

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2019/0753
Site address	Land between Arleston Lane & Dawley Road, Arleston, Telford, Shropshire
Proposal	Erection of an Extra Care Facility containing 70no. self contained flats (Use Class C2) and associated communal/public facilities and erection of 103no. residential dwellings (Use Class C3) with associated access, landscaping and ancillary works ***AMENDED DESCRIPTION AND AMENDED PLANS / INFORMATION RECEIVED***
Recommendation	Full Grant

1. DRAINAGE

- 1.1 The Officer report sets out the concern raised by TWC Drainage as to insufficient coverage of the capacity of the existing watercourse running through Arleston Village, what impact the proposed development would have on the volume of the surface water runoff from the site to this watercourse, and the reduction in size of the areas identified for surface water attenuation compared to previous drainage layouts. The applicant has in turn provided a Drainage Addendum and amended drainage layouts seeking to address these points.
- 1.2 Relating to the proposed disposal of surface water, the addendum highlights that as soakaways are not suitable for the disposal of surface water on site - further to the conclusions of the geotechnical and geoenvironmental site assessment, a drainage strategy has been developed based on attenuation of flows and a positive outfall.
- 1.3 It is proposed that surface water will be restricted in all instances to the greenfield rate based on the impermeable area of development, with attenuation provided to the 1:100+40% climate change storm event, with a 10% allowance for urban creep. The site has been split into 3 networks (A, B and C) based on the site topography and the proposed outfalls:
 - A. Network A covers the west of the site including the Extra Care Facility. This area will discharge at a restricted rate to the existing Severn Trent Water (STW) adopted sewer in Kingsland, a road to the north of the site.
 - B. Network B is located in the south of the site. This area will discharge at a restricted rate to the existing ditchcourse within the central area of the site.
 - C. Network C drains the east of the site and will discharge at a restricted rate to the existing Severn Trent Water (STW) public sewer in Lidgates Green, a road to the east.

- 1.4 Networks A and C would discharge at a restricted rate to STW networks. This approach has been confirmed through consultation with STW. Network B would discharge to the existing ditchcourse situated in the central area of the site which then runs through Arleston Village. Design calculations based on the proposed impermeable area of the network indicate that the volume of water draining from the network will increase. To allow for this surface water from this network would be attenuated in a basin designed to hold approximately 375m³.
- 1.5 The addendum goes onto guide that storing this water would allow the discharge from the network to be restricted to 3.1 litres per second (l/s), even during the 1 in 100 year storm event including a 40% increase for future climate change and an additional 10% increase in the impermeable area of the network. In the current undeveloped condition this network discharges water to the ditchcourse at an unrestricted rate. Design calculations indicate that this will range from 3.8l/s for the annual storm event to 11.6l/s for the 1% Annual Exceedance Probability (AEP) event.
- 1.6 Using the 1% Annual Exceedance Probability, 6 hour rainfall event (as detailed in *TWC SUDS Handbook*), the current undeveloped network could generate approximately 250m³ of surface water run off. The same rainfall event on the network with the proposed development is estimated to generate an additional 135m³ of surface water. However, rather than discharging into the ditch at up to 11.6l/s this water would be stored in an attenuation basin and only released at 3.1l/s.
- 1.7 This is an improvement on the current 1% AEP rate of 73%, and offers betterment for the annual storm event (3.1l/s compared to 3.8 l/s, a reduction of 18%).
- 1.8 Although the volume of water leaving the network may be greater, for the 1% AEP event this will take approximately 12 hours to fully discharge from the basin due to the restricted rate of 3.1l/s.
- 1.9 In summary, there is potential for a greater volume of surface water from Network B under certain conditions. However, this volume will be retained on the site in an attenuation basin designed to meet the TWLP Policy ER12 requirements, and only released at restricted rate.
- 1.10 Attenuating the surface water and releasing it very slowly will extend the period of peak flow. However, this 'peak flow' will be restricted to 3.1l/s for events up to and including the 1% AEP +40% climate change scale. This is a

substantial reduction on the unrestricted flows that currently discharge from the site to the existing ditchcourse.

- 1.11 Based on the characteristics of this particular site (Network B is approx. 1.5 ha of a larger site), the location at the head of a catchment, and the significantly reduced discharge rate, this is not deemed to have significant potential to increase the risk of flooding downstream. It is stated that under the current unrestricted conditions the site could potentially discharge at a greater rate than that proposed for a similar or even greater duration.
- 1.12 On the basis of this further information, TWC Drainage have removed their objection, and now support the proposal subject to conditions. A request is made for provision of a surface water drainage scheme to provide the finer detail which would restrict runoff to the rates set out in the Flood Risk Assessment (FRA), and any attenuation feature designed to attenuate all flows up to and including the 1 in 100 year event +40% for climate change. This is alongside the submission of a SUDS Management Plan, and an exceedance flow routing plan. The LPA are now satisfied that with these controls in place the proposal accords with TWLP policies ER11 and ER12 relating to sewerage systems & water quality, and flood risk management respectively.

2. IMPACT OF THE DEVELOPMENT ON NEIGHBOURS

- 2.1 In order to achieve the quantum of drainage volume required to serve Network A – the north western parcel off Dawley Road, the size of the balancing pond has been enlarged. This in turn could have an impact on the form of landscape buffer along this edge. Whilst landscaping would remain a matter subject to a discharge of condition process, the LPA have necessitated indicative detail to be provided by the applicant to demonstrate that there remains a presence of landscaping as anticipated by neighbouring properties, and particularly No. 20 Arleston Village.
- 2.2 Subsequent to this the applicant has demarked on site where landscaping is anticipated to remain along this edge. Although it is appreciated that there will need to be some planting removed to accommodate the construction and operation of the attenuation pond, with a need for some management interventions (including evidence of the presence of Ash Dieback disease amongst a bank of self-set ashes), there is scope to retain a good bank of screening. In conjunction with provision of mature tree planting, and the setback of the new built development, would ensure the protection of residential amenity. It is not anticipated that this would equate to the pocket of retained trees in conjunction with an outer perimeter of grass and a new hedge as shown on the indicative landscaping, again pointing to the need for further detailing through a landscape condition.

- 2.3 A concern as to the potential removal of planting at the rear of plots 98-100 was also identified within the report to Members, here the applicant provided an alternative option to the garden of plot 98, this involved a terraced approach. Further site inspection, subsequent to evidence of some landscaping clearing here, has reflected that an overbearing impact would exist from plots 98 and 99 on the neighbouring properties of Arleston Village.
- 2.4 The applicant has agreed to remove these two plots, with detail as to the buffer planting and boundary treatment controlled through condition - there is a greater level of planting along the site edge in this location, more space available for replacement planting with a greater separation to the boundary of the property, together with the dwelling itself relating to plot 100 – now 98.
- 2.5 In turn a reduction in the level of contributions to be paid had been sought, to the sum of £60k, this has been negotiated to a reduction of £30k. This would be taken from the Education contribution, TWC Schools Organisation have confirmed acceptance of this position. A further reduction in contributions is accepted as a compromise of the development in order protect residential amenity balanced against the viability argument behind the proposal. The site layout as it now stands is provided for review by Members.

3. OTHER MATTERS

- 3.1 One further neighbour representation has been received, this reiterates concern as to the crossing of the access to the residential properties of Midfields and Heatherset, together with the Serchem Works commercial property commercial property. This matter has been addressed through the original report.

4. DETAILED RECOMMENDATION

- 4.1 Based on the update above, the updated recommendation to the Planning Committee on this application is that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** subject to the following:

A.) The applicant together with Housing 21 entering into a Section 106 agreement with the Local Planning Authority (terms to be agreed by the Development Management Service Delivery Manager) relating to the following:

- i. Education - £340,720 towards nearby primary and secondary educational facilities
- ii. Open Space - provision of open space and an off-site play area contribution of £150,000 the Windsor Road play area, and / or John Broad Avenue play area, and / or Watling Community Centre play area

- iii. Highways - £10,000 towards improvements works to three bus stops along Kingsland, £5,000 provision of support and monitoring of the required Travel Plan, £7,000 towards re-location of the 40mph speed limit along Dawley Road covering the costs associated to the necessary amendments of associated signing and lining and amendments to the Traffic Regulation Order
- iv. Provision of a Landscape Management Plan and transfer to / appointment of a Management Company relating to the retained open space
- v. Marking out and safeguarding of the land to be used for the Extra Care Facility, the Owner entering into a contract with Housing 21 for the transfer of the Extra Care Land from the Owner to Housing 21 prior to commencement of development, prior to the Occupation of the 50th dwelling the transfer of the complete Extra Care Land to Housing 21, who following the transfer covenant that they shall provide the Extra Care Facility.

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

- 1. A04: Time limit – Full
- 2. B010: Details and samples of materials (notwithstanding details submitted)
- 3. B011: Sample brick panels
- 4. B032: Road design
- 5. B036: Off-site highways (details to be approved)
- 6. B045: Travel Plan (Extra Care Facility)
- 7. B049: Details of Public Rights of Way works
- 8. B057: Land contamination (implementation of remediation scheme, reporting of unexpected contamination)
- 9. B059: Retaining structures
- 10. B059: Coal Authority
- 11. B061: Scheme of surface water (including Micro drainage models in .mdx format)
- 12. B076: SUDS Management Plan
- 13. B079: Exceedance flow routing
- 14. B086: Details of extraction (extra care facility restaurant kitchen)
- 15. B110: Programme of archaeological work
- 16. B121: Landscaping Design (notwithstanding details submitted) – to include details of removal of planting replacement planting scheme for buffer zone and W39, details of landscaping for extra care, footpath

details

17. B126: Landscape and Habitat Management Plan
18. B131: Trees – services root protection
19. B145: Lighting Plan
20. B149: Badger Disturbance Licence
21. B150: Construction Environmental Management Plan (including on-site construction details, dust management plan, Japanese Knotweed removal and treatment)
22. C13: Parking, loading, unloading and turning
23. C14: Visibility splays 2.4m x 65m
24. C050: Completion of noise attenuation
25. C074: Tree Protection
26. C079: TPO Tree – suitable contractor
27. C089: Trees – works in accordance with Arboricultural Method Statement (section 6)
28. C101: Erection of ecology boxes
29. C109: Ecological Method Statement – working in accordance with (bats and badgers)
30. C38: Development in accordance with deposited plans (materials, soft and hard landscaping plans, levels and sections not agreed)
31. D03: Domestic garage restriction on residential use urban area
32. D06: Restriction on use of Extra Care facility