

TWC/2020/0987

Land between, Colliers Way & Park Lane, Old Park, Telford, Shropshire
Erection of 88no. dwellings with access, parking, amenity, drainage and landscaping

APPLICANT

The Wrekin Housing Group

RECEIVED

17/11/2020

PARISH

Lawley and Overdale

WARD

Ketley and Overdale

**THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AS
THE APPLICATION IS SUBJECT TO A S106 LEGAL AGREEMENT TO SECURE
FINANCIAL CONTRBUTIONS AND ON-SITE AFFORDABLE HOUSING**

Online Planning File: <https://secure.telford.gov.uk/planning/pa-applicationssummary.aspx?ApplicationNumber=TWC/2020/0987>

1.0 SUMMARY RECOMMENDATION

- 1.1 It is recommended that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to GRANT FULL PLANNING PERMISSION subject to conditions, informatives and a Section 106 Legal Agreement.

2.0 SITE AND SURROUNDINGS

- 2.1 The application site extends to 6.2 hectares (ha) with a net developable area of 3.4ha resulting in a density of 26 dwellings per hectare (dph). The site is located on land to the north of Colliers Way, due west of Telford Town Centre and the Forge Retail Park. The site is bordered by Colliers Way to the south, a tree-lined buffer to Old Park Way to the west and Park Lane to the north and east.
- 2.2 The site has extant outline planning permission for the erection of up to 82 dwellings (TWC/2019/0504) which included the provision of up to 4 dwellings on a smaller parcel of land fronting Park Lane. This piece together with the remainder of the western parcel which is an area of former open cast coal mine land will remain undeveloped. This area is currently accessible and that will be unchanged.
- 2.3 An area of existing woodland sits along the north boundary and separates the site from the properties along Park Lane to the north. To the east of the site is the rear service yards to five retail units on the Forge Retail Park. The Wrekin Housing Group's offices are located across Colliers Way to the south east of the site.

2.4 Colliers Way currently experiences on-street parking during the day and the scheme secures £10,000.00 towards a Traffic Management Scheme along the section of Colliers Way that fronts the proposed development. A scheme will be implemented by the Authority's Traffic Management Team which will look to formalise the existing on-street parking, protect areas where parking is inappropriate and look to reduce the speed of vehicles as they travel along that stretch of carriageway.

3.0 APPLICATION DETAILS

3.1 This application seeks full planning permission for the erection of 88 dwellings, utilising the two existing vehicular access points, 181 car parking spaces, pedestrian and cycle links to Park Lane, enhancement of existing areas of landscape and habitat, and the provision of a drainage attenuation pond. The application has been submitted by the Wrekin Housing Group as a 100% affordable rent scheme.

3.2 The scheme proposes a mix of:

- Two-bed dwellings (28);
- Three-bed dwellings (54);
- Four-bed dwellings (2);
- Two-bed bungalows (4) – (M4(2) Category 2): Accessible and adaptable dwellings' similar to the 'Lifetime Homes Standard;
- All dwellings meet the Nationally Described Space Standards (NDSS).

3.3 The application is accompanied by the following supporting documents:

- Design and Access Statement
- Drainage Design Statement (Updated)
- Flood Risk Assessment
- Ecology Report and Survey Update
- Arboricultural Assessment
- Landscape and Ecology Management Plan
- Ground Investigation Report
- Coal Mining Risk Assessment
- Environmental Noise Assessment
- Nationally Described Space Standards Compliance Matrix
- Viability Appraisal
- Site Environmental Management Plan
- Full Drainage, Highways, Ecology and Landscaping Details

4.0 RELEVANT HISTORY

- 4.1 TWC/2019/0504 – Outline for up to 82 dwellings with access – Granted 09 March 2020

5.0 RELEVANT POLICY DOCUMENTS

5.1 National Guidance:

National Planning Policy Framework (NPPF)

5.2 Local Development Plan:

Telford & Wrekin Local Plan

6.0 SUMMARY OF STATUTORY CONSULTATION RESPONSES

6.1 Lawley & Overdale Parish Council: Object:

- Housing numbers surprising given previous planning committee desire to see a reduction from an original outline planning application for 92 dwellings down to indicative yield in Local Plan of around 66;
- Layout not in keeping with Old Park area;
- No pepper-potting, issues associated with single tenure development;
- Recognise junction is capable of accommodating additional vehicle movements but concerned with provision of minimum visibility splays;
- Concerns regarding pedestrian and cycle user safety;
- Technical observations/concerns regarding land contamination, foundations, existing services and construction management plan.

6.2 Cllr Mark Boylan: Object:

Called application in to be determined at Planning Committee:

- Volume, layout and property density;
- Consultation format during Covid did have an impact on awareness of residents.

6.3 Highways: No objection subject to conditions and contributions:

- Requiring the provision of technical construction details, including visibility splays and conditioning the submitted Construction Management Plan. Requests a contribution of £74,565.97 towards the Telford Transport

Growth Strategy and £10,000.00 towards a Traffic Management Scheme along the section of Colliers Way.

6.4 Education: No objection subject to contributions:

- Primary £240,232 (towards education facilities within two miles of the development), and
- Secondary £109,540 (expansion of Telford Langley School).

6.5 Trees: No response received

- The details of tree planting, species selection, management and maintenance requested for conditional approval when commenting on the Outline have been provided within the Detailed Landscape Proposal drawings.

6.6 Drainage: Support subject to conditions:

- No objection subject to implementation of detailed drainage proposals and SUDs details including Management Plan.

6.7 Ecology: Support subject to conditions:

- Requiring works to be undertaken in accordance with the Detailed Landscape Proposals; Landscape and Ecology Management Plan; the Ecology Survey; the erection of artificial nests/roosts, and the submission of a lighting plan.

6.8 Healthy Spaces: Support subject to conditions and contributions:

- The development could trigger a request for onsite play facilities, however, there are also nearby facilities, including Bellpit Road, which could be upgraded. Requests a contribution of £600 per dwelling towards upgrade of those facilities and a condition requiring implementation of the Detailed Landscape Proposals and Landscape and Ecology Management Plan.

6.9 Affordable Housing: Comment:

- Application for a wholly affordable scheme of 88 dwellings providing a mix two (28), three (54) and four (2) bed family homes;
- 4 two bed bungalows will also achieve the higher (M4(2) Category 2): Accessible and adaptable dwellings similar to the 'Lifetime Homes Standard';
- All dwellings meet the Nationally Described Space Standards (NDSS);

- All homes will 'affordable rent' set at 80% of market rent, which will offset the continuing shortage of affordable homes in the Borough;
- Local Lettings Plan and a Nominations Arrangement will form part of s106.

6.10 The Coal Authority: No objection subject to conditions:

- Requiring implementation of remedial works and/or mitigation measures to address land instability arising from coal mining legacy prior to commencement of construction of foundations of dwellings followed by the submission of a declaration confirming that the site is safe prior to occupation.

6.11 Shropshire Fire Service: Comment:

- Swept Path Analysis should be undertaken to comply with Building Regs;
- Consideration should be given to the information contained within Shropshire Fire and Rescue Service's 'Fire Safety Guidance for Commercial and Domestic Planning Applications.'

6.12 West Mercia Police: Comment:

- Development should consider opportunities to design out crime, reduce fear of crime and promote community safety.

7.0 **COMMUNITY CONSULTATION RESPONSES**

7.1 Public Representations:

16 public objections received in response to the consultation in addition to comments received from Old Park Residents Association. The contents of all comments are available in full on the planning file, but key points have been summarised as follows:

- Design does not complement or fully respect local content contrary to Policy BE1;
- Density and amount of development not compliant with Local Plan, Outline or surrounding area;
- Properties are quite small with no garages which is likely to result in excessive street parking, 181 spaces deemed insufficient to accommodate work vans to maintenance of homes;
- Single tenure not in accordance with previous consultations;
- Provision of dwellings to east of attenuation pond will result in overlooking of properties on Park Lane;

- Loss of privacy, feared anti-social behaviour (use by motorbikes), security and loss of Oak to provide the footpath proposed between No.12 and 14 Park Lane;
- Positive dwellings previously proposed on Park Lane have been omitted;
- Regarding no through access from Park Lane – concerns that something more permanent than planting or bollards is required to prevent through access being opened up in future;
- Tree retention is essential particularly the rescreen/wildlife corridor areas between the site and the properties along Park Lane which could be lost by further exploratory works;
- Green areas and wildlife corridors should be retained, built around and enhanced, local ponds contain Great Crested Newts, and therefore considered most unlikely that site does not contain any GCNs, badgers and foxes enter resident's gardens, bats and birds are present. Concern that Landscape Management Plan is only for 5yrs;
- No children's play area proposed, this could be located in the no-development zone;
- Concerns regarding presence of a high wall (north/south) associated with former open cast coal mine and weak ground capabilities which may extend further south and east;
- Concerns regarding parking situation and highway safety along Colliers Way, including during the construction stage;
- Concerns regarding surface water drainage.

8.0 PLANNING CONSIDERATIONS

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
- Number, Density, Layout, Design and Tenure
- Highways and Access
- Drainage
- Trees and Ecology Issues
- Other Matters
- Planning Obligations

8.2 Principle of Development

8.2.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. In this instance, the development plan consists of The Telford & Wrekin Local Plan

(TWLP). The National Planning Policy Framework (NPPF) sets out policy guidance at a national level and is a material consideration in planning decisions.

- 8.2.2 The site has an extant Outline consent for up to 82 dwellings under TWC/2019/0504. The points of vehicular and pedestrian/cycle access (existing) were established by this outline permission. The site is an allocated housing development site within the Local Plan, identified as one of the sites intended to deliver the majority of the Council's housing supply over the plan period to 2031. The site is listed within Appendix D as site H12 (Old Park 2, Park Lane) with an identified yield of 70 dwellings. Historically, the site has been committed for residential development within the former Central Telford Area Action Plan (CTAAP) and also benefits from residential consent under Section 7(1) of the New Towns Act. Whilst the number of objections to the proposal are noted, the principle of the development of the site for residential use has been established.
- 8.2.3 The site sits on the western side of Telford Town Centre and is in the vicinity of a range of shops, services, employment and leisure opportunities and is easily accessible on foot, bicycle or using public transport. Telford Town Centre is well connected to national transport networks via the M54 motorway and Telford Central Railway Station. The site therefore represents a highly sustainable location for residential development.

8.3 Number, Density, Layout, Design and Tenure

- 8.3.1 A number of objections received have raised concerns regarding the number, density, layout, design and tenure of the proposal.
- 8.3.2 With regard the number of units proposed, it is acknowledged that this is significantly more than the 70 unit 'indicative yield' in the allocation. However, Members are advised that the allocation is an indicative figure and it is for a developer to demonstrate that more units could be satisfactorily accommodated. Whilst it is accepted that the indicative layout appears denser in comparison to the surrounding area within Old Park, it is unrealistic to expect modern development to replicate such spacing standards, given the mix of accommodation the Local Plan requires. The net developable site area of the site, excluding the landscape buffer to the north and the open space to the west, is 3.4 hectares and results in a density of 26 dwellings per hectare. This is below the 30-40 dph for 'sites located in Telford over 4 hectares' in the Technical Paper 'Density and Net Site Area Study 2015' prepared in support of the Local Plan. Officers agree with the assertion in the Design and Access Statement that this lower density can be attributed to the consideration given

the design stage, with housing arranged along single-sided roads so that the houses address Colliers Way and the open space to the west.

8.3.3 This is translated in a layout with dwellings set back from the Colliers Way behind landscaped areas, with parking areas concealed around the rear of properties or down the side. Further into the site frontage parking is present but is restricted to no more than 4 parallel spaces, less in most cases, with the spaces broken up and softened by intermittent landscaping. The development is considered to make efficient use of the developable area without appearing cramped or overly dense. Given the location of the site it is not read against any existing development and like most modern developments creates its own sense of character. This has been enhanced through amendments introducing gabled frontages, variations to the roofscape in addition to the variety offered by the site levels, provision of brick boundary walls in prominent locations and amendments to the orientation of the bungalows (Plots 9 and 10) so that there is an active frontage to the pedestrian route through to Park Lane.

8.3.4 Turning to the issue of tenure. Objections have been received against the provision of a 100% affordable housing scheme. It is acknowledged that Local Plan policy HO 4 requires major developments to deliver a mix of housing types, sizes and tenures to meet the range of household needs. The supporting text (5.2.1.6) also states that 100% affordable housing schemes can deliver much needed housing and support the delivery of wider Local Plan housing objectives. The Council's Affordable Housing Officer has noted that there is a continuing shortage of affordable homes in the borough. In addition, in respect of the housing mix the scheme provides a mix of:

- two (28), three (54) and four bedroom (2) family homes;
- there will also be 4 two bedroom bungalows which will achieve the higher 'accessible and adaptable' standard (Category M (2) Category 2), similar to the 'Lifetime Homes Standard';
- all dwellings will meet the respective Nationally Described Space Standards (NDSS);
- all gardens are well above the minimum standard (52 sq. metres and 70 sq. metres for 2 and 3 beds) with only 2 gardens below 70 sq. metres;
- all properties benefit from frontage or driveway parking.

8.3.5 As such, officers are satisfied that the site can accommodate the 88 affordable units at an appropriate mix and density including appropriate garden and amenity spacing whilst respecting and responding positively to its context and achieving a design quality that enhances the quality of the local built and natural environment.

8.4 Highways and Access

- 8.4.1 The proposal will utilise two existing vehicular access points off Colliers Way. A pedestrian footpath will also be provided from the development to Park Lane to the north, utilising an existing access between No's 12 and 14 Park Lane. No objection is raised by the Council's Highways Officers to the proposed means of access to the site.
- 8.4.2 The application is informed by a Transport Assessment which considered the potential impact upon the surrounding highway network. The assessment concluded that trip generation from the development is unlikely to give rise to any material issues on the local highway network, taking into account traffic flows and junction capacity.
- 8.4.3 The Council's Highways Officer therefore raises no objection subject to conditions requiring the provision of visibility splays at the access points and parking and turning areas to be provided before the development is occupied. A contribution of £74,565.97 is requested towards the Telford Transport Growth Strategy, as required by Local Plan Policy C3.
- 8.4.4 Colliers Way is known to experience significant on-street parking issues and it is likely that any proposed development of the site would lead to conflict with the on-street parking along the section of Colliers Way that fronts the proposed development. A scheme will therefore need to be implemented by the Council's Traffic Management team which will in turn look to formalise the existing on-street parking, protect areas where parking is inappropriate and look to reduce the speed of vehicles as they travel along that stretch of carriageway. Accordingly, a contribution of £10,000 has been requested towards these works.
- 8.4.5 Consideration of the more technical highway design matters such as layout, turning areas and parking provision has taken place and based on a provision of 2 spaces per two and three bed dwelling and 3 spaces per 4 bed dwelling with the provision of 3 visitor spaces achieves the numbers guided by the Local Plan Parking Standards (181).
- 8.4.6 Concerns have been raised by a number of residents regarding the need to prevent vehicular access to the development being obtained from the end of Park Lane in the south east corner. The proposed plans confirm that no through access is to be provided and the plans show a landscaped area forming a physical barrier. Officers consider this arrangement to be sufficient to prevent through-access and appropriate design and landscaping measures can be considered further at the Section 38 Highways Adoption process.

8.4.7 It is noted that concerns have been raised by owners of No's 12 and 14 Park Lane to the proposal to provide a public footpath link between the site and Park Lane between those properties. A gap currently exists between those properties which has been laid to grass and provides an excellent opportunity to provide an additional point of pedestrian access. This is necessary in the interests of connectivity. Side boundaries between those properties currently comprise post and rail fences therefore in the interests of security, a more substantial form of boundary treatment has been proposed in the form of a 1.8m high close board fence with concrete posts and gravel boards. This has been conditioned to be implemented prior to the first use by the public of this footpath.

8.5 Flood Risk and Drainage

8.5.1 The application has been accompanied by a Flood Risk Assessment which confirms that the site is located in Flood Zone 1, low risk of flooding, where the principle of a residential use is acceptable. The site is at negligible risk of surface water flooding with the exception of the existing drainage ditches and the area of the existing stub road to the east. However, a detailed drainage strategy has been developed including the retention of the existing drainage ditch to the east and provision of an attenuation pond which will attenuate flows equivalent to greenfield rate before discharge to the existing surface water sewer.

8.5.2 Lawley & Overdale Parish Council expressed a number of technical concerns/observations relating to potential contamination of the SUDS pond, drainage of private gardens, foundations, existing services and construction management plan. The Case Officer responded fully to all of these concerns in an email of the 15/01/21, and in response to the drainage related concerns confirming that the water in the SUDS pond would not be subject to contamination above the normal parameter of such a feature. The applicant has proposed the erection of a 1.2m high post and wire fence towards the top of the bank of the pond where it abuts to the footpath and highway, this achieves a suitable balance between safety, amenity value and access for maintenance and wildlife.

8.5.3 In respect of the gardens all surface water from roofs and hard surfaces will be directed to the attenuation ponds and not soakaways within the gardens as such no problems are foreseen.

8.5.4 The Council's Drainage Officers have reviewed the full drainage details submitted and support the scheme subject to the implementation of these approved details. The proposal satisfies Local Plan Policy ER12.

8.6 Trees and Ecology

- 8.6.1 Trees: The application has been accompanied by a Tree Survey and Arboricultural Impact Assessment which have categorised the trees on site in terms of their quality, condition and suitability for retention. No protected trees or high quality (Category A) trees are located within the development site. The proposal will require the loss of a number of trees (13), but this is largely confined to lower quality trees (7 - Category C). A number of moderate quality trees (6) are proposed to be removed including a section on the southern side of the woodland (W1). The loss of the section of has been assessed by the Council's Ecologist who has confirmed that the loss of this area of poorly managed woodland can be compensated for through effective management of the wider site through the Landscape and Ecology Management Plan (LEMP). In addition, following the omission of the area on the previous Outline 'Site A', the extent of tree removal in the north west corner of the site has been significantly reduced.
- 8.6.2 The Council's Trees Officer has not commented on this scheme however they did not have any objection to the extant outline, which from an arboricultural impact perspective was broadly similar. Furthermore, the details of tree planting, species selection, management and maintenance requested for conditional approval when commenting on the Outline have been provided within the Detailed Landscape Plans and the LEMP. The submitted Shading Assessment identifies that some units will fall within areas highlighted as falling within tree shadows. However, Officers concur that shading does not present a significant constraint that cannot be maintained with remediable management including regular pruning.
- 8.6.3 Accordingly, officers are satisfied that the proposal achieves a suitable level of tree and woodland retention and does not result in the loss of trees or hedgerows with amenity value and the application therefore complies with the requirements of local plan policy NE2.
- 8.6.4 Ecology: The application has been accompanied by a Phase One Ecology Report undertaken by Shropshire Wildlife Surveys and a further Ecology Survey Update which conclude that the proposal does not have the potential to impact upon protected species or statutory wildlife designations within the wider landscape. The woodland priority habitat (W2) located to the west of the attenuation pond will be retained. The Council's Planning Ecologist has considered the application and supporting information and raises no objection subject to conditions and a requirement to retain the 'no development' land as an area of enhanced wildlife habitat to mitigate the small loss of priority habitat (0.8ha of rush pasture to the north of Colliers Way) on the development site.

8.6.5 Accordingly, it is considered that the proposal complies with local plan policy NE1.

8.7 Other Issues

8.7.1 Residential Amenity: The existing woodland belt located to the north of the site will separate existing residents along Park Lane from the proposed development. With the exception of the removal of a section on the southern side, the woodland area will be retained as part of the proposal with a varying width of between 13 and 58 metres. Concerns have been raised about a loss of privacy created by the properties to the east of the attenuation pond. However, the front elevations face away from the neighbour's gardens and even at a 45 degree angle are a minimum of 25 metres away. Concerns have also been expressed about the loss of privacy and fears of antisocial behaviour and use by motorbikes of the footway between No.12 and No.14 Park Lane. This was approved as part of the Outline which included a condition requiring submission of details of the boundary treatment. Details have been submitted with this full submission including provision of a 1.8 metre high close board fence with concrete posts and gravel boards, with a pedestrian/cycle chicane to prevent use by motorised vehicles (so LHA approval). As such Officers do not consider that this link will result in any undue loss of privacy or antisocial behaviour issues which outweigh the benefits of the path which will integrate the proposed development with the existing area and provide sustainable linkages.

8.7.2 Ground conditions: The application is supported by a Ground Conditions Report, dated December 2018 prepared by the Council's Engineering Services team and a Coal Mining Risk Assessment, dated September 2020. The reports confirm that land to the west of the site was a former open cast coal mine with a base at approximately 30 to 35 metres. The depth of made ground in that area has resulted in no development being proposed in this area of the site. The eastern part of the site was found to contain four mine-entries, and the proposed layout has taken this constraint into account.

8.7.3 The Coal Authority (TCA) have reviewed the reports and raise no objection to the principle of the proposal, subject to conditions. These require remedial works and any mitigation measures to be implemented in full prior to the commencement of dwelling foundations to address land instability arising from coal mining legacy together with the submission of a signed declaration that the site has been made safe prior to occupation. No evidence of ground contamination, which following remediation would constitute constraints to human health or the proposed residential development were found within the site. As such, the proposal complies with local plan Policies BE9 and BE10. It is important to note that The Coal Authority's consultation response requested

a condition to include a scheme of intrusive site investigation. However following confirmation from the Planning Case Officer that these have already been carried out (as set out in the reports) the CA have confirmed this not a requirement. In addition Officers have been copied into correspondence from residents to TCA concerned that development will be located on the 'High Wall'. However, previous site investigations have established the location of the high wall and no development has been planned within this area. Further site investigations have taken place to establish if the properties are located in the 'battering zone' and these findings will be factored into any necessary mitigation as required by the condition; this is supported by TCA.

8.7.4 Noise: A noise assessment concludes that the site is at a low risk of noise from adjacent road traffic. The report makes recommendations in respect of glazing specifications and fencing for gardens which if adhered to, will ensure that internal and external spaces meet the relevant guideline values. These works have been conditioned.

8.8 Planning Obligations

8.8.1 The proposed development meets the requirement to provide the following contributions:

8.8.2 Education: Local Plan Policy COM1 recognises that major new housing development will generate additional demands upon existing levels of education provision. The application meets the trigger to provide a contribution of £240,232 towards primary education facilities within two miles of the development and £109,540 towards secondary education (expansion of Telford Langley School).

8.8.3 Highways: As required by Policy C3, the Local Highways Officer has confirmed the application meets the trigger to provide a contribution of £74,565.97 towards the Telford Transport Growth Strategy and £10,000.00 towards a traffic management scheme along the section of Colliers Way.

8.8.4 Children's Play/Recreation: Local Plan Policy NE4 requires that the development provides a contribution towards the enhancement of public open space. The Council's Healthy Spaces Officer has confirmed the application generates a contribution of £600 per two or more bed dwelling (88 x £600 = £52,800).

8.8.5 Affordable Housing: Local Plan Policy HO5 requires that residential developments provide affordable housing at 25% within the Telford area. This will be imposed in a legal agreement to secure the obligated units for Affordable Rent (80% of Market Rent).

- 8.8.6 The applicant has confirmed there are no viability issues and they are able to meet the contribution requirements set out above in full.
- 8.8.7 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.
- 8.8.8 It is considered that the financial contributions required for this application meet the relevant tests. The above obligations will be secured by a S106 agreement attached to the planning permission.

9.0 CONCLUSIONS

- 9.1 This application seeks full permission for the erection of 88 units on land at Old Park, Telford. The site has extant outline consent for up to 82 dwellings and is allocated for residential development in the Telford & Wrekin Local Plan. The site has historically been committed for development under CTAAP and Section 7(1) of the New Towns Act. The principle of development on the site is considered acceptable and the site occupies a convenient, highly sustainable location on the edge of Telford Town Centre.
- 9.2 The plans confirm that the 88 units can be accommodated on the site through the provision of an appropriate layout, scale and design. The Council's Highways department have confirmed they have no objection subject to conditions and financial contributions to ensure that the proposal will have no material impact upon the operation of the highway network. There are no technical matters with drainage, trees, ecology or ground stability which would warrant refusal of the development.
- 9.3 The proposal generates the requirement for financial contributions towards education, highways, children's play/recreation and would be secured through a Section 106 legal agreement along with the affordable housing.
- 9.4 Having regard to the above considerations, the proposal represents a sustainable form of development and complies with the National Planning Policy Framework, together with relevant policies within the Telford & Wrekin Local Plan.

10.0 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 FULL PLANNING PERMISSION** subject to the following:

- A) The applicant/landowners entering into a Section 106 legal agreement with the Local Planning Authority (subject to indexation from the date of committee with terms to be agreed by the Development Management Service Delivery Manager) relating to:
- i) Education contribution of:
 - Primary £240,232 (towards education facilities within two miles of the development), and
 - Secondary £109,540 (expansion of Telford Langley School);
 - ii) Highways contributions of:
 - £74,565.97 towards the Telford Transport Growth Strategy, and
 - £10,000.00 towards a traffic management scheme along the section of Colliers Way that fronts the proposed development;
 - iii) Children's Play/Recreation contribution of £52,800.00 towards existing facilities within 1km of development;
 - iv) Affordable Housing (Affordable Rent) to be provided at 25%.
- B) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):-
- 1. A04 Time limit – Full
 - 2. B059c Pre-foundation remedial works (land stability/coal legacy)
 - 3. B059c Signed declaration site made safe (following C2)
 - 4. B010 Details and Samples of Materials
 - 5. B049c Highways details
 - 6. C013 Parking and Turning
 - 7. C020c Relevant roads and parking completed prior to occ.
 - 8. C030 Foul and Surface Water Drainage prior to occ.
 - 9. C049c Works in accordance with SUDS Management Plan
 - 10. Custom Works in accordance with Construction Management Plan
 - 11. C075 Tree and hedgerow protection
 - 12. C076 Landscape implementation hard and soft
 - 13. C089c Boundary Treatment installation (either side of footpath No.12 & 14 Park Lane)

14. C089c Works in accordance with Landscape & Ecological Management Plan
15. C109c Lighting Strategy
16. C109c Works in accordance with Ecology Reports
17. C109c Bat/Bird Boxes
18. C059c Recommendations of Noise Assessment (glazing spec. + fencing)
19. C38 Approved Plans