

## INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2020/0518
Site address	Land adjacent NFU Mutual, Agriculture House, Southwater Way, Telford Town Centre, Telford, Shropshire
Proposal	Erection of 46no. dwellings with landscaping and associated access ***Amended plans and documents received***
Recommendation	Full Grant

### 1. INTRODUCTION

- 1.1 Since the preparation of the report to planning committee additional information has been received in respect of noise impacts from existing uses on the proposed development.
- 1.2 In addition, the scheme has now been assessed for viability due to non-compliance with the Nationally Described Space Standards (NDSS), as required by Policy HO4.
- 1.3 Additional consultation comments and representations have been received since the preparation of the original report.

### 2. CONSULTATION COMMENTS

- 2.1 Highways: No objections subject to conditions.
- 2.2 Ecology: No objections subject to conditions.
- 2.3 There are areas of green guarantee and green network land which borders the red line boundary of the application and is within the blue line boundary. The Preliminary Ecological Assessment recommends the appropriate management of this land to increase the biodiversity value, to improve access arrangements through the provision of infrastructure and to provide a range of bat and bird boxes.
- 2.4 A habitat management plan will be required by condition to cover this land and should address both the ecological management requirements and any arboricultural issues identified in this area by the Council's Tree and Woodlands Officer. This management plan should be accompanied by an appropriate commuted sum through the legal agreement for the site.
- 2.5 Representations:  
An additional letter has been received from a member of the public not raising any new material planning considerations. Two additional letters have been received on behalf of Asda Supermarket, the service yard for which is located across Southwater Way. These raise concerns about the content of the original Noise Assessment submitted with the application and the potential for Asda to become a statutory noise nuisance to future occupiers should the appropriate mitigation measures not be secured for the development.
- 2.6 Whilst additional information has been received, Asda has not yet had the time to review and comment on this. The letter states that it is therefore considered inappropriate for this application to be determined until this critical information has been submitted and Asda and the Council's Environmental Health Officer have been given an opportunity to comment on it. In addition, the letter states that there are no

draft planning conditions listed within the committee report so again Asda, and the EHO, have not had the opportunity to comment on them.

- 2.7 The letter from the planning agent requests that members defer a decision on this application until such time as a full assessment of the noise implications for the future residents can be undertaken.

### 3. **NOISE**

- 3.1 Following a request from the Planning Officer the above referenced additional noise report has been submitted following an attended night time noise assessment. Heavy rain at the beginning of the survey (between 2 and 3am) resulted in recordings being taken between 3am and 6.30am. Background noise was established to be 48dB LAeq,T. For this level of noise the addendum recommends that the use of a mix of glazing and mechanical ventilation will be sufficient to mitigate levels to an acceptable level to protect the residential amenity of the proposed occupants and to protect the existing commercial operation.
- 3.2 The Noise Addendum is being assessed by the Environmental Health Officer and on this basis Officers are recommending that delegated authority is granted to the Service Delivery Manager to grant full permission subject to the Development Management Service Delivery Manager, in consultation with the Chair of Planning Committee, being satisfied that the noise risk to the application site is such that all noise issues and concerns can be adequately dealt with by way of condition.

### 4. **VIABILITY**

- 4.1 Policy HO4 requires new residential development to comply with the Nationally Described Space Standards (NDSS), provided this requirement does not threaten the viability of the development overall. The scheme as submitted has only 14 units (30%) that comply with the standards. The applicant prepared a viability assessment to demonstrate that the scheme was not viable with this level of compliance, and as such 100% compliance would not be possible.
- 4.2 The Viability Assessment has been independently assessed and whilst there were differences of opinion in the approach and some of the figures used, the assessor concluded that the scheme would be unviable with 30% compliance with NDSS and that 100% compliance would not be possible. As such, the proposals are considered to comply with Policy HO4.

### 5. **DETAILED RECOMMENDATION**

- 5.1 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 Development Management Service Delivery Manager, in consultation with the Chair of Planning Committee, being satisfied that the noise risk to the application site is such that all noise issues and concerns can be adequately dealt with by way of condition.
- B) The applicant/landowners entering into a Memorandum of Understanding with the Local Planning Authority (subject to indexation from the date of committee with terms

to be agreed by the Development Management Service Delivery Manager) relating to:

- i) Highways contribution of £39,178.73
  - ii) Woodland management contribution of £8,000
  - iii) Playspace and public open space contribution of £27,300
  - iv) Sports and recreational facilities contribution of £27,300
  - v) Education contribution of £144,296
  - vi) Provision of 24% affordable housing
  - vii) Ecology financial contribution of £3,000
- C) The following conditions (with authority to finalise conditions and reasons to be delegated to Development Management Service Delivery Manager):
- Time Limit
  - Materials / means of enclosure etc
  - Levels
  - Drainage related conditions
  - Highways related conditions
  - Tree related conditions
  - Ecology related conditions
  - Noise mitigation measures

#### Informatives

I40	Conditions
I41	Reason for grant of permission
Ecology:	Bats
Ecology:	Ecology – Nesting Wild Birds
RANPPF1	Approval – National Planning Policy Framework