Plan 2011–2031 and Policy DD1 (1.a. and b.) of the emerging Local Plan which require development to respond positively to its context and safeguard the quality of the built environment.
2. The proposed development, by virtue of its overbearing relationship with and overlooking of the adjoining school playing field from habitable windows,

doors and amenity space, would result in an unacceptable loss of privacy and intrusion to a sensitive neighbouring use. The submitted layout fails to provide adequate separation and mitigation to prevent harmful overlooking of areas regularly used by school pupils. As such, the proposal would fail to protect the amenity of adjoining land users, would prejudice and undermine an existing surrounding use and would not constitute high quality design. The development is therefore contrary to Policy BE1 (i. and xi.) (Design Criteria) of the Telford & Wrekin Local Plan 2011–2031 and emerging Local Plan Policy DD1 (1.n.)

*****ORIGINAL COMMITTEE REPORT*****

THIS APPLICATION IS BEING HEARD AT PLANNING COMMITTEE AS THE PROPOSAL HAS BEEN CALLED IN BY THE WARD COUNCILLOR PAUL DAVIS

Online planning file: <https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?applicationnumber=TW/2025/0480>

1. SUMMARY RECOMMENDATIONS

- 1.1 It is recommended that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** subject to conditions, informatives and the applicant entering in to a Section 106 to secure affordable housing and M4(2) and (3) provision and financial contributions to Education, Play & Recreation, Sport & Recreation, Highways, NHS services, and a S106 monitoring contribution.

2. SITE AND SURROUNDINGS

- 2.1 The site is located off North Road, to the north-west of Wellington Centre. The site is currently vacant and covers an area of approximately 0.89 hectares. A number of trees are dotted round the perimeter, with areas of hardstanding, overgrown grassland, and an area of Willow scrub within the site. Metal fencing and railings comprise the boundary arrangement.
- 2.2 Wrekin View Primary and Nursery School sit to the immediate north of the site, with Saint Patrick's Catholic Primary School and Nursery 100m to the north of the site on the western side of North Road. The Crescent Road Playing Field borders the site to the east. Morrisons supermarket sits 0.2 miles to the south with a further supermarket, eateries and shops beyond. A bus stop sits at the frontage of the site served by service 99A which runs a half hourly looped service from and to Telford Town Centre Monday-Saturday,

with stops including across Wellington, the Bridge Retail Park, and the Princess Royal Hospital. Wellington Railway Station sits 0.5 miles to the south east, with the Bus Station adjacent at 0.6 miles.

- 2.3 The site is located within the Built Up Area of Telford on previously developed land. There are no nearby statutorily Listed Buildings or Conservation Areas. To the south lies Vineyard House a 'Building of Local Interest' classified as a 'non-designated heritage asset'.
- 2.4 The eastern half of the site is Green Network as allocated under Policy NE6 of the Telford & Wrekin Local Plan (TWLP).

3. PROPOSAL

- 3.1 This application seeks Full Planning Permission for the erection of 40no. affordable dwellings with associated parking and amenity space being brought forward by the Registered Provider Green Square Accord.
- 3.2 Existing access to the site is from the western edge off North Road, this is proposed to be widened to provide double width provision. An internal road would then curve through the centre of the site, with nine parking spaces sitting to the northern side adjacent to the entrance. These would be punctuated by the three storey apartment block of Birch House containing 12no. apartments (10no. x 2 beds M4(2) Accessible and adaptable dwellings, and 2no. x 1 beds M4(3) Wheelchair accessible), and Rowan House – containing 18no. apartments (12no. x 2 beds, 6no. x 1 beds); patio areas are proposed to serve all Ground Floor units. A parking courtyard and timber bin stores would be positioned between the two blocks. An additional bank of parking would then curve around the internal road, with parking punctuating the road.
- 3.3 Sitting aside these parking areas, along the southern edge of the site, would be two storey properties, comprising Cherry Lime Parkway with 6no. houses, and 4no. flats (one flat at ground floor, and a second at the first floor within 2 units), with private amenity at the rear. The units would comprise 3no. x 3 beds, 3no. x 2 beds, and 4no. x 1 bed flats all M4(2) Accessible and adaptable dwellings.
- 3.4 An area of open space would flank the southern side of the entrance, incorporating an Attenuation Basin, a further area of open space would sit at the eastern end, and dotted around the site. Two covered and secure bicycle stores are proposed, one sitting adjacent to each apartment block.

- 3.5 Pedestrian access would run along the internal road, linking through a pedestrian gate to the adjacent playing field Crescent Road Playing Field.
- 3.6 The application is accompanied by the following supporting documents:
- Planning Statement
 - Design & Access Statement (Updated)
 - Housing Need Statement
 - Compliance Statement
 - Climate Change Checklist
 - Transport Statement (Amended)
 - Arboricultural Impact Assessment (Amended)
 - Preliminary Ecological Assessment
 - BNG Assessment Report and Metric
 - Flood Risk Assessment (Amended)
 - Surface Water Network
 - Surface Water Drainage Proforma
 - Hydraulic Model
 - Heritage Statement
 - Phase II Geoenvironmental Report
 - Remediation Method Statement
 - Coal Mining Search
 - External Lighting Report.
- 3.7 The proposal has been subject to amendment with the provision of additional parking, having originally comprised 40 spaces at the outset and now standing at 48 spaces. The two storey units at the southern section of the site have been reconfigured, having originally comprised 4 x 2 beds, 6 x 3 beds and now providing 3 x 2 bed, 3 x 3 bed houses and 4no. one bedroom flats, in combination with elevational adjustment, with further design alterations having been undertaken to the apartments and houses. These changes have taken place to achieve sufficient parking, separation distances, garden sizes and to improve the architectural detailing of residential properties.

4. PLANNING HISTORY

- 4.1 TWC/2024/0855 - Erection of 40no. affordable dwellings with associated parking and amenity space. Withdrawn 15/01/2025
- 4.2 TWC/2021/0930- Erection of a 56no. unit Dementia Care Centre (consisting of 1 bed apartments) with associated parking, communal gardens and SUDs, following demolition of the existing buildings. Full Granted 01/04/2022

5. RELEVANT POLICY DOCUMENTS

5.1 National Planning Policy Framework (NPPF)

5.2 Telford and Wrekin Local Plan (2011-2031):

SP1 Telford
SP4 Presumption in favour of sustainable development
HO1 Housing requirement
HO3 Housing trajectory
HO4 Housing mix
HO5 Affordable housing thresholds and percentages
HO6 Delivery of affordable housing
NE1 Biodiversity and geodiversity
NE2 Trees hedgerows and woodlands
NE6 Green Network
C1 Promoting alternatives to the car
C3 Implications of development on highways
C4 Design of roads and streets
C5 Design of parking
BE1 Design criteria
BE6 Buildings of local interest
BE9 Land stability
BE10 Land contamination
ER8 Waste planning for residential developments
ER11 Sewerage systems and water quality
ER12 Flood Risk Management

5.3 Telford & Wrekin Local Plan 2021-2041:

The Examination in Public of the Telford & Wrekin Local Plan Review has been taking place in February and March 2026. The weight attributed to these policies will be dependent on the stage of preparation, extent to which there are unresolved objections to relevant policies and degree of consistency with NPPF: <https://www.telfordandwrekinlocalplan.co.uk/site/index.php>). After review of the proposal, the following policies are considered to be of relevance:

S1 Protecting and enhancing the Borough's green spaces
S2 Nature conservation
S4 Housing delivery strategy
S5 Mitigating and adapting to climate change
S6 Healthy stronger communities
S7 Developer contributions and infrastructure delivery
CC1 Sustainable construction and carbon reduction

CC2 Renewable energy in developments
 CC4 Water re-use, conservation efficiency and quality
 CC5 Flood risk management and sustainable drainage systems
 CC6 Managing air quality
 NE1 Biodiversity and geodiversity
 NE2 Trees, hedgerows and woodlands
 NE3 Biodiversity net gain
 NE4 Developing greening factor
 NE5 Green network
 HO3 Housing mix and quality
 HO4 Affordable housing requirements
 HO5 Affordable housing delivery
 DD1 Design criteria
 DD2 Housing development design
 DD5 Waste planning for residential developments
 HE1 Heritage Assets
 HE5 Buildings of local interest
 ST1 Sustainable travel
 ST3 Impact of development on highways
 ST4 Design of roads and streets
 ST5 Electric vehicle (EV) infrastructure and parking design
 ML4 Land stability
 ML5 Land contamination.

6. NEIGHBOUR REPRESENTATIONS

- 6.1 The application has been publicised through a Site Notice, Press Notice and direct neighbour notification. Two stages of consultation have taken place, the second further to Site Layout revisions.
- 6.2 The Local Planning Authority have received 49 neighbour representations objecting to the scheme on the basis of the first consultation (and through to the second consultation), the following summarised issues were raised with the comments available in full here <https://secure.telford.gov.uk/planning/pa-applicationresponses-public.aspx?ApplicationNumber=TwC/2025/0480>:
- Traffic concerns - impact of extra 40 new residences on North Road with existing traffic and congestion issues from two primary and a secondary school and a clinic, major hospital nearby, trouble getting out of residential streets (cars parked on both sides and discourteous parking), limited resident parking and no visitor parking so overspill on surrounding roads, increased pollution, efforts to ease roadside parking (single and double yellow lines) not resulted in change, suggested parking standards, insufficient parking proposed, queuing from construction traffic, cycle paths

should be removed and parking laybys put down the street, new road needs traffic calming, existing issues access by emergency services

- Land should be used for alternative uses - natural park / greenery area / nature reserve more fitting of the area, car parking or drop off facility for the schools and for football clubs at the weekends, youth club (after school clubs, holidays, etc.), Doctors Surgery
- Not needed – given scale of development elsewhere in Shawburch / Admaston
- Definition of affordable should be provided
- Lack of local infrastructure - few school places, no new doctors and an A&E facility being removed from Telford, further development cannot be sustained
- Overdevelopment of the site – insufficient greenspaces and parking, development of 20 houses better and more in keeping
- Timing of ecology report
- Increased noise.

6.3 Further to the second consultation, the Local Planning Authority received nineteen objections, raising the following new issues:

- Lack of local infrastructure – difficulty accessing dentistry services
- Potential overlooking
- Noise from new residents
- Overlooking school
- Need details of where construction workers would park
- Access concerns - single point of access not acceptable
- Visual appearance – scale of development.

7. STATUTORY REPRESENTATIONS

7.1 Wellington Town Council – **Object**

This application was called in by Cllr P Davis for T&W and by Cllr Cook for WTC, Paul Davis was invited to speak as a member of the public and on behalf of local resident's, Paul explained that there had been 36 complaints so far on this application. Concerns raised over the already congested North Road being gridlocked at school times with cars being parked all along the roadside blocking paths and wheelchair / buggy access. 40 additional houses would only exaggerate this already potentially dangerous hazard. Safety and logic have not been applied with this application, nor has the streetscene been considered. The site offers inadequate parking and is deemed an irresponsible over-development and suitable for a maximum of 20 units only max. All members agreed and strongly objected to this application as the needs of the local community are not being considered.

In response to the second consultation the Town Council have objected guiding that the proposal represents extreme over development, traffic / parking concerns.

7.2 Councillor Paul Davis – **Object**

Object to this development. Second application that has gone in. The first was withdrawn for amendments to be made (drainage issues). To increase the number of homes by such a large number, along an already heavily congested road at peak times is not sensible. The developer should look to work with the community and especially the Borough Council and the schools to provide car parking spaces that would seek to proactively ease congestion. Significant resource from PCSO's and from NEO's has had to be committed to patrolling North Road and the often overlooked off streets including Martin Drive, Combermere, Deer Park, Parklands etc. Preposterous scheme that does not serve the local community well in its current format.

7.3 Highways – **Support, subject to conditions and a financial contribution**

Request a contribution of £5,000 towards the implementation of parking restrictions within the vicinity of the site access given the proximity of local schools.

7.4 Healthy Spaces - **Comment, financial contribution and condition sought**

Request a contribution towards nearby play and recreation provision:

Play contribution of £26,272.50

Sport and Recreation contribution of £33,101.00

Further request that ball stop fencing be installed along the boundary next to the playing fields/open spaces.

7.5 Education – **Comment, financial contribution sought**

Request an Education contribution of £210,910 split between:

Primary school contribution of £157,370

Secondary school contribution of £53,540

Updated amount based upon revised housing mix awaited, to be provided to Members.

7.6 Ecology – **Comment, conditions sought**

7.7 Drainage – **Support, subject to conditions**

7.8 Housing Strategy and Commissioning - **Comment**

7.9 Integrated Care Board – **Support, financial contribution sought**

A total sum of £35,831 is requested that has been tailored to the level of development sought and would be targeted to support the expansion of the Wellington Medical Practice as identified within the PCN's Estates Strategy.

7.10 Environmental Health – **No objection**

No adverse observation to make on this application.

7.11 Shropshire Fire Service – **Comment**

Request a robust Swept Path Analysis be undertaken and that consideration should be given to the information contained within Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications".

7.12 Active Travel England – **No comment**

7.13 Severn Trent Water – **Comment**

Request conditioning of foul and surface water drainage arrangements, and an informative around determining if Severn Trent has any assets in the vicinity of the proposed works.

8. APPRAISAL

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

- Principle of development
- Highways impacts
- Design and Layout
- Impact on the amenity of adjacent properties / uses
- Drainage
- Land Stability and Contamination
- Ecology and Trees
- Planning obligations
- Other Matters

Principle of Development

- 8.2 The site is located just outside the centre of Wellington on previously developed land – the Wrekin Endeavour Centre and Admaston Tutor Centre having been demolished, falling within the Telford Built-up area in close proximity to a wide range of services and facilities as set out in the Site & Surroundings section of this report, and is therefore in principle an acceptable location for development under Policy SP1, SP4 and will contribute to the Borough's housing supply through HO1 and NPPF para 125. c) which states that decisions should *“give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused...”*.
- 8.3 The site area is 0.89 hectares and the proposal comprises 40no. affordable units for social rent, with a mix of one, two and three bed units. The proposal also supports Policy HO4 of the TWLP which promotes a mixed delivery of housing types, and sizes. Here the attention of Members is drawn to the representation of TWC Housing Commissioning whereby a preference for the original proposal for a Dementia Care Home has been identified, or a higher number of 4+ bedroom properties and 1no. bed houses with access to private garden space. Officers have sought clarification around the revised form of development now proposed by the Applicant, they have in turn submitted a *Housing Need Statement* which identifies that:
- ‘Unfortunately, we cannot meet need in the older persons market sector, and also for extra care; we have recently had to sell a number of Stirling Award winning dementia centres due to lack of financial stability in the sector whether for affordable or market, as well as not building out the planned dementia centre we obtained planning for on this site. We absolutely agree it is critical specialist housing is provided for older persons; however, the funding model currently available is actually making non-for-profit providers exit the sector and not meeting the needs of people on low incomes.’*
- 8.4 The Applicant goes on to define that whilst they would like to provide some larger homes, the development would cater to the three largest areas of household growth in the social rent tenure (1-2 bed flats, 2-bed houses, 3-bed houses), and have identified need in these dwelling types. The proposal is also compliant with the level of M4(2) and M4(3) homes sought by the Council.
- 8.5 The original proposal for a Dementia Care unit on the site would have brought forward a specialist form of accommodation in a sustainable location; and some larger units on the site would further broaden the range of accommodation available. However, the LPA is not in a position to obligate

the provision of specialist elderly accommodation on this site, with identified demand for the form of affordable provision being identified by the Applicant as a Registered Provider, Officers are therefore content that an appropriate housing mix is provided.

- 8.6 The eastern side of the Application Site is designated as Green Network (grassland & trees) on the Adopted Proposals Map, the remainder comprising unallocated 'White Land'.
- 8.7 TWLP Policy NE6 states that the Council will protect, maintain, enhance, and, where possible, extend the Green Network. Further it sets out that: *'The Council will only support new development within the Green Network where it identifies, protects and enhances the Green Network and its functions. Where adverse impacts are identified, development will need to demonstrate that the benefits of the development outweigh any adverse impacts on the Green Network and its functions.'*
- 8.8 Much of the Green Network area - the woodland subject to coppicing and in turn duly enhanced, will largely be retained with additional planting across the site. The land will therefore be retained and enhanced as a green space and its reason for Green Network status not lost, with an additional recreational use by future occupants. Whilst the development of this site results in a small loss to the existing Green Network, the proposal can be considered to comply with Policy NE6 due to proposed enhancements being offered to the area of Green Network being retained, and will be managed through a Habitat Management Plan and Landscape Management Plan. This is in combination with the wider benefit of the proposal in bringing forth affordable housing with public interest in the delivery of the scheme. Also, through development additional landscaped areas are being created, which themselves could become part of the Green Network and expand the designation. The current proposals show areas of public open space and landscaping across the site, providing some ecological connectivity east-west.

Highways impacts

- 8.9 The site will be accessed from North Road through upgrade of the existing site access with three banks of parking positioned across the site. The Proposed Parking Arrangement Plan accompanying the application, as amended, details the provision of 48 parking spaces to serve the apartment buildings and terraced housing plots. For the majority, 1 parking space will be allocated per unit with 4no. 1-bedroom apartments provided with 2 allocated parking spaces and 5no. Cherry Lime Parkway Houses allocated with 7 parking spaces. 6 unallocated visitor parking spaces will be provided to serve the development. 48 parking spaces will therefore now be provided across the site (42 spaces on initial submission), which are easily accessible within the layout.

- 8.10 As amended, the proposed allocated parking strategy now meets TWC Central Adopted Parking Standards (40 spaces required), with a shortfall of 9 unallocated parking spaces. The LHA commentary confirms that central parking standards already take into consideration the sustainable location and car ownership data. However, noting the proposed dwellings are affordable and with on-street parking provisions/ parking restrictions currently in place on North Road, the LHA would not consider any potential overspill parking that may occur to be substantial and would unlikely result in an unacceptable highway safety issue. In order to ensure the school related parking does not occur within the site, parking restrictions would be installed at the upgraded site access and extended into the site.
- 8.11 Much of local representation raises concern around the proposal worsening existing access and parking issues along North Road derived from its context as a Local Distributor Road directly serving two primary schools. Representation of the LHA acknowledges existing local parking pressures and congestion during school pick up and drop off times. Parking restrictions and designated on-street parking bays are in place on North Road to safely control school traffic which are enforceable by the Local Highway Authority / Police Authority. This is a typical experience for many schools locally and nationally.
- 8.12 In assessing this application, the latest 5-year TWC Personnel Injury Collision Data available (2021-2026) have been reviewed, and it is confirmed that no collisions on North Road have been recorded. Recent Traffic Count Data (September 2024) recorded on North Road also indicate that two-way 5-day average traffic flows in the AM weekday peak (454) are much higher than the PM (246) and School pick up 3-4 PM (329) weekday peak.
- 8.13 Liaison with the TWC Traffic & Road Safety Engineering Manager has confirmed that there are no Traffic Management and Road Safety concerns on North Road that at this present time warrant intervention. TWC School Travel Plan Co-ordinator has also confirmed that Wrekin View Primary School and St Patricks Catholic Primary School do not have School Travel Plans in place however efforts are currently being made to engage with both schools in order to encourage modal shift and reduce congestion during school peak periods.
- 8.14 Through the submitted Transport Statement updated TRICS Analysis has been undertaken in both the traditional AM and PM peak period to forecast the proposed vehicle trip generation of the revised development (6 Houses and 34 Apartments) based on units being privately owned instead of social housing offering a more robust assessment.
- 8.15 A Traffic Count Survey has then been undertaken by the LHA on Deer Park Road (serves 42 dwellings) to capture existing residential trip generation during school peak times associated to that of a similar scale and locality of the development site. The survey concluded that residential trip generation

during school drop off and pick up times are very low and evidences the robustness of the TRICS based forecast trip generation stated by the proposals. On-site observation concluded that the majority of vehicle arrivals and departures were externally generated associated to local school traffic parking on side roads:

AM			
Time period	Arrival	Departure	Observations
8:00-8:10	2	2	<i>*Majority of arrivals/ departures school related and not generated by existing residential development. Heavy on-street parking.</i>
8:10-8:20	4	1	
8:20-8:30	12	5	
8:30-8:40	13	10	
8:40-8:50	8	14	
8:50-9:00	2	10	
Total	41	42	
PM			
14:30-14:40	2	1	<i>*Majority of arrivals/ departures school related and not generated by existing residential development. Heavy on-street parking.</i>
14:40-14:50	11	2	
14:50-15:00	11	3	
15:00-15:10	20	2	
15:10-15:20	10	21	<i>*Queue at Junction onto North Road between 15:20-15:40. School related departures continue to 15:50.</i>
15:20-15:30	6	20	
Total	60	49	

8.16 When considering existing traffic flows on North Road within the AM and School PM network peak period and potential negligible increase of new vehicle trips (2.6%- 5.2% uplift) associated to the residential development, the residual cumulative impact is not considered to be severe, therefore does not provide a sound basis for refusal on highways grounds (NPPF para.116) nor would require mitigation from the Applicant. The LHA have also highlighted that local catchment schools are situated within comfortable walking distance of the development site therefore would further reduce car-borne trips during this time period.

- 8.17 Appropriate pedestrian footways and tactile crossing points on pedestrian desire lines have now been accommodated within the internal road layout which addresses previous design concerns raised by the LHA.
- 8.18 Related to highways matters it is concluded that subject to appropriate conditioning and a S106 contribution towards the implementation of parking restrictions within the vicinity of the site, the development proposal would not worsen the existing situation or create a new highway safety issue on North Road that would substantiate a robust reason for refusal on highway grounds.

Design & Layout

- 8.19 Architecturally the proposal seeks a modern approach to both the apartments and two storey houses. This has carried through from the previous Withdrawn scheme, whereby the principle of the use of composite cladding and low-angled asymmetric roofs serving the three storey apartment blocks was considered acceptable given that there is such a variety of character in this location. Concern was however raised as to being a little monotonous in its forms, and presented a poor frontage to North Road with the more active frontage facing south within the site to the Birch block (historically Block A).
- 8.20 Through this submission the Applicant has duly taken on board this concern, with the entrance reoriented to the west onto North Road, and additional windows added to the south elevation further to a request from Officers to provide a more active frontage traversing through the site. The mass of Birch House would be broken up by a mix of brick and cladding, projecting gables, a mix of vertical and horizontal emphasis windows. It is also notably setback within the site at over 40 metres from the western edge, with roadside tree planting and an area of open space incorporating new and existing trees. Whilst this setback includes an area of car parking this too will be softened by the introduction of additional planting, and notably this area did comprise parking through the historic use of the site sitting against a straight access road that will now curve through the site.
- 8.21 The second apartment Block - Rowan House - would sit within the eastern half of the site behind Birch House, with its frontage and entrance onto the internal road. As with Birch House its mass is broken up by a mix of brick and cladding finish, a mix of vertical and horizontal emphasis windows, with stepping in and out afforded by projecting gables off the front elevation which translate through to recessed sections at the rear. Canopy porches to both entrances of Birch and Rowan House are proposed.
- 8.22 A courtyard parking area has been set between the two blocks, this had previously been provided as open space, then amended further to concern as to a shortfall in parking provision. This is considered to be a balanced compromise of the scheme, with sufficient communal space afforded to future occupants elsewhere within the site, in order to provide additional on-site

parking to seek to avoid overspill to North Road appreciating existing concerns around parking in the locality. Notably the LPA have sought a reduction to the level of development on site. The Applicant has made some amendment to the housing mix, but have remained at 40 units as the position understood to make a workable and viable scheme, balanced with the provision of affordable housing with sufficient amenity space in such a sustainable location that Officers would be considered not defensible at Appeal.

- 8.23 In respect of the National Design Space Standards (NDSS), the majority of the units sit below the level of the Gross Internal Area sought, whilst all units are compliant regarding bedroom sizes and built in storage. Through the submission the position has been identified as being led by a combination of site-specific design constraints, and the need to balance competing priorities within the scheme. The site layout, building footprints, and prescribed separation distances creating fixed parameters that are defined as limiting opportunities for increasing the internal floor areas of certain units without compromising other key planning and design objectives - such as achieving parking and access arrangements, safeguarding existing trees and ecology zones, and maintaining an efficient, policy-compliant density across the site. Given these influences to the benefits of affordable housing provision, the retention of a Green Network context to the site, compliance with M4(2) and M4(3) requirements, the slight under provision related to GIA is considered to sit within an acceptable threshold in this instance.
- 8.24 The two storey dwelling and flat units comprising Cherry Lime Parkway are set at the south eastern edge of the site. They comprise a materials palette following through from the apartment blocks of a multi red brick with horizontal composite cladding above, and grey windows. The building line is varied by the setting back of a number of the two bed houses and the flats. Given the separation distance and existing intervening development to the rear of Vineyard House sitting to the south of the development, the proposal is not considered to have a detrimental impact in this regard to the Building of Local Interest.
- 8.25 Related to the landscaping, a mix of communal space (including a footpath link through to neighbouring Crescent Road Playing Field), designated patio areas serving the ground floor apartments, and private gardens are proposed to serve the southern house and flatted properties. Healthy Spaces have confirmed that they raise no objection to the application subject to a condition requiring the submission of a more detailed Landscape Management Plan (LMP) and provision of the 3m ball-stop fencing on the northern boundary adjoining the school playing fields, as shown on the amended boundary treatments plan.

- 8.26 Part of the request for amendment to this scheme has been led by the need for additional amenity space to serve units balanced with the need for additional parking. Through the proposal before Members it is considered that the best achievable balance has been secured. Sufficient private amenity is now proposed for the family sized units, with units afforded individual space where permissible, and access to notable communal space around the site that will benefit from additional planting and the provision of seating to allow for useable space. Streetscenes will also be enhanced within the development with the addition of numerous trees as shown on the Site Plan. The Superseded Landscape Plan (Rev H), whilst not latterly updated to accord with the amended layout, is understood to be a gauge of the Applicant's intention relating to the form of detailed landscaping proposed for the site with a positive mix of varied planting across the site. Provision of detailed landscaping would duly be conditioned. Collectively, the built and natural environment elements of the site are considered to represent an acceptable layout and design of the proposal according with TWLP Policy BE1.

Impact on the amenity of adjacent properties / uses

- 8.27 Local representation has raised concern around the impact of a construction phase. This concern is appreciated, and in order to lessen this impact it is proposed to restrict the delivery times for construction materials to outside of peak school drop off and pick up times. A Construction Management Plan condition would also be imposed to set parameters for the parking of site personnel, operational hours, construction lighting, noise, dust and so on.
- 8.28 The context of safeguarding relating to the position of the apartment blocks to the neighbouring Wrekin View Primary School & Nursery has been raised. Here the principle of active elevations to the north was accepted through the previous Withdrawn scheme, with the school playing fields providing separation between the buildings. Notably the playing fields sit within the context of the streetscene of North Road with residential development opposite, no objection has been raised by the neighbouring school through consultation (to this and the previous scheme), with the principle of three storey development, albeit further setback within the site, established through the approved Dementia care scheme. Nonetheless appreciating the scale of development and proximity, the LPA would condition the provision of tinted and acoustic glazing for windows along the north elevation of both Birch House and Rowan House to seek to mitigate for the concern raised.
- 8.29 At the outset of the application insufficient separation distances to neighbouring properties to the south (Vineyard Place) was raised as a concern by the LPA. In turn, two 3-bed units of Cherry Lime Parkway were rescaled to smaller properties to ensure sufficient separation distances apply - minimum 21m between habitable windows together with gardens depths of at

least 5m per storey height. The now vacant Farcroft Nursing Home falls to the south-west which is primarily 2-storey tapering down the site from east to west, using the natural change in levels along Vineyard Place. Whilst it is understood that TWC have acquired the site with plans seeking its redevelopment having been latterly announced, as it presently stands the adjacent development comprises single storey development, with a separation distance from the secondary ground floor kitchen window of Cherry Lime Parkway unit 1 at 15.5m. Subject to provision of obscure glazing to this window, the proposed arrangement is considered acceptable.

- 8.30 Whilst notably a marked change to the outlook currently enjoyed by the properties of surrounding dwellings, the Council consider that appropriate distances have been achieved to minimise overlooking and overbearance, subject to mitigation as appropriate. Views to the buildings will be further softened by existing and proposed landscaping.

Drainage

- 8.31 The site is located wholly within Flood Zone 1. Surface Water is proposed to be conveyed via an Attenuation Basin sitting in an area of open space at the western side of the site to mains to the west of the site, with foul drainage also conveyed to mains likewise to the west. During the course of the application the proposed drainage arrangements have been worked up and amended. On this basis the Lead Local Flood Authority (LLFA) support the application subject to conditioning out of the implementation of the agreed arrangements. Officers are therefore satisfied that the development would not increase flood risk on site or in the surrounding area.

Land Stability and Contamination

- 8.32 The application is supported by a Phase II Geoenvironmental Report and Remediation Method Statement. The primary source of potential contaminant identified by the former assessment is identified as a lead hotspot recorded in Made Ground in an exploratory hole (WS09) located within an area of proposed soft landscaping towards the south eastern edge of the site. As such a risk to end-users remains and remediation to reduce this risk is required, with recommendations in said regard applying, as further reinforced in the Remediation Method Statement. Slope Stability is not considered to an issue for this site. Further recommendations are identified in the Report including foundation and slab forms. Subject to conditioning of works in accordance with the Report and Statement, Officers are satisfied that the site will not pose a contamination risk during the construction phase, to future occupants or neighbouring residents, and is not a constraint to development.

Ecology and Trees

- 8.33 The application is supported by a Preliminary Ecological Appraisal, a Biodiversity Net Gain Report and Statutory Biodiversity Metric as amended. These reflect that the site is currently largely comprised of hardstanding remaining from previous development, grassland and scrub areas, with an area of broadleaved woodland present in the eastern section. Modified grassland is present in the west of the site, with neutral grassland areas in the south and east. The site is set within an urban context, but does have connectivity to other habitat areas. Proposed conditions are recommended to Members to provide additional opportunities for wildlife onsite post-development and precautionary measures relating to badgers; whilst the lighting proposal submitted is supported by TWC Ecology, this is based around a previous layout, so therefore whilst establishing acceptable principles, this would be conditioned out accordingly.
- 8.34 The woodland at the eastern part of the site has a role in providing green infrastructure and ecological connectivity. This area is part of Telford & Wrekin's Green Network and is addressed above. Notably local representation makes reference to the timing of the ecology report however this is considered acceptable to TWC Biodiversity and Green Infrastructure Specialists.
- 8.35 An Arboricultural Impact Assessment has been submitted with the application including a Tree Protection Plan. This indicates that Tree Removal will comprise two marginal Category 'B' oak trees (T16 / T17), two Category 'C' oak and birch trees (T18 / T19), and one poor quality Category 'C' sycamore tree (T20). In addition to this one area of the willow scrub group G22 measuring approximately 20 x 5m will be cleared, and scrub groups G7 / G8 pruned back to accommodate new landscaped paths.
- 8.36 Notably the two oak trees T16 and T17 were recorded as "marginal" Category B trees owing to their small stature and fair to poor form, but extensive useful life expectancy. The trees are not highly visible from the surrounding landscape, such that their removal is deemed not to have an impact on the character and appearance of the area. The sycamore tree T20 has been identified as having several structural defects the loss of which would likely be required within the near future as part of management of the site. The reduction in size of the willow group G22 at the north eastern corner of the site will not impact the form and character of the group as a whole, and the management of groups G7 and G8 at the south western edge will improve the visual amenity value of the site.
- 8.37 It is identified that there are no significant conflicts between the proposed development and crown / branches of retained trees / vegetation, and the expected future growth and mature size of the retained vegetation is also not

considered to cause significant conflicts with the future use of the buildings. A number of trees will be crown lifted to provide 2.5m vertical clearance for pedestrian access and private vehicle parking, this forms part of the typical management of landscape amenity trees and will not require the removal of any significant scaffold branches.

- 8.38 The proposed development provides opportunities for replacement planting and there is adequate space within central areas of the site to significantly enhance the landscape setting of the site and provide long-term amenity benefits to the surrounding areas, with appropriate conditioning to ensure sufficient provision to compensate for the loss, as well as protection of the existing retained trees, the proposal is considered to accord with TWLP Policy NE2.

Other Matters

- 8.39 A number of representations make reference to better uses of the site that should come forward. Officers note that it is obliged to consider the planning application before the LPA put forward by the owner of the site for a residential purpose, its compliance with the Development Plan and any mitigation that is required to lessen and control the impact of the development.
- 8.40 Concern around lack of infrastructure in the local area to serve future residents has been raised given existing issues. The Application has involved consultation with the NHS and the Council's Schools Organisation department, further to this financial contributions to healthcare and education services in the local area have been requested, payment of which has been agreed by the Developer. Infrastructure beyond this sits outside the remit of Planning Applications.

Planning Obligations

- 8.41 Any planning consent would be conditional on the agreement of a S106 agreement to secure the following (plus indexation):
- Education – amended calculations awaited based on revised housing mix, to be reported to Committee (stood at £210,911, comprising Primary school contribution of £157,370, Secondary school contribution of £53,540 on previous mix)
 - Healthy Spaces - Play contribution of £26,272.50, Sport and Recreation contribution of £33,101.00
 - Highways - £5,000 towards the implementation of parking restrictions within the vicinity of the site access given the proximity of local schools
 - NHS - £35,831 targeted to support the expansion of the Wellington Medical Practice.

- Affordable Housing at 25%
- Part M4(2) and M4(3) Accessible and Adaptable Dwellings and Wheelchair Use Dwellings in accordance with Homes for All SPD

8.42 In determining the required planning obligations on this specific application the following three tests as set out in the CIL Regulations (2010), in particular Regulation 122, have been applied to ensure that the application is treated on its own merits: a) necessary to make the development acceptable in planning terms; b) directly related to the development; c) fairly and reasonably related in scale and kind to the development.

9. CONCLUSIONS

- 9.1 On balance, it is considered that the proposal is compliant with housing policies of the Telford & Wrekin Local Plan 2011-2031, with a small loss of Green Network offset by additional planting and management of the open space on-site, in combination with the public benefit of affordable housing provision. The proposed development will respect and respond positively to the site and the wider area. Given the separation distances applying, and proposed parking arrangements as amended, with proposed mitigation measures in place, the impact of the development upon the amenity of neighbouring properties is suitably controlled.
- 9.2 The proposal is therefore deemed to be compliant with the Telford & Wrekin Local Plan 2011-2031 and the guidance contained within the NPPF.

10. DETAILED RECOMMENDATION

- 10.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** (with the authority to finalise any matters including conditions, legal agreement terms, or any later variations) subject to the following:
- A) The applicant/landowners entering into a Section 106 agreement with the Local Planning Authority (subject to indexation from the date of committee), with terms to be agreed by the Development Management Service Delivery Manager, relating to:
- i) A minimum of 25% affordable housing

- ii) Part M4(2) and M4(3) Accessible and Adaptable Dwellings and Wheelchair Use Dwellings in accordance with Homes for All SPD
- iii) Education – amended calculations awaited based on revised housing mix, to be reported to Committee (stood at £210,911, comprising Primary school contribution of £157,370, Secondary school contribution of £53,540 on previous housing mix)
- iv) Healthy Spaces - Play contribution of £26,272.50, Sport and Recreation contribution of £33,101.00
- v) Highways - £5,000 towards the implementation of parking restrictions
- vi) NHS - £35,831 targeted to support the expansion of the Wellington Medical Practice
- vii) 1% Monitoring Fee for Section 106 Contributions.

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

Time Limit Full

Samples of materials

Sample Brick Panel

Road Design Details

Improved Site Access Arrangement

Proof of use of attenuation crates (surface water drainage)

Landscaping (Major)

Landscaping – Management Plan (Majors)

Installation of artificial wildlife features

Pre-commencement inspection – Badgers

Lighting Plan

Site Environmental Management Plan (including no deliveries in or out at school drop off / pick up)

Nominations Agreement

Habitat Monitoring and Management Plan

Materials – Acoustic and tinted glazing north elevation Birch House and Rowan House

Materials – obscure glazing Unit 1 Cherry Lime Parkway

Parking, Loading, Unloading and Turning

Highways Drainage

Bicycle Storage

Drainage prior to occupation
Works in accordance Geoenvironmental Report and Method Statement
Trees – Soil Levels
Trees – Material Storage/Burning
Trees – Hedge & Tree Protection
Gate to Crescent Road Playing Field to remain open at all times and in perpetuity
Development in accordance with plans
Deliveries (construction phase)

Informatives

S106 Agreement
Local Highways Authority – Provision of Minor Access
Local Highways Authority – Adoptable Streets
Coal Authority - Low Risk Standing Advice
Nesting Birds
Trenches and Pipework
Lifespan of Ecological Reports
Site Clearance
Disturbance of Debris and Rubble
Fire Authority
Biodiversity Net Gain – Required
Conditions
Reason for Grant
Approval following amendments - NPPF

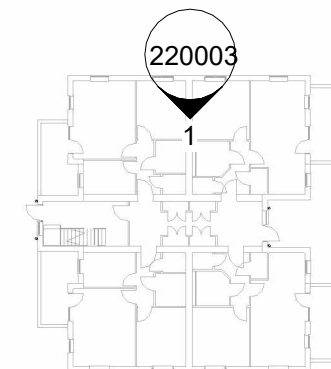
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MATERIALS KEY:

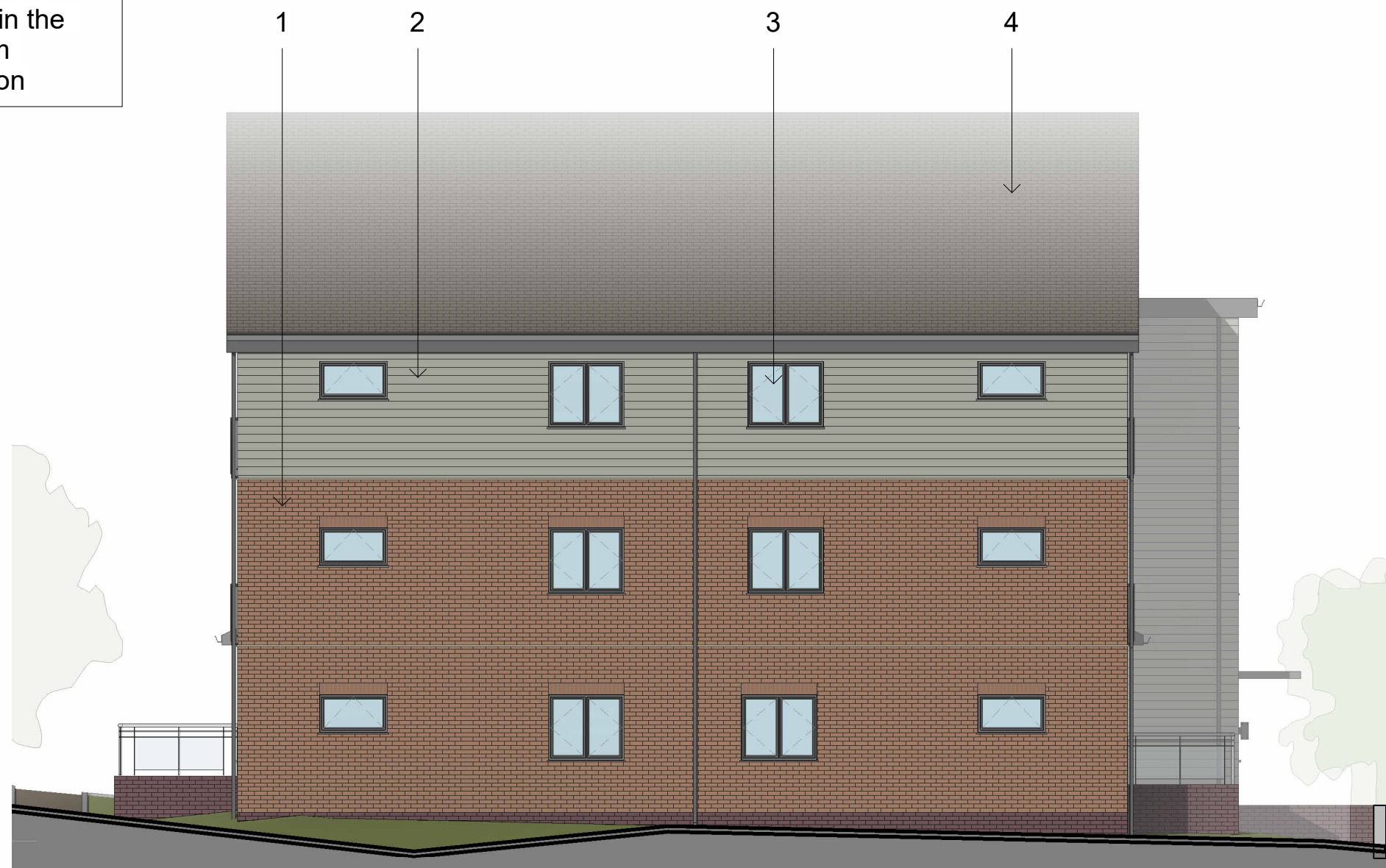
- 1 - Multi-Red Brick
- 2 - Horizontal Composite Cladding.
- 3 - Double glazed windows with dark grey frame.
- 4 - Grey Roof Tiles
- 5 - Indicative location of Photovoltaics
- 6 - External Lighting

NOTE

1.4m High Obscure Windows in the Kitchen and Obscure Bedroom Windows on the North Elevation

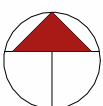


Key Plan



Birch House - North Elevation

1 : 100

North Point:


Scale Bar:
1 : 100


Revision Schedule				
Rev. No.	Date	Issuer	Checker	Revision Description
P06	12/11/25	KW	ED	Issued for Planning
P07	10/02/26	KW	ED	Issue to Planning
P08	17/03/26	KW	ED	Tinted windows on North Elevations of Birch and Rowan House as requested by Planning

**Green Square Accord**

Client
North Road Housing Telford

Status
PLANNING

Drawn By
KD

Checked By
ZW

Date
02/04/2025

Scale
As indicated

Job Number
105469

Drawing Code
HLN-01-ZZ-DR-A-

Drawing Number
220003

Status
S4

Rev.
P08

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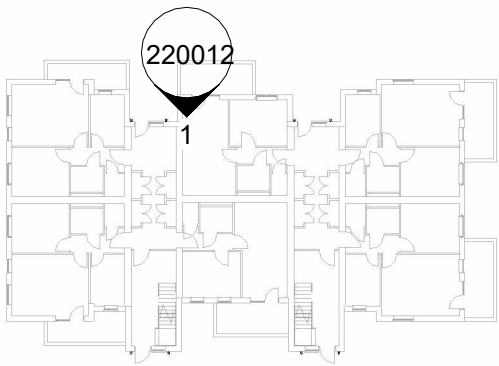
A3
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- MATERIALS KEY:
- 1 - Multi-Red Brick
 - 2 - Horizontal Composite Cladding.
 - 3 - Double glazed windows with dark grey frame.
 - 4 - Grey Roof Tiles
 - 5 - Indicative location of Photovoltaics
 - 6 - External Lighting

NOTE

Tinted Windows and Doors on North Elevations of Birch and Rowan House



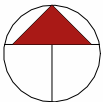
Key Plan

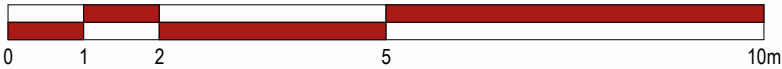
Page 59



Rowan House - North Elevation

1 : 100

North Point:


Scale Bar:
1 : 100


Revision Schedule				
Rev. No.	Date	Issuer	Checker	Revision Description
P09	23/04/26	KW	ED	Extra Parking Spaces Added and Rear Windows to Birch and Rowan House removed per Planners Comments



Client

North Road Housing Telford

Project

PLANNING

Status

KD ZW

Drawn By | Checked By | Date

02/04/2025

Scale

As indicated

Job Number

105469

Drawing Code

HLN-02-ZZ-DR-A-

Drawing Number | Status | Rev.

220012 S4 P09

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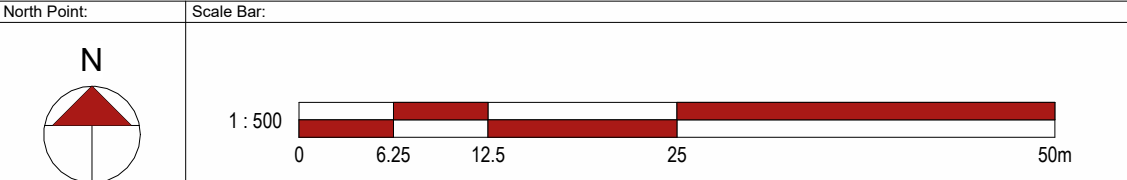
SCHEDULE OF ACCOMMODATION

Apartment Type:	1B2P M4(1)
Apartment Size:	43.57m ²
Quantity:	6
Storage:	1.5m ²
Flat Type:	1B2P M4(2)
Apartment Size:	45.00m ²
Quantity:	4
Storage:	1.5m ²
Apartment Type:	2B3P M4(2)
Apartment Size:	53.87m ²
Quantity:	10
Storage:	2.0m ²
Apartment Type:	1B2P M4(3)
Apartment Size:	55.80m ²
Quantity:	2
Storage:	1.5m ²
Apartment Type:	2B3P M4(1)
Apartment Size:	53.88m ²
Quantity:	12
Storage:	2.0m ²
House Type:	2B4P M4(2)
House Size:	80.6m ²
Quantity:	3
Storage:	2.0m ²
House Type:	3B5P M4(2)
House Size:	84.48m ²
Quantity:	3
Storage:	2.5m ²

Key	
	Existing Trees
	Proposed Trees (New)
	Red Line Boundary

Proposed Site Plan
1 : 500

A3
original sheet size



Revision Schedule				
Rev. No.	Date	Issuer	Checker	Revision Description
P25	03/02/26	KW	ED	Issue for Coordination
P26	10/02/26	KW	ED	Issue to Planning
P27	23/04/26	KW	ED	Extra Parking Spaces Added and Rear Windows to Birch and Rowan House removed per Planners Comments

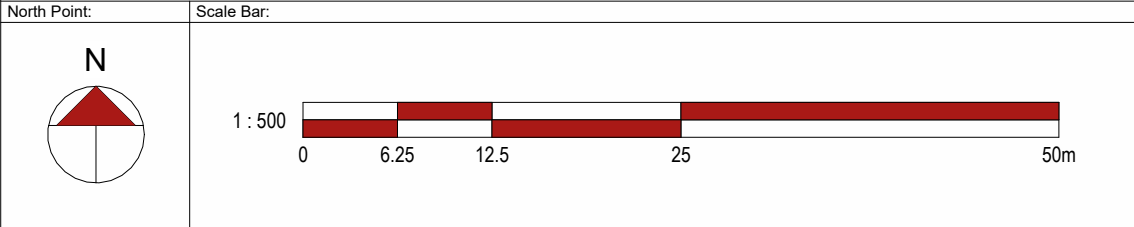
		Project North Road Housing Telford		Drawing Title Proposed Site Plan - Planning	
Status PLANNING	Drawn By KD	Checked By ZW	Date 23/04/2025	Scale As indicated	Job Number 105469
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RIBA Chartered Practice		CARDIFF ☒ MIDLANDS ☐ LONDON ☐		Drawing Code HLN-XX-XX-DR-A-	Drawing Number 200048
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Proposed Parking Arrangement
1 : 500

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Revision Schedule				
Rev. No.	Date	Issuer	Checker	Revision Description
P04	03/02/26	KW	ED	Issue for Coordination
P05	10/02/26	KW	ED	Issue to Planning
P06	23/04/26	KW	ED	Extra Parking Spaces Added and Rear Windows to Birch and Rowan House removed per Planners Comments

Client 		Project North Road Housing Telford		Drawing Title Proposed Parking Arrangement	
Status PLANNING	Drawn By KD	Checked By ZW	Date 12/11/2025	Scale 1 : 500	Job Number 105469
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Drawing Code HLN-XX-XX-DR-A-			Drawing Number 200057	Status P06	Rev.

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TWC/2025/0772

Land south of, The Dale/The Crescent, Church Aston, Newport, Shropshire,
Erection of 166no. dwellings (Class C3), means of vehicular access off the A518,
open space, landscaping, play area, footpaths, drainage and all other ancillary and
enabling works *** Amended plans and information submitted ***

APPLICANT

Bellway Homes Limited

RECEIVED

03/11/2025

PARISH

Church Aston

WARD

Church Aston and Lilleshall

**THIS APPLICATION IS BEING CONSIDERED AT PLANNING COMMITTEE AS
THE PROPOSAL HAS BEEN CALLED IN BY THE PARISH COUNCIL AND CLLR.
ANDREW EADE**

<https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?ApplicationNumber=TWC/2025/0772>

1. SUMMARY RECOMMENDATION

- 1.1 It is recommended that **DELEGATED AUTHORITY** be Granted to the Development Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** subject to Condition(s), Informative(s) and the Applicant entering in to a Section 106 to secure Financial Contributions, as detailed in Section 10.

2. SITE AND SURROUNDINGS

- 2.1 The site lies to the south of the village of Church Aston, with the Market Town of Newport located beyond Church Aston to the north. The Application Site extends to 8.5 hectares. A small stretch of the Application Site bounds 'The Dale' adopted highway to the north. Residential development along The Dale, The Close and The Barns lies to the immediate north and east of the site, with the A518 lying to the south. Agricultural land lies beyond the A518 to the south and to the southwest of the site. Access to the site is currently achieved from The Dale via an existing agricultural access point.
- 2.2 The site boundaries consist largely of hedgerows and trees. There are a number of protected trees within the site boundary, including veteran trees. The site slopes down towards the north.
- 2.3 Surrounding the site are a number of Public Right of Ways (PRoW); one along Wallshead Way and one along the Folly to the north and two to the south west, leading to Wellington Road and Lilleshall.

- 2.4 The Grade II* Listed Church Aston Manor is located to the west, with Church Aston House (Grade II Listed) located to the north–west. The Church of St. Andrew is a Grade II Listed Building and is located along the Dale to the north. Two Locally Listed Buildings are located to the west whilst the Primary School to the north-east, along the Dale, is also Locally Listed.

3. PROPOSAL

- 3.1 This application seeks Full Planning Permission for erection of 166no. dwellings (Class C3), means of vehicular access off the A518, Open Space, landscaping, play area, footpaths, drainage and all other ancillary and enabling works.
- 3.2 Vehicular access to the site is proposed via a new roundabout on the A518 to the south of the site, with new pedestrian and cycle connections being provided on to The Dale to the north and further connections proposed/conditioned towards the south.

4. PLANNING HISTORY

- 4.1 W90/0969 – Erection of One Detached Dwelling - Refused 03 December 1990
- 4.2 Historic Applications relating to the works to Protected Trees on site have not been included within this Section.

5. RELEVANT POLICY DOCUMENTS

- 5.1 Telford and Wrekin Local Plan (2011-2031):

SP2: Newport
SP3: Rural Area
SP4: Presumption in Favour of Sustainable Development
HO1: Housing Requirement
HO3: Housing Trajectory
HO4: Housing Mix
HO5: Affordable Housing Thresholds and Percentages
HO10: Residential Development in the Rural Area
NE1: Biodiversity and Geodiversity
NE2: Trees, Hedgerows and Woodlands
NE4: Provision of Public Open Space
NE5: Management and Maintenance of Public Open Space
C1: Promoting Alternatives to the Car
C3: Implications of Development on Highways

C4: Design of Roads and Streets
C5: Design of Parking
BE1: Design Criteria
BE4: Listed Buildings
BE6: Building of Local Interest
BE9: Land Stability
BE10: Land Contamination
ER11: Sewerage Systems and Water Quality
ER12: Flood Risk Management
ER1: Renewable Energy
ER8: Waste Planning for Residential Developments

5.2 National Guidance:

National Planning Practice Guidance
National Planning Policy Framework (NPPF)

Section 66(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended),

5.3 Other Documents:

Homes for All SPD
Climate Change Guidance for Development SPD

5.4 Telford & Wrekin Local Plan 2021-2041:

The emerging Local Plan is at an advanced stage, having undergone examination. Following the last hearing session on 19 March, the Council, as directed by the Inspectors, has been preparing a schedule of main modifications which are necessary to make the Plan sound. The Council commenced a 6-week Consultation on this schedule, starting 08 June 2026.

In accordance with para. 49 of the NPPF, the Policies are afforded significant weight where no main modifications are proposed (given the advanced stage of preparation, the limited scope of unresolved objections, and the Inspector's findings on soundness subject to modification). Where main modifications are proposed, the weight will be slightly reduced and subject to planning judgement.

S2: Nature Conservation
S4: Housing Delivery Strategy
S5: Mitigating and Adapting to Climate Change
S6: Healthy Stronger Communities

S7: Developer Contributions and Infrastructure Delivery
 CC1: Sustainable Construction and Carbon Reduction
 CC2: Renewable Energy in Developments
 CC4: Water Re-use, Conservation Efficiency and Quality
 CC5: Flood Risk Management and Sustainable Drainage Systems
 CC6: Managing Air Quality
 NE1: Biodiversity and Geodiversity
 NE2: Trees, Hedgerows and Woodlands
 NE3: Biodiversity Net Gain
 NE4: Developing Greening Factor
 HO1: Housing Allocations
 HO3: Housing Mix and Quality
 HO4: Affordable Housing Requirements
 HO5: Affordable Housing Delivery
 DD1: Design Criteria
 DD5: Waste Planning for Residential Developments
 ST1: Sustainable Travel
 ST3: Impact of Development on Highways
 ST4: Design of Roads and Streets
 ST5: Electric vehicle (EV) Infrastructure and Parking Design
 CI3: Provision and Management of Public Open Spaces
 HE3: Listed Buildings
 HE5: Buildings of Local Interest
 ML4: Land Stability
 ML5: Land Contamination

6. NEIGHBOUR REPRESENTATIONS

- 6.1 The application has been publicised through a Site Notice, Press Notice and direct neighbour notification. Two stages of consultation have taken place.
- 6.2 The Local Planning Authority received 104 neighbour representation objecting to the scheme on the basis of the first consultation, the following summarised issues were raised:
- 6.3 Principle of Development/Policy Compliance
- The site is outside the Newport Urban Boundary, lies within the Rural Area, and is not allocated for development in the adopted Local Plan (2011–2031);
 - Objectors contend the proposal is contrary to Policies H10 of the adopted Local Plan;
 - Strong concern is raised that determination of the application would be premature ahead of the Planning Inspectorate examination and adoption

of the emerging Local Plan (2021–2041);

- Reference is made to significant objections previously lodged during Regulation 18 and Regulation 19 Consultations.

6.4 Scale of Development and Overdevelopment

- The proposed 166 dwellings are considered excessive for Church Aston and out of scale with the existing village character;
- Concerns that approval could ‘unlock’ further adjoining land, leading to a greater cumulative number of dwellings than currently proposed;
- Residents state that Newport and Church Aston have already experienced significant housing growth in recent years and that local capacity has been exceeded.

6.5 Impact on Infrastructure and Services

- Consistent concerns were raised regarding pressure on existing infrastructure, including:
- Healthcare: GP surgeries and dental practices already at or near capacity, long waiting times;
- Education: Primary and Secondary Schools cited as full or close to capacity, with no firm mitigation identified;
- Emergency Services: Concerns relating to fire service capacity, policing, and emergency response times
- Utilities: Sewerage, drainage, and wastewater infrastructure cited as already under strain.

6.6 Traffic, Highways and Highway Safety

- Predicted generation of 250–300+ additional vehicles is considered unsustainable;
- Existing congestion on the A518 bypass, Newport town centre, and within Church Aston, especially at peak and school times;
- Safety concerns relating to: Proposed access arrangements, additional roundabouts on the A518, proximity to schools, narrow roads, poor visibility, and pedestrian safety;
- Scepticism regarding transport assessments and assumptions about sustainable travel behaviour.

6.7 Flood Risk and Drainage

- Widespread concern that the site and surrounding area already experience surface water flooding;
- Objections argue that recent developments have worsened flooding

locally;

- Concerns that proposed drainage strategies do not reflect on-the-ground conditions and may increase off-site flood risk;
- Reference made to inadequate downstream drainage capacity.

6.8 Loss of Agricultural Land

- The site is identified as Grade 2 Agricultural Land, considered 'Best and Most Versatile';
- Strong objection to the permanent loss of productive farmland and implications for food security and sustainability;
- National planning policy cited as discouraging development on high-quality agricultural land where alternatives exist.

6.9 Environmental and Ecological Impact

- Loss of greenfield land, wildlife habitat, trees, and biodiversity;
- Concerns regarding impact on protected and notable species;
- Loss of countryside gaps contributing to coalescence between settlements;
- Objections cite conflict with NPPF Policies on environmental protection and biodiversity.

6.10 Character, Identity and Amenity

- Development seen as eroding the rural and village identity of Church Aston, with fears it would become a suburb of Newport;
- Impact on landscape character and visual amenity;
- Loss of recreational walking routes and green space for informal recreation;
- Concerns regarding mental health, wellbeing, noise, dust, disturbance, and prolonged construction impacts;
- Overlooking, loss of privacy, and amenity impacts for neighbouring dwellings, particularly properties on The Dale.

6.11 Housing Need and Market Demand

- Arguments that there is no proven local need for additional housing;
- Reference to unsold or incentivised new homes on nearby developments;
- Concerns that the proposal does not address affordability or local housing need.

6.12 During the re-consultation, a further twelve representations were received, raising the following matters:

6.13 Scale, Density and Need for Development

- Strong objections to the scale of the proposal (166 dwellings), which is considered excessive and out of keeping with Church Aston's character.
- Concerns that the development represents overdevelopment of the site and wider Newport/Church Aston area given recent and ongoing housing schemes nearby.
- Claims that there is insufficient evidence of housing demand, with references to difficulties selling homes on nearby developments.
- Concerns that approval of this scheme could facilitate access to a further adjoining housing site.

6.14 Impact on Character and Landscape

- Loss of a greenfield site and erosion of the rural setting and village identity of Church Aston.
- Concerns that the development would urbanise the area, reducing separation between Church Aston and Newport.
- Objections to the visual appearance of the scheme, which is considered unattractive and not in keeping with the existing settlement pattern.
- Loss of countryside views currently enjoyed by neighbouring residents.
-

6.15 Highway and Traffic Impacts

- Concerns regarding increased traffic generation from the development and cumulative impacts with nearby housing schemes.
- Objections that local roads, including The Dale and the A518, lack capacity to accommodate additional traffic.
- Concerns about congestion, highway safety, additional roundabouts and vehicle movements during both construction and occupation phases.
- Assertions that public transport provision is insufficient and future residents will remain heavily car-dependent.

6.16 Flood Risk, Drainage and Sewer Capacity

- Concerns regarding insufficient visitor parking within the development. Flooding and surface water drainage are among the most frequently raised concerns. Residents refer to historic flooding incidents affecting nearby properties and roads.
- Concerns that development of the sloping greenfield site will increase surface water runoff and overwhelm local drainage systems.
- Questions regarding the effectiveness and longevity of proposed flood mitigation measures.

- Concerns about the capacity of existing foul sewer and wastewater infrastructure to accommodate the additional development.

6.17 Impact on Ecology, Trees and Green Infrastructure

- Objections relating to the loss of wildlife habitat, including impacts on birds, bats, owls, insects and pollinators.
- Concerns regarding the removal of mature trees and hedgerows and the adequacy of landscape buffers.
- Requests for enhanced biodiversity measures including wildflower meadows, ponds, community orchards and greater retention of existing vegetation.
- Concerns over future management and protection of retained trees, including potential impacts on Tree Preservation Order trees and tree root protection areas.

6.18 Pressure on Local Infrastructure and Services

- Concerns that schools, GP surgeries, dentists and other community facilities are already operating at or near capacity.
- Residents consider that the cumulative impact of existing and proposed developments has not been adequately addressed.
- Concerns regarding pressure on parking provision and local facilities.

6.19 Residential Amenity Impacts

- Concerns from neighbouring occupiers regarding loss of privacy, overlooking and changes to outlook.
- Objections to the removal of previously proposed landscape buffer areas between existing and proposed housing.
- Concerns regarding increased noise arising from construction activities and future residents.
- Concerns about the appearance and height of proposed boundary treatments and fencing.
- Concerns regarding a 5 year build period and management of dust given prevailing wind direction.

6.20 Agricultural Land Loss

- Objections to the permanent loss of agricultural land and concerns regarding cumulative reductions in farmland around Newport and Church Aston.

7. STATUTORY REPRESENTATIONS

- 7.1 Chetwynd Aston Parish Council: **Object:** Request to Call-in to Planning Committee based on the following grounds:

- i. **Contrary to Planning Policy:** The site lies outside Newport's built-up area boundary and does not comply with Local Plan policy H10
- ii. **Housing Provision:** Distribution and Quantity in Newport;
- iii. **Harm to Village Character:** Development of this greenfield site would adversely affect the character and setting of Church Aston;
- iv. **Loss of High-quality Farmland:** The site is Grade 2 Agricultural Land (Best and Most Versatile farmland), and its loss would conflict with food security and environmental objectives;
- v. **Loss of Open Countryside and Biodiversity Benefits:** The development would reduce access to surrounding open land, threaten the village's rural setting, and potentially impact protected trees and biodiversity;
- vi. **Flooding and Drainage Concerns:** Existing drainage and flooding problems in Church Aston are unresolved, and the development would increase surface water runoff and place further pressure on inadequate drainage infrastructure;
- vii. **Pressure on Local Infrastructure:** Schools, GP surgeries, and transport networks are already at or near capacity, and further housing growth would worsen these constraints
- viii. **Insufficient and Education Provision:** Church Aston Primary School is full, other local schools have limited expansion potential, and no clear solution has been identified for additional school places.
- ix. **Healthcare Capacity Issues:** Newport GP practices already face accommodation and workforce shortages, and the development would generate hundreds of additional patients without guaranteed healthcare investment;
- x. **Premature Application:** The application should not be determined until the Planning Inspector has reported on the emerging Local Plan following the expected examination process.

The Parish Council have not provided further comments on the re-consultation.

7.2 Cllr. Andrew Eade: **Object:** Request to Call-in to Planning Committee based on the following grounds:

- i. Proposal is contrary to Policy HO10.

Cllr. Andrew Eade has not provided further comment on the re-consultation, albeit informally has queried pedestrian connectivity across the A518.

7.3 Highway: **Support** subject to Condition(s) and Financial Contributions

7.4 Healthy Spaces: **Support** subject to Condition(s) and Financial Contributions

- 7.5 Lead Local Flood Authority: **Support** subject to Condition(s)
- 7.6 Ecology: **Support** subject to Condition(s) and a S106 securing biodiversity net gain
- 7.7 Built Heritage (Conservation): **No objection**
- 7.8 Historic Environmental Team (Shropshire Archaeology): **Support** subject to Condition(s)
- 7.9 Environmental Health: **Support** subject to Condition(s)
- 7.10 NHS (Integrated Health Board): **Support** subject to Financial Contributions
- 7.11 Education: **Support** subject to Financial Contributions
- 7.12 Active Travel England: **Comment with Standing Advice**
- 7.13 Shropshire Fire Service: **Comment**: Consideration should be given to the information contained within Shropshire Fire and Rescue Service's 'Fire Safety Guidance for Commercial and Domestic Planning Applications' document.
- 7.14 West Mercia Police: **Comment**: Provided general Design Guidance.
- 7.15 Severn Trent Water (STW): **Initially Objected dated 15 December 2025 and Withdrew Objection dated 25 January 2026**
- 7.16 Haberdashers Adams: **Support** subject to Financial Contributions towards pitches to hockey provision.

8. APPRAISAL

- 8.1 Having regard to the Development Plan Policy and other material considerations including comments received during the consultation process, the planning application raises the following main issues:
- Principle of Development
 - Housing Mix and Affordable Housing
 - Layout, Density, Design and Impact on Character of the Area
 - Residential Amenity (Overlooking, Separation Distances)
 - Healthy Spaces and Public Open Space
 - Drainage (Foul and Surface Water)
 - Highway Impacts
 - Ecology

- Trees
- Air Quality and Noise
- Heritage and Archaeology
- Ground Contamination
- Sustainability
- Planning Obligations

8.2 Principle of Development

The application is located within the rural area in the adopted Telford and Wrekin Local Plan, outside of the defined settlement boundary of Newport. The site is however an allocation, identified as Land South of the Dale Church Aston (ref: HO3) in the emerging Local Plan for 160 dwellings. The following sections provide an assessment of the proposal against existing and Emerging Local Plan Policy, concerning the principle of development.

- 8.3 Policy SP3 of the adopted Local Plan is a overarching rural area Policy. It states *'the Council will support development in the rural area where it addresses the needs of rural communities. Development is directed to the reuse of previously developed land and to settlements with good infrastructure. Where development is proposed on best and most versatile agricultural land (Grade 1, 2 and 3a) the economic and other benefits of the land will be taken into account.'*

- 8.4 Policy HO10 is engaged when assessing proposals in the rural area for new housing development. Policy HO10 sets out the context to assess residential development in the rural area, directing development to unimplemented planning permissions, limited infill in named settlements (to which this site does not fall within). Elsewhere in the rural area, the Council supports applications for housing, provided that proposals meet one of the following criteria:

- I. Consistent with the exceptions set out in Policy HO11 (affordable rural);
- II. Would result in the optimal use of a heritage asset;
- III. Represent exceptional quality or innovative design;
- IV. Meet the essential need for rural worker dwellings.

- 8.5 The proposal conflicts with the adopted Local Plan's strategic and housing policies given its scale and location. However, the application has been submitted due to its Draft Allocation within the Emerging Local Plan. The site was first identified as an allocation at Regulation 18, issues and options. The Emerging Local Plan has been through various rounds of consultation, as listed below:

- Regulation 18 (Issues and Options)
- Regulation 19 (Publication)
- Regulation 22 (Submission)

- Examination in Public, March 2026

- 8.6 Within the assessment of the site as part of the Local Plan, the draft allocation at land South of the Dale (HO3) scores highly, specifically the site's access to green space, employment, active travel modes, local centres and education, demonstrating its suitability for housing. The site scored negatively in terms of potential impact on trees, efficient use of land, and access to railway stations.
- 8.7 The Emerging Local Plan is at an advanced stage, having undergone Examination in Public (EiP). Following the last hearing session on 19 March 2026, the Council, as directed by the Inspectors, has been preparing a schedule of Main Modifications which are necessary to make the Plan sound. The Council commenced a 6-week consultation on this schedule, starting 08 June 2026. In accordance with para. 49 of the NPPF, **the Policies are afforded significant weight**. In the context of this allocation, no main modifications were raised by the Inspectors in respect to this allocation (and the extension of the urban boundary of Newport) as well as the distribution of housing in Newport.
- 8.8 Importantly, the Inspectors have not recommended any Main Modifications affecting the site's allocation, boundaries, capacity, or the principle of development. This indicates that the allocation has been found to be sound and justified, subject only to the adoption process and any non-material changes that may arise.
- 8.9 Given that the site is allocated within the emerging Local Plan, which has successfully progressed through Examination in Public without any Main Modifications affecting the allocation, substantial weight is attributed to the allocation. The principle of development is therefore accepted, subject to the detailed assessment of the proposal against all other material planning considerations.
- 8.10 On the matter of principle, representations do raise concerns with the loss of agricultural land. This was a consideration in the allocation of the site as part of the Local Plan process. The Applicant has undertaken an Agricultural Land Classification (Report dated November 2025) which states that the agricultural quality is variably of Grade 2 (to the east and west), Subgrade 3a (centrally) and Subgrade 3B (small parcel to the south west), limited by draughtiness and wetness. Loss of agricultural land is a material planning consideration which attracts weight in the planning balance. The NPPF defines "Best and most versatile agricultural land as "land in grades 1, 2 and 3A of the Agricultural Land Classification. Paragraph 187 (part b) states that planning decisions should contribute to and enhance the natural local environment by *"recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland"*. Whilst the development would lead to the

permanent loss of 8.5 hectares of best and most versatile agricultural land, this needs to be considered in the context of the surveyed classification and its proposed allocation through the statutory plan-making process. The LPA give this matter moderate weight in the planning balance and the benefits of the scheme need to be considered against this, and any other harm identified within this report.

8.11 Housing Mix and Affordable Housing

The adopted Local Plan sets out a requirement for 35% Affordable Housing on residential development sites in Newport (Policy HO5) and the same requirement is carried forward within Emerging Local Plan, Policy HO4. The proposed development includes 58 affordable dwellings which equates to 35% of the dwellings on the site.

- 8.12 The proposed development includes three different affordable tenures: affordable rent, social rent and shared ownership, all of which fall within the NPPF definition of affordable housing. Dwelling sizes range from 1 to 4 bedrooms. Therefore there is a range of affordable dwelling tenures and sizes proposed on the Site. Amendments to the layout were during the determination period made to better distribute the affordable dwellings.
- 8.13 In terms of the market dwellings, the development proposes a mix of 2, 3, 4 and 5-bedroom homes.
- 8.14 All proposed dwellings are compliant with Nationally Described Space Standards.
- 8.15 The Homes for All SPD sets out the Council's long term vision to ensure that all new homes are accessible, adaptable and well-designed to enable people to live independently and comfortably. It sets standards for M4(2) and M4(3) homes which are described below.
- M4(2) Category 2: Accessible and adaptable dwellings – where a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users.
 - M4(3) Category 3: Wheelchair user dwellings – where a new dwelling makes reasonable provision, either at completion or at a point following completion, for a wheelchair user to live in the dwelling and use any associated private outdoor space, parking and communal facilities that may be provided for the use of the occupants.
- 8.16 The SPD sets out a requirement 20% of Market Housing and 45% of Affordable Housing to be M4(2) compliant and 3.5% of Market Housing and 5% of Affordable Housing to be M4(3) compliant.

- 8.17 Below is a table that provides an assessment of what is proposed against the requirements within the SPD. As is shown, the scheme is delivering a total of 86 dwellings as (M4(2) + M4(3)) (51.8% of the scheme). The below table summarises the requirements against the SPD; and as can be seen, the proposal is compliant. Notwithstanding this, it is still expected that the remaining properties are (M4(1) compliant, particularly in terms of level access and this matter is conditioned.

		M4(2) in %	M4(3) in %
Requirement	Affordable	45%	5%
Proposal	Affordable	94% (55 units)	5% (3 units)
Requirement	Market	20%	3.5%
Proposal	Market	22% (24 units)	3.7% (4 units)

8.18 Layout, Density, Design and Impact on Character of the Area

The layout of the development is driven by the site's constraints and features, predominately the technical highway and flood risk/drainage requirements (see separate report sections for further detail), balanced with the existing aged and veteran trees on site and the surrounding properties. All veteran trees are being retained and only a small number of trees being removed to facilitate the inner circular estate road. Access to the site is from a new roundabout off the A518 which then leads into an inner estate road.

- 8.19 Around the circular estate road are the 166 homes, grouped together in parcels. A large area of open space is located centrally, driven by the existing aged and veteran trees. A footway to the bridleway to the south is accessed opposite plot 53, to the side of a private drive (details to be conditioned). Two large SUDS basins are located to the north, next to the pedestrian and cycleway which leads to 'The Dale.' In between the pedestrian/cycle link is a small park (further details provided below). Properties are orientated towards the street and POS to encourage active overlooking of such spaces.
- 8.20 The layout builds in a potential future access point to a smaller allocation (HO18), a triangular plot of land to the south-west of the development, which is under different land ownership to the application site. However, both allocations have the same status and it was important that this development would not stifle this neighbouring allocation from coming forward in the future (via a separate planning application).
- 8.21 The site extends to 8.5 hectares and at 166 unit delivers a gross density of 19.5 dwellings per hectare. This density is generally regarded as a low-density village-edge development, and is considered appropriate to its edge of settlement location. Approximately 2.65 hectares of land is open space or used for attenuation. As such, the net developable area is 28.4 dwellings per hectare.

- 8.22 A Levels Strategy has been submitted with the Planning Application. Whilst the topography of the site is relatively flat, rising gently from north to south, the proposal still necessitates retaining structures in the form of gravel boards (up to 0.6m) and retaining walls (up to 1.5m). The properties along the north, opposite the existing properties long The Dale are most impacted with FFL set between 85m and 88m AOD and their respective gardens requiring steps that lead down to a lower garden at the back at between 84m and 87m AOD. A retaining wall of 1m runs between the gardens of the properties on the eastern boundary of the site, alongside some retaining walls next to the POS and footpath leading to the south bridleway. There are some inaccuracies with the strategy provided which does not reflect the latest scheme. However, the detail could be conditioned, alongside the Details of the Retaining Walls and a Verification Report regarding the installation of any retaining structures.
- 8.23 The design of existing dwellings within Church Aston comprises of a variety of styles and house types, featuring a mixture of traditional and modern single and two-storey buildings. However, more recent residential development within the village; for example, the Rectory Fields development to the north-east, has retained a traditional character.
- 8.24 The development would predominately continue the two storey built form, however would introduce 2.5-storeys within the southern portion of the site and single storey bungalows to the north-east of the development.
- 8.25 During the determination process, the LPA raised concerns that the design of the development, through the use of materials and house types presented, which were not considered to integrate well with the character of the area.
- 8.26 The Council is committed to promoting good design which includes its scale, massing, form, density, orientation and layout, as well as the proportions, materials, landscape elements, access and overall spatial quality. The purpose of Policy BE1 is to provide design criteria against which all planning applications will be assessed. Policy DD1 provides a design criteria based on these key themes and guidance set within the NPPF, against which all planning applications will be assessed. Emerging Policy DD2 (Housing Development Design is proposed to be deleted in the Main Modifications) with all design being assessed against Policy DD1.
- 8.27 Whilst the requirement for Design Briefs for housing allocations is proposed for removal within the Main Modifications, the LPA remain of the opinion that the original Design and Access Statement was inadequate in terms of assessing and responding to the character of the area and concerns were raised with the housetypes and materials plan originally provided. During the determination process, a revised site layout, materials plan, house types, landscaping details, boundary treatment plan and a design coding statement has been submitted. This Statement identifies three character areas which can be summarised as following:

8.28 Church Aston Manor Character Area (West of Site) - designed to reflect the setting of Church Aston Manor and nearby heritage influences with a more traditional appearance using:

1. Hampton Rural Blend brick;
2. White windows with traditional glazing patterns;
3. Stone heads and cills;
4. Traditional porches and selected bay windows
5. Introduction of Brown Roof Tiles

Intended to avoid a standard estate-housing appearance and provide a more refined character.

8.29 The Dale Character Area (North of Site) - responds to existing housing along The Dale and Rectory Fields. Intended to create a softer, more domestic residential character. Features include:

1. Arden Special Reserve brick;
2. White window frames;
3. Traditional detailing;
4. Tile hanging on selected properties
5. Introduction of Brown Roof Tiles

8.30 A518 Character Area (South of Site) - designed to address the A518 frontage - Stone detailing is still included on prominent plots to maintain visual quality with a more contemporary appearance using:

1. Grey window frames;
2. Flat canopy porches;
3. Simpler modern detailing

8.31 In addition, corner-turning and gateway plots have additional windows, materials, porch detailing, bay features and stonework to avoid blank side elevations and improve street scene quality.

8.32 There are a mix of house types being proposed, these incorporate a range of design cues that would help assimilate the development within this area, these include, pitched roofs covered in concrete tiles, tile hanging, brick window heads and reconstituted stone cills, bay windows, gables and timber porches. The LPA did request consideration of roof forms (with the use of hipped roofs) and the inclusion of chimneys, however these elements were not incorporated.

8.33 Furthermore, the landscaping detail has been provided during the determination period to strengthen key areas, including around the Dale and the existing properties.

- 8.34 A revised Boundary Treatment Plan was submitted during the determination period. Boundary treatments include a mix of 1.8 “high quality double lapped and capped timber palisade fence” on boundaries facing the street scene and 1.8m timber larch lap fence with timber posts between properties. Other boundary treatments include 1.2m facing brickwork low feature wall and pier (generally next to private drives / tandem parking) and 1m metal estate railings in black around areas of POS, to delineate between private and public space. Typically the LPA would typically request brick walls as boundary treatments in prominent positions, including facing the highway and public open space and the LPA did request this further amendment during the determination period. However, the Applicant states that this would be more harmful to the large number of trees on site. Their appearance is also softened by the proposed landscaping scheme. Whilst on a smaller scale, the existing Rectory Fields development proposed a similar approach. Specific acoustic fencing (2m) is also required around Plot 1 due to its proximity to the A518. On balance, this approach is considered acceptable to balance the requirements of the site.
- 8.35 Taking the above into consideration, on balance, the LPA are satisfied that the amended scheme meets the Policy tests of BE1 of the adopted Local Plan and DD1 of the emerging Local Plan in respect of design.
- 8.36 Residential Amenity
- The development is bound by existing properties to the north, which form a development fronting ‘The Dale’, along with properties on ‘The Crescent,’ which is accessed off the Dale. Existing development is also located to the west in the form of a small development off ‘The Close’ and properties along ‘The Barnes.’
- 8.37 The plots proposed nearest the Dale and the Crescent, located along the northern boundary, are largely sited north/south with gardens backing existing properties’ gardens and back to back separation distances being between 38 metres and 43 metres between Plots 119 and 130 with the exception of two plots; plot 121 which is orientated east/west to provide overlooking to the SUDS basin and plot 130 which overlooks a small area of incidental open space. Flank to back distances in these instances are 31 metres and 35 metres respectively.
- 8.38 Further east is one two storey dwelling (Plot 131) which is orientated to face the POS. The flank to back separation distances is 21.5 metres. Bungalows are located at Plots 134-136 which have garden depths of 10 metres and a back-to-back separation distance of 42 metres. There are existing trees along this northern boundary which are proposed for retention and the applicant is proposing a close boarded fence along the rear boundary to provide private amenity space (given the existing properties typically have open boundaries at the back of their gardens). Whilst it is noted that the proposed development would be most impactful to the living conditions of those existing properties

along the Dale and The Crescent, a right to a view is not a material planning consideration and the distances presented are acceptable when considering matters of layout and residential amenity.

- 8.39 The existing layout of properties to the west follows a different grain, with properties located off The Close largely not being impacted by residential amenity due to the location of the proposed SUDS feature. The separation distance between Plot 77 and No. 12 The Close is 58 metres. Further south, the property along the Barnes has a separation distance of 38m from the proposed development but is further buffered by the existing hedgerow / tree belt along this boundary.
- 8.40 Within the proposed development, the development generally achieves back to back separation distances of 21m. The development does have characteristics of a new development with family garden sizes smaller than the grain of existing developments, at around 70 sq. m. Each proposed dwelling has private outdoor amenity space, with plots along the western boundary having much larger gardens and those plots along the north having deep gardens at 20m (albeit stepped).
- 8.41 As such, the LPA are satisfied that the proposals are acceptable on matters of residential amenity when assessing against Local and National Planning Policy.

8.42 Healthy Spaces and Public Open Space

National Public Health agenda's around place and space have highlighted the importance in creating and sustaining healthy spaces. In considering this proposal from a perspective of Healthy Spaces, it is considered essential for any new developments within the borough, to provide full provision for necessary infrastructure, services and amenities. As new residents to the area will increase the capacity and demand upon the existing recreational and open spaces. Recreation and open space are fundamental in maintaining the health and wellbeing of our residents and this may include, play facilities, sports facilities, opportunities for physical activity and wellbeing, walking and/or cycling routes, community grow space and allotments, amongst many other types of usable spaces.

- 8.43 Play sufficiency is fundamental in both national and local agendas and with this in mind, we would like to see use of a green corridor through the site, which provided informal incidental play opportunities leading to the LEAP. Further incidental play opportunities could be incorporated, using trim trail equipment along school routes to encourage active travel to school.
- 8.44 The proposal includes a large centralised area of Public Open Space surrounding the trees and a path leading to the LEAP area between the attenuation basins but alongside the pedestrian and cycleway connections to

the Dale. The attenuation basins are proposed to be enclosed by post and rail fencing, and the LEAP is also proposed to be enclosed.

- 8.45 A development of this size should typically provide a NEAP (including MUGA) on site. Whilst this has not been provided, there is an opportunity to request off-site contributions towards improvements to the Wallshead Way area, which is an older facility and has hydrology issues. The existing facility is located 300 metres to the north.
- 8.46 The Playing, Recreation, Open Space (PROS) Strategy, 2023, provides an assessment, relevant to the identified areas (to which the site falls within the Newport area). The PROS identifies deficiencies over multiple categories in this area, including parks and gardens, allotments, NEAP, MUGA and open space. A calculator was produced to support the strategy. Based on the level of development proposed, relevant to the area, Healthy Spaces are requesting £738,825 towards local improvements to existing facilities.
- 8.47 Whilst it is disappointing that more informal play opportunities and allotment spaces are not provided on site, the off-site play and open space contributions attract significant weight in the planning balance.
- 8.48 Furthermore, using the Sport England Calculator a contribution of £207, 795 is requested towards sports and recreation. This would allow opportunities for girls provision in the wider Newport area – targeted toward Audley Avenue. Subject to new assessment.
- 8.49 Concerns have been raised by the public over the location of the LEAP next to the attenuation basins. In response to this the house builder provided examples across the Country where such facilities co-exist alongside each other. The attenuation basins are not intended to hold water at all times, and amended plans were received during the determination period to delineate the attenuation basins with post and rail fencing. The LEAP is located between 11-12 metres from the boundary of the attenuation basin either side and the site layout includes suitable run off space each side of the footway/cycleway. This is further delineated by the Proposed Landscaping Plan.
- 8.50 The LPA received a representation from the Headteacher of the Haberdashers' Adams Grammar School, a state grammar school with boarding provision, and Newport Hockey Club to request that the Council consider allocating Section 106 funding from this development towards the creation of an all-weather hockey pitch with multi-sport markings, floodlighting, changing facilities and associated parking at our Longford Hall playing fields (TF10 8LR).
- 8.51 The consultation response reports growing demand in hockey but no suitable on site pitch and thus they rely on hiring facilities at Lilleshall Sports Centre

(outside of Borough); stated to incur annual transport and hire costs of around £16,000. A new facility on-site would support school PE, games lessons, inter-school fixtures and outreach activities with local primary schools. Newport Hockey Club, founded in 2017, has experienced significant growth and currently operates men's, women's, masters and junior teams comprising over 150 junior members. The facility would also be available for wider community use, including football, netball and tennis activities. The estimated cost of the project is approximately £1 million, and the School are seeking a financial contribution to assist in securing additional matched funding.

8.52 The Playing Pitch and Outdoor Recreation Strategy (PPORS) (2025-2035) provides an assessment of hockey in the area. There are five full size hockey suitable artificial grass pitches (AGPs) in Telford & Wrekin across four sites. Four pitches are serviced by sports lighting and available for community use. Newport Hockey Club (HC) is currently exporting all its demand into Shropshire, accessing a full-size pitch at Lilleshall Hall National Sports Centre. Even though there is sufficient capacity for Newport HC to return to the Authority, the location (Wrekin College Sports Centre) is deemed unattractive due to its distance and potential cost implications. At the time of the publication (December 2024) the PPORS outlined that if accessibility could be secured at Harper Adams University College, in addition to a refurbishment, this would present a better opportunity for the Club to return to Telford & Wrekin.

8.53 The PPORS identifies the facilities at Longford Hall Playing Fields, but at present there is no community use. However, an updated PPORS assessment is currently being undertaken to understand the supply / demand from hockey and what community use any new facility could conceivably achieve. The Council are also working with Harper Adams to improve the existing facilities at this location and improve accessibility. Notwithstanding this, the LPA can only request contributions that relate to the development and are proportionate to its size, using the Sport England Playing Pitch Calculator. A contribution of £207,795 is being requested, which based on the current assessment would be directed towards improving girls provision and facilities in sport at Newport Rugby Club where there is also a known deficit in the PPROS and this would meet the Strategic aims within the PPROS. However, subject to the findings of the revised assessment on hockey and subject to further discussions around community use at the school, the money may be able to be re-distributed prior to the signing the S106 to reflect the demand / supply of hockey provision.

8.54 Flood Risk and Drainage

The site lies entirely within Flood Zone 1, the lowest flood risk category in respect of fluvial flood risk. Pockets of land, namely in the north-west are located within high, medium risk surface water. Some smaller areas of land to

the west and the south (along A518) are located within a low risk surface water area.

- 8.55 During the determination period the Lead Local Flood Authority requested further details from the Applicant pertaining to the known land drain, known flooding and address matters such as attenuation bunding and interim site drainage.
- 8.56 In terms of the site's ground conditions, site investigations found very poor infiltration rates, meaning soakaways are not feasible. The area is known to have a high water table with groundwater encountered between approximately 1.2 metres and 2.6 metres below ground level. The soils are described as having negligible to low permeability.
- 8.57 Historic flooding has occurred on and around the site, particularly affecting nearby residential areas through ponding and overland flow. The Lead Local Flood Authority (LLFA) identified an existing land drain crossing the site and linked previous flooding problems to blockage of this drainage system. The report states that after the drain was cleared in February 2025, no further overland flooding incidents have been reported.
- 8.58 Surface water will be collected through a Sustainable Drainage System (SUDS). The strategy includes use of: two large attenuation basin in the north-west corner; flow control devices; permeable paving and underground drainage infrastructure.
- 8.59 Surface water would discharge into an existing Severn Trent surface water sewer at a restricted rate of 5 litres per second, agreed by Severn Trent Water. The system is designed to accommodate a 1 in 100-year storm event plus a 45% climate change allowance.
- 8.60 The exceedance route mapping acceptable in principle, however this will require detailed design including landscaping to ensure that overland flows are managed within the site and not directed towards existing properties.
- 8.61 The developer has updated their Flood Risk Assessment to account for the overland flow and flooding experienced recently, prior to a land drainage system being repaired. The proposal is to remove the need for this land drain, however baseflow has been observed and perennial baseflow has been anecdotally referenced by residents in ~2020. The land drainage should therefore be checked to ensure there are no off-site connections or other sources of water requiring management.
- 8.62 A detailed design for the SUDS will also be required through a Condition including:
- how the SUDS have been designed to provide multiple benefits;
 - detailed designs for the basins and flow control;

- overflow detail for the impounded basins;
 - construction design for the embankments that will be holding back water;
 - landscaping and planting details;
 - flow model itself
- 8.63 Details on who will be responsible for maintaining the proposed SuDS will also need to be provided, as conditioned.
- 8.64 The consultation did raise concerns regarding existing sewer flooding incidents and constraints within the local wastewater network. Severn Trent Water (STW) initially objected to the application on the 15th December 2025 then on the 26th Feb 2026, removed the objection, and stated within the latest response: *“With a view to better understanding how our network is operating Severn Trent is undertaking a number of investigations. Once these investigations are completed, if improvements are deemed necessary, these will be undertaken in accordance with our investment plans. Unfortunately, we are not yet able to say with any certainty what may need to be done or when any necessary works may be completed”*. The LPA did approach STW in June and July 2026 for a further update on the above response but no response was received.
- 8.65 Severn Trent Water under its statutory duties is responsible for ensuring that adequate capacity is provided to serve approved development. They are aware of the status of this application and allocation and as stated above. Should planning permission be granted and the Section 98 (S98) process progresses, the connection to the public sewer will be delivered as part of the S98 agreement works. As such, whilst the concerns raised are noted, officers do not consider the matter constitutes a reason for refusal.
- 8.66 As such, the LPA are satisfied that policies within the adopted and Emerging Local Plan are satisfied.
- 8.67 Highway Impacts
- A vehicular access into the Site is proposed to be taken from the A518 via a new three-arm roundabout. The access leads to an inner circulate estate road to serve the development. This was a requirement of the Local Highway Authority given the singular point of access to the development (and the neighbouring allocation which is accessed within). Secondary roads lead off this inner estate road, with private drives leading off secondary roads. The internal road network has been designed with bends and raised tables to keep vehicle speeds low (around 20–25mph). Swept-path analysis indicates refuse vehicles and emergency vehicles can safely negotiate the layout.
- 8.68 Additional pedestrian and cycle connections are proposed to enhance connectivity with the surrounding built development and facilitate sustainable access to the local services and facilities. The potential issue of pedestrians/cyclists heading towards the A518 has been raised in the RSA1

and the Local Highway Authority. The proposals still show links that terminate at the site boundary which remains unacceptable. As such, the LHA have had to recommend a solution in line with our emerging Policies and the Local Cycling and Walking Infrastructure Plan (LCWIP).

8.69 Overall, the proposed active travel routes are proposed / conditioned as follows:

- footpath/cycle link directly onto The Dale to the north of the site;
- footpath link onto the bridleway in the southwestern part of the site;
- Provision of a new 3.0m footway/cycleway from the site, SW to PROW No.12/13 and NE to A518/The Dale priority junction and to include appropriate links and access points at the site and The Dale.

8.70 The assessment concludes that the site benefits from reasonable access to local services and sustainable travel opportunities. Key facilities within the talking distance include Church Aston Primary School (25m), Community Centre (130m), Playground (400m), Moorfield Primary School (800m), Newport Girls High School (850m), Doctors Surgery (1km), Shops and town centre services within Newport (1.4km).

8.71 An indicative vehicular access point is identified on the layout, leading to the adjacent allocation. This is shown indicatively at this stage (with it likely needing to be moved further south) and the area safeguarded / secured through any future s.38 Agreement for the time that future development comes forward.

8.72 During the determination concerns were raised by the LHA over detailed matters of layout as well as the evidence to support the Assessment. As a result, the house builder engaged with the LA's Highway Model to obtain data to inform an updated transport assessment.

8.73 The Transport Assessment assesses the impact on a number of key local junctions, including the proposed site access off the A518. This exercise concludes that its original Transport Assessment tested higher traffic volumes than the strategic model used by AtkinsRéalis and is therefore a more demanding assessment.

8.74 Using nationally recognised TRICS data, the development is forecast to generate:

- 142 two-way vehicle movements in the weekday AM peak hour; and
- 116 two-way vehicle movements in the weekday PM peak hour, equivalent to approximately two additional vehicles per minute.

8.75 The Report concludes that no junction capacity problems are identified; with queueing and delays predicted to be only marginally higher in future years.

The development is not considered to create a severe impact on the local highway network.

- 8.76 A Stage 1 Road Safety Audit was undertaken. The audit identified issues relating to visibility, approach speeds, drainage, surfacing and signage but did not recommend fundamental redesign of the access. The applicant proposes mitigation through detailed design, signage, visibility management and road markings.
- 8.77 A total of 364 car parking spaces are proposed in accordance with Council Parking Standards, using the Suburban standards (as set out within Appendix F of the TWLP). An assessment of the scheme against the Standards is provided below:

Dwelling Type	No. of Dwellings	Standard	Required Spaces
1-bedroom	13	1.3	16.9 (≈17)
2-bedroom	27	1.6	43.2 (≈43)
3-bedroom	87	2.3	200.1 (≈200)
4-bedroom	37	2.6	96.2 (≈96)
5-bedroom	2	3.8	7.6 (≈8)
Total	166	-	364 spaces

- 8.78 Electric vehicle charging infrastructure will be provided with each proposed dwelling.
- 8.79 Regular bus services run from outside Chetwynd Aston Village Hall, within talking distance. There is an existing bus shelter either side and timing information board. The No. 5 and 5A bus services run approximately every 20 minutes between Stafford and Telford. This service includes direct access to three railway stations. National Cycle Route 55 can be accessed approximately 400m from the site.
- 8.80 Notwithstanding the existing infrastructure, the bus stops at present do not have full accessibility. As such, a contribution of £10k is being requested towards improvements to local bus services/ facilities, for example in the form of boarder kerb stones at the existing nearby bus stops.
- 8.81 The site has a number of important rights of way connections, the improvement of which would enhance sustainable transport opportunities; provide leisure and recreation facilities; develop walking and cycling connections to nearby communities and facilities (including Newport, Lilleshall, and Wellington); and improve connections to National Cycle Route 55 and the Hutchison Way (a local route connecting Newport to Wellington).
- 8.82 The opportunities to improve the above include:

- improvement of the connection to the Hutchison Way/NCR55 from the route almost adjacent to Plot 109 to Limekiln Wood in Lilleshall. Work would include the replacement of a boardwalk, surface improvements, and signposting and directional improvements;
- improvement of Footpath 11 – including furniture, steps, and signage – would provide a direct link from the site to The Aston Public House;
- improvement to FP15 (The Folly) would enhance the connection to Station Road and thereby to the facilities (retailers, etc.) at Audley Avenue

8.83 Financial Contributions to the sum of £75,000 are requested to deliver on the above improvements locally.

8.84 The requirement of a footpath across the A518 has also been raised, citing access to some of the public houses and public rights of way the other side of the A518 (south side) for walkers and the existing community. There is an existing uncontrolled footway across the A518 leading from The Dale to Littlehales Road. An upgrade of this crossing to something more formal would typically be considered on two factors; pedestrian movements and vehicle movements. The LHA do not consider that the pedestrian movements are high enough to request this and furthermore any such crossing would not be considered to meet the “necessity” tests of the regulations. However, the development does have acceptable public rights of way and active travel options for proposed and existing residents to use (as outlined at para 8.68 and conditioned) around the site and more importantly towards the services and facilities to the north of the site.

8.85 Overall the proposal is acceptable when assessing against the adopted and emerging local plan highway policies.

8.86 Ecology

The Application is accompanied by a suite of surveys which were requested during the determination period. This includes a Preliminary Ecological Appraisal, Biodiversity Net Gain Assessment and Metric, Bat Roost Characterisation Report, Bat Activity Report and Breeding Bird Report.

8.87 Located to the south of Newport and the village of Church Aston, this site has connectivity into the urban and wider rural environment. The A518 ‘Newport bypass’ bounds the site to the south, existing residential development to the north and northwest, other boundaries connect into further agricultural fields.

8.88 Currently this site is dominated of arable cropped fields, with some areas of grassland, individual trees and boundary hedgerows. Four trees present within the centre of the site have been classified as veteran trees, these among other specimens are to be retained through development and form a core element of provided public open space.

- 8.89 Biodiversity Net Gain (BNG) assessment was undertaken for the development site. Baseline assessment calculated biodiversity unit values of 22.48 habitat units and 5.56 hedgerow units, no watercourse units were present on site. Current post-development calculations indicate an overall net gain of 0.85 habitat units or 3.78% and a net gain of 1.28 hedgerow units or 22.99%. A minimum 10% gains in habitat units is required following development, therefore offsite units may be required to meet this uplift target. Habitats to be delivered through development include other neutral grassland, modified grassland, scrub, ponds and woodland. Garden areas are unable to be legally secured and therefore are limited in their contribution to BNG. Provision of additional biodiverse habitat areas would further contribute to delivery of onsite net gains, reducing requirement for purchase of any offsite units.
- 8.90 Gains outlined for the development site are considered 'significant', therefore a legal agreement to secure onsite units will be required. The legal agreement will need to be approved alongside a Biodiversity Gain Plan, Habitat Management and Monitoring Plan, final Biodiversity Metric and evidence of any offsite units secured prior to the commencement of development.
- 8.91 Initial ecological reporting for this site recommended further survey works to be undertaken, results have now been received and reviewed. On the whole, the site is of limited value to priority and protected species. Existing hedgerows and trees provide the greatest opportunities for species on site, features largely to be retained through development.
- 8.92 Through the Preliminary Ecological Assessment (PEA) five ponds were identified within 500 metres of the proposed development site. Ponds 1 and 2 were found nearest to the site, others were deemed functionally disconnected from the site by existing development and infrastructure. Pond 1 was a small, shaded pond located around 15 metres offsite and had a Habitat Suitability Index (HSI) score of 0.43, poor suitability for GCN. Pond 2 is around 20 metres offsite within a private garden, the pond HSI was 0.65 average, and subsequent Environmental DNA testing (eDNA) came back positive for the presence of GCN. The PEA and provisional IACPC submitted indicate the development proceeding under a District Level Licence for GCN, a condition securing submission of the completed licence prior to commencement of development is recommended below.
- 8.93 Several trees were identified through the PEA as having potential roosting features for bats. Development of this scale and in a semi-rural location also triggers the need for general bat activity surveys across the site.
- 8.94 Both aerial surveys and activity surveys were carried out upon identified trees, aerial investigation of potential roosting features removed some trees from

further survey requirements. No roosting bats were identified through aerial surveys or subsequent activity surveys. Most trees identified to have potential roosting features for bats are to be retained through development, however some are planned for removal. Submission of a Reasonable Avoidance Measures Method Statement and Ecological Mitigation Strategy specifically for removal of trees with residual bat roosting potential is recommended through a condition below.

- 8.95 Results from bat activity surveys largely show use of the site by Common and Soprano Pipistrelles, together making up over 96% of all records. Other species such as Noctule, Myotis Sp. and Brown Long Eared were also recorded occasionally throughout the monitoring period. As expected, bats were predominately using boundary features and vegetation for community and foraging purposes. Most boundary features are due for retention following development, coupled with lighting control conditions and provision of roosting features on site, it is unlikely that proposed development will have a significant impact on local bat activity.
- 8.96 Potential for bird nesting and breeding was identified through the PEA and subsequent surveys were carried out. Through the survey period, no Schedule 1 or ground nesting birds were identified and most records were for common bird species. Survey reporting concludes that overall no significant impact will result from development upon breeding birds, with many of the key nesting features retained and inclusion of nesting features through the built environment, as recommended under condition below.
- 8.97 No evidence of badger activity was identified on site or within 30 metres of the site boundary. Other species such as small mammals, common amphibians and reptiles may occasionally cross the site and a Reasonable Avoidance Measures Method Statement, required under condition below, should set out how development would proceed with methods to protect these species.
- 8.98 Site plans indicate the provision of green spaces through the development site, providing space for biodiversity, recreation, natural drainage and active travel. This space is largely shaped around retention of existing mature and veteran trees, currently largely isolated within the arable fields. Green spaces will also contribute to delivery of on site BNG delivery.
- 8.99 Proposed development of this site is considered under emerging policies from the Telford and Wrekin Local Plan 2020-2040, which includes policy NE4 Development Greening Factor. Therefore, outline greening factor calculations were requested to accompany the application. For major residential development, a score of at least 0.4 must be achieved, currently this application reaches 0.474338283 and therefore satisfies the policy requirement at this stage. A condition recommended below requires the

submission of more detailed calculations and mapping of the site to confirm compliance with emerging policy NE4 (Urban Greening).

8.100 In conclusion, the Council's Ecologist is supportive of the proposal, subject to conditions and a S106 and the proposals are in accordance with adopted and emerging Local Plan Policies.

8.101 **Trees**

8.102 The Application is supported by an Arboricultural Assessment and Method statement. A total of 54no. arboricultural features were surveyed across the wider comprising 39no. individual trees, 11no. groups of trees and 5no. hedges. Overall the trees surveys identifies: 19 no. Category-A, 14no. Category-B, 19no. Category-C and 2no. Category-U. with Category-A being the highest grading classification and U the lowest.

8.103 There are 23no. Tree Preservation Orders within the site. The site contains a number of mature and over-mature oak, lime and sycamore trees which provide significant landscape and habitat value.

8.104 Trees also have categories from young through to veteran. Veteran trees are those classified as specimens exhibiting features of biological, cultural, or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned. Within local and national policy they are afforded more protection. There is specific guidance from the Forestry Commission and Natural England in respect of semi natural buffer zones as a means of protection with minimum distances identified i.e. 15x stem diameter or 5 metres beyond the crown whichever is greater.

8.105 There is a typo within the arb report notably at para. 4.1.7. which states there aren't veteran trees; this is incorrect and contradictory as the survey table identifies the following veteran trees:

- T15
- T16
- T17

8.106 These three veteran trees are located within the Public Open Space centrally; they are proposed for retention and have suitable buffer zones from the built development. They will continue to contribute in terms of their amenity and biodiversity value and will also provide valuable shading to users of the Public Open Space during warmer spells.

8.107 Furthermore, T8 is also identified as future veteran potential. This tree is also located within the public open space centrally and includes an acceptable buffer zone to account for future veteran status.

8.108 The layout has been designed to retain the majority of the site's arboricultural resource, including all Category A trees and most Category B trees and groups. However, to facilitate the development, the following trees will require removal:

- T9 (Category B) – to accommodate the inner circular estate road
- T11 (Category B) – to accommodate the inner circular estate road
- H2 (Category C)
- Partial Removal of G7 (Category B) to accommodate roads, access and visibility splay
- Partial Removal of G6 (Category B) to accommodate roads, access and visibility splay

8.109 In addition to the above, there are incursions into the RPA of retained trees, with the most impacted being T7 (approximate incursion of 15%). The assessment concludes that these incursions are within accepted BS5837 guidance and can be mitigated through appropriate construction techniques.

8.110 Compensatory tree, woodland and hedgerow planting is proposed to maintain and enhance canopy cover, improve species diversity and contribute to the site's green infrastructure.

8.111 The submitted Arboricultural Method Statement has been prepared in accordance with BS5837:2012 and sets out the measures required to protect retained trees during the construction. Measures include:

- Appointment of an independent Arboricultural Clerk of Works (ACoW) to oversee compliance.
- Pre-commencement site meeting and contractor toolbox talks.
- Installation of BS5837-compliant Tree Protection Fencing prior to any site clearance, earthworks or construction activities.
- Creation of Construction Exclusion Zones (CEZs) around retained trees and root protection areas.
- Regular arboricultural monitoring and reporting throughout construction.

8.112 Existing and Emerging tree Policies (NE2) protects irreplaceable habitat. The emerging Local Plan states that *“Mature specimens of reasonable condition should only be removed where this is necessary to facilitate the effective development of a site and/or the loss is satisfactorily compensated through planting as part of a wider”*. The LPA consider that the development has minimised tree impact as much as possible, with the removal of 4 no trees (or groups) out of the 54 surveyed and the removal of the 4 no. trees required to facilitate the access and road layout/ arrangement. Mitigation is provided on site through an extensive landscaping plan. On balance this is considered to be acceptable when assessed against Policy NE1 and emerging Local Plan NE2.

8.113 Environmental Health (Noise, Air Quality)

The application is accompanied by a Noise Impact Assessment (NIA) and Air Quality Assessment (AQA) of which both have been reviewed by the Council's Environmental Health Team.

8.114 The submitted Acoustic Assessment is considered acceptable and follows relevant guidance (BS8233, ProPG and AVOG). Most gardens and outdoor spaces can achieve acceptable noise levels, with fencing required in more exposed locations. Internal noise standards can be met through specified glazing and ventilation measures. Dwellings closest to the A518 cannot rely solely on opening windows for ventilation and will require alternative measures such as: Acoustically attenuated air bricks; or Mechanical ventilation systems. Affected plots include 1–5, 11–23, 38, 144–146, 153–159 and 163–166.

8.115 The Air Quality Assessment concludes that: NO₂, PM₁₀ and PM_{2.5} concentrations will remain below national objectives and that traffic generated by the development will have a negligible impact on local air quality. The site is suitable for residential development from an air quality perspective.

8.116 Construction impacts are however higher and need to be controlled carefully via planning condition, especially dust-control measures.

8.117 Environmental Health are therefore supportive of the planning application, subject to planning conditions pertaining to compliant with the noise report, the submission of a ventilation and noise mitigation strategy, details of acoustic fencing, a comprehensive construction environmental management plan, compliance with the air quality assessment and a detailed Dust Management Plan. A stakeholder group with the LPA and developer and the local residents could be set up via the CEMP at the time of construction to manage local concerns.

8.118 Heritage and Archaeology

The site does not contain any designated heritage assets, however is within the wider area lie a number of Listed Buildings. The most closely related to the site being the Grade II* Listed Church Aston Manor, the Grade II Listed Church Aston House and the Grade II Listed St Andrews Church.

8.119 The application is supported by a Heritage Impact Assessment (HIA) which provides a proportionate and reasonable assessment of the impacts of the proposed development upon the setting of heritage assets. The HIA concludes that 'the proposed development of the Site would not impact upon the significance of any of the designated heritage assets, including the contribution made by their settings. This is by virtue of the nature of the contribution of the Site to their respective significance and also the mitigation adopted in the scheme.

- 8.120 Having reviewed the submitted Heritage Impact Assessment (HIA), The Council's Built Heritage Specialist concur with its conclusions regarding the nature and extent of potential impacts on the significance of the heritage assets. The assessment appropriately identifies the relevant heritage considerations and provides a proportionate analysis of the proposals.
- 8.121 Taking the above into account, the Council's Built Heritage Specialist provide No Objection.
- 8.122 Turning now to matters of archaeology, the application enquiry is supported by a Heritage Impact Assessment (HIA) by Marrons (October 2025) and a geophysical survey report (CuraTerrae, May 2026).
- 8.123 The HIA incorporates an assessment of the archaeological interest of the proposed development site, as well as the indirect effects upon selected historic buildings. The HIA has utilised data obtained from the Shropshire Historic Environment Record as well as historic mapping to provide a detailed overview of previous archaeological investigations within the wider landscape as well as the archaeological and historical background. It recommends that a geophysical survey is completed to better understand any potential impacts to unknown archaeological remains. The geophysical survey was requested during the determination process and provided.
- 8.124 Overall, it concludes that there is a high potential to impact upon archaeological interest of local significance, with a low potential to impact upon archaeological assets of regional or national significance. Shropshire Archaeology are satisfied that the HIA has demonstrated a reasoned understanding of the archaeological background of the proposal site (information within the report). Shropshire Archaeology also concur with the initial conclusions of the HIA, which were made prior to the completion of the geophysical survey. The geophysical survey identified an anomaly of likely archaeological origin towards the east of the proposed development possibly indicating a boundary ditch and bank. This appears to be on a slightly different alignment to the known former field boundaries shown on historic mapping. A further linear anomaly, to the west, has been interpreted as being of possible archaeological origin.
- 8.125 In view of the above and in relation to para. 218 of the National Planning Policy Framework (NPPF) (December 2024), Shropshire Archaeology would recommend that a phased programme of archaeological work be made a condition of any planning permission for the proposed development. This archaeological work should comprise a field evaluation in the form of trial trenching to clarify the results of the geophysical survey. The trial trenching would aim to determine the nature, extent, survival and significance of the potential archaeological anomalies encountered during the geophysical

survey. Dependent upon the results of the field evaluation further archaeological mitigation may be deemed necessary.

8.126 Ground Contamination

The application has been supported by a Geo-Environmental Assessment Report and the Supplementary Ground Gas Monitoring and Updated Ground Gas Risk Assessment submitted for the site.

8.127 The above documents have been reviewed by the Council's Contaminated Land Specialist who agrees with the conclusions of the Ground Gas Investigation. The monitoring data, conceptual site model and Gas Screening Values indicate a low-risk ground-gas regime, and no further gas-related planning conditions are considered necessary.

8.128 Verification of the correct installation of the damp-proof membrane (DPM), including all relevant detailing, will be undertaken through the Building Regulations process and confirmed by Building Control at the construction stage.

8.129 Section 8.0 of the Geo-Environmental Assessment Report summarises the results of the soil contamination testing, stating that no exceedances of the relevant screening values were identified and that the risk to future residents is considered low.

8.130 As such, it is considered that adopted Policy BE10 (Land contamination) and ML5 of the emerging Local Plan is satisfied.

8.131 Sustainability

The application is accompanied by a Sustainability Statement prepared by JSP Sustainability Ltd. The report sets out how the proposed residential development will incorporate sustainable construction methods, minimise environmental impacts and exceed current Building Regulations standards for energy efficiency.

8.132 Bellway Homes proposes to utilise sustainably sourced materials through an ethical procurement policy, particularly in relation to timber materials have been assessed against the BRE Green Guide, with the majority of construction elements achieving ratings of A+ or A, indicating good environmental performance products certified through recognised schemes such as FSC and PEFC.

8.133 Site Waste Management Plan will be implemented throughout construction. Measures include minimising waste generation, maximising recycling and reuse of materials, reducing packaging, segregating waste streams and diverting waste from landfill. Bellway Homes reports a group-wide recycling rate of 98.1%.

8.134 In terms of water efficiency, the development will incorporate low-flow sanitary fittings and water-efficient appliances.

8.135 All dwellings will be designed to exceed Part L fabric performance standards through enhanced insulation, improved airtightness and energy-efficient glazing. Each dwelling will be served by a low-carbon air source heat pump, removing the need for gas heating and making homes 'zero-carbon ready.' Other measures will include energy-efficient lighting, ventilation systems and heating controls will be installed throughout the development.

8.136 The house builder has confirmed that all properties will have solar panels, despite not being shown on the panels, nor mentioned in the sustainability statement. The Future Homes Standard was published in 2026 and is intended to come into force from March 2027, with transitional arrangements applying. Under the new standard, solar PV is expected to be required on the vast majority of new homes. For avoidance of doubt, this element can be conditioned.

8.137 The submitted Sustainability Statement concludes that the development constitutes sustainable development in accordance with the National Planning Policy Framework. The proposal is expected to deliver significant carbon reductions, reduced water consumption and energy-efficient homes, with an overall forecast carbon saving of 65.94% relative to the current Part L baseline. The sustainability measures are therefore considered acceptable and support the proposed residential development of 166 dwellings.

8.138 The LPA attaches great weight to the sustainability measures proposed and their delivery is secured via conditions.

8.139 Planning Obligations

Any planning consent would be conditional on the agreement of a S106 agreement to secure the following (plus indexation):

- I. Strategic Highway Contribution: £233,229.84
- II. Travel Plan: £5,000
- III. Public Rights of Way Improvements : £75,000
- IV. Education Contribution: £1,286,091
- V. NHS (ICB) Contribution: £181,555
- VI. Public Open Space and Recreation: £738,825
- VII. Sports and Recreation: £207,795
- VIII. Public Transport Improvements (Bus Services/Facilities locally): £10,000
- IX. S106 Monitoring: £20,000

- 8.140 In total this equates to financial contributions to the value of £2,757,495.84, as well as the delivery of the 35% Affordable Housing on site and securing the biodiversity net gain of 10%.
- 8.141 In determining the required planning obligations on this specific application the following three tests as set out in the CIL Regulations (2010), in particular Regulation 122, have been applied to ensure that the application is treated on its own merits:
- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development;
 - c) fairly and reasonably related in scale and kind to the development.
- 8.142 The Integrated Care Board (ICB) has reviewed the application. The ICB has considered the impacts of this application and the additional demands it will place on the existing provision of Primary Care services within the local area. The ICB has no objections to the development subject to confirmation of the level of contribution requested at £181,555, the agreement of suitable provisions within a Section 106 Agreement to secure the funding and enable the funds to be drawn down at an appropriate time and that the amount is linked to BCIS TPI to the point of draw down.
- 8.143 The issues with providing primary care services and associated infrastructure to support the growth in population from housing and other developments is significant. The NHS does not currently have access to capital funds to address this matter and funding is expected to be limited for the foreseeable future. The ICB is requesting a contribution which would support the development of primary care infrastructure in the area as consequence of the increase in demand directly from this proposed new housing development and has considered various options to address the impact of this and other developments through its strategic planning process. It has consulted with the local GP practices and has considered the geography and travel times between the site and the nearest GP surgeries. The ICB has recently undertaken a programmed exercise of Strategic Estates Planning for each of the Primary Care Networks, (PCNs) within its administrative area. External independent consultants were commissioned by NHS England to analyse the capacity of the existing practices to meet the demand of population and housing growth which resulted in the production of an Estates Strategy for each of the PCN's.
- 8.144 The Council's Education Department were consulted and requested the aforementioned financial contribution, which is proportionate to the scheme size.
- 8.145 The development site sits within the Newport and Central PCN. The closest GP Practices are Linden Hall Surgery and Wellington Road surgery. The Newport and Central PCN's Estates Strategy, completed in February 2025, considered the capacity of all of the PCN's member practices and identified a

total requirement of 984 sq. m. of additional space required for the PCN, with the need for an additional 335 sq. m. of space being required for Linden Hall Surgery and 614 sq. m. of space being required for Wellington Road Surgery.

- 8.146 Taking the above into account and the need for additional capacity the PCN's Estates Strategy considered the options for expansion of the practices to address the accommodation requirements and concluded that the best option would be the development of a new Health Hub in Newport to meet demand. However, the amount of time required to fund and deliver large strategic projects can be significantly lengthy. Therefore, the contribution secured from the proposed development would initially be used to support the expansion of Linden Hall Surgery at their Muxton branch surgery site, allowing patients to move from Newport into Muxton, creating space and additional capacity at the main site for the additional patients generated by this development. However, the ICB reserves the right to review where the investment would be directed at the time of drawn down and may consider at that time some or all of the investment would be used to support the development of the new Health Hub.
- 8.147 The ICB provided a calculator, based on a housing number of 166 and the sums are based upon Department for Health guidance 'Health Building Note 11-01: Facilities for Primary and Community Care Services'. The calculation concludes a financial contribution of £181,555 would be warranted from this development.

9. CONCLUSIONS

- 9.1 The proposed development seeks full planning permission for the erection of 166 dwellings, associated infrastructure, public open space, drainage, landscaping and access works on land allocated within the emerging Telford & Wrekin Local Plan. Whilst the site lies outside the Newport urban boundary and would conflict with adopted Policy HO10 of the current Local Plan, significant weight can be afforded to the emerging Local Plan allocation (HO3) given its advanced stage, successful progression through Examination in Public, and the absence of any Main Modifications affecting the principle, extent or capacity of the allocation.
- 9.2 The proposal has been subject to an assessment against all relevant planning considerations. The scheme would deliver 58 affordable dwellings on site (35%) with a compliant mix of dwelling sizes and tenures. It also provides a substantial proportion of accessible and adaptable homes in accordance with the Council's Homes for All SPD. The development would make a meaningful contribution towards meeting identified housing requirements in the Newport area.
- 9.3 The layout has evolved during the course of the application to respond to the

site's environmental constraints, surrounding development, heritage assets and significant tree coverage. The scheme retains all veteran trees, incorporates public open space, delivers active travel connections and provides areas for sustainable drainage. Notwithstanding this, there is still a small level of tree loss and a loss of agricultural land to consider in the planning balance.

- 9.4 In relation to technical matters, no objections have been raised by the Council's statutory and specialist consultees. The Local Highway Authority is satisfied that the development can be safely accessed and would not result in a severe impact on the highway network. The Lead Local Flood Authority accepts the proposed drainage strategy subject to detailed design conditions. Ecology officers are satisfied that impacts on protected species, habitats and biodiversity can be appropriately mitigated and managed, with biodiversity net gain secured through the Section 106 Agreement. Heritage, environmental health, contaminated land and archaeological matters are similarly capable of being satisfactorily addressed through planning conditions.
- 9.5 The concerns raised by local residents, the Parish Council and Ward Member regarding the principle of development, loss of agricultural land, pressure on infrastructure, highway impacts, flooding, ecology and effects on village character have been carefully considered. Whilst these matters attract weight in the planning balance, officers conclude that the evidence submitted, together with the proposed mitigation measures, sustainability measures and planning obligations and conditions demonstrates that the impacts of the development could be appropriately mitigated and would not significantly and demonstrably outweigh the benefits of the scheme, including the delivery of 166 dwellings, of which 35% are affordable and the S106 contributions, including community benefits in the way of improvements to public rights of ways and off-site play areas.
- 9.6 The development would secure significant benefits including the delivery of market and affordable housing, biodiversity enhancements, public open space, active travel improvements, and recreational facilities as well as education funding, healthcare funding, highway infrastructure to mitigate for the development and its impact. Through the Section 106 Agreement, contributions totalling approximately £2,757,495.84 million, together with affordable housing provision and biodiversity net gain commitments, would ensure that the development adequately mitigates its impacts and contributes towards the delivery of sustainable communities.
- 9.7 Having regard the advanced status of the emerging Local Plan allocation, the advice of statutory consultees and all other material planning considerations, it is concluded that the proposal represents a sustainable form of

development for which the application is recommended for approval, subject to the completion of a Section 106 Agreement and the imposition of appropriate planning conditions.

10. DETAILED RECOMMENDATION

10.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** (with the authority to finalise any matter including Condition(s), Legal Agreement Terms, or any later variations) subject to the following:

A) The applicant/landowners entering into a Section 106 agreement with the Local Planning Authority (item i. subject to indexation from the date of committee), with terms to be agreed by the Development Management Service Delivery Manager, relating to:

- i) Strategic Highway Contribution: £233,229.84
- ii) Travel Plan: £5,000
- iii) Public Rights of Way Improvements : £75,000
- iv) Education Contribution: £1,286,091
- v) NHS (ICB) Contribution: £181,555
- vi) Public Open Space and Recreation: £738,825
- vii) Sports and Recreation: £207,795
- viii) Public Transport Improvements: £10,000
- ix) S106 Monitoring: £20,000
- x) Affordable Housing at 35%
- xi) Biodiversity Net Gain Monitoring for 30 years

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

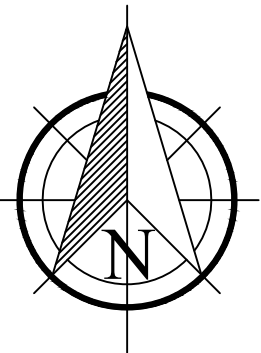
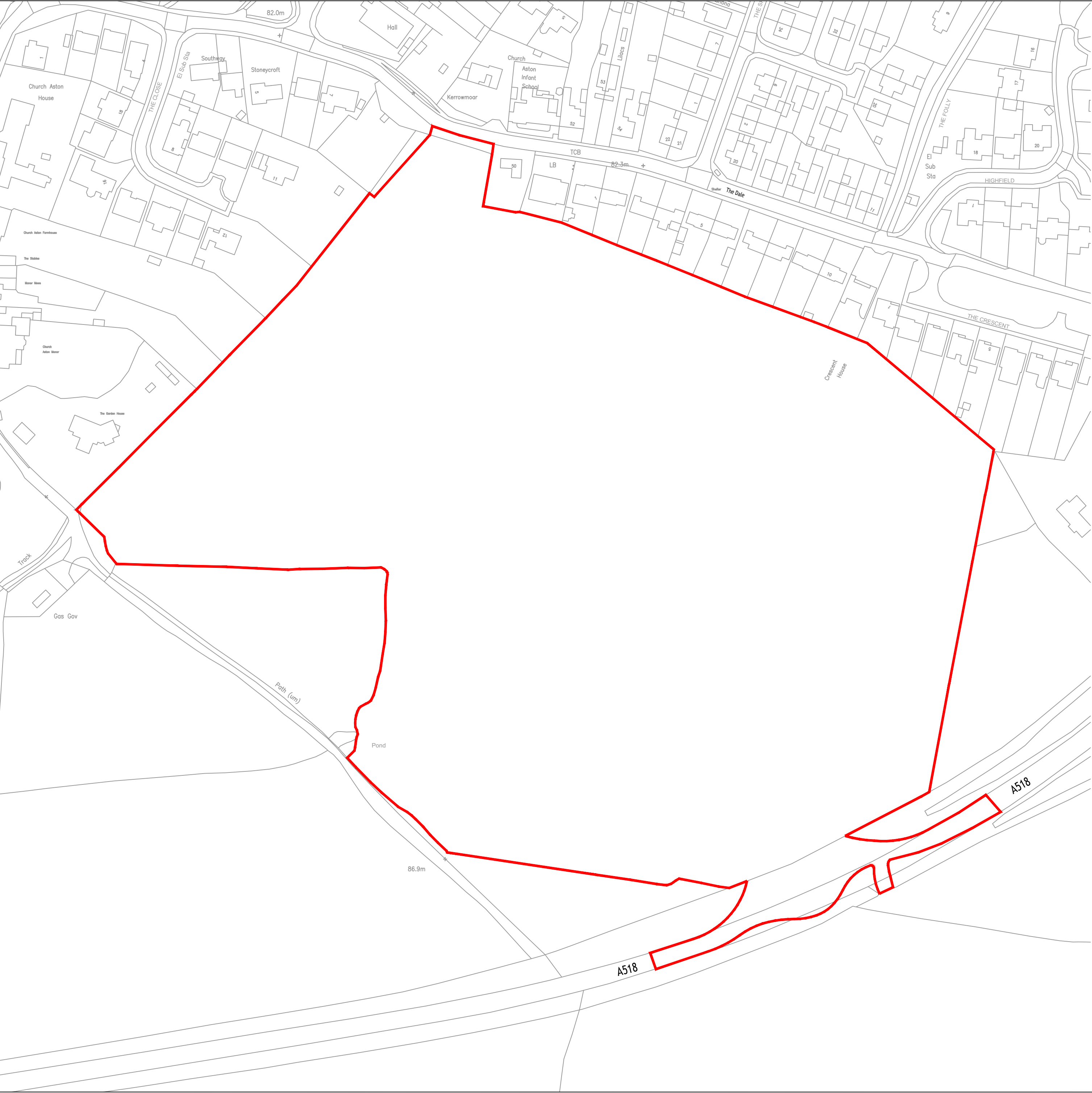
Condition(s):

Time Limit Full
Material Samples
Foul and Surface Water Drainage Scheme
SUDS Management
Method Statement for interim/temporary drainage
Exceedance Flow Routing Plan
Ensuring no offsite flows to the land drainage system
Engineering Details of estate roads (highways)
Management and Maintenance of proposed streets (highways)
Off-site highway works (highways)
Parking, roads and drives prior to occupation of plots (highways)

Street Trees (Highway)
 Travel Plan
 Site Environmental Management Plan
 Dust Management Plan
 Archaeological Investigations and Reporting
 Replacement TPOs
 Habitat Monitoring and Management Plan (Ecology)
 European Protected Species (EPS) District Level Licence – Great Crested Newts
 Ecological Mitigation Strategy and Method Statement
 Development Greening Factor
 Installation of artificial wildlife features
 Compliance with Acoustic Report
 Ventilation and Noise Mitigation Strategy
 Boundary Treatments (including acoustic fencing)
 Compliance with Air Quality Assessment
 Compliance with AIA and AMS
 Retaining Wall Detail, Levels and Verification Report
 Landscaping (Minor) including bin provision on site
 Landscape Management Plan
 Lighting Control
 M4(1) Requirement of Level Access on all properties
 Delivery of M4(2) and M4(3) units
 Soft and Hard Landscaping (Compliance)
 Delivery of LEAP and prior to occupation of any overlooking dwellings
 Solar Panels – positioning to be provided
 Electric Vehicle Charging prior to occupation
 Development in Accordance with Plans

Informative(s)

Biodiversity Net Gain
 ASPHs are not approved and subject to permitted development
 Ecological Report – Lifespan
 Ecology – Bats and Trees
 Ecology – Badgers
 Ecology – Great Crested Newts
 Ecology – Hedgehog
 Ecology – Nesting Birds
 Ecology – Site Clearance
 Ecology – Trenches and Pipework
 Ecology – Hedgerows
 Ecology – Storage of Materials
 Fire Authority
 Conditions
 Reason for Grant
 Approval Following Amendments – NPPF



Rev B - 02/07/2026 - HJM
Redline extended to highway of The Dale
Rev A - 31/10/2025 - HJM
Redline updated to include proposed roundabout



Project: Land South of Church Aston, Newport, Shropshire

Title: Location Plan



Scale: 1:1250	Plot Size: A2	Drawn: MJP	Checked: TDA	Date: 15.10.2025
Project No:		Drawing No:		

TD.00.161 LP-01B

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Accommodation Schedule - Church Aston.			
Type	Bed	Number	
Private	Bungalow - Bu43	Semi/Terrace	2 4
	Slater - Sl	Semi-Detached	2 4
	Potter - Po	Semi/Terrace	2 11
	Turner - Tu	Semi-Detached	3 5
	Drayton - Dr	Semi-Detached	3 13
	Thesplan - Th	Detached	3 7
	Quiller - Qu	Detached	3 2
	Mason - Ma	Detached	3 11
	Blemmere Life - BmL	Detached	3 4
	Spinner - Sp	Semi-Detached	3 6
	Webster - Wb	Semi-Detached	3 4
	Reedmaker Life - ReL	Detached	4 8
	Bowyer Life - BoL	Detached	4 8
	Cutter - Cu	Detached	4 6
	Philosopher - Ph	Detached	4 4
	Goldsmith - Go	Detached	4 2
	Lorimer Life - LoL	Detached	4 4
	Weaver - We	Detached	4 3
	Watchmaker - Wa	Detached	5 2
Total Number of Private Plots 108			
SR - Social Rent	Manciple Life - MmL	Mid/Semi	2 3
	Draftsman Life - DmL	Semi-Detached	3 2
	Cartographer Life - Ctl	Semi-Detached	4 1
Total Number of Rent Plots 6			
AR - Affordable Rent	Dyer Life - DmL	Semi-Detached	1 4
	Nailsmith Life - NmL	Semi-Detached	1 4
	Bungalow - Bu43	Semi/Terrace	2 3
	Manciple Life - MmL	Semi/Terrace	2 12
	Draftsman Life - DmL	Semi	3 15
	Cartographer Life - Ctl	Semi/Terrace	4 2
Total Number of Rent Plots 40			
SO - Shared Ownership	Manciple Life - MmL	Semi/Terrace	2 6
	Draftsman Life - DmL	Semi/Terrace	3 6
Total Number of Shared Ownership Plots 12			

Total Site Figures 166

M4(2) Provision: House-Types Blemmere Life, Bowyer Life, Reedmaker Life, Lorimer Life, Dyer Life, Nailsmith Life, Manciple Life, Draftsman Life and Cartographer Life all M4(2) compliant

M4(3) Provision: Bungalow-Type Bu43 is M4(3) compliant

Page 105

FW*

All windows on indicated gable to be Fixed Non-opening Fire Rated Windows

M*

This indicates that the plot will need to be measured to check compliance throughout the build to avoid non-compliance issues at CML. The Reporting procedure and guidance can be found on Standard Detail BMW-STD-MF

0 5 10 20 30 40 50

Key

Site Boundary

Fencing - rear/side boundaries

Personnel Access Gate

1.0m Estate Railings -colour black

Proposed Hedging

Proposed Tree Planting -See separate Detailed Landscape Proposals

Existing Trees / Hedging to be retained

Root Protection Area

Existing Trees / Hedging to be removed

Root Protection Area (Removed Tree)

Primary House Entrance

Secondary House Entrance

AS OP

Handing of unit
AS - As Drawn OP Opposite hand

Electric Sub Station

Bin Collection point

Affordable Housing Units
AR - Affordable Rented

Affordable Housing Units
SR - Social Rented

Affordable Housing Units
SO - Shared Ownership

Part M4(3) Compliant Homes

Part M4(2) Compliant Homes

Forward Visibility Splay

33m Visibility Splay

All windows on indicated gable to be Fixed Non-opening Fire Rated Windows

This indicates that the plot will need to be measured to check compliance throughout the build to avoid non-compliance issues at CML. The Reporting procedure and guidance can be found on Standard Detail BMW-STD-MF

NOTE: All housetypes are NDSS compliant

Rev M - 12/06/2025 - HJM
POS Paths revised and LEAP updated in line with Landscaping Details.

Rev L - 26/05/2025 - HJM
Bay window removed from Plots 1, 5, 142. Parking for Plots 155 & 156 updated and gardens adjusted.

Rev K - 27/04/2025 - HJM
Parking spaces adjacent to plot 84 removed. Plot 84 garage moved back to accommodate additional parking space. Dimensions added between Plot 131 and existing dwelling on The Crescent.

Rev J - 17/03/2025 - CV
Raised tables have been added, and markings for certain third parking spaces have been removed. A footpath has been introduced along the central road, and the moor path has been realigned accordingly. The western path is now indicated as tarmac, the play area is identified as a LEAP, and the footpath/cycleway link to the north of the site is now shown as 4m wide and labelled as proposed. Plot 33 parking has been moved to front of plot, road has been amended accordingly to accommodate the extra parking space. Private driveway outside plot 17 reduced due to movement of plot 33 parking. Overrun shown outside plot 56.

Rev H - 02/02/2025 - MJP
Fire Window symbols and Check Measure symbols added. Boundary to the north of the site extended to The Dale and footpath to the south of this boundary increased to 3m and note added.

Care

Project
Land South of Church Aston, Newport, Shropshire

Site
Site Layout

Architectural & Civil Engineering Design

Unit 3, Access House, Woodhouse Road, Sutton Park, Birmingham, B30 2JH
0121 871 0172

info@tagdesign.co.uk

Scale
1:500

Plot Size
AD

Drawn
HJM

Checked
TDA

Date
26.09.2025

Project No
TD.00.161

Drawing No
1000M

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Affordable Rent - /

Bungalow - BU2	Semi/Terrace
Manciple - MN	Semi/Terrace
Draftsman - DF	Semi
Cartographer - CT	Semi/Terrace

Shared Owners

Manciple - MN	Semi/Terrace
Draftsman - DF	Semi/Terrace

Total Site Figures

Scale: 1:1250 @ A1

Individual Trees - Crown colour in accordance with BS:5837 (2012) category

Tree Shade

Tree Stem

Crown Spread (m)

Root Protection Area (RPA)

Groups and Hedgerows - Crown colour in accordance with BS:5837 (2012) category

Tree Shade

Crown Spread (m)

Root Protection Area (RPA)

Arboricultural feature to be removed to facilitate the development

BS:5837 (2012) Category Colours

Category A

Category B

Category C

Category U

Additional Attributes

Redline Boundary

Arboricultural Study Area

Trees plotted without topographical reference

New RPA Incursion

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Drawing Status:

S2 - Information / Reference

Date: October 2025

Drawn: MN

Checked: PW

Client: IDP Group

Project: Land North of A518, Church Aston, Shropshire

Title: Tree Retention and Removal Plan

Drawing file reference

DWG No

250127 1960 TRRP V2

1 of 1



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CIVIL / STRUCTURAL DESIGN RISK MANAGEMENT

Anomol or unusual residual risks associated with the design outcomes shown on this drawing are:-

RSK LDE LTD has followed its Design Risk Management process for Hazard Elimination and Risk reduction in developing the designs shown on this drawing. Anomol or unusual residual risks may be shown above where it is considered that such risk may not normally be expected by competent persons engaged on work of this nature or type.

Notes:

This drawing presents the Drainage Strategy Plan for Land at The Dale, Newport.

1. Existing level information taken from Geoff Perry Associates Topographical Survey drawing number S219-1598 dated April 2024.

2. Site Layout information taken from TAG Design Planning Layout ref TD.00.161 dated 20.03.2025.

3. This information is produced solely for planning purposes and not for construction.

Drainage Key

(1500 1:100)

(1500 1:100)

2250 1:100

1500 1:100

1500 1:100

Existing STW Surface Water Sewer

Existing STW Combined Water Sewer

Proposed Adoptable Surface Water Sewer

Proposed Adoptable Foul Water Sewer

Permeable Block Paving Type C Shared Surfaces

Sewer Easement

Indicative Red Line Boundary

Unregistered Land

Permeable Paving Type C	
Total Area (Shared Drives)	4104m²
Shared Drives Volume of storage layer (300mm deep)	616m³ (30%/VR)

Rev

Date

Amendment

Drawn

Chk'd

App'd

P04

28.10.2020

Unregistered plot of land now outlined in the plan.

SM

AS

RO

P03

15.10.25

Updated to suit new layout

SM

AS

RO

P02

14.02.24

Updated to suit new layout

SM

AS

RO

P01

03.12.24

Preliminary issue.

LN

AS

RO

LDE

CHWLS | STRUCTURES | HYDROLOGY

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Client

Bellway

Project Title

LAND AT THE DALE, NEWPORT

Status

PRELIMINARY ISSUE

Drawing Title

PROPOSED DRAINAGE STRATEGY

Drawn

Date

Checked

Date

Approved

Date

LN

DEC 24

AS

DEC 24

RD

DEC 24

Scale

Orig Size

Dimensions

1:500

A0

m

Project No.

Drawing File

890756

890756-Rev-02-DR-C-3001-Proposed Drainage Strategy.dwg

Drawing No.

Rev.

890756

P04

Project

Orig

Vol/Qty

Rev/Iss

Type

Rev

Draw No.

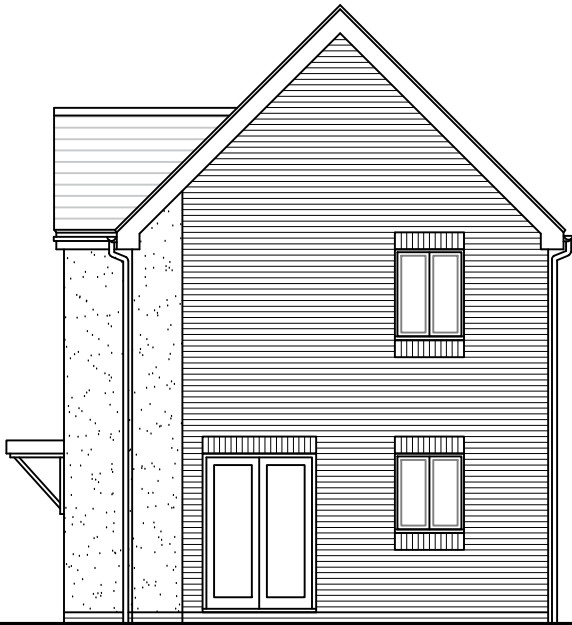
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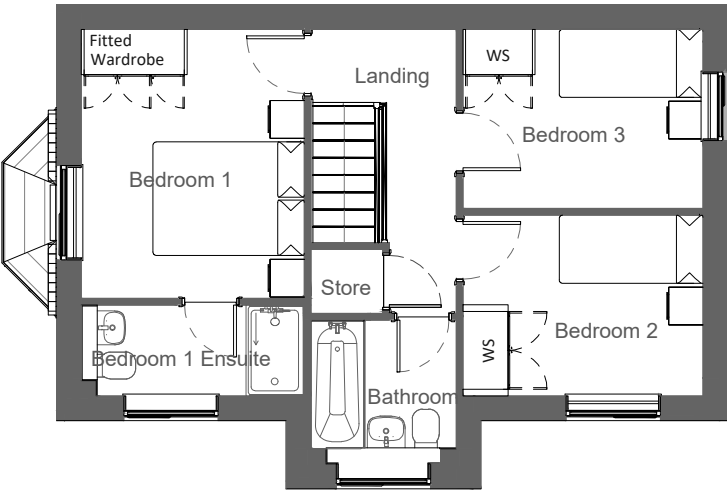
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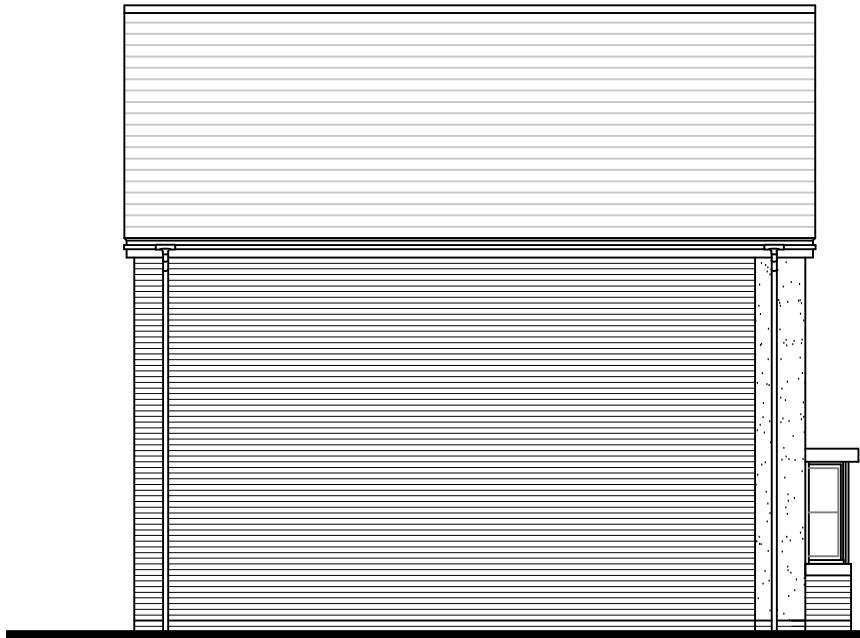
FRONT ELEVATION



SIDE ELEVATION



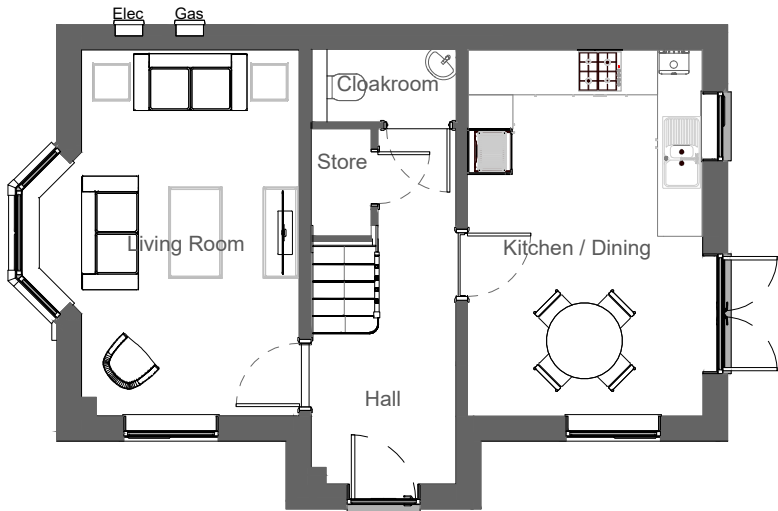
FIRST FLOOR PLAN
(NDSS Compliant)



REAR ELEVATION



SIDE ELEVATION

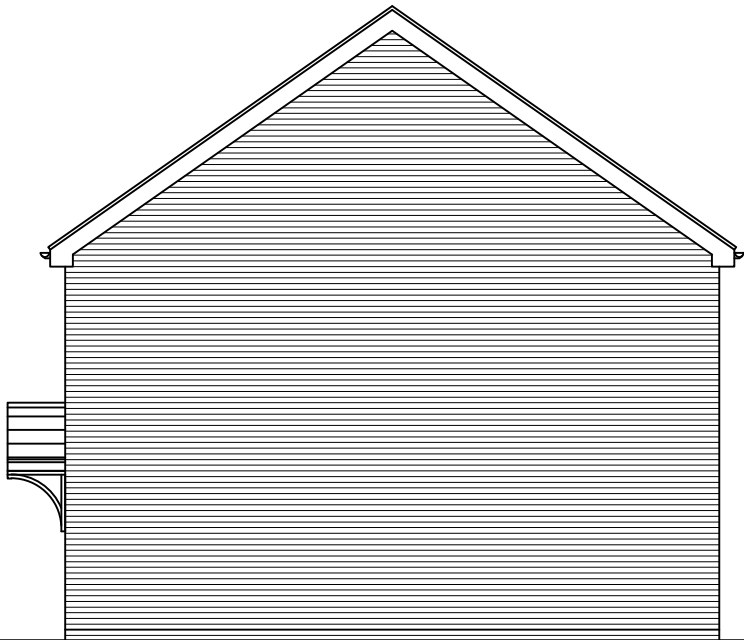


GROUND FLOOR PLAN
(NDSS Compliant)

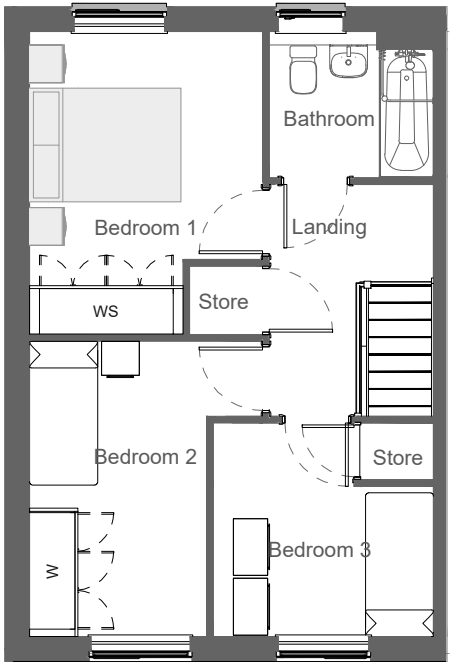
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FRONT ELEVATION



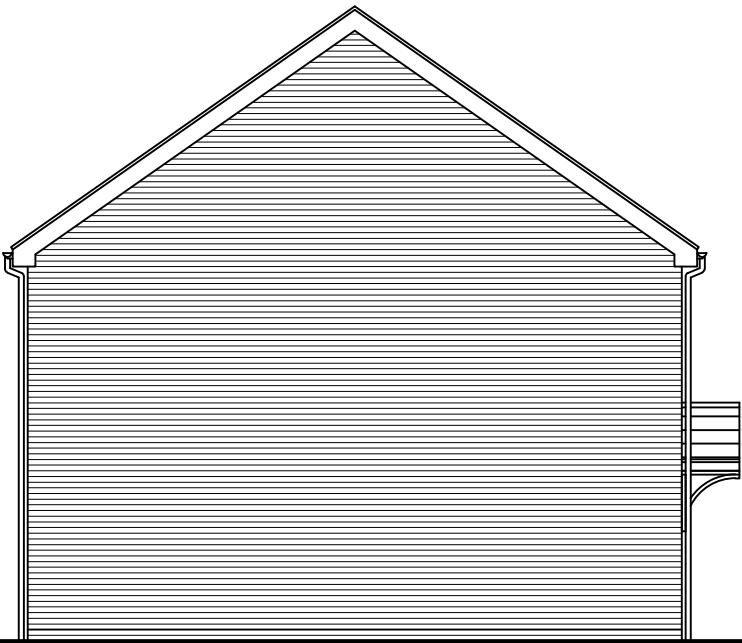
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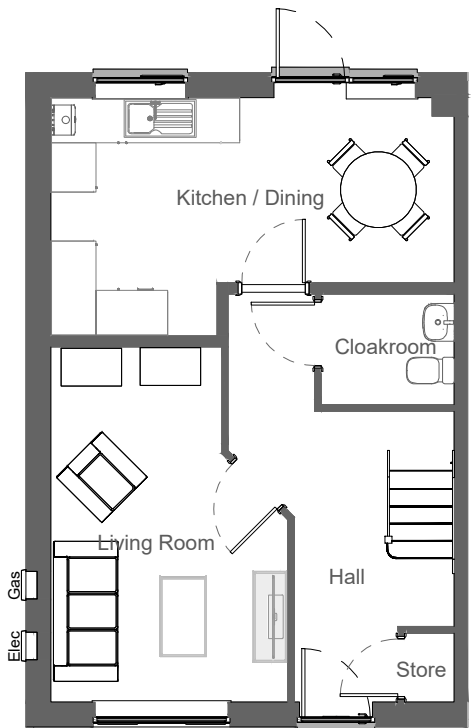
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(NDSS Compliant)



REAR ELEVATION



SIDE ELEVATION

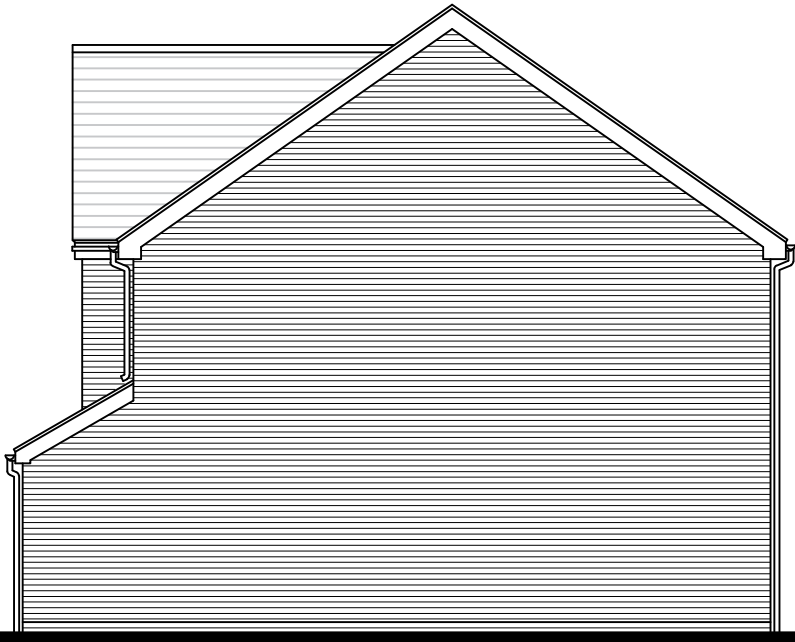


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(NDSS Compliant)

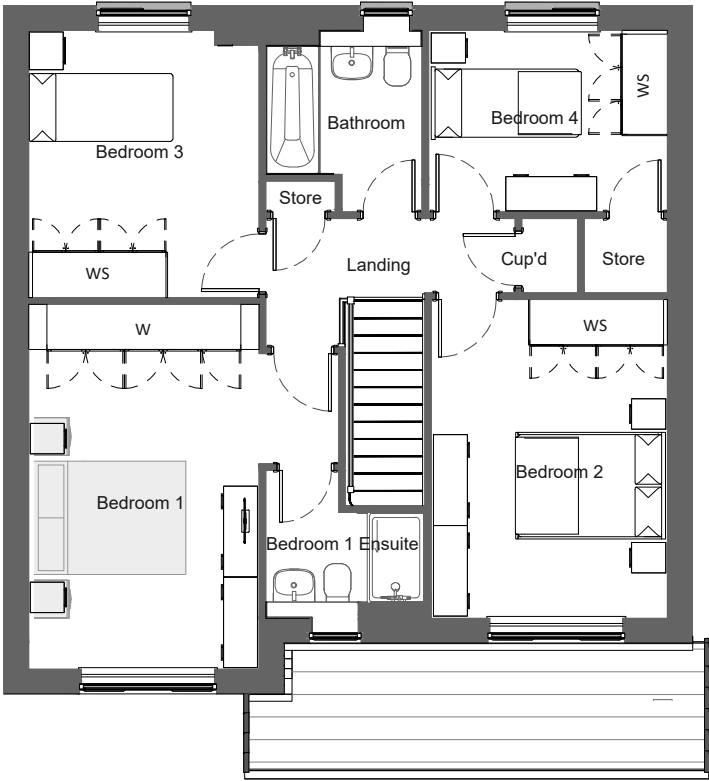
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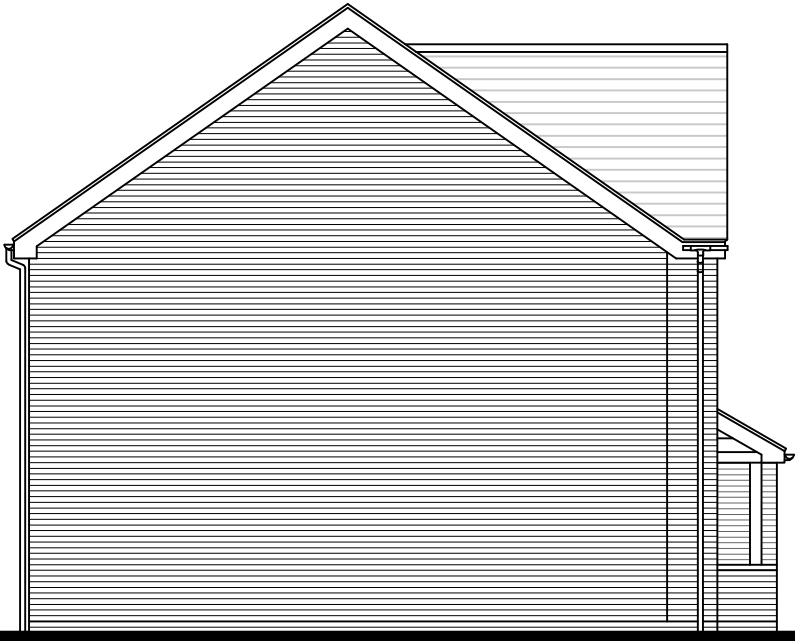
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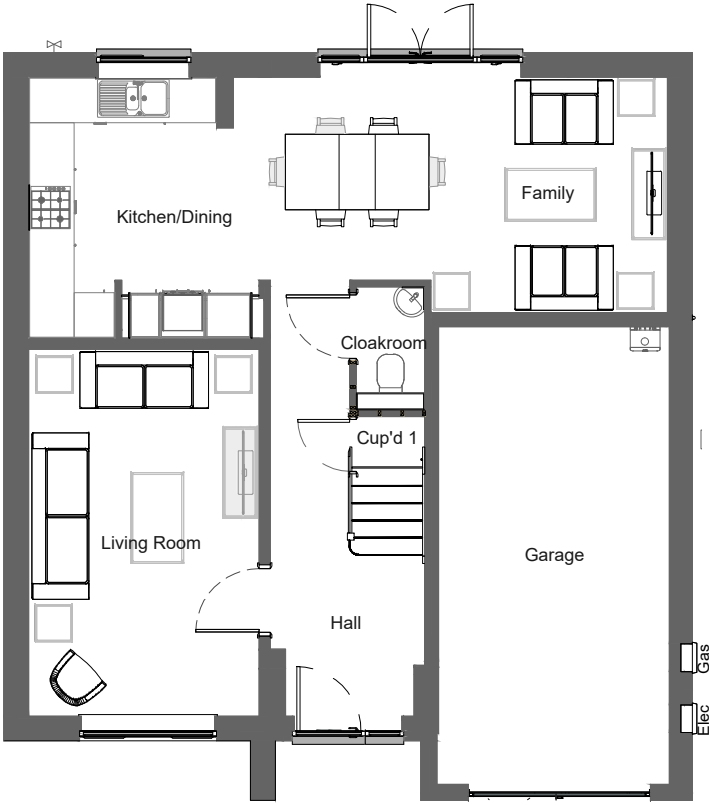
FIRST FLOOR PLAN
(NDSS Compliant)



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN
(NDSS Compliant)

PLANNING

HOUSE TYPE:
The Cutler

DATE: May '26
SCALE: 1:100
DRG NO: BWM-CAS-CU-CAM-01

Bellway

BELLWAY HOMES WEST MIDLANDS
Bellway Homes Ltd
1 Centurion Court, Centurion Way, Wilnecote, Tamworth, B77 5PA
Tel: 01827 255755 Fax: 01827 255766

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	Arden Special Reserve
	Tuscan Red Multi
	Hampton Rural Blend
	Smoked Orange Multi Glaze
	Lindum Cottage Red Multi
	Render
	Tile Hanging
	Grey Roof Tiles
	Brown Roof Tiles
	Red Roof Tiles

Bellway

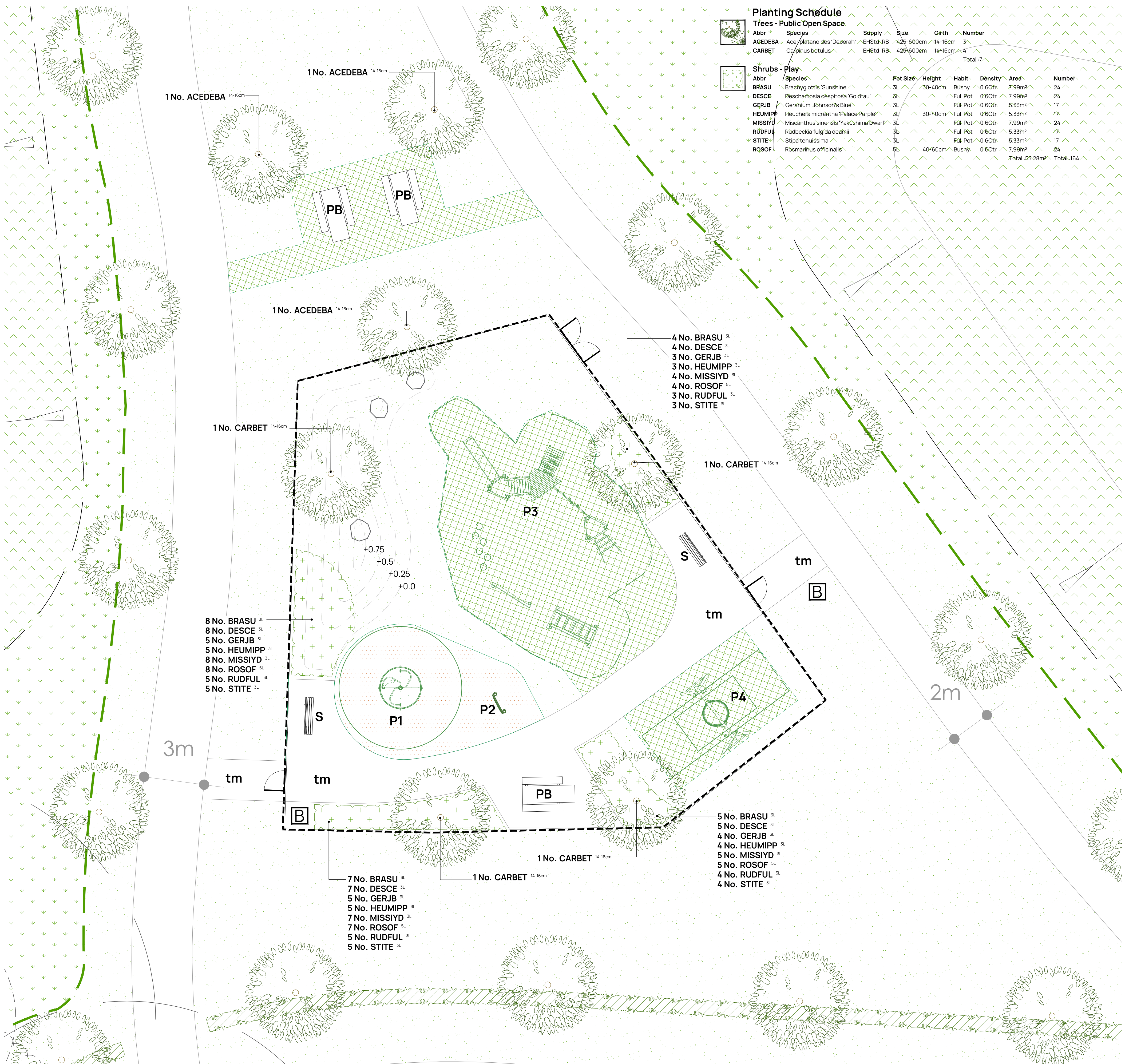
Materials Plan

Architectural & Civil Engineering Design

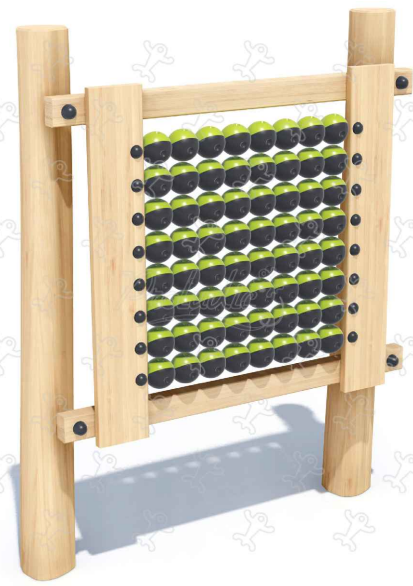
 TD.00.161 | 1001 |

New traffic island, see
separate engineering details

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P1. Inclusive Roundabout (Ref: J2409)



P2. Pixel Board (Ref: J3426)



P3. Wooden multiplay equipment with slide, climbing activities and balancing trail (Ref: J4934)



P4. Pod Seat Timber Swing (Ref: J491)

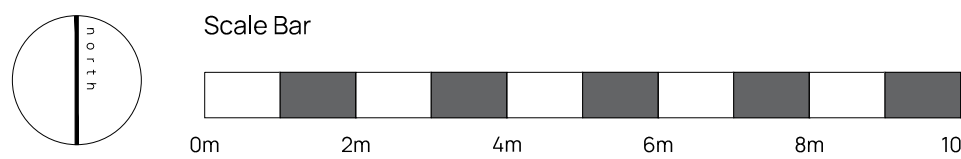
Play Equipment Schedule

LEAP

- P1. Inclusive Roundabout (Ref: J2409) Experience: Spinning, balancing, gathering.
- P2. Pixel Board (Ref: J3426) Experience: Tactile Stimulation, handling, meeting.
- P3. Multiplay equipment (Ref: J4934) Experience: Climbing, sliding, balancing, getting across, meeting.
- P4. Pod Seat Timber Swing (Ref: J491) Experience: Swinging, meeting.

All play equipment as supplied by Proludic Ltd (www.proludic.co.uk) or similar product from an approved manufacturer. All equipment to be installed with appropriate area and depth of safety surfacing in line with manufacturer guidelines.

- Boulders for climbing and seating. To be smooth with no sharp edges, to a maximum height of 0.4m above ground level, and a minimum depth/width of 0.6m. Installed to play manufacturers details in accordance with EN 1176.
- Earth Play Mounds - Earthmodelling shall take place using the subsoil previously stored on site and laid in 300mm layers at a time, and consolidated as work proceeds. Prior to top soil spreading, the subsoil surface shall be loosened using a single line ripper to a depth of 450mm at 1.0m centres. Topsoil shall be spread evenly over the formation levels in layers not exceeding 150mm to a depth of 150mm for grass and 300mm for shrubs. All slopes shall be graded with a rigid blade grader and consolidated to proposed levels. The gradient of the slopes shall be smooth-flowing, no steeper than 1:3 and marrying with all existing levels.



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Play Area Key

- Seat: Roslin Seat (Ref: BX17-4001T), supplied with arm rests and to be root fixed, in colour black. As supplied by Broxap or similar approved.
- Litter Bin: Derby Weyburn (Ref: BX45 2550-S) steel litter bin as supplied by Broxap or similar approved.
- Inclusive Picnic Bench: Land Picnic Bench with wheelchair access (Ref: BX31 2002-EXT) to be root fixed, treated softwood. As supplied by Broxap or similar approved.
- Tarmac surfacing with ppc edging.
- Reinforced grass surfacing beneath play equipment as indicated. Play manufacturers to detail in accordance with EN 1176.
- Rubber Safety Surface: Junglemulch as supplied by PlaySmart.co.uk or similar approved. (Colour: Original)
- Bow-top Railings - 1.0m high. (Colour: Black - RAL 1005).
- Pedestrian Gate - 1.0m high x 1.1m wide bow-top self-closing gate, anti-trap to BS EN 1176. (Colour: Yellow - RAL 1023)
- Maintenance Gate - 1.0m high x 2.7m wide bow-top double-leaf maintenance gate, to be lockable. (Colour: Black - RAL 1005) anti-trap to BS EN 1176.

Drawing to be read in conjunction with GL2641 SP 01 Landscape Specification.

Rev	Date	Notes	Int.	Project
A	12/05/26	POS footpath width amended to latest layout	HJ	Church Aston Newport
				Drawing Title
				LEAP Proposals
				Client
				Bellway Homes West Midlands
				Status
				PLANNING
				Scale
				1:100 @ A1
				Date
				24/03/2026
				Drawn
				HJ
				Checked
				AL
				Drawing Reference
				GL2641 LP 06A



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TWC/2026/0119

23 Bridge Road, Wellington, Telford, Shropshire, TF1 1ED

Subdivision of existing unit to 2no. retail units (Use Class E) and 1no. hot food takeaway (Use Class Sui Generis) following the erection of a single storey side extension, first floor extension and associated external alterations ****AMENDED PLANS AND RED LINE BOUNDARY RECEIVED**** ****AMENDED DESCRIPTION****

APPLICANT

Khuram Javed

RECEIVED

14/05/2026

PARISH

Wellington

WARD

Haygate and Park

THIS APPLICATION IS BEING HEARD AT PLANNING COMMITTEE AS THE PROPOSAL HAS BEEN CALLED IN BY WELLINGTON TOWN COUNCIL

On-line Planning File:

<https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?applicationnumber=TWC/2026/0119>

1. SUMMARY RECOMMENDATION

- 1.1 It is recommended that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** subject to Condition(s) and Informative(s).

2. SITE AND SURROUNDINGS

- 2.1 The application site relates to 23 Bridge Road, Wellington. The site is situated within the Built up Area of Telford and although the site is located within the Market Town of Wellington, it falls outside of the Primary Shopping Area.
- 2.2 The application site is located outside, but in close proximity to, the Wellington Conservation Area, with the Conservation Area boundary being approximately 50m East of the application site. The neighbouring site, The Pheasant Inn, is identified as a Building of Local Interest and is therefore recognised as a non-designated heritage asset.
- 2.3 The site to which the proposal relates comprises a single storey unit. Directly adjoining this, to the South East, is a two storey element which is understood to be owned by the Applicant; this does not however form part of the site under consideration.

3. PROPOSAL

- 3.1 This application seeks full planning permission for the subdivision of existing unit to 2no. retail units (Use Class E) and 1no. hot food takeaway (Use Class

Sui Generis) following the erection of a single storey side extension, first floor extension and associated external alterations.

- 3.2 During the course of this application, amendments have been made to the scale and design of the proposed works, particularly the first floor extension proposed.
- 3.3 Alongside the duly completed Application Form, the Applicant has submitted a Location Plan, Existing and Proposed Site Plans, Existing and Proposed Elevations and Floor Plans, a Flood Risk Assessment, Highway Technical Note, Planning Statement and Noise Impact Assessment.

4. RELEVANT PLANNING HISTORY

None.

5. RELEVANT POLICY DOCUMENTS

- 5.1 National Planning Practice Guidance (NPPG)
National Planning Policy Framework (NPPF)
- 5.2 Telford and Wrekin Local Plan (TWLP) 2011-2031:

SP1: Telford
SP4: Presumption in Favour of Sustainable Development
EC2: Employment in the Urban Area
EC6: Market Towns and District Centres
EC9: Evening and night time economy
EC10: Shopfront and advertisement design
NE1: Biodiversity and Geodiversity
C3: Implications of Development on Highways
C5: Design of Parking
BE1: Design Criteria
BE5: Conservation Area
BE6: Building of Local Interest
ER9: Waste planning for commercial, industrial and retail developments
ER11: Sewage systems and water quality
ER12: Flood risk management

- 5.3 Other Documents
Homes for All SPD
Climate Change Guidance for Development SPD
Shopfront SPD (reference due to proximity to CA)

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

5.4 Telford & Wrekin Local Plan 2021-2041:

The emerging Local Plan is at an advanced stage, having undergone examination. Following the last hearing session on 19 March, the Council, as directed by the Inspectors, has been preparing a schedule of main modifications which are necessary to make the Plan sound. The Council commenced a 6-week consultation on this schedule, starting the 8th June 2026.

In accordance with Paragraph 49 of the NPPF, the Policies are afforded significant weight where no main modifications are proposed (given the advanced stage of preparation, the limited scope of unresolved objections, and the Inspector's findings on soundness subject to modification). Where main modifications are proposed, the weight will be slightly reduced and subject to planning judgement.

S2: Nature Conservation

S5: Mitigating and adapting to climate change

CC2: Renewable energy in developments

CC4: Water re-use, conservation efficiency and quality

CC5: Flood risk management and sustainable drainage systems

CC6: Managing air quality

NE1: Biodiversity and geodiversity

NE3: Biodiversity Net Gain

EC2: Economic development in the urban area

EC7: Market towns and district centres

EC10: Evening and night time economy

EC11: Shopfront and advertisement design

DD1: Design Criteria

DD4: Commercial and industrial design

DD6: Waste planning for commercial, industrial and retail developments

ST3: Impact of Development on Highways

ST5: Electric Vehicle (EV) Infrastructure and Parking Design

HE1: Heritage assets

HE4: Conservation areas

HE5: Buildings of local interest

6. NEIGHBOUR REPRESENTATIONS

- 6.1 The application has been publicised through direct notification to neighbouring properties, local members and Wellington Town Council. Following receipt of

additional information, including an amended red line boundary, a re-consultation was undertaken.

6.2 The Local Planning Authority (LPA) received 38 objections to proposed scheme. The following summarised issues were raised in objection to the proposal:

- Likely increase in air pollution, waste, littering, noise and anti-social behaviour associated with the fast food takeaway.
- Noise associated with deliveries.
- Issues with existing Pepe's unit in Wellington, in relation to odour. Complaints submitted to the Council.
- Already 11 Barber Shops within Wellington. No demonstrable need for another similar business.
- Concerns with proposed side extension, due to impact on parking and traffic flow.
- Site is also used by the Gym and Your Move Estate Agents, meaning parking demand is high. Any re-development should provide additional parking spaces.
- Existing single entry and exit access arrangement already creates congestion.
- Impact on the neighbouring amenity, specifically The Pheasant Inn beer garden, due to extraction and ventilation equipment being in close proximity.
- Concern with evening opening hours.
- Impact on the character of the area.
- Concern with multiple takeaway premises in close proximity.
- Robust conditions are deemed necessary.
- Inadequate parking for customers and delivery drivers.
- Overdevelopment of the site.
- Two smaller units would be within E Use Class and could subsequently change between various Class E Uses without further permission.
- Impact on the nearby Conservation Area.
- Concerns regarding existing drainage system and how this will cope with additional usage, especially from takeaway. Fats, Oils and Grease Management Plan should be submitted for assessment.
- No opening hours have been detailed. Any later than 10pm would not be suitable in this location.
- Concern as no Odour Assessment or Air Quality Assessment has been submitted.
- Planning Statement states that deliveries will be scheduled outside peak hours "as far as practicable". Wording is considered too vague. Delivery times should be controlled via condition.
- Unit 2 is described as being for a range of uses and there are material differences.

- Servicing layout is not appropriately sized.
- Concerns regarding the welfare of the existing Gym adjoining the application site.
- Insufficient parking for all existing uses on site.
- No detail submitted regarding deliveries and delivery drivers to be using the takeaway.
- Litter management plan should be requested.
- Without control, a second food business could open next door, as a café has been mentioned.
- Concerns with contents of Noise Impact Assessment submitted.
- Lack of detail provided in relation to construction works.
- Potential presence of bats within the existing building.
- Concern regarding design and proximity to Conservation Area.

7. STATUTORY REPRESENTATIONS

7.1 Wellington Town Council: Initial Response – No Comment

Secondary Response – Object:

- Concern raised over the air quality, odour and disposal of waste/oils potentially into sewage system.
- Any conditions would need to be upheld.
- Wellington is already awash with takeaway venues.
- Queries around the delivery corridor and large delivery vehicles in that area.
- Bin is also to be sited directly against the wall separating from The Plough Inn, which could cause issues.
- No opening hours stated.

7.2 Local Highways Authority: Support Subject to Conditions:

- The existing parking provision on site accommodates a total of 14no. spaces. The proposed development is estimated to require 15no. spaces, resulting in a shortfall of approximately 1no. space. This being said, given the site's location within a sustainable town centre setting, this limited shortfall is not considered to be significant.
- The proposals include the use of the largest of the three units as a hot food takeaway. An operator has been identified as Pepe's, which would be relocating from its current premises at 2 Bridge Road, Wellington, approximately 200 metres to the North West of the application site. Consequently, it is anticipated that associated traffic movements would largely be re-distributed within the network, rather than representing a net increase.

- The peak operating period for a takeaway use (typically between 18:00 and 21:00) is unlikely to coincide with peak demand from the neighbouring units, which are proposed to comprise a Barbers (Unit 2) and a meat retail unit (Unit 3). This staggered pattern of activity is expected to reduce the potential for cumulative parking demand to exceed available capacity.
- The site is located within a central area and benefits from access to a range of public car parking facilities within convenient walking distance, which can help accommodate any limited overspill demand.
- It is noted that some loading and unloading has previously taken place from the adjacent highway. The proposed reconfiguration includes provision of a dedicated delivery area to the side of the building, which will also accommodate bin storage and help maintain a clear frontage.
- Sufficient space is indicated within the site for delivery vehicles to load, unload and turn, allowing vehicles to enter and exit in a forward gear. Where practicable, deliveries can be scheduled outside peak periods to minimise any potential disruption to the operation of the car park and the surrounding highway network.
- Given that the proposals would not result in an overall increase in commercial floorspace, and that the use would fall within Class E (allowing flexibility in future operators), it is considered that the development is unlikely to have a detrimental impact on the safety or capacity of the adjacent highway network. On this basis, there is no objection in principle, subject to conditions.

7.3 Drainage: Initial Response – No Objection:

- No objection to the proposed development in line with submitted information. To note however, there is existing flood risk history associated with the property which has not been picked up by the submitted FRA. However the scale of the changes of use are not considered proportionate to require mitigation through this planning permission.

Secondary Response – No Comment.

7.4 Environmental Protection: Support Subject to Conditions:

- Environmental Protection have reviewed the submitted Noise Impact Assessment (NALPRO221225.01) carried out by Noise Assessments Ltd and Planning Statement prepared by Berrys, in support of the proposed subdivision of the existing unit to provide two retail units (Use Class E) and one hot food takeaway.

- It is noted that the current application has been amended from the scheme discussed at pre-application stage and no longer includes the proposed residential flats above the commercial units. The proposal now relates solely to commercial accommodation at ground floor level.
- As such, the concerns previously identified regarding the amenity of future residents directly above the proposed takeaway have been significantly reduced. However, the submitted Noise Impact Assessment identifies existing noise-sensitive receptors near the site. The site is located within a mixed-use commercial and residential area and is adjacent to an existing public house.
- Whilst no residential accommodation is now proposed as part of the development, there remains potential for noise, odour, fumes and general disturbance arising from the operation of the takeaway, extraction and ventilation equipment, customer activity, deliveries and servicing operations to adversely affect nearby residential occupiers. Appropriate mitigation and control measures are therefore required to safeguard residential amenity.
- The Noise Impact Assessment identifies that, prior to mitigation, the proposed extraction system would give rise to a BS4142 rating level 15dB above the measured background sound level, representing a potentially significant adverse impact. The report concludes that attenuation measures, including silencers, acoustic insulation and anti-vibration mountings, are required to reduce the impact to an acceptable level.
- Environmental Protection note that the assessment adopts a background sound level of 42dB LA90 measured between 20:00 and 20:15 hours. The application does not specify the proposed hours of operation. Should the takeaway operate beyond 20:00 hours, particularly until 23:00 hours or later, background noise levels may reduce further as surrounding commercial activity and traffic movements diminish.
- It is therefore unclear whether the assessment represents the lowest likely background noise conditions during the full operational period of the development.
- The Planning Statement also states that one of the remaining commercial units could potentially be occupied by a café in the future. Whilst the submitted assessment considers only the proposed takeaway extraction system, a café or similar food-based use may require additional extraction, ventilation and associated plant equipment. The cumulative impacts arising from multiple extraction systems operating simultaneously have not been assessed as part of the current submission.
- Environmental Protection therefore considers that any future food preparation use within the remaining commercial units should be

subject to separate approval of extraction, ventilation and odour control measures. Such details should be designed in accordance with the principles contained within the EMAQ Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems and should include an assessment of cumulative noise and odour impacts arising from all extraction and ventilation systems operating on the site. This is particularly important given that the submitted assessment considers only the proposed takeaway extraction system and does not assess the cumulative impact of multiple extraction systems operating simultaneously.

- Whilst no odour assessment has been submitted, the removal of the proposed residential accommodation above the commercial units has reduced concerns regarding impacts on future occupants of the development. However, existing residential receptors remain in close proximity to the site within this mixed-use commercial and residential area. Suitable extraction, filtration and odour abatement measures therefore remain necessary to minimise noise, odour, fumes and emissions and to protect the amenity of nearby residential occupiers and neighbouring premises.
- Subject to conditions, Environmental Protection raises no objection to the proposal.

7.5 Shropshire Fire Service: **Comment: Fire Safety Informative.**

8. APPRAISAL

8.1 The Development Plan for the application site consists of the Telford & Wrekin Local Plan (2011-2031). The emerging Telford & Wrekin Local Plan (2021-2041) is also now at an advanced stage and the Policies are afforded significant weight where main modifications are not proposed. The National Planning Policy Framework (NPPF) whilst not forming part of the 'Development Plan' is a material consideration.

8.2 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
- Scale and Design
- Impact on Amenity of Adjacent Properties/Uses
- Highway Impacts
- Other Matters

8.3 Principle of Development

- 8.4 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Telford & Wrekin Local Plan (TWLP) which was adopted in January 2018; the National Planning Policy Framework (NPPF) is also a material planning consideration. Furthermore, as outlined within this report, greater weight can also now be given to the emerging Telford & Wrekin Local Plan (TWLPR).
- 8.5 The application site is located within the Built up Area of Telford, where the principle of development is generally supported by Policy SP1 of the TWLP. Such support is subject to the proposal being of an appropriate scale and design, safeguarding neighbouring amenity and satisfactorily addressing any technical constraints and comments raised by statutory consultees. These material considerations have been considered in detail during the assessment carried out and discussed within the relevant sections of this report.
- 8.6 The application site is situated within the Market Town of Wellington, but lies outside of the designated Primary Shopping Area. Policy EC6 of the TWLP states that outside of the Primary Shopping Area, a change of use of existing non-retail premises to retail uses will be encouraged. In addition, a number of ground floor uses will be supported, subject to their size, design and overall impact on the quality of the centre; furthermore, where they do not harm the retail character of the Market Town and have no significant adverse impact on surrounding amenity.
- 8.7 In addition, consideration has been given to Policy EC7 of the emerging TWLPR, which states that outside of the Primary Shopping Area a change of use to Class E uses is supported. In addition, Policy EC7 also supports a number of ground floor level uses, subject to their size, design and overall impact on the vitality of the centre.
- 8.8 This proposal is for the sub-division of the existing unit to create 2no. retail units (Use Class E) and 1no. hot food takeaway (Use Class Sui Generis). As outlined above, Use Class E can generally be supported outside of the Primary Shopping Area and the principle of these 2no. retail units is therefore considered acceptable, complying with Policy EC6 of the TWLP and Policy EC7 of the TWLPR.
- 8.9 Whilst hot food takeaways are not specifically listed within Policy EC6 of the TWLP, the supporting text at Para 4.2.3.2 references hot food takeaways, stating that poorly placed non-retail uses and an over proliferation of similar uses such as hot food takeaways, can negatively impact on the local amenity and activity within a centre. Para 8.48 of the emerging TWLPR also references hot food takeaways, stating that the over proliferation of similar uses can negatively impact on health and wellbeing. Para 8.49 of the emerging TWLP clarifies that generally, more than 3 adjacent non E Class Uses will be considered an over proliferation.

- 8.10 In assessing the proposed hot food takeaway, careful consideration has been given to the existing composition of uses within the immediate vicinity. The takeaway unit would be positioned between one of the proposed retail units (Use Class E) and the adjoining estate agent (Use Class E), ensuring that it would not result in an over proliferation of similar, non-Class E, uses nor undermine the retail function or vitality of Wellington Town Centre.
- 8.11 Officers have also given regard to the concerns raised during the course of this application, given that there are already a number of takeaways and Barber shops within Wellington. Whilst this has been noted, the Policy wording contained within the TWLP and the TWLPR does include suitable controls in order to ensure that there is not an over proliferation of similar, non-retail uses. As outlined above, an over proliferation would not occur in this case and Officers are satisfied that whilst there are a number of similar uses within Wellington, the uses proposed are appropriate in this location.
- 8.12 Accordingly, having regard to the location of the application site, the nature of the proposed uses, and the absence of an over proliferation of non-retail uses, Officers are satisfied that the principle of the proposed scheme is acceptable. The proposal is therefore compliant with Policies SP1, SP4 and EC6 of the TWLP, as well as Policy EC7 of the TWLPR.
- 8.13 **Scale and Design**
- 8.14 Policy BE1 of the TWLP outlines that the Council will support development which, respects and responds positively to its context and enhances the quality of the local built and natural environment.
- 8.15 Whilst the application site is not situated within the Wellington Conservation Area and is not identified as a designated or non-designated heritage asset in its own right, it is situated approximately 50m West of the Conservation Area boundary. Furthermore, the neighbouring site, The Plough Inn, is recognised as a Building of Local Interest and is therefore of heritage value. As such, careful consideration has been given to Policies BE5 and BE6 of the TWLP and Policies HE1, HE4 and HE5 of the TWLPR.
- 8.16 Officers have firstly considered the scale and intensity of the scheme in terms of the use proposed. Whilst the scheme proposes the subdivision of the existing building to create 3no. units, Officers are satisfied that the site is large enough to accommodate the proposed use, without leading to an overdevelopment and an unacceptable intensification of the use of the application site. During the course of this application, Amended Floor Plans were submitted, demonstrating that each unit would benefit from suitable on site provision for storage and staff welfare facilities; this includes a delivery area within the building, which each of the 3no. units can access internally. These amendments have provided assurance that the units would function effectively, without compromising the operation of the site as a whole.

- 8.17 Officers have also considered the scale of the proposed external works during the course of this application. As outlined at the start of this report, the proposal includes the erection of a single storey side extension, first floor extension and associated alterations to the building's external appearance. In terms of scale and footprint, both extensions are considered proportionate additions that relate appropriately to the existing building and wider site. Officers consider that the extensions represent relatively modest forms of development that do not materially alter the established character of the site. Whilst the single storey extension has not been set down from the existing single storey ridge line, its overall scale, massing and relationship to the host building are considered acceptable in this context.
- 8.18 With specific regard to the proposed first floor extension, this has been considered at length by Officers and amendments have been made during the course of this application. Whilst the proposed first floor extension would be set down from the existing first floor flat roof, this is considered acceptable on balance by Officers, resulting in an addition which is read as a later addition, rather than an incongruous form of development. Officers do also acknowledge that the extension would be visible from the wider surrounding area, especially on the approach to the application site from the North West, given its first floor position. However, on balance, it is not considered to result in significantly detrimental harm to the character and appearance of the application site or wider surrounding area. This is by virtue of the overall scale, form, positioning and design proposed, resulting in a subordinate addition on the application site. The materials proposed are also now considered appropriate, complementing those used on the existing building.
- 8.19 As outlined above, consideration has also been given to the impact that the proposed scheme would have on the character and appearance of the nearby Wellington Conservation Area and the neighbouring Local Interest Building. In this instance, Officers are satisfied that the proposed works would result in an enhancement of the application site, through the use of improved materials, the rationalisation and enhancement of the existing shop fronts, and revisions to the siting, scale and positioning of the proposed advertisements (noting that separate Advertisement Consent will also be required). Given the separation distance from the Conservation Area, the limited visibility of the proposed works in key heritage views and the overall quality of the revised design, Officers are satisfied that the proposal would preserve the significance and setting of nearby heritage assets and would not result in significantly detrimental harm. This conclusion is supported by the Council's Built Heritage Specialist, who has reviewed the proposals and raised no objection to the development.
- 8.20 To further control the proposal, Officers consider it reasonable and necessary to impose suitably worded Conditions on the Decision Notice, requesting samples of materials proposed, details of windows and doors, additional

landscaping and details of the proposed bin and cycle store. A number of concerns raised during the formal consultation period have also noted the absence of a Litter Management Plan, however, Officers are content that this can also be reasonably conditioned. These conditions will therefore ensure that the finer details of the proposal can be appropriately assessed and controlled.

- 8.21 As such, Officers are satisfied that the proposed scheme will respect and respond positively to the context of the application site and its surrounding area, whilst remaining in keeping with the character and appearance of the site and its surrounding area, including the setting of nearby heritage assets. The proposal is therefore compliant with Policies BE1, BE5 and BE6 of the TWLP and Policies DD1, DD4, HE1, HE4 and HE5 of the TWLPR.

8.22 Impact on Amenity of Adjacent Properties/Uses

- 8.23 Policy BE1 of the Telford & Wrekin Local Plan states that the Council will support development which demonstrates that there is no significant adverse impact on nearby properties by noise, dust, odour or light pollution or that new development does not prejudice or undermine existing surrounding uses. This is echoed within Policy DD1 of the emerging Telford & Wrekin Local Plan.
- 8.24 Policy EC9 supports evening and night-time uses within designated centres, provided they do not adversely affect the character and function of the area, residential amenity, public safety, crime and anti-social behaviour levels, transport and access arrangements, or the overall vitality and viability of the centre. This is replicated in Policy EC10 of the TWLPR.
- 8.25 In terms of the proposed external alterations, Officers are satisfied that the works would not result in loss of light, privacy or an overbearing impact, upon the amenity of neighbouring sites. This is by virtue of the positioning and overall scale of the proposed external alterations.
- 8.26 This being said, during the consultation period undertaken, a number of objections have been received from neighbouring sites, as well as from Wellington Town Council, raising concern in terms of noise and odour; this is especially the case given the proximity of the proposed extraction equipment to the neighbouring site.
- 8.27 As part of the assessment undertaken, Officers have received formal comments from the Council's Environmental Protection team, with regard being given to both noise and odour. Within the comments received, Environmental Protection have made reference to the Noise Impact Assessment submitted, which concludes that attenuation measures, including silencers, acoustic insulation and anti-vibration mountings, are required to reduce the impact of the proposed extraction system, in terms of noise, to an acceptable level.

- 8.28 Reference has also been made to the fact that the assessment adopts a background sound level measured between 20:00 and 20:15 hours. Despite this, the Applicant has now confirmed that the proposed takeaway use is to operate until 23:00. Whilst the opening hours proposed are considered appropriate by Officers, given the central location of the application site, this does mean that the assessment does not represent the lowest likely background noise conditions during the full operational period of the development. In regard to this, Environmental Protection are satisfied that suitably worded conditions can be included on this Decision Notice, allowing for an updated Noise Impact Assessment to be produced; the development proposed can also be suitably controlled through appropriate mitigation measures, ensuring that there is no significantly detrimental harm by way of noise. A further condition has also been requested and will be incorporated on the decision notice, requiring the submission of a post-installation noise assessment; this would need to demonstrate compliance with the noise limits approved and confirm that the installed mitigation measures are operating effectively. Officers would obtain further comments from Environmental Protection following the submission of these reports, to ensure that they remain satisfied with the proposed scheme.
- 8.29 Further consideration has then been given to the impact of odour. Whilst it is noted that a full Odour Impact Assessment has not been submitted with this application, this was not deemed necessary by Officers, or Environmental Protection. This being said, Environmental Protection have outlined the need for a suitably worded condition being included on the Decision Notice, requesting further detail of suitable extraction, filtration and odour abatement measures. This will require a further assessment being undertaken, to ensure that the proposed works protect the amenity of nearby sites and the approved scheme will need to be installed prior to the first use of the site.
- 8.30 As a result of the above, Officers are satisfied that the proposal can be suitably controlled by way of appropriately worded conditions and given that the Council's Environmental Protection team have supported the scheme, subject to conditions, there are no technical reasons to warrant the refusal of this application. Further consideration shall be given to noise and odour and Officers are content that the proposed scheme will not lead to significantly detrimental harm upon the amenity of neighbouring sites and uses. As such, the proposal is compliant with Policies BE1 and EC9 of the TWLP and Policies DD1 and EC10 of the TWLPR.
- 8.31 **Highway Impacts**
- 8.32 During the course of this application, a number of concerns have been raised in terms of the level of onsite parking available and the impact this proposal would have on the surrounding highway network. The concerns raised have been duly noted and considered at length.

- 8.33 As part of this submission, a Highways Technical Note has been produced to support and further justify the proposed scheme. Formal comments have also been received from the Local Highways Authority.
- 8.34 As outlined by the Local Highways Authority, the proposed use would require a total of 15no. parking spaces and as there are 14no. parking spaces available on site, this would lead to a slight shortfall in parking provision available. Despite this, the application site is considered to be a highly sustainable location, within the centre of Wellington, benefitting from a range of public car parking facilities which are within walking distance of the application site. In addition to this, consideration has been given to the fact that one of the units will provide a hot food takeaway and the peak opening period for this use is not likely to coincide with the peak opening period for the other two, proposed units, resulting in there being a staggered pattern of activity on the application site.
- 8.35 Consideration has also been given to delivery vehicles and a tracking exercise has been included within the Highway Technical Note submitted. This effectively demonstrates that there is sufficient space within the application site for delivery vehicles to safely access and egress the site in a forward gear; this also demonstrates that there is sufficient space for loading and unloading of delivery vehicles. To further control deliveries to and from the application site, Officers consider it reasonable to condition the submission of a Delivery Management Plan. This would need to highlight proposed delivery times for each of the units and effectively demonstrate how this will be managed. This will then need to be adhered to.
- 8.36 When all of the above has been taken into account, the Local Highways Authority have raised no objection to the proposed scheme and are satisfied that the proposal would not lead to significantly detrimental highway safety concerns. As such, there are no technical highways reasons to warrant the refusal of this application and the proposal is deemed to be compliant with Policies C3 and C5 of the TWLP and Policies ST3 and ST5 of the TWLPR.
- 8.37 **Other Matters**
- 8.38 Whilst the majority of concerns raised during the formal consultation period have been effectively addressed within the above assessment, Officers can provide the following, additional comments.
- 8.39 Firstly, a number of concerns have been raised regarding the existing drainage systems on and surrounding the application site and the impact the proposed works would have; particularly in terms of the fats, oils and grease produced by the takeaway use. As part of the consultation exercise, the Council's Drainage department have been formally consulted and have raised no objection to the works. Alongside this, Officers are satisfied that further consideration would be given to the impact of the proposed use by

Environmental Health and Building Control, and therefore, these specific matters will be controlled outside of this planning application.

- 8.40 Comments raised regarding anti-social behaviour have also been noted. However, as outlined throughout the course of this report, Officers do not consider that the proposed scheme would lead to an over proliferation of similar uses. As a result of this, and given the operating hours proposed for the takeaway use, which would close daily at 23:00, Officers do not consider that significant impacts would occur.
- 8.41 Other concerns raised relate to the fact that the two smaller, proposed units would fall within Use Class E and there is therefore the possibility of the end user changing (given that a number of operations are covered within the E Use Class). Whilst this has been noted and there is the possibility that the end user could change, and the units could move within the E Use Class, any external flues would require planning permission in their own right. Further control would there need to be given to external alterations and a further assessment would be required. This would also then look at the cumulative impact of any additional flues / extraction systems proposed, with further comments being obtained from Environmental Health.
- 8.42 One of the objections received has also commented on the lack of detail submitted with this application, relating to construction works. Whilst this has been noted, Officers are satisfied that this can be suitably controlled through the inclusion of a pre-commencement condition, requesting a Construction Environmental Management Plan, proportionate to the scale of the proposed works.
- 8.43 Finally, a comment has been raised regarding the potential presence of bats within the existing building. Whilst this has been noted, Officers do not consider that the age and nature of the existing building warranted the submission of a Bat Survey or Preliminary Ecological Appraisal. The presence of bats is considered unlikely in this instance.

9. CONCLUSION

- 9.1 Having regard to the Development Plan and all material considerations, the proposed subdivision of the existing unit to provide two retail units (Use Class E) and one hot food takeaway (Sui Generis), together with associated extensions and alterations, is considered acceptable. The proposal would not result in an over-proliferation of non-Class E uses, and would maintain the vitality and character of Wellington Town Centre. The scheme is therefore acceptable in principle. The scale, design and appearance of the proposed works are also considered appropriate, enhancing the character of the application site, whilst preserving the setting, character and appearance of the surrounding area, including the setting of nearby heritage assets. Subject to suitably worded planning conditions, the proposal would also not result in

significantly detrimental harm to neighbouring amenity in terms of noise, odour or disturbance, and no highway safety concerns have been identified by the Local Highways Authority. Overall, the proposal represents a sustainable form of development that complies with the relevant policies of the adopted Telford & Wrekin Local Plan 2011-2031, the emerging Telford & Wrekin Local Plan 2021-2041 and national guidance contained within the NPPF.

10. DETAILED RECOMMENDATION

- 10.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** (with the authority to finalise any matter including Condition(s)) subject to the following:

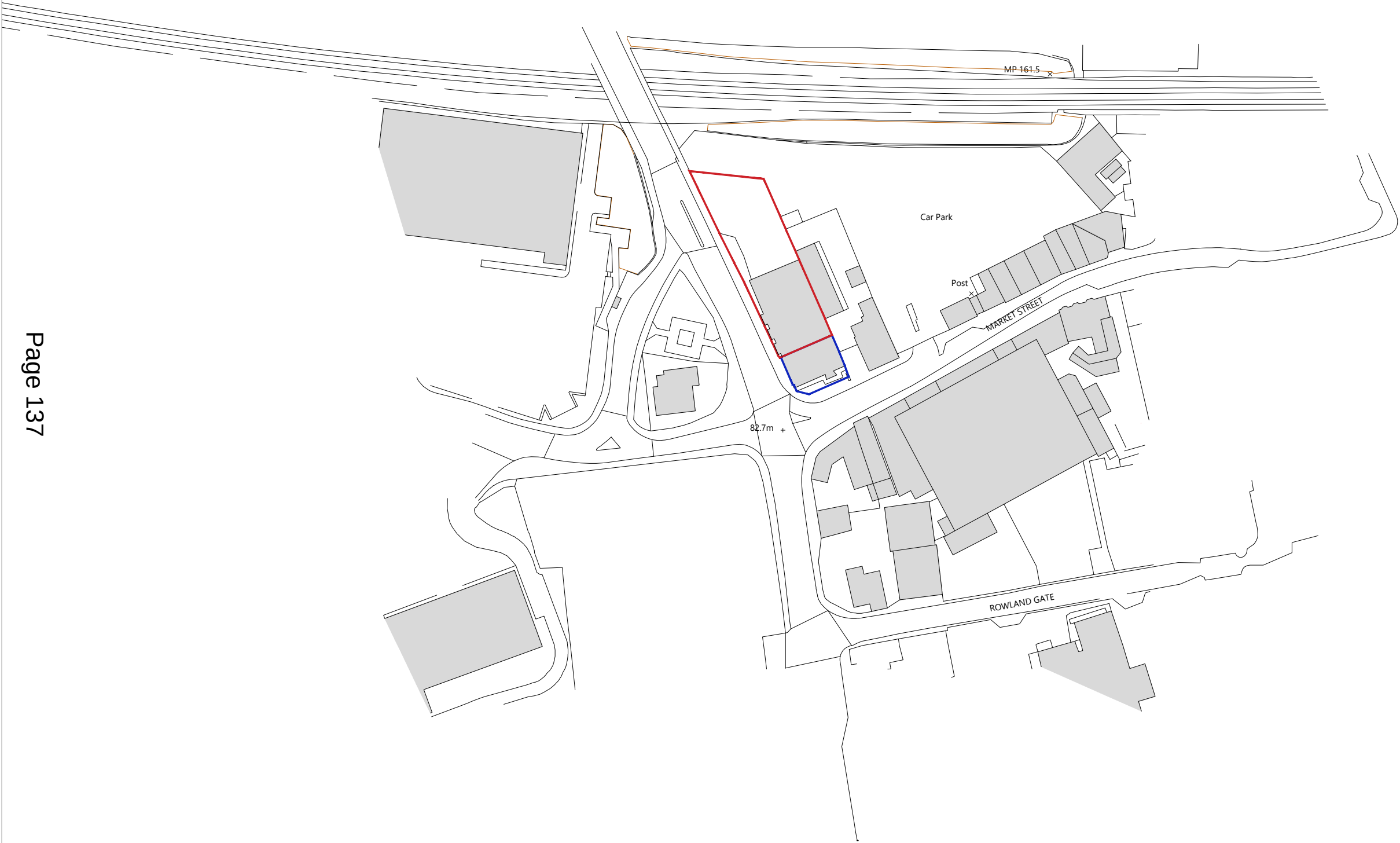
- A) The following Condition(s) (with authority to finalise Condition(s) and reasons for approval to be delegated to Development Management Service Delivery Manager):

Condition(s):

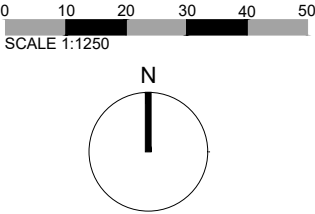
Time Limit Full
Samples of materials
Details of Windows and Doors
Noise Mitigation
Extraction, Ventilation and Odour Control
Future Food Preparation Uses Within the Remaining Commercial Units
Plant Noise Limits
Validation Testing
Landscaping Details
Litter Management Plan
Delivery Management Plan
Details of Proposed Bin Store
Details of Proposed Cycle Store
Hours of Operation, Deliveries and Servicing
Parking, Loading, Unloading and Turning Area
Development in Accordance with Plans

Informative(s):

Coal Authority – Low Risk Standing Advice
Fire Authority
Highways access
Biodiversity Net Gain – Not Required
Conditions
Reason for Grant



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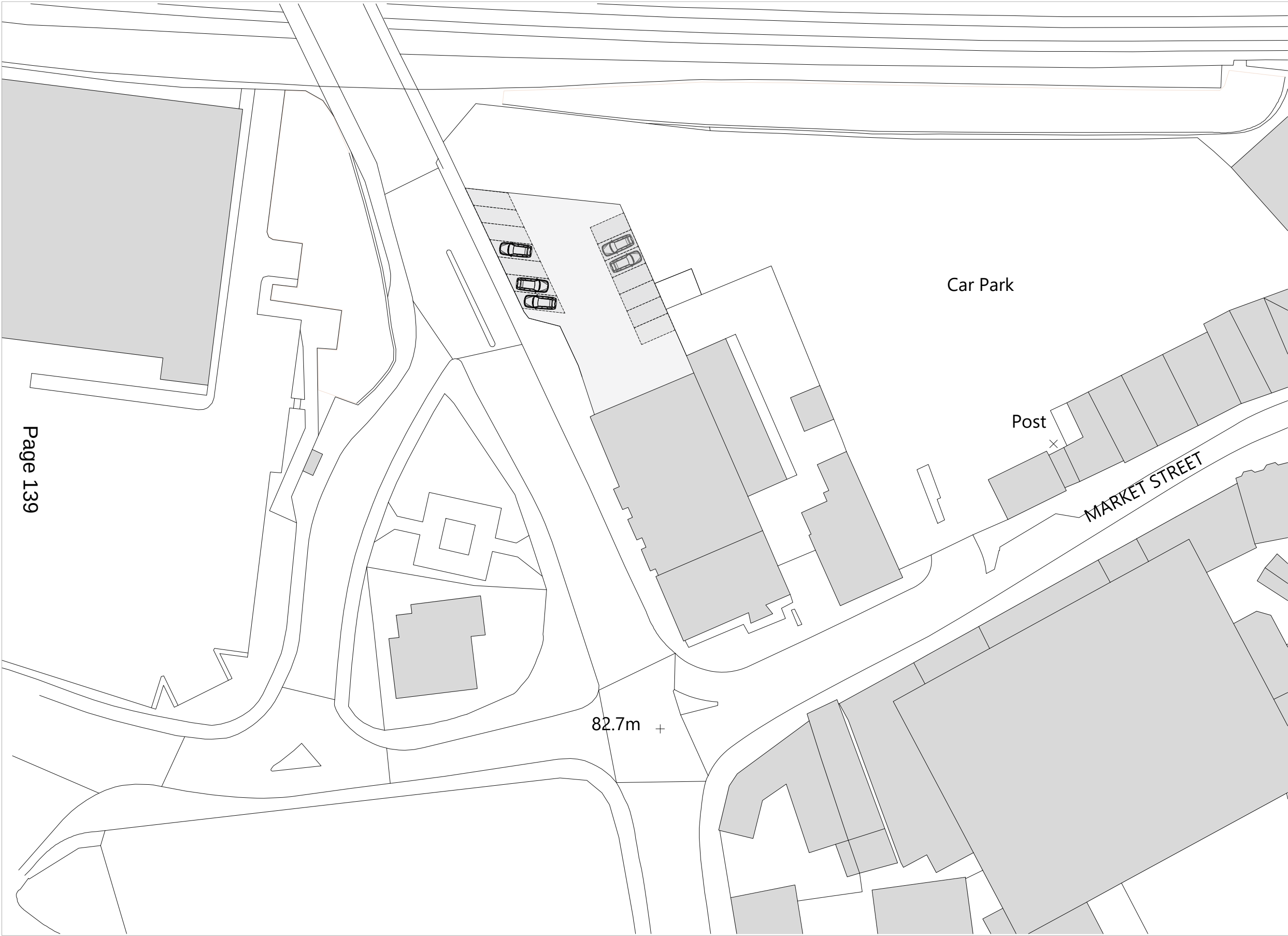
- Site Area : 932.60 sqm , 0.09 Ha , 0.23 Ac
- Land Ownership

C	AMENDMENT OF RED LINE	13.05.26	AJB	AB
B	EXTENSION OF RED LINE	09.04.26	AJB	AB
A	PLANNING ISSUE	15.01.26	AW	AB
REV	DESCRIPTION	DATE	BY	CHKD

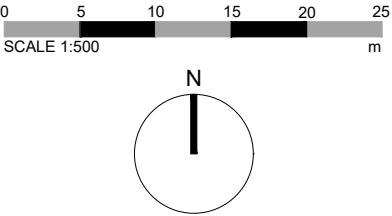
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STATUS:	PLANNING		
CLIENT:	Mr Khuram Javed		
PROJECT:	Renovation & Extension of Commercial Units Bridge Road, Wellington, Telford		
DRAWING:	Location Plan		
SCALE @ A3:	DRAWN BY:	CHKD BY:	DATE:
1:1250	AJB	AW	08.01.26
DRAWING No:		REVISION:	
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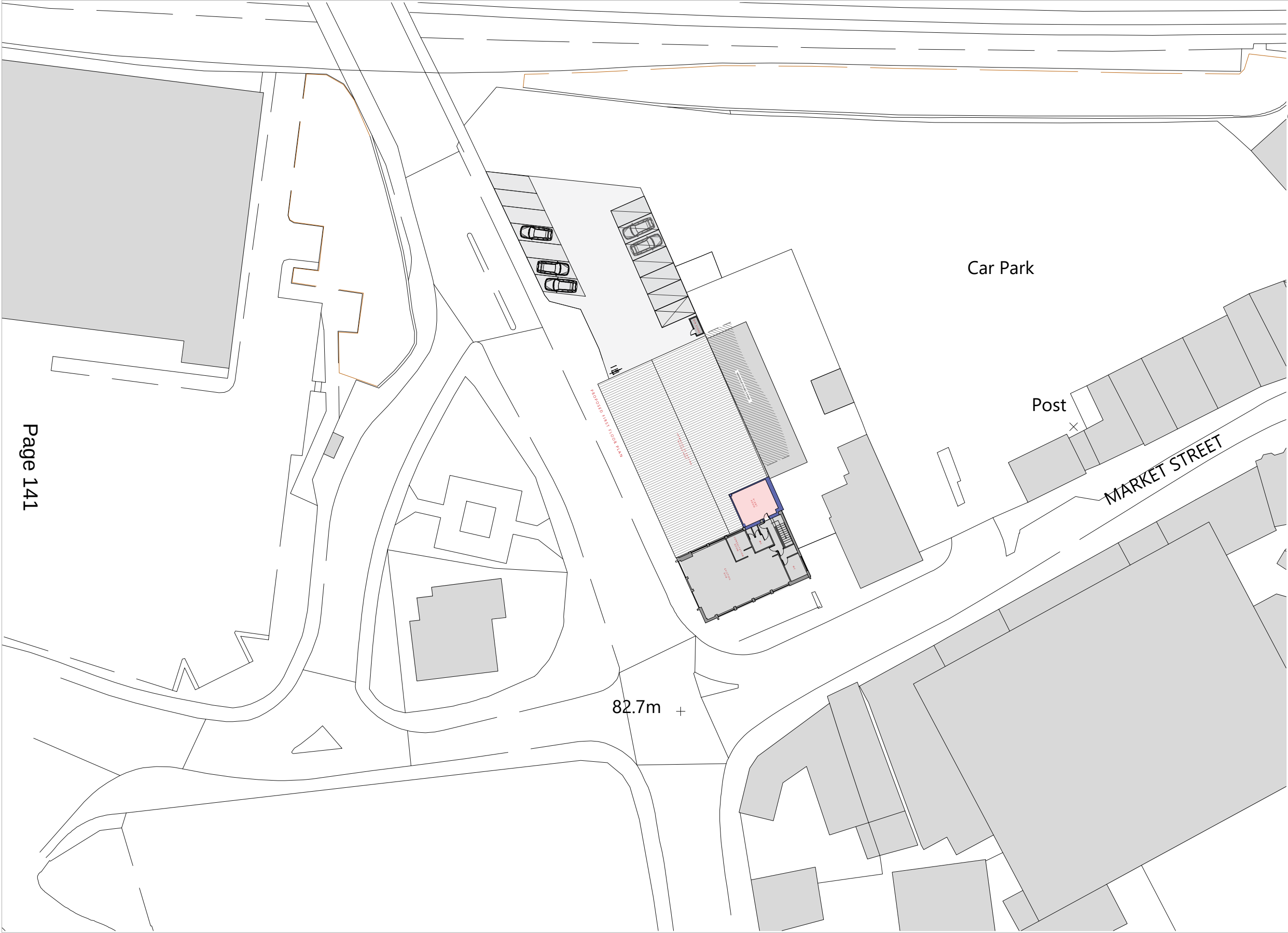
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B	PLANNING ISSUE	15.01.26	AW	AB
A	Reduction of commercial units from 4 to 3 units.	08.01.26	AJB	AD
REV	DESCRIPTION	DATE	BY	CHKD

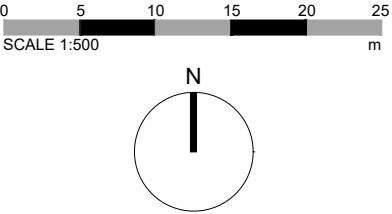
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STATUS:	PLANNING		
CLIENT:	Mr Khuram Javed		
PROJECT:	Renovation & Extension of Commercial Units Bridge Road, Wellington Telford		
DRAWING:	Existing Site Block Plan		
SCALE @ A3:	DRAWN BY:	CHKD BY:	DATE:
1:500	AJB	AW	08.01.26
DRAWING No: SA54889 - BRY-ST - PL - A - 02 _B			
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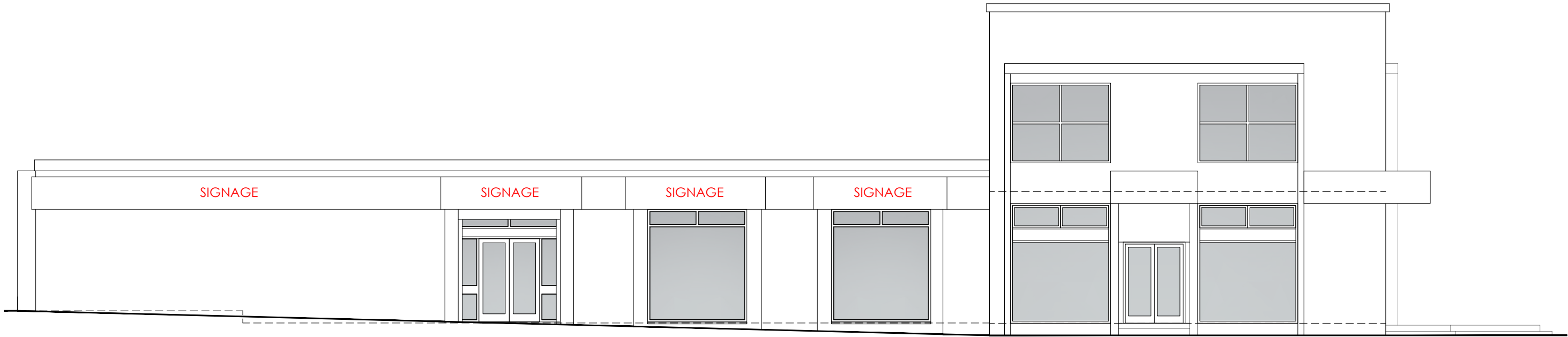
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D	CLIENT AMENDMENTS	18.03.26	AJB	AW
C	CLIENT AMENDMENTS	18.02.26	AJB	AB
B	CLIENT AMENDMENTS	02.02.26	AJB	AB
A	PLANNING ISSUE	15.01.26	AW	AB
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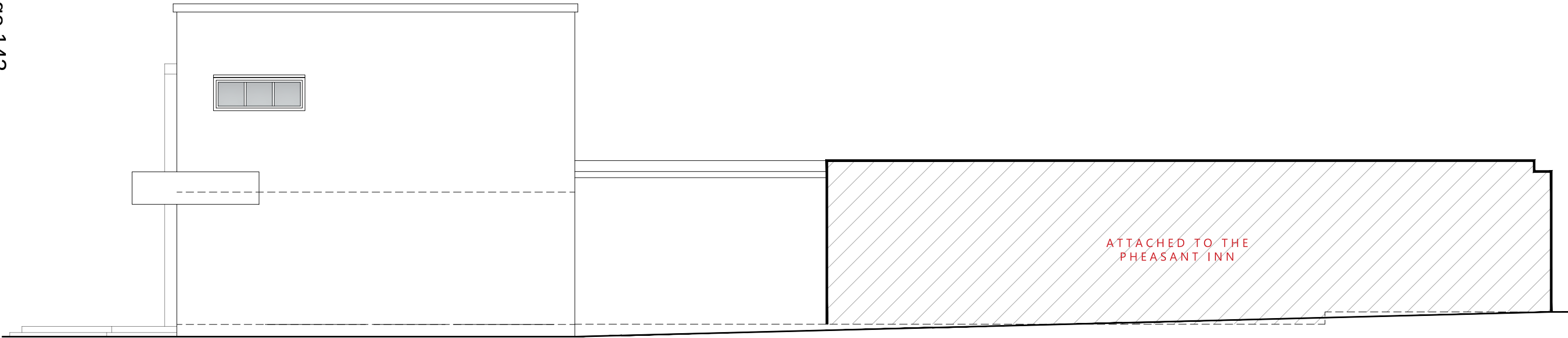
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PROJECT:	Renovation & Extension of Commercial Units Bridge Road, Wellington Telford		
DRAWING:	Proposed Site Plan		
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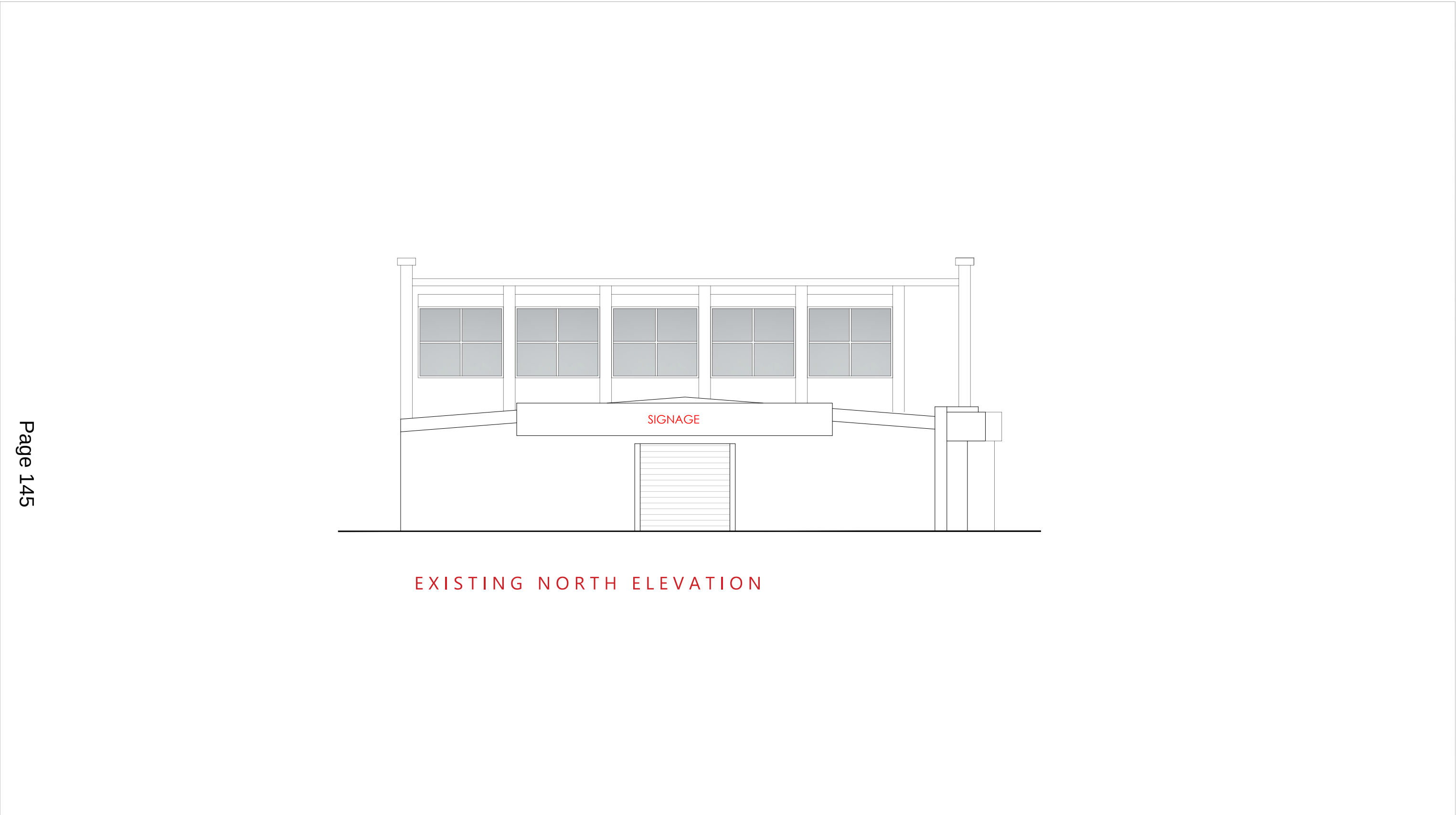
EXISTING WEST ELEVATION



EXISTING EAST ELEVATION

CLIENT: Mr Khuram Javed		STATUS: PLANNING				RIBA Chartered Practice BEECH HOUSE SHREWSBURY BUSINESS PARK SHREWSBURY SHROPSHIRE SY2 6FG TEL: 01743 271697 shrewsbury@berrys.uk.com www.berrys.uk.com ORIGINATING OFFICE:	012345 SCALE 1:100 SCALE BAR & NORTH POINT:	DO NOT SCALE THIS DOCUMENT - USE FIGURED DIMENSIONS ONLY ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY RELATED WORKS. THIS DOCUMENT IS COPYRIGHT OF THE ORIGINATOR, IT MUST NOT BE ALTERED, REPRODUCED OR DISTRIBUTED WITHOUT PRIOR CONSENT. THIS DOCUMENT MUST BE READ IN CONJUNCTION WITH ALL SUPPORTING DOCUMENTS PRODUCED BY THE ORIGINATOR AND OTHER PROJECT DISCIPLINES. OS MAPPING OBTAINED FROM PROMAP LICENCE No. 100022432 REPRODUCED BY BERRYS UNDER OS LICENCE No. 100003668 DISCLAIMER NOTES:					
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DRAWING: Existing Elevations		DRAWING No: SA54889 - BRY-ST - EL - A - 04 _ B		REVISION:					A	PLANNING ISSUE	15.01.26	AW	AB
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EXISTING NORTH ELEVATION

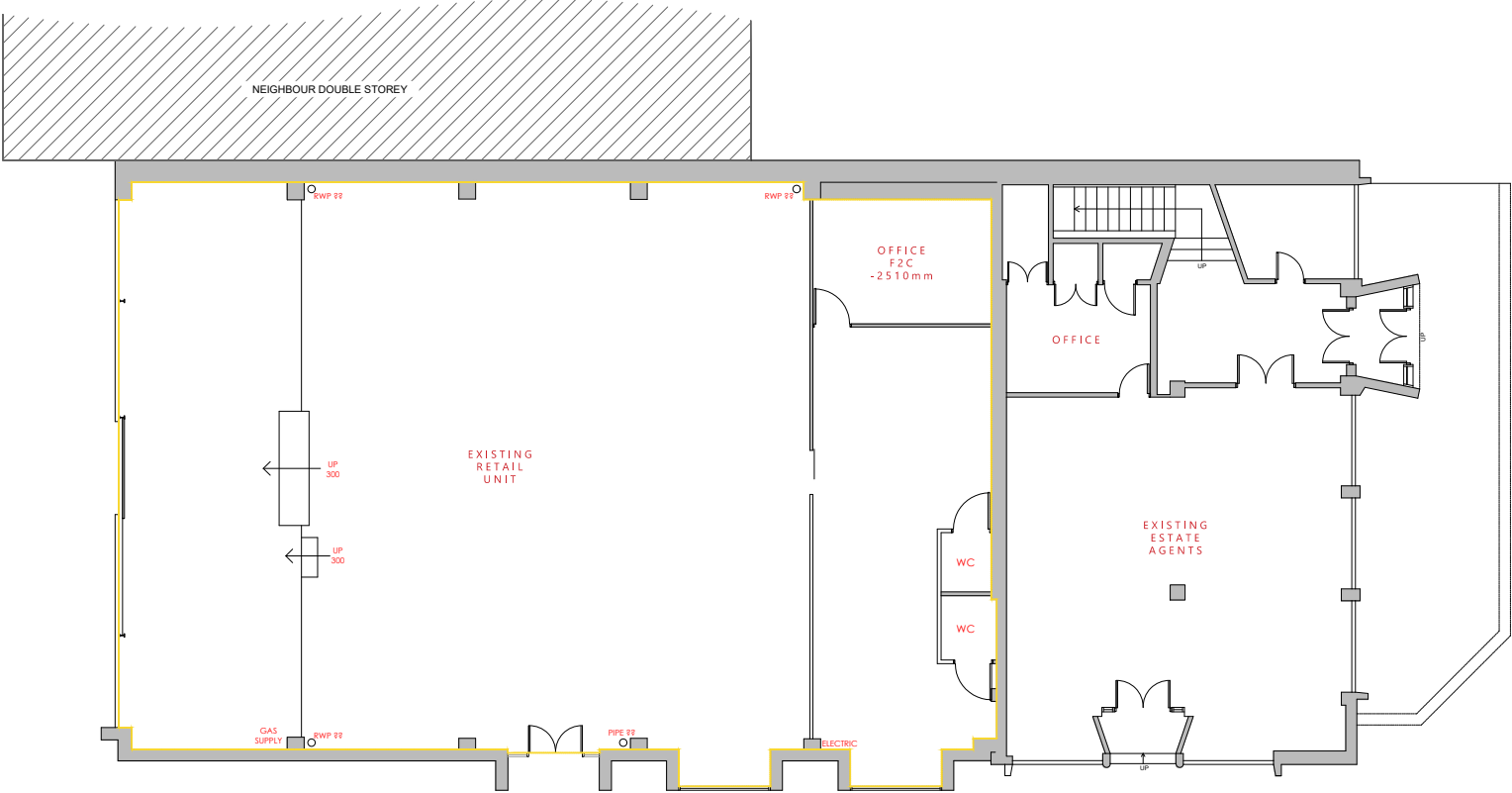
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EXISTING NORTH ELEVATION

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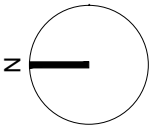
EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN

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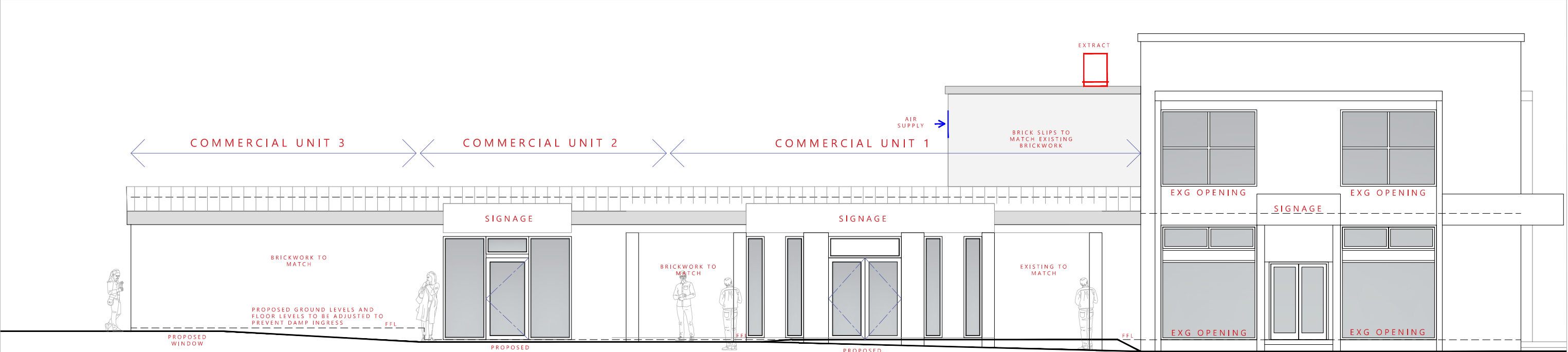
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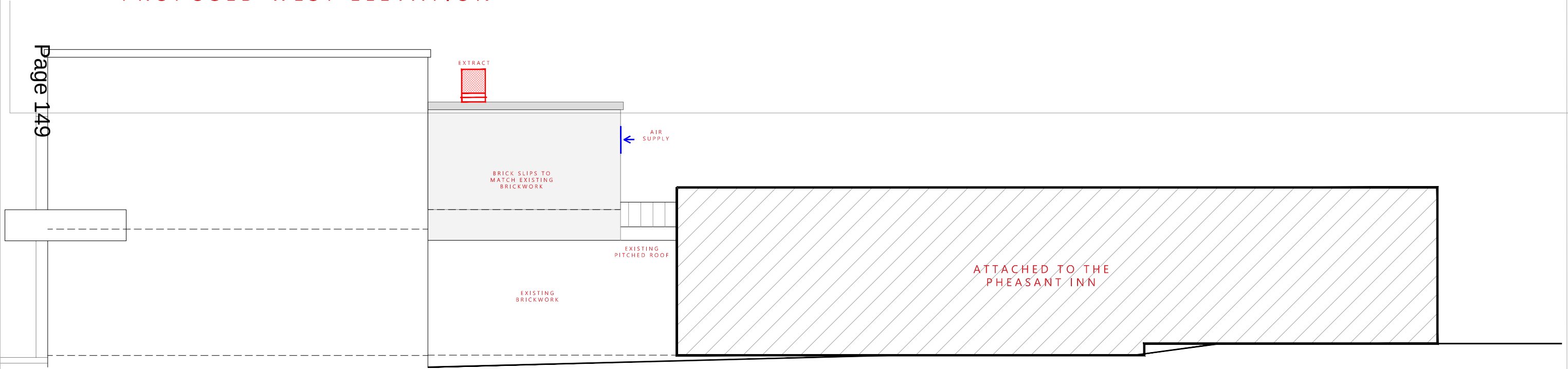
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PROJECT:	Renovation & Extension of Commercial Units Bridge Road, Wellington Telford		
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PROPOSED WEST ELEVATION

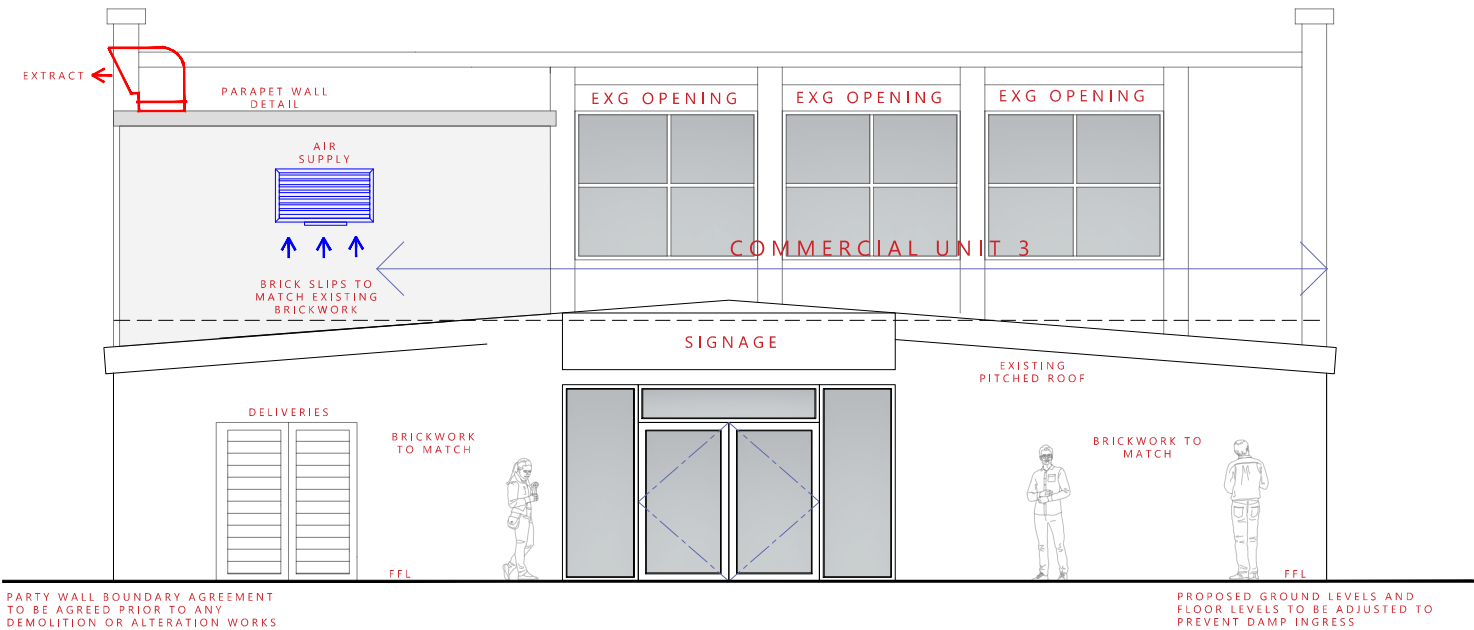


PROPOSED EAST ELEVATION

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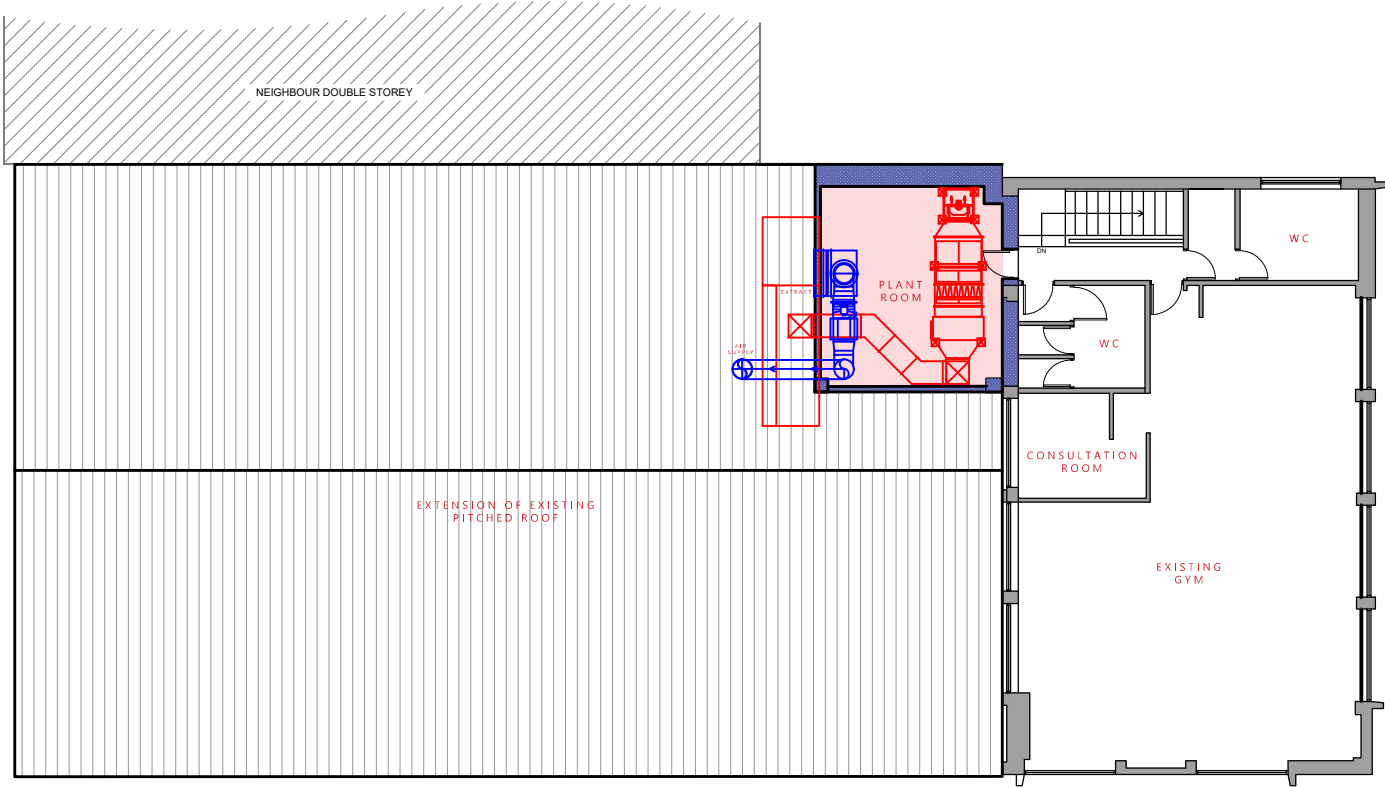
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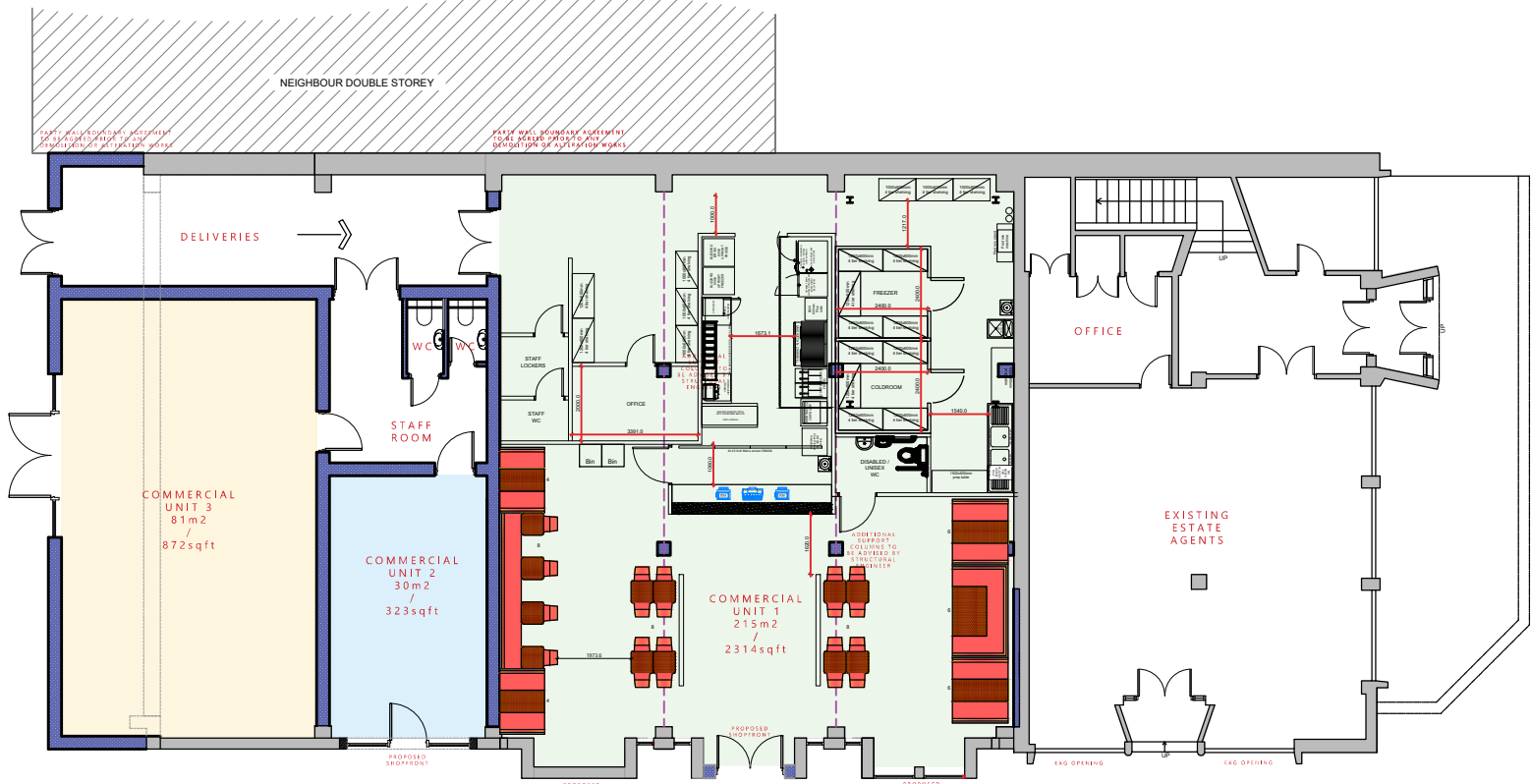
PROPOSED NORTH ELEVATION

CLIENT: Mr Khuram Javed		STATUS: PLANNING				RIBA Chartered Practice BEECH HOUSE SHREWSBURY BUSINESS PARK SHREWSBURY SHROPSHIRE SY2 6FG ORIGINATING OFFICE: TEL: 01743 271697 shrewsbury@berrys.uk.com www.berrys.uk.com		012345 SCALE 1:100 SCALE BAR & NORTH POINT:		DO NOT SCALE THIS DOCUMENT - USE FIGURED DIMENSIONS ONLY ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY RELATED WORKS. THIS DOCUMENT IS COPYRIGHT OF THE ORIGINATOR, IT MUST NOT BE ALTERED, REPRODUCED OR DISTRIBUTED WITHOUT PRIOR CONSENT. THIS DOCUMENT MUST BE READ IN CONJUNCTION WITH ALL SUPPORTING DOCUMENTS PRODUCED BY THE ORIGINATOR AND OTHER PROJECT DISCIPLINES. OS MAPPING OBTAINED FROM PROMAP LICENCE No. 100022432 REPRODUCED BY BERRYS UNDER OS LICENCE No. 100003668 DISCLAIMER NOTES:		<table><tr><td>E</td><td>ADDITION OF AIR SUPPLY AND EXTRACT UNITS</td><td>02.07.26</td><td>AJB</td><td>AB</td></tr><tr><td>D</td><td>PLANNING AMENDMENTS</td><td>02.07.26</td><td>AJB</td><td>AB</td></tr><tr><td>C</td><td>PLANNING AMENDMENTS</td><td>18.03.26</td><td>AJB</td><td>AW</td></tr><tr><td>B</td><td>CLIENT AMENDMENTS</td><td>18.03.26</td><td>AJB</td><td>AW</td></tr><tr><td>A</td><td>CLIENT AMENDMENTS</td><td>18.02.26</td><td>AJB</td><td>AB</td></tr><tr><td>REV</td><td>DESCRIPTION</td><td>DATE</td><td>BY</td><td>CHKD</td></tr></table>				E	ADDITION OF AIR SUPPLY AND EXTRACT UNITS	02.07.26	AJB	AB	D	PLANNING AMENDMENTS	02.07.26	AJB	AB	C	PLANNING AMENDMENTS	18.03.26	AJB	AW	B	CLIENT AMENDMENTS	18.03.26	AJB	AW	A	CLIENT AMENDMENTS	18.02.26	AJB	AB	REV	DESCRIPTION	DATE	BY	CHKD
E	ADDITION OF AIR SUPPLY AND EXTRACT UNITS	02.07.26	AJB	AB																																									
D	PLANNING AMENDMENTS	02.07.26	AJB	AB																																									
C	PLANNING AMENDMENTS	18.03.26	AJB	AW																																									
B	CLIENT AMENDMENTS	18.03.26	AJB	AW																																									
A	CLIENT AMENDMENTS	18.02.26	AJB	AB																																									
REV	DESCRIPTION	DATE	BY	CHKD																																									
PROJECT: Renovation & Extension of Commercial Units Bridge Road, Wellington Telford		SCALE @ A3: 1:100	DRAWN BY: AJB	CHKD BY: AW	DATE: 15.01.26	BERRYS																																							
DRAWING: Proposed Elevations		DRAWING No: SA54889 - BRY-ST - EL - A - 09 _ E			REVISION:																																								

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PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

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SCALE BAR & NORTH POINT:

RIBA
Chartered Practice

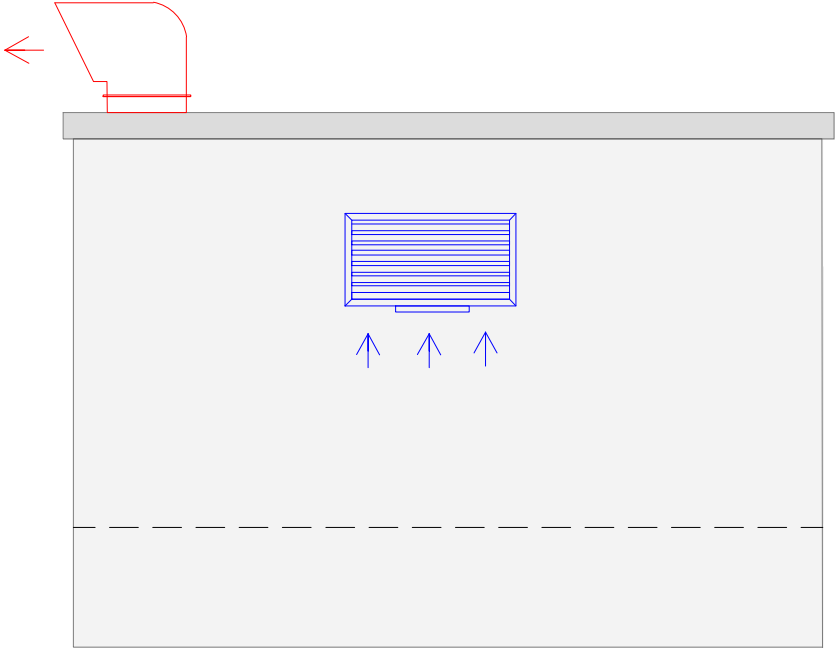
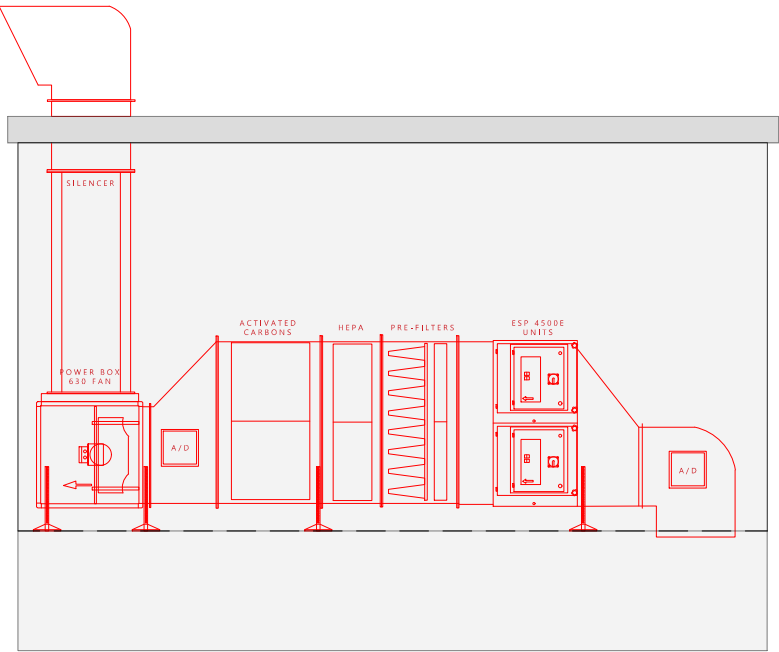
BEECH HOUSE
SHREWSBURY BUSINESS PARK
SHREWSBURY
SHROPSHIRE
SY2 6FG
TEL: 01743 271697
shrewsbury@berrys.uk.com
www.berrys.uk.com

ORIGINATING OFFICE:				
H	ADDITION OF AIR SUPPLY AND EXTRACT UNITS	02.07.26	AJB	AB
G	ADDITION OF PEPE'S LAYOUT	01.05.26	AJB	AB
F	PLANNING AMENDMENTS	17.04.26	AJB	AB
E	PLANNING AMENDMENTS	09.04.26	AJB	AB
D	CLIENT AMENDMENTS	18.03.26	AJB	AB
C	CLIENT AMENDMENTS	18.02.26	AJB	AB
B	CLIENT AMENDMENTS	05.02.26	AW	AB
A	PLANNING ISSUE	15.01.26	AW	AB
REV	DESCRIPTION	DATE	BY	CHKD

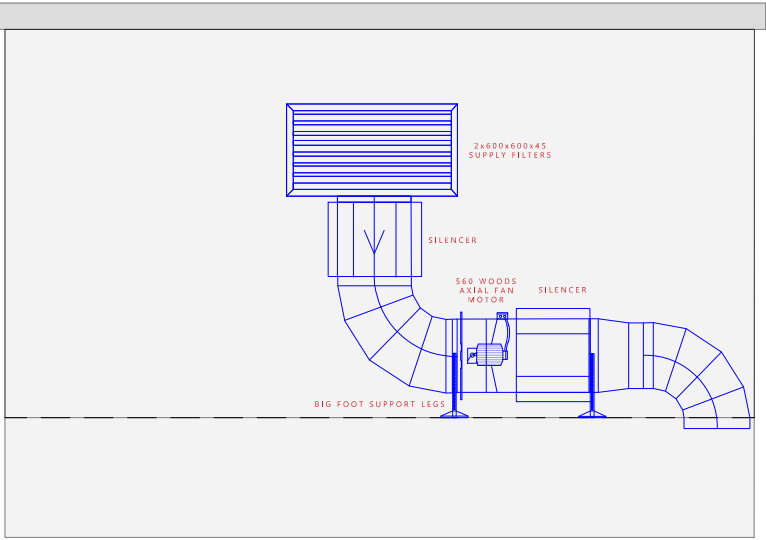
BERRYS

STATUS:		PLANNING	
CLIENT:		Mr Khuram Javed	
PROJECT:		Renovation & Extension to Commercial Units Bridge Road, Wellington, Telford	
DRAWING:		Proposed Floor Plans	
SCALE @ A3: 1:200	DRAWN BY: AJB	CHKD BY: AW	DATE: 15.01.26
DRAWING No:		REVISION:	
SA54889 - BRY-XX - PL - A - 05 _ H			

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EXCTRACTION UNITS



AIR SUPPLY UNITS

CLIENT: Mr Khuram Javed		STATUS: PLANNING				RIBA Chartered Practice BEECH HOUSE SHREWSBURY BUSINESS PARK SHREWSBURY SHROPSHIRE SY2 6FG ORIGINATING OFFICE: TEL: 01743 271697 shrewsbury@berrys.uk.com www.berrys.uk.com	00.51.2.5 SCALE 1:50m SCALE BAR & NORTH POINT:	DO NOT SCALE THIS DOCUMENT - USE FIGURED DIMENSIONS ONLY ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY RELATED WORKS. THIS DOCUMENT IS COPYRIGHT OF THE ORIGINATOR, IT MUST NOT BE ALTERED, REPRODUCED OR DISTRIBUTED WITHOUT PRIOR CONSENT. THIS DOCUMENT MUST BE READ IN CONJUNCTION WITH ALL SUPPORTING DOCUMENTS PRODUCED BY THE ORIGINATOR AND OTHER PROJECT DISCIPLINES. OS MAPPING OBTAINED FROM PROMAP LICENCE No. 100022432 REPRODUCED BY BERRYS UNDER OS LICENCE No. 100003668					
PROJECT: Renovation & Extension of Commercial Units Bridge Road, Wellington Telford	SCALE @ A3: 1:50	DRAWN BY: AJB	CHKD BY: AB	DATE: 02.07.26									
DRAWING: Proposed Air Supply & Extract units	DRAWING No: SA54889 - BRY - ST - EL - A - 10 _				REVISION:								
DISCLAIMER NOTES:									REV	DESCRIPTION	DATE	BY	CHKD

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