

TWC/2024/0612

Land north/east of Greenways Farm Shop, Off Church Street, St Georges, Telford, Shropshire

Outline application for the erection of up to 100no. dwellings with associated infrastructure and landscaping works on land North of St Georges Bypass, St Georges, Telford, TF2 9LF \*\*\*AMENDED DESCRIPTION AND ILLUSTRATIVE LAYOUT PLAN\*\*\*

**APPLICANT**

Hardeep Atwal

**RECEIVED**

05/08/2024

**PARISH**

St. Georges and Priorslee

**WARD**

Priorslee, St Georges

**THIS APPLICATION IS BEING HEARD AT PLANNING COMMITTEE DUE TO A SIGNIFICANT LEVEL OF PUBLIC OBJECTION**

On-line Planning File:

<https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?applicationnumber=TWC/2024/0612>

**1.0 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 Agreement to secure Financial Contributions towards Education, Affordable Housing, Ecology (Local Nature Reserve), Highways, Bus Shelter Upgrades, Play and Recreation, and Healthcare Facilities.

**2.0 SITE AND SURROUNDINGS**

2.1 The site lies in the St Georges area of Telford and measures 4.78 hectares. It currently comprises grasslands and scrub. Residential dwellings border the northern, eastern and western boundaries of the site. The A5 forms the southern boundary.

2.2 A Public Right of Way (PRoW) runs from Church Street to the north and passes between residential properties before crossing the application site from north to south.

2.3 There is a remnant part of a moated site located within the development site - this is not a Scheduled Monument.

2.4 An existing foul sewer pumping station is located in the western part of the site. This has been incorporated into the indicative site layout plan.

### **3.0 PROPOSAL**

- 3.1 This application seeks Outline Planning Permission with all Matters Reserved except access for a residential development of up to 100no. dwellings. As access is the only matter being considered in full detail at this stage there are no details on numbers or types of dwellings.
- 3.2 The application is a resubmission of an application that was withdrawn in January 2024. At that time a number of consultees had concerns with the principle of developing this site based on the information provided, including highways, ecology, archaeology and environmental health. The Applicant has sought to address those concerns with this resubmission.
- 3.3 An Illustrative Masterplan has been submitted to demonstrate how 100no. dwellings could be accommodated within the site. Formal planning approval is not being sought for this plan and the applicant has provided it to give an indication of a likely density and layout were the outline application to be approved. Once the undevelopable areas such as the medieval most are deducted from the site, this works out as a density of approx. 36 dwellings per hectare.
- 3.4 The site is not public land and the owner could erect fencing under Permitted Development at any time to close off the site; the only public access through the site is the PRow and this is shown to be retained as part of the proposals.
- 3.5 The application originally sought permission for 120no. dwellings, however the Applicant has reduced this during the course of the application in response to consultee comments and advice from Officers. At the time of writing this report, the amended 100no. dwelling application is the subject of a re-consultation. Any comments received from consultees or members of the public after the preparation of the report will be reported to Members.

### **4.0 PLANNING HISTORY**

- 4.1 TWC/2023/0837- Outline application for residential development up to 120no. dwellings - Withdrawn 29.01.2024

### **5.0 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  
HO4: Housing Mix  
HO5: Affordable Housing Thresholds and Percentages  
HO6: Delivery of Affordable Housing  
HO7: Specialist Housing Needs  
NE1: Biodiversity and Geodiversity  
NE2: Trees, Hedgerows and Woodlands  
NE4: Provision of Public Open Space  
NE5: Management and Maintenance of Public Open Space  
COM1: Community Facilities  
C3: Implications of Development on Highways  
C5: Design of Parking  
BE1: Design Criteria  
BE8: Archaeology and Scheduled Ancient Monuments  
BE9: Land Stability  
BE10: Land Contamination  
ER11: Sewerage Systems and Water Quality  
ER12: Flood Risk Management

## **6.0 NEIGHBOUR REPRESENTATIONS**

- 6.1 The application has been publicised through a Site Notice, Press Notice and direct neighbour notification.
- 6.2 The Local Planning Authority received 269no. neighbour representation objecting to the scheme on the basis of the first consultation, the following summarised issues were raised:

### Overdevelopment/Suitability of Site

- There has been enough development in St Georges and Priorslee and more houses are not needed;
- This is not an allocated housing site and it is not sustainable;
- proposal hasn't considered any resident comments made on previous (withdrawn) application;
- Plans show densely spaced housing of low quality;
- St Georges and rural small community feel – this would be lost;
- Houses are unlikely to be affordable;
- Existing infrastructure is insufficient for schools/nurseries, healthcare/doctors

### Ecology/Loss of Green Space

- This is the last green space in St Georges and its loss would cause a reduction in visual amenity, mental health and wellbeing;
- The loss of green space would be adverse for wildlife such as birds, bats, hedgehogs, foxes, etc.

#### Pollution/Impacts on Amenity

- Noise pollution;
- Air pollution;
- There will be too many bins and not enough space to store them;
- Loss of privacy to surrounding houses and their gardens

#### Heritage and Archaeology

- Site contains medieval moat and this should be preserved and protected;
- It is medieval land that has not been ploughed by modern methods and this needs a full geophysical survey

#### Highways and PRow

- Concern about how PRow might be affected;
- The road serving the site is busy and an additional junction will be dangerous raising concerns about increases in traffic;
- Adding in lights to this road will cause significant traffic issues which do not exist today. Slowing the road down will affect the A5 roundabout significantly;
- Existing heavy congestion around school drop-off/pick-up times

#### Drainage

- Site is close to flash ponds and existing drainage system cannot cope;
- The plans show a sewerage pumping station

#### Land Stability

- Concerns over land stability

#### Other

- Devaluation of existing houses

6.3 A second round of consultation expires 22 October 2024, in response to the Applicant amending the description of the proposal and providing a more

detailed Illustrative Masterplan. An amended site notice has been advertised specifying the proposal is now seeking up to 100no. dwellings.

- 6.4 At the time of preparing this report 40no. Objections have been received. No new issues have been raised that were not raised as part of the previous round of consultation. Any additional objections received after the publication of the report will be presented to Members at Committee.

## 7.0 STATUTORY REPRESENTATIONS

- 7.1 The following comments were received in response to the 120no. dwelling scheme.

7.2 St Georges & Priorslee Parish Council: **Object:**

- Significant public objection to this objection;
- Site is not allocated in Local Plan;
- Infrastructure cannot cope with extra school and healthcare demand;
- Will create additional pollution, carbon emissions and congestion;
- Public transport, especially for the elderly, has not been properly considered;
- Local bus stops are more than 400m away;
- Increase in traffic on surrounding roads;
- Loss of green space and biodiversity enjoyed by local residents;
- Harm caused to archaeological feature
- Indicative Site Layout Plan is too vague and flexible

7.3 Cllr. Rachael Tyrrell: **Object:**

- This development does not form part of the Local Plan and is therefore contrary to identified local development needs;
- The issue of drainage has not been addressed;
- This is a site of important historical interest as a Roman moat. Whilst the development build is not proposed directly on this site, it is immediately adjacent and the impact of the proximity of the build is a concern. The Archaeological Assessment is limited. It is only a desk based report, no site inspection has taken place and no test excavations have been carried out. It refers to the planning authority's provisions in the Local Plan 2018 for their preservation (para 1.3.7). The report acknowledges its own limitations;
- There is no LEAP (Local Equipped Area for Play) provision;
- This demonstrates an overdevelopment of the site;
- The plans indicate a lack of parking, which will lead to multiple vehicles being parked on roads;

- This application is curiously silent on the property type;
- Highways and safety; access to the development will be a new junction off the A5 Telford Way. This is a busy road leading from the problematic Limekiln Roundabout (which is still waiting for new white lines and the subject of local complaints);
- During construction, traffic will use alternative local roads through St Georges and Priorslee. Priorslee Avenue is already very busy with the substantial development in Priorslee and the secondary school Holy Trinity Academy, access off Teece Drive off Priorslee Avenue;
- The development would also lead to loss of amenity and Green Spaces, which also is home to flora, fauna and wildlife
- Quality Affordable Housing is required but this application does not satisfy that need.

#### 7.4 Cllr. Richard Overton: **Object**:

- The proposals fall outside the local plan designations and policy maps, and as grey land should not be considered. Within the current review of the Local Plan, this area is also not identified as being needed to meet housing allocations to 2040 and so is speculative development and does not need to be considered in the supply of housing;
- The number of houses proposed is over-development of the site and is only proposed to maximise profit and not the needs of local people;
- Currently residents find it hard to get into a local GP and our very popular school is always oversubscribed, there are no plans to increase capacity at the school due to maximising Sport England recreation land needed. the infrastructure to meet the homeowners needs are not being addressed and will cause negative impact on the current population of St. Georges in their current need to access public services plus an impact on more traffic on the highway network;
- The current streets close by to the development already have issues over drainage and over the years we have had problems with capacity, therefore their drainage plans do not go far enough and to connect to an existing connection at the pumping station will be a challenge and not really answered in their plans so will be a challenge to policies ER11, climate change has had a real impact on weather and rainfall and their options for sustainable urban drainage would not go far enough in helping take water away using existing culverts and their SUD proposals so is not compatible with policy ER12;
- The highway network (St Georges bypass) is an integral part of Telford & Wrekin network and the plan to have access and egress on to a busy main road will cause more congestion and danger which is not needed including the added impact of crossings, which will create more congestion and increase carbon which we are trying to reduce due to our climate change

- policies, the road has always been a danger having had my brother knocked over on that road crossing to work many years ago;
- This impact will be a challenge to policy C3 and also no real alternatives to the car are offered with the site being where it is located and designed for the car, therefore not helping with policy C1 as no current bus provision goes past the site and what future plans are the developers proposing to pay for a bus route;
  - The site is by an historic moat and had a public right of way through good agricultural land which will be required in future food production and the protection of the moat is needed. The development is so close to the historic moat and could be damaged through any development close to the proximity of such a part of our heritage. No development anywhere near this site special historic moat should be allowed;
  - The land is currently owned with public access with wildlife corridors and accessible green space with good biodiversity all will be lost through this plan and no real buffer zones are proposed between this development and the current residential properties and therefore is against policies NE1, NE2 and NE3 of The Local Plan.

#### 7.5 Cllr. Paul Thomas: Object:

- There are currently already very large, c. 2000 housing developments, within the Priorslee area including Redrow, Miller Homes, Avant, Lioncourt, Vistry and Shropshire Homes;
- Although not all complete, these have already put significant strain on support services such as GP's and dentists which are unable to cope with the significant increase in demand whilst local primary schools are already oversubscribed;
- The increased traffic along both Telford Way and the major arterial route, Castle Farm Way, will increase noise and pollution and impact traffic flow particularly as more traffic light-controlled junctions and pedestrian crossings are introduced. This is already a source of concern from residents who live along the routes;
- The application lacks any detail on the proposed type of dwelling, has no on-site play areas and, although it is not public land it is rich in history, diverse flora and fauna and enjoyed by the community;
- Drainage is also a specific concern which is not adequately addressed;
- The Transport Assessment refers to access to buses 'within a 400m range'. In reality, this isn't achievable. It is worth noting that the lack of bus services in the area is a continued source of complaints. Further, there is no bus service that currently serves Telford Way and no provision within the application for any additional bus service. Residents on this development will, therefore, be reliant on their own transport – this will

result in the need for adequate car parking which is not addressed within the application;

- This application should be rejected on the basis that it is speculative, is not required, and fails to address drainage, transport and the importance of the archaeological heritage of the site.

7.6 **TWC Highways: Support subject to Condition(s) and Financial Contributions:**

- Full details of the main access to be submitted and agreed prior to commencement of development;
- Full details of off-site improvements to the PRoW linking the site to Church Road (north) and Dean Close (south) to be submitted and agreed prior to commencement of development;
- Phasing and completion plan to be submitted;
- Construction of any new streets shall not be commenced until details of the proposed arrangements for future management and maintenance of the proposed street/s within the development have been submitted;
- Construction of any new estate street to be adopted shall not be commenced until full engineering details have been submitted and approved;
- Construction of any new estate street shall not be commenced until full details of the proposed street tree locations, species and planting method have been submitted to and approved;
- No dwelling shall be occupied until private roadways have been fully constructed;
- Any Reserved Matters application to include details of diversion of PRoW;
- Site/Construction Environmental Management Plan

7.7 **TWC Drainage: Support subject to Condition(s):**

- Scheme for Foul and Surface Water Drainage;
- SuDs Management Plan;
- Provision of sewer easement for Severn Trent Water;
- Exceedance Flow Routing Plan;
- Interim/temporary drainage and sediment runoff control measures

7.8 **TWC Geotechs: Comment, Condition:**

- Comprehensive Desk Study (as part of any Reserved Matters Application) which deals with mining, all contamination issues, settlement and differentiation. A ground investigation would also be required that identifies all constraints and how they will be dealt with.

7.9 **TWC Healthy Spaces: Comment, Condition and Financial Contribution:**



- Landscape Management Plan

7.10 TWC Ecology: **Support subject to Condition(s) and Financial Contribution:**

- Erection of artificial nesting/roosting boxes;
- Lighting Plan;
- Landscaping Plan;
- Design conditions to ensure green infrastructure buffers as shown within indicative masterplan, such as along the PROW and southern edge of site

7.11 TWC Affordable Housing: **Support subject to Condition(s) and S106**

7.12 TWC Environmental Health: **Comment, Condition(s) including:**

- Noise assessment to accompany any Reserved Matters application;
- Details of acoustic noise barrier

7.13 TWC Built Heritage: **Object**

7.14 TWC Education: **Comment and Financial Contribution**

7.15 Shropshire Council Archaeology: **Condition(s):**

- Written Scheme of Investigation for a programme of archaeological work;
- Detailed design to maximise the surviving earthworks as a feature of the amenity space;
- Management Plan to ensure the long-term survival of the moated site and its legibility within the proposed area of public open space

7.16 NHS: **Support subject to Condition(s) and Financial Contributions**

7.17 Active Travel England: **No Comment**

7.18 Shropshire Fire Service: **Comment** that consideration should be given to the information contained within Shropshire Fire and Rescue Service's Fire Safety Guidance document.

## 8.0 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
- Design and Layout
- Impact on Amenity of Adjacent Properties and Future Occupants
- Built Heritage and Archaeology
- Highways impacts
- Healthy Spaces
- Drainage
- Land Stability and Contamination
- Ecology and Trees
- Other Matters
- Planning Obligations

## 8.2 Principle of Development

The application is located within the urban area of Telford and Wrekin Council. The Application Site is considered 'white land' insofar as it is not allocated on the Local Plan Proposals Map.

8.3 The site in question sits within the urban boundary of Telford, as shown on the adopted Proposals Map. Under Policies SP1 and SP4 of the adopted Local Plan, the principle of development within the urban boundary can be supported provided the proposed development meets the requirements of other policies within the Local Plan.

8.4 Significant objections have been raised about the lack of facilities available locally for schools, doctors/dentists/pharmacies, play facilities and bus provision. Section 106 Financial Contributions towards improving and/or delivering these services and facilities have been requested by the relevant consultees to mitigate the impacts of the proposed development - these are listed under Section 8.39 - Planning Obligations.

## 8.5 Design and Layout

The design and layout of the site is not for formal consideration at this stage, as this is an Outline Planning Application and not a Full Planning Application. Were this outline application to be approved, a detailed layout and appearance of buildings would come forward at a later stage under a separate planning application known as 'Reserved Matters.'

8.6 To assist Officers and Members, an Illustrative Masterplan has been submitted to show how the site could be laid out to accommodate up to 100no, dwellings and meet the policies of the Local Plan. This Illustrative Masterplan does not contain details such as bedroom numbers but can be used to assess whether acceptable garden sizes and distances between principal windows could be achieved.

8.7 The illustrative layout has taken account of comments from a number of consultees on matters which they would wish to see incorporated at reserved

matters stage, were this outline application to be approved. These include comments pertaining to ecology, archaeology and healthy spaces.

8.8 Based on the Illustrative Masterplan, separation distances between the existing houses surrounding the site and the proposed dwellings are sufficient to maintain privacy levels and facilitate an acceptable level of screening and/or landscaping. There are a number of new plots which would not seem to achieve a 21 metres separation distance between facing principal windows and, were the application to be approved and come forward at Reserved Matters stage, this would need to be given further consideration. It may be that where plots cannot achieve an acceptable separation distance they need to come forward as bungalows rather than two-storey dwellings. This would be a detailed matter for future consideration, subject to the Outline Planning Application being Granted.

8.9 Impact on Amenity of Adjacent Properties/Uses

Based on the Illustrative Masterplan, separation distances between the existing houses surrounding the site and the proposed dwellings are capable of being sufficient to maintain privacy levels and facilitate an acceptable level of screening and/or landscaping. There are a number of new plots which would not seem to achieve a 21 metre separation distance between facing principal windows and, were the application to be approved and come forward at Reserved Matters stage, this would need to be given further consideration. It may be that where plots cannot achieve an acceptable separation distance they need to come forward as bungalows rather than two-storey dwellings. This would be a detailed matter for future consideration, subject to the Outline Planning Application being granted.

8.10 With regards to noise, a Noise Assessment has been submitted with this application. It should be noted that as this is an Outline Planning Application with any matters reserved that a specific comment on impacts on properties cannot be provided as any layout would be subject of a future Reserved Matters application.

8.11 The acceptability of noise levels for the proposed dwellings and their garden areas is determined by a proposed speed reduction along the A5 from 60mph to 45mph. The Local Highways Authority have confirmed this is the case. A noise barrier is proposed but this may not mitigate noise impacts for all properties and their external amenity areas, meaning revisions to the illustrative layout may be required at Reserved Matters stage.

8.12 The Council's Environmental Health Specialist has advised that the properties nearest the A5, as shown on the illustrative masterplan, risk their external amenity areas being too close to the road and suffering from noise disturbance. This may also be the case for properties close to the access point. This would be a detailed consideration for Reserved Matters stage, were this application to be approved.

### 8.13 Built Heritage and Archaeology

The Council's Conservation Officer advises the site is not within a Conservation Area, is sufficiently distant from any statutorily Listed built heritage assets and largely screened by existing intervening development, such that there are no reciprocal views. However, portions of the application site have views of Grade II Listed St George's Church Tower which would need to be preserved. The existing area has a semi-rural character, with narrow streets and long views over fields to the tree screening for the A5 and the woodlands beyond.

- 8.13 The built form is a mix of ages and styles, almost exclusively pre-1970's dwellings, with a large number of mid-century bungalows and two-storey semi-detached and detached dwellings, interspersed with numerous traditional buildings ranging in built form from terraced cottages to a Manor House. The dwellings are all set well back from the street front, on generous plots with large gardens which add to the semi-rural character of the area. Although the traditional buildings around the site perimeter aren't statutorily Listed or on the Council's Register of Buildings of Local Interest, many still possess architectural and historic merit and would be considered non-designated heritage assets. The proposed plans have the potential to affect the setting of these heritage assets.
- 8.14 The Council's Conservation Officer considers that the originally proposed development density of up to 100 dwellings is far too great for the surrounding area and the built grain would be jarringly at odds with the generous plot sizes of the existing buildings at the edges of the site. As such the Conservation Officer considers the proposed development density would cause harm to the semi-rural character of the neighbourhood and the settings of the non-designated heritage assets, contrary to local policy BE1(i, ii, iii, iv, v).
- 8.15 The concerns of the Council's Conservation Officer are acknowledged. The large spacious plots in the immediate area would not typically be replicated in a contemporary development and the density of approx. 36 dwellings per hectare would be an efficient use of land based on excluding the undevelopable areas such as the moat.
- 8.16 Shropshire Archaeology advises the archaeological surveys undertaken are acceptable for an outline stage application. Were a reserved matters application to come forward then more details surveys would be required. The initial Illustrative Masterplan has been amended to incorporate a 5 metre buffer between the medial moat and the possible route of the spine road. This has been welcomed by Shropshire Archaeology, who advise it will ensure the retention of the stratigraphic relationship between the earthworks of the moated site and the associated ridge and furrow.
- 8.17 Shropshire Archaeology also recommend that tree planting be avoided in the areas to the south and east of the moated site (along the indicative access road) in order to reinforce the openness and legibility of the moated site as a feature of the proposed development. Restricting tree planting would also

retain visibility and surveillance across the proposed amenity space. These recommendations seek to ensure that the proposals would not result in substantial harm to the heritage significance of the moated site and its immediate setting, should a Reserved Matters application be submitted.

#### 8.18 Highway Impacts

Policy C3 requires all development to mitigate site specific highway issues. In this instance this is achieved by the creation of a three arm signalised junction on Telford Way. The preliminary junction design has been capacity tested to a future year of 2034 and therefore will be over-engineered to begin with, in order to meet the additional growth in the area and to negate any westbound queuing that could otherwise compromise the traffic merge exiting Limekiln Bank Roundabout. The junction arrangement includes dedicated signal controlled pedestrian crossing facilities over Telford Way and the speed limit in the junction vicinity will be reduced to 40mph as part of the works. The scheme has already been Safety Audited by a third party, as part of the initial design process, with no non-mitigatable concerns raised. The signal junction proposed will work on an intelligent controller system, to ensure the free flow of traffic on Telford Way is maintained and the development arm can have green time regulated when necessary to ensure this.

- 8.19 The traffic generation from the site has been assessed, under worse case conditions, to produce circa 65 two-way peak hour trips – so just over one a minute. The current peak hour flows on Telford Way exceed 1,000 vehicles an hour; therefore the impact of an additional 65 trips per hour from the proposed development cannot be considered to be severe against this context. The Local Highways Authority consider the additional trips will not represent a material impact further away from the site after distribution and dissipation of traffic has taken place. However, a Strategic Highways Contribution, derived from the site's trip generation is being sought as part of the proportionate, cumulative impact strategy which is applied to all new larger developments in the Borough.
- 8.20 The site sits adjacent to one of Telford's primary footway/cycleway corridors, which links the site to the Town Centre to the south and Donnington to the North - the development site connects directly to this infrastructure.
- 8.21 There are no bus stops along this stretch of Telford Way due to the absence of bus routes along it. However, bus provision is reactive to the viability appraisal by operators and, if routing along Telford Way is proposed in the future, then safeguarding provisions can be made in the detail for the highway junction works to include caged stops with supporting infrastructure if necessary.
- 8.22 The current closest bus stops to the site lie off the mini roundabout at Stafford Street and West Street, to the west of the site. Contrary to the claims made in the applicant's Transport Assessment these are actually circa 800-900 metres from the centre of the development site. This distance is consistent with a 10-minute walk and is, therefore, not considered unreasonable in terms of

accessibility. These existing stops serve a number of services, these being 5, 5A, 5B, 5E, 6 and 7, which link to much of wider Telford. Consequently, although they are more than a 5 minute walk away, the actual route choice and frequency available is better than a scenario where a closer bus stop would have a limited service. Section 106 contributions are requested for the upgrade of existing bus stops along Stafford Street.

- 8.23 The Local Highways Authority (LHA) has assessed the application against the tests under Para 115 of the NPPF and advised they have no grounds to object to the proposals. The LHA have recommended a number of conditions to make the development acceptable as well as requesting S106 contributions of £85,940 towards the TWC Transport Growth Strategy.

8.24 Healthy Spaces

The Illustrative Masterplan indicates no onsite play and recreation provision is intended. Therefore, in order to achieve policy compliance the proposal would need to make financial contributions towards the improvements of nearby play and recreation facilities. An appropriate sum has been calculated in accordance with the Council's recent Play, Recreation and Open Space Needs Assessment, as the area of St Georges and Priorslee has a deficit of play and recreational space provision, based on an estimated calculation of 300 bedrooms across the 100 dwellings proposed, we will be requesting the following contributions of; £260,253.06 for play. Additional contributions of £65,000.00 are requested for the provision of sport and recreation in the area.

- 8.25 As part of wider Council approaches to the use of open space and current national health and wellbeing agendas, Healthy Spaces will be additionally seeking to provide opportunities for food growth, through allotment contributions of £9,814.85. Alternatively Healthy Spaces would accept the onsite provision of community growing space, which, if accepted, will need to be incorporated into any Landscape Management Plans until suitable stewardship is acquired.

8.26 Drainage

Were this Outline Planning Application to be approved, detailed drainage design would follow at the Reserved Matters stage as part of the detailed appearance, layout and landscaping.

- 8.27 At this stage the Local Lead Flood Authority (LLFA) are satisfied that, in principle, there is an acceptable drainage scheme that can be delivered to meet local planning policies. This would be designed and delivered as part of a more detailed scheme subject to this application being approved.

8.28 Land Stability and Contamination

From a geotechnical perspective, there are no objections to the principle of developing this site for residential purposes, subject to appropriate information being submitted with any future Reserved Matters application(s) to

demonstrate the conditions of the site, in particular the northern part affected by the former sand quarry.

8.29 The Council's Geotechnical Specialist requests Condition(s) be attached to any grant of Outline Planning Consent requiring a comprehensive desk study (as part of any Reserved Matters application) which deals with mining, all contamination issues, settlement and differentiation. A ground investigation would also be required that identifies all constraints and how they will be dealt with.

8.30 Ecology and Trees

This site is currently comprised mostly of stock grazed modified grassland fields. A small area of other neutral grassland was identified through the ecological assessments, this area has a more diverse structure however is still of lower ecological value. Hedgerows and several mature trees are present in the boundaries of the site, under current plans these are largely to be retained which is positive for the overall biodiversity impact of development.

8.31 A small area of young trees has been planted in recent years along the northern boundary of the site, as identified in section 3.3.4 of the Preliminary Ecological Assessment (PEA). This area should be protected from development and included within landscaping management should development receive consent.

8.32 Current Biodiversity Net Gain (BNG) calculations show some areas of loss and some areas of gain onsite. The site was assessed to have baseline values of 12.10 habitat units, 5.15 hedgerow units and 1.05 watercourse units. Under BNG legislation, the submission of a Biodiversity Gain Plan post-determination must outline how an overall 10% gain will be achieved for these values. Under initial proposals a net loss of 5.15 habitat units (42.57%) is predicted. The Council's Ecology Officer has advised that the original indicative layout is unlikely to enable the development to meet the 10% BNG target and recommended a reduction in the number of residential units proposed to enable more delivery of biodiversity offset onsite. This advice has been taken on board by the developer, resulting in the amended scheme for 100no.dwellings supported by an illustrative layout. However, the Council's Ecology Officer advises that the density of the proposed development remains of concern as it will consequentially result in less open green space on site and prevent delivery of onsite biodiversity.

8.33 With regards to priority and protected species, this site currently has relatively poor connectivity to other natural habitats, the nearest being a mixed broadleaved woodland area to the south separated from the site by the busy A5. Poor connectivity and a lack of biodiverse, ecologically valuable habitats make the site on the whole unlikely to host protected species.

8.34 This site is part of a wider Green Infrastructure (GI) network, providing green space and access to people and wildlife in the area. Further site design

should embrace this function and provide space for people and wildlife to use post-development. In particular, the current Public Right of Way (PRoW) through the site provides an opportunity to create a 'green corridor' through the proposed development linking public open space in the north to green buffers and woodland beyond the A5 to the south. Habitats within public open space and green infrastructure areas should be varied to support biodiversity and recreational needs.

8.35 Design and layout with ecology and green infrastructure in mind aids compliance with Policy NE1 which details the need to "ensure that new developments are designed to be ecologically permeable through the protection and enhancement of existing wildlife corridors, core areas and stepping stones and the provision of new connections which shall be integrated and linked to wider biodiversity features". The provision of a continuous 'green buffer' along the southern site boundary is supported to provide a green corridor along the line of the A5. The amended indicative masterplan provides more opportunity for green infrastructure and biodiversity than the originally submitted plan. However, a further reduction in the number of units and overall layout could provide a wide range of benefits including increasing biodiversity, improving amenity value, and enabling more natural drainage of water. Sensitive design, especially along the route of the PROW, will enhance the development for biodiversity, benefit potential future residents and encourage sustainable travel through the site to green areas beyond for new residents and those already in the area. The Council's Ecology Officer has recommended planning conditions to secure these green infrastructure buffers at Reserved Matters stage.

8.36 Para. 6.1.1.4 of the supporting text for Policy NE1 emphasises the importance of protecting green spaces within the borough. To offset the impacts of losing the green space and the increase in numbers of residents likely to be using the nearby green spaces as a result, a financial contribution is requested to improve habitat and environmental quality at The Flash to the south of the site with the intention that it can achieve the status of Local Nature reserve. For these reasons a Section 106 Contribution of £100,000 is sought for maintenance and habitat management associated with the increased use of The Flash arising from the proposed development.

#### 8.37 Other Matters

Planning applications may only be determined based on material planning considerations. Devaluation of property is not a material planning consideration and cannot be taken into account.

8.38 A Call-In request was received from St Georges & Priorslee Parish Council requesting the application be determined by Planning Committee. However, this was received after the call-in period expired. The reasons given for the call-in request reflect those contained in the parish Council's objection and have been represented in para 7.2.

#### 8.39 Planning Obligations



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

- Education: £880,741 (Primary £650,453; Secondary £238,298);
- Highways: £85,940;
- Affordable Housing: 25% to be provided on-site;
- Healthy Spaces: £260,253.06 (Play); £65,000 (Sport and recreation); £9,814.85 (Allotments);
- Ecology: £100,000 (The Flash Local Nature Reserve);
- NHS: £89,576;
- Bus Shelter upgrades - £20,000

8.40 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.

## **9.0 CONCLUSION**

9.1 This application is seeking Outline Planning Permission to develop this site for residential purposes, up to 100no. dwellings. The site is not allocated within the Local Plan although it is within the Telford urban boundary where the principle of development is supported subject to the proposal demonstrating it can meet the requirements of the policies within the Local Plan.

9.2 The loss of the existing green space and the level of public objection received on this matter is acknowledged, however, as this is not public land the land owner could fence it off under Permitted Development and restrict access to the public except for traversing the PROW. The Council's Ecology Officer has requested Section 106 contributions to improve the Local Nature Reserve to the south to mitigate for the loss of green space and public amenity.

9.3 Statutory consultees, with the exception of Built Conservation, support the scheme and have requested Condition(s) and/or Financial Contributions to mitigate the impact of the proposed development, where those impacts cannot be accommodated onsite. These include Financial Contributions towards improved education, play/recreation/sport facilities, healthcare facilities, Local Nature Reserve and highway/public transport facilities. Affordable housing would be provided onsite secured at 25% of the overall development. Subject to these condition and financial contributions being agreed, Officers consider the proposals can achieve policy compliance.

- 9.4 Access is being considered in full detail as part of this application and the Local Highways Authority support the application as discussed above.
- 9.5 Were the application to be approved, details matters such as layout, scale, appearance and landscaping would come forward at a later date through separate planning application(s) known as reserved matters. Many of the matters of details raised by consultees would be addressed at that stage.
- 9.6 On balance, therefore, the proposal is deemed to be compliant with the Telford & Wrekin Local Plan 2011-2031 and the guidance contained within the NPPF.

## 10.0 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 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) Education: £880,741 (Primary £650,453; Secondary £238,298);
- ii) Highways: £85,940;
- iii) Affordable Housing: 25% to be provided on-site;
- iv) Healthy Spaces: £260,253.06 (Play); £65,000 (Sport and recreation); £9,814.85 (Allotments);
- v) Ecology: £100,000 (The Flash);
- vi) NHS: £89,576;
- vii) Bus Shelter upgrades - £20,000

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

### Condition(s)

- Time Limit Outline
- Time Limit Reserved Matters
- Time Limit – Submission of Reserved Matters
- Standard Outline – Some Matters Reserved
- General Details Required

- Details of Materials
- In accordance with Ecological Survey
- Erection of artificial nesting/roosting boxes
- Lighting Plan
- Site Environmental Management Plan
- Landscaping Plan
- Landscape Management Plan
- Scheme for Foul and Surface Water Drainage
- SuDs Management Plan
- Provision of Sewer Easement for Severn Trent Water
- Exceedance Flow Routing Plan
- Interim/Temporary Drainage and Sediment Run-off Control Measures
- Full details of the main access to be submitted and agreed prior to commencement of development
- Full details of off-site improvements to the PROW linking the site to Church Road (north) and Dean Close (south) to be submitted and agreed prior to commencement of development
- Phasing and completion plan to be submitted
- Construction of any new streets shall not be commenced until details of the proposed arrangements for future management and maintenance of the proposed street/s within the development have been submitted
- Construction of any new estate street to be adopted shall not be commenced until full engineering details have been submitted and approved
- Construction of any new estate street shall not be commenced until full details of the proposed street tree locations, species and planting method have been submitted to and approved
- No dwelling shall be occupied until private roadways have been fully constructed
- Any reserved matters application to include details of diversion of PROW
- Written scheme of investigation for a programme of archaeological work
- Detailed design to maximise the surviving earthworks as a feature of the amenity space
- Management Plan to ensure the long-term survival of the moated site and its legibility within the proposed area of public open space
- Noise assessment to accompany any reserved matters application
- Details of acoustic noise barrier
- Geotechnical desk study, ground investigation and mitigation report
- Development in accordance with plans