

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.
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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 with 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