

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2018/1019
Site address	Land south of Newcomen Way, Woodside, Telford, Shropshire
Proposal	Outline application for up to 55no dwellings with access and all other matters reserved *** Amended red line boundary ***
Recommendation	Outline Grant

1.0 Additional Comments

- 1.1 Representation received from 'Friends of the Telford T50 50 Mile Trail' highlighting that a well-used bridleway crosses the vehicular access to the site. It is requested that a safe passage across the site access will need to be maintained at all times during the construction period.

2.0 Officer Notes

- 2.1 The comments of the 'Friends of the Telford T50 50 Mile Trail' are noted. It is a requirement that public rights of way are kept open and free from obstruction during the construction period and an informative will be added to the decision notice bringing this to the attention of the applicant.

3.0 Recommendation

- 3.1 The recommendation remains that:

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 OUTLINE PERMISSION** subject to the following:

- A) The applicant/landowners entering into a S106 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) Total Education contribution of £230,948 towards improvements to a local primary and secondary school,
 - ii) PROW contribution of £10,720 towards enhancements to footpaths to the north and east of the site,
 - iii) Children's Play/Recreation contribution of up to £33,000 based on £600 per 2 bed (or more) property,
 - iv) Contribution of £25,000 towards the enhancement of the Rough Park Local Nature Reserve,
 - iv) Affordable Housing to be provided at 25%
- B) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):-
- 1. A01 Time limit – Outline
 - 2. A03 Time Limit - Submission of Reserved Matters

3. B001 Standard Outline
4. B150 Site Environmental Management Plan
5. B034 Highways details
6. B061 Foul and Surface Water Drainage
7. B076 SUDS Management Plan
8. B126 Landscape Management Plan
9. C013 Parking, Loading, Unloading and Turning
10. B145 Lighting Strategy
11. C100 Artificial Bird Boxes/Bat Roosts
12. C38 Approved plans
13. C40 No approval of layout