

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2021/0795
Site address	Land West of Station Road, Newport, Shropshire
Proposal	Erection of 301no dwellings with associated access, open space, landscaping and drainage and ancillary infrastructure and ground remodelling *** AMENDED PLANS AND INFORMATION IN RESPECT OF DRAINAGE (INCL. FINISHED FLOOR LEVELS), NOISE IMPACT ASSESSMENT, ECOLOGY, HIGHWAYS (INCL. TRANSPORT ASSESSMENT), SITE LAYOUT, LANDSCAPING, PUBLIC OPEN SPACE AND RECREATION PROPOSALS, TREE/ARBORICULTURAL PROPOSALS AND INTRODUCTION OF NEW HOUSING TYPES (INCL. BUNGALOWS) RECEIVED***
Recommendation	Full Grant

1.0 ADDITIONAL INFORMATION RECEIVED

1.1 Since the committee report was published the following information has been received:

- Revised plans showing partial retention of the tree and hedge belt along the A518. This has been achieved by amending the gradient of land from the A518 into the site from 1 in 3 to 1 in 2, thereby allowing the existing hedgerow and some trees to remain in situ except where the access onto the A518 is to be created.
- A revised Tree Protection Plan incorporating the above amendments as well as the confirmed protection for the group of lime trees on the western edge of the site. This follows a meeting on site with the Council's Tree Officer where the position and specification of protected fencing was agreed.
- A revised planting specification to achieve the woodland planting mix has been submitted and the Council's Tree Officer supports this subject to conditions.
- Agreed financial contribution of £25,000 towards woodlands management and tree planting, to take place either off-site or on-site to address loss of existing trees through ash dieback. This will be secured through the S106.
- In response to questions from Newport Town Council and Cllr Tim Nelson about the future of the Newport In Bloom planter, gateway signage to Newport and street furniture associated with Hutchison Way, the Applicant has confirmed there are no plans for these to be disrupted but if the engineering of the S278 works proves to require their relocation, this will be discussed with the Town Council and ward members first. Newport Town Council and Cllr Nelson have confirmed their satisfaction with these arrangements.
- Applicant has agreed to have conversations post-planning with the Town Council and Cllr Nelson about how they may be able to support community initiatives going forward, similar to Aldi. This is not a material planning consideration when considering the merits of this application and is offered by the Applicant in

addition to their planning obligations. Newport Town Council and Cllr Nelson have confirmed their satisfaction with these arrangements.

2.0 OFFICER'S COMMENTS

- 2.1 Officers consider the additional information received does not warrant a review of the recommendation set out in the committee report, subject to the inclusion of the confirmed S106 figure for woodland management.

3.0 RECOMMENDATION

- 3.1 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 conditions, legal agreement terms, or any later variations) subject to:

- A) The applicant/landowners entering into a Section 106 agreement with the Local Planning Authority (items ii) to ix) subject to indexation from the date of committee), relating to:

- i) On-site provision Affordable Housing (20%);
- ii) Financial Contribution towards primary & secondary education provision of £1,512,810 plus additional £667,166;
- iii) Financial Contribution towards off-site highway infrastructure of £449,061.89;
- iv) Financial Contribution towards public transport service enhancements of £584,829.19;
- v) Financial Contribution towards public transport infrastructure of £23,886.18;
- vi) Financial Contribution towards Public Rights of Way of £9,318.60;
- vii) Financial Contribution towards Travel Plan monitoring of £5,000.00 (residential only);
- viii) Financial Contribution towards Healthy Spaces of £185,250;
- ix) Financial Contribution towards maintenance of woodland for a 15-year period, replacement planting and up to 3no. surveys by an Arboricultural Surveyor of £25,000;
- x) S106 Monitoring Fee of £20,000 (*1% of the total value of contributions, or capped at £20,000*).

- B) The following Condition(s):

- A04: Time Limit Full
- B150: Site Environmental Management Plan
- B110: Archaeology – Programme of Works
- B126: Landscape Management Plan
- B145: Lighting Plan
- B149: Ecology Custom – Appointment of Ecological Clerk of Works
- B149: Ecology Custom – Badger Survey
- B149: Ecology Custom – Suite of Nesting/Roosting Boxes
- B149: Habitat Management Plan

B061: Foul and Surface Water/Soakaway Tests
B076: SuDS Management Plan
B079: Method Statement for Interim Drainage Measures
B079: Exceedance Flow Routing Plan
B079: Land Contamination Investigations (Environment Agency)
B079: Pipes and Infrastructure Specification (Environment Agency)
B045: Travel Plan
B049: Highways Custom
CO20: Highways Custom – Installation of Signage and Carriageway Markings

C013: Access and Parking Bound Material
C014: Visibility Splays
C016: Access to Remain Ungated
C073: Hedge Protection
C074: Tree Protection
B121: Landscaping Scheme
C089: Development in Accordance with Arboricultural Method Statement

C089: Arboricultural Pre-commencement Meeting
C089: Arboricultural Site Supervision
C089: Arboricultural Site Supervision (pre-commencement)
C089: Arboricultural Site Supervision (completion)
C050: Completion of Noise Attenuation
C118: LEAP Occupancy
B159: Details of Multi Use Games Area (MUGA)
C002: Materials as Submitted on Plans
C038: Development in Accordance with Plans