

TWC/2021/0046

Land North/East of Lodge Road Caravan Site, Donnington Wood Way, Donnington Wood, Telford, Shropshire

Erection of 233 dwellings, 76 unit care home (Use Class C2) including Community Hub (Use Class E(b)), 20 unit supported accommodation, areas of public open space and LEAP, access, drainage and associated works

APPLICANT

Lovell Partnerships Ltd, Adam Coates

RECEIVED

08/01/2021

PARISH

Donnington and Muxton

WARD

Muxton

THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AS IT ENTAILS FINANCIAL CONTRIBUTIONS

Online Planning File:

<https://secure.telford.gov.uk/planning/paapplicationssummary.aspx?applicationnumber=TWC/2021/0046>

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) and Informative(s).

2. APPLICATION SITE

- 2.1 The application site is located in Donnington, Telford and lies approximately 4km to the north of Telford Town Centre. The site was previously part of Granville Colliery with this use of the land coming to an end circa. 1970.
- 2.2 Housing within the local Area is a mix of older and more recent new-build residential providing a diverse character. Nearby residential dwellings are a mix of two and three storey houses and apartments. Pitched roofs are common with brick being the predominant material.
- 2.3 Surrounding uses comprise residential dwellings at Donnington Wood, employment uses to the south, leisure uses and Open Countryside. There is a strategic employment site at Donnington Wood and a range of smaller areas of employment nearby. Granville Country Park lies to the east of the site and contains a Nature Reserve, Site of Special Scientific Interest and the remains of the pumping engine at Muxton Bridge colliery, a Scheduled Ancient Monument.
- 2.4 There are a good range of services and local amenities including primary schools, medical centres and shops within a short distance of the site. A number of schools are accessible from the site and within either walking or cycling distance, including St Matthews C of E Primary School (300 metres) and Holy Trinity Academy (2.95km). A large supermarket at Granville

Roundabout (500 metres) is within walking distance of the majority of the site and a Public House is within a short commuting distance of the site. A pharmacy, hair dressers, bakery, takeaway, and local needs Co-op store are all located on Wrekin Drive, approximately 1.2km away from the site.

- 2.5 Employment opportunities are available at a number of sites nearby, including Müller Dairy to the south. The site itself is adjacent to Donnington Wood Way, in-between traveller accommodation on Granville Road to the south and Cookson Close to the north. Granville Country Park forms the western site boundary. The application site separates the residential area of Donnington Wood from Granville Country Park and the open countryside.
- 2.6 The total site area of 14.5ha comprises three distinct but connected parcels of land. The land is vacant and generally open with varying ground levels. It contains vegetation, including trees none of which are protected by way of a Tree Preservation Order, hedgerows, grassland and shrubs throughout the site. Site boundaries are a mix of trees, shrubs, raised land and wooden fencing. There are no heritage assets on site, and the site is not within a Conservation Area. The site is also within Flood Zone 1, the lowest level of flood risk. An adopted footpath link runs through the centre of the site linking No.55 into Granville Country Park to the east of the development.
- 2.7 Bus services are available from High Mount to Donnington Asda and Telford Town Centre. Services are available twice hourly between 0700-1700 weekdays and 0700-1900 Saturdays.

3. APPLICATION DETAILS

- 3.1 This is a FULL Planning Application for the construction of 233no. dwellings (incl. 23No. bungalows, including 14No. M4(2) or M4(3) bungalows and 4No. M4(2) houses for people with physical disabilities), 76-unit Care Home (Use Class C2) with car parking and community hub (Use Class E(b)), 20-unit supported accommodation, areas of Public Open Space (POS) and LEAP, access, drainage and associated works on land between Donnington Wood Way and Granville Road, Telford.
- 3.2 The site is divided into three parcels, A, B and C.

Parcel A will include:

- Principal access to the site
- 90 Affordable Rent dwellings
- 76 bed 'Extra Care' Building (12 of which will be for dementia care with 0.44ha of private or semi-private Open Space)
- 20 supported accommodation units
- 66 Private Rented Sector units
- 538.8 sq. metre LEAP
- 1.97 hectare total Open Space

Parcel B will include:

- 77 market dwellings
- 0.56 hectares of publicly accessible habitats and Open Space with drainage feature
- Pedestrian only access to the site
- Principal access to the site

Parcel C will comprise an additional 1.76 hectares of open space connecting to the Country Park and will include a drainage feature.

Of the 233 dwellings proposed, 90 are proposed to be Affordable, 66 will be private rented sector housing and 77 will be Open Market. A total of 596 car parking spaces are provided across the entire development in a variety of parking typologies.

3.3 A series of Supporting Documents have been submitted to accompany the formal planning submission, namely:

- Planning Statement
- Design and Access
- Topographical Plans
- Flood Risk Assessment/Level and Drainage Strategy
- Arboricultural Impact Assessment
- Ecological Survey Report
- Ecological Impact Assessment and Biodiversity Offsetting
- Site Investigation and Remediation Statement
- Transport Statement
- Noise Assessment
- Viability Assessment
- Energy/Sustainability Report

4. RELEVANT PLANNING HISTORY

4.1 There is no known or identified planning history for the site. It is however noted that the site was formerly used as a colliery and military barracks, which have since closed with associated buildings demolished. The land is now used for grazing of animals.

5. RELEVANT PLANNING POLICIES

5.1 The National Planning Policy Framework (NPPF), February 2019 is not the Development Plan for Telford and Wrekin but it is a material consideration in this case because all of the Borough's Development Plan policies have to be viewed in the light of this more recent national guidance.

5.2 Telford & Wrekin Local Plan 2011-2031:

SP1 Telford Spatial Strategy

SP4 Presumption in Favour of Sustainable Development

- HO1 Housing Requirement
- HO2 Housing Site Allocations
- HO3 Housing Trajectory
- HO4 Housing Mix
- HO5 Affordable Housing Thresholds and Percentages
- HO6 Delivery of Affordable Housing
- NE1 Biodiversity and Geodiversity
- NE2 Trees, Hedgerows and Woodlands
- NE4 Provision of Public Open Space
- NE5 Management and Maintenance of Public Open Space
- NE6 Green Network
- C1 Promoting Alternatives to the Car
- C3 Impact of Development on Highways
- C4 Design of Roads and Streets
- C5 Design of Parking
- BE1 Design Criteria
- BE9 Land Stability
- BE10 Land Contamination
- ER1 Renewable Energy
- ER8 Waste Planning for Residential Developments
- ER11 Sewerage Systems and Water Quality
- ER12 Flood Risk Management

5.3 National Planning Policy Framework, (NPPF), June 2019

5.4 Draft Donnington and Muxton Neighbourhood Development Plan 2017-2031

The Donnington and Muxton Neighbourhood Development Plan ('Neighbourhood Plan') is currently at a Draft stage and can therefore only be afforded limited weight. Notwithstanding this, the Document provides useful context regarding future housing growth within the area.

- H1 Housing Development in Donnington and Muxton
- H2 Design of New Housing in Donnington and Muxton
- GS1 Protection of Public Open Spaces in Donnington and Muxton
- TR1 Public Rights of Way and Cycle Ways
- RPF1 Accessible Open Spaces and Links to Green Areas in Donnington and Muxton
- RWC1 Traffic in Residential Areas in Donnington and Muxton

6. PUBLIC REPRESENTATIONS

6.1 Six letters of **objection** have been received making the following observations:

6.2 *Principle of Development*

- The site is not a Brownfield site - rather a former Brownfield site. The land should therefore be treated as Greenfield and not appropriate for development.

- Donnington and Muxton Neighbourhood Development Plan 2017-2031 states that only land that is brownfield would have planning support.
- The proposed development is outside of the current boundaries of the built up areas of Donnington and Muxton (urban sprawl) and is of a size that is not supported by the local community. The development of Donnington is bounded by the Donnington Wood Way to the East. The Development of Muxton is bounded by the edge of the Granville Nature Reserve to the South and East. Development beyond these existing boundaries is the definition of urban sprawl.
- Acknowledge that the proposed housing development itself, sited on brownfield land, is within the urban boundary of Telford, and appears generally to meet the objectives set out both in the Draft Parish Neighbourhood Plan as well as the Council' Development Plan.
- Donnington and Muxton Neighbourhood Development Plan 2017-2031 only supports the development of small sites within the built up area in the near term (up to 2023). The proposed development is not only large but, as proven above, is outside the existing built-up area, therefore it is undesirable and not supported by the local community.

6.3 *Highways and Transport*

- Already a very busy highway the extra volume of traffic born from the new development will increase extra noise and air pollution as well as the island at the end of Donnington Wood Way and the roundabout at the entrance to ASDA.
- Referring to the Developer's Planning Statement and the Atkins Junction Capacity Assessment Report, surprised that the Council has proceeded with constructing access enabling works prior to any formal planning permission has been sought.
- Do not see why a development of this size requires a pair of traffic lights to control access/egress, nor the need to reduce the speed limit when elsewhere in the Borough traffic light controlled junctions can be found on both 50 and 60mph roads.
- Proposals will have an unnecessary adverse effect on the local highway network, and on the health, safety and general well-being of the population in the area surrounding the development.
- Notes that the highway assessment shows an unacceptable deterioration in traffic conditions caused by the proposed development, in particular noting that the planned road layout results in unacceptable traffic conditions on the Clock Tower Roundabout.

6.4 *Drainage*

- Building the dwellings on the slope of the hillside will lessen the ground's ability to absorb water which would increase the likelihood of excess surface water running down the hillside.
- Note that the Sustainable Drainage Systems (SuDS and surface water drainage are well designed, the SuDS performance is reliant on the developer conducting regular maintenance in perpetuity. Note that arrangements are not made for SUDs maintenance for the lifetime of the development. Failure to maintain the SuDS at the proposed development will change the sites drainage characteristics into Muxton Marsh SSSI and existing Muxton development causing damage to the natural environment and flood risk. After housing has been built and developers received payment for the build by either private clients or public ones, it is typical for them to stop work and leave the site - it appears unlikely that a developer would be able to provide the ongoing maintenance required by SuDS in perpetuity.

6.5 *Ecology*

- The pre-2020 state of the site notes that the developers have already removed scrub and trees on the site in 2020 prior to seeking planning permission, without it being approved, and without providing alternative habits.
- The view of the Country Park and open rural landscape will disappear along with trees and wildlife. Huge loss of green open space, building on it would densify the amount of building in this area and an increase in greenhouse gases. The loss of wildlife habitat and water retention is disastrous for the area. Building on the site causes loss of habitat for insects, mammals, birds, amphibians, reptiles and the loss of plant life and there is no contractual arrangement/plan in place to deliver the promised biodiversity uplift goal once the proposed development has been built. This will result in the permanent destruction of the natural environment.

6.6 *Residential Amenity*

- The proposed dwellings are of low quality, more densely built than is acceptable by Nationally Described Space Standards (NDSS) and are unviable as a housing development - only 37% of the proposed housing meets the minimum NDSS.

6.7 *Housing Mix*

- The proposed development does not meet the housing needs of the local community and is not built for the benefit of residents. As stated in the Donnington and Muxton Neighbourhood Development Plan 2017-2031, the housing need identified for Donnington and Muxton, by the residents,

was the provision of bungalows. This type of housing does not feature in the proposed development and therefore it is not designed to meet local needs.

6.8 *Infrastructure*

- The existing infrastructure of Donnington and Muxton does not support a development of this size, in particular the local Primary Schools and employment sites cannot support increased population. The proposed development grows the population of Donnington and Muxton. The local infrastructure; schools, nurseries, GP Surgeries, etc. will not support this increase in population. All the local primary schools are either at capacity or already over capacity and cannot support the development. OFSTED data for Muxton Primary School, St Matthew's Church of England Primary School and Donnington Wood Infant School are either almost at capacity or over capacity.
- Impact upon local services, noting existing issues in getting appointments at the local GP/Dentist which is likely to worsen. Linden Hall Surgery does not have enough GP's to cover the current population as it is.

6.9 *Environmental Issues*

- The proposed development results in unacceptable Carbon Dioxide emission and the 'Energy Statement' is flawed. The site is badly geologically faulted, noting 51 known mineshafts - it will be necessary to first stabilise the ground (involving capping and grouting of mineshafts, spoil removal, pile driving and concrete raft manufacture) - activities emitting extreme amounts of Carbon Dioxide.

7. **STATUTORY REPRESENTATIONS**

7.1 Donnington and Muxton Parish Council: **Comment**: Whilst the Parish Council welcomes the development there are outstanding concerns, namely:

- Impact on local archaeology, schools, Doctors surgeries and drain infrastructure;
- As a result of the area previously being used for mining, all effort must be made to ensure that, where necessary, the correct foundations are constructed to prevent subsidence;
- Profound concerns that the highways solution currently being installed is not the correct one and the increased traffic will have a severe impact on other roads such as Celadine Way and St Matthew's Road.

7.2 Highways: **No Objection** subject to Condition(s) and Contribution(s) as outlined within Section 10.

- 7.2.1 Note the access infrastructure for the site already installed on Donnington Wood Way does not form part of this application itself, as it has been delivered as a grant funded highway improvement – notwithstanding this, the LHA is satisfied that this access infrastructure adheres to the requisite design standards and has taken account of all local committed development and predicted future traffic growth in the area.
- 7.2.2 A roundabout access solutions has been discounted on the basis that this did not provide sufficient capacity, resulting in a traffic signal model being a more workable solution.
- 7.2.3 Two site accesses have been provided due to levels within the site making it difficult to provide an internal link between the upper and lower development parcels that would meet adoptable highway standards.
- 7.2.4 As a result of the high level of care units/supported living accommodation, a significant proportion of the units are unlikely to generate significant levels of traffic; particularly at peak hours.
- 7.2.5 The site as a whole is in a sustainable location with good links to local facilities, and a pair of new bus stops having been built on Donnington Wood Way. Upgrade works are proposed to the underpass to enhance its safe use. Furthermore, Financial Contributions are sought towards the wider highway infrastructure improvements in the area. Financial Contributions are also requested for enhancement works linking with the adjacent Granville Country Park.
- 7.2.6 The internal layout of the site is in accordance with the requirements of the Telford Residential Design Guide and the parking numbers provided exceed those expected in the Adopted Local Plan.

7.3 **TWC Drainage: Support subject to Conditions:**

- Some detailed information on the drainage on site has been submitted and appears satisfactory in principle. However there are still parts missing such as detailed design drawings, submission of the .mdx file for review, soakaway testing, and further detail on the exceedance flow plan (road and kerb levels and finished flood levels);
- The LLFA recommends a Condition be attached to any grant of planning permission in respect of (i) the requirement for a scheme for both foul and surface water drainage being submitted to and approved in writing by the Local Planning Authority.

7.4 **TWC Housing Team: Comment:** Seek to achieve the following as part of the provision of any Affordable Housing achieved:

- Confirmation of the Affordable Housing scheme as shown on the Layout Plan and Accommodation Schedule;

- Confirmation that the Affordable Homes will be transferred to a Housing Association (Private Registered Provider) for Affordable Rent;
- Requirement for the developer to provide formal written confirmation that respective standards have been achieved in full, namely Part M4(2) Category 2 and Part M4(3) Category 3;
- Requirement for a Local Lettings Plan (LLP) and Nominations Agreement to be signed by the Affordable Housing Provider before any Affordable Homes are advertised, allocated or occupied.

7.5 TWC Education: **Comment:** Education Contributions required:

Primary School Education	£600,002.00
Secondary School Education	£262,598.00

7.6 The Coal Authority: **No Objection:** The Coal Authority considers that the content and conclusions of the information prepared by Travis Baker Geo-Environmental Ltd is sufficient for the purposes of the planning system in demonstrating that the application site is safe and stable for the proposed development. The Coal Authority therefore has no objection to the proposed development.

7.7 TWC Healthy Spaces: **Support subject to Conditions and Planning Contributions:** as requested by Local Plan Policy NE4 alongside a long term Landscape Management Plan is included as a Condition alongside a landscape Condition.

7.8 TWC Arboricultural Officer: **Comment:**

- As part of the proposed Highway works that have been undertaken, note that a number of Poplars and or Crack Willows are currently exposed;
- Note the need for root barriers for Trees in or adjacent to hardstanding on the side where there is a structure, including access paths to houses – these are currently just proposed on the side facing the adoptable pavement;
- In respect of the area of Trees identified as G1, highlight that back gardens are shown backing onto existing woodland – and associated problems including fly-tipping and garden encroachment.
- Note that the Shadowing Assessments omit future trajectories.
- The Woodland Group is on a bank and has been estimated to be 14 metres high – note the potential for this to potentially double in height over its lifetime.

7.9 TWC Ecologist: **Support subject to Condition(s) and Informative(s).**

7.9.1 **Habitat:** The site is 14.9 hectares of mixed brownfield and grazing land. On-site habitats include improved grassland, semi-improved neutral grassland, semi-improved broadleaved woodland, hawthorn scrub, tall ruderal, species poor hedgerow and fences. Areas of woodland surround the boundaries of the site and there are several ponds in the land around the site. The site is in close proximity to the Granville Local Nature Reserve (LNR) and Country Park and Muxton Marsh SSSI is also nearby.

Proposed Mitigation:

- Retention of, and creation of, high conservation value habitats onsite including species rich grasslands, wet grassland around attenuation features, tree, scrub, shrub and orchard creation;
- Enhancement of adjacent habitats to achieve high conservation value habitats in good condition;
- Carefully designed SUDs to avoid any potential hydrological impact upon Muxton Marsh SSSI;
- Reasonable Avoidance Measures for amphibians, reptiles, breeding birds, bats and badgers;
- Use of the Strategic Newt Licencing in Telford & Wrekin Scheme to address impacts upon great crested newts; and
- Long Term Management of both landscaping and habitats both on and offsite with appropriate funding in place for offsite elements.

7.9.2 **Designated Sites:** There has been some potential identified for the development to impact upon hydrological connections to Muxton Marsh SSSI. A detailed SuDS and drainage assessment has been provided for the site and both the Consultant Ecologists and Natural England have confirmed that they are satisfied that there will be no negative impact upon Muxton Marsh SSSI. The site will be restricted to, and will maintain, the current greenfield runoff rate. Satisfied with the information that has been provided relating to the SSSI.

The Council has secured funding for footpath connectivity from the site through to the Granville LNR to ensure that the LNR can support the additional recreational access which will be generated by the proposed development. Satisfied that the funding secured is sufficient to ensure that there will not be any detrimental impact upon the LNR. There are also significant areas of public open space being provided on the site and contribution to offsite play provision both of which will work to reduce any potential impact upon the LNR.

7.9.3 **Green Network:** There are areas of designated Green Network under Local Plan Policy NE6 to the north and north east. The Green Network has been buffered during site design to minimise impacts and satisfied that no impact will result and that the development satisfies the requirements of Policy NE6.

7.9.4 **Bats:** There are no trees with potential bat roosting features present on the site. Activity Surveys (3) in 2019 identified low bat activity by common species mostly focussed around the wooded margins of the site. The Report

recommends that construction lighting is controlled and that the lighting strategy for the site (street lights and security lights on properties) is designed to minimise impact upon foraging and commuting bats. Nine bat boxes are recommended.

- 7.9.5 **Badger:** There was no evidence of badger setts on the site but several setts are present in the land to the north east. The site has been designed to appropriately buffer these known setts without impacting upon them. The Report recommends that a pre-commencement badger inspection should be carried out and sets out some reasonable avoidance measures to ensure the protection of badgers and their setts.
- 7.9.6 **Nesting Wild Birds:** The site has potential to support nesting wild birds, an assemblage of species was identified during the surveys including a number of amber list species. Reasonable avoidance measures are set out in the report to ensure the protection of active nests, provision of artificial nesting opportunities (ten boxes) is recommended and both the landscaping scheme and the offsite habitat enhancement works are designed to provide suitable scrub habitats to support a range of nesting birds.
- 7.9.7 **Reptiles:** The site supports suitable habitat for reptile species. A Survey was carried out in 2019 and recorded a small population of grass snake present on the site (max count 1 individual). Reasonable avoidance measures are set out in the report to ensure the protection of reptiles. The provision of habitats both on and off-site will ensure that suitable habitat remains for this species.
- 7.9.8 **Great Crested Newts (incl. Common Amphibians):** A low population of toads is present on the site. Reasonable avoidance measures are set out in the Report to ensure protection of this species and other common amphibians.

A small breeding population of great crested newts (max count 1) is present in one of the nearby off-site ponds in 2019. The developer has applied to the Strategic Newt Licencing Scheme and has been issued with an Impact Assessment and Conservation Payment Certificate (IAPC). Once the IAPC has been signed by the developer it is sufficient to show that the developer has committed to using the scheme to address impacts upon great crested newts. The site has been assessed as having moderate suitability for great crested newts and as a result some basic reasonable avoidance measures are required by the licence. Once permission is granted and the Conservation Payment paid the Developer Authorisation Certificate (DAC) will be issued. The DAC is the document which accredits the development site under the Strategic Newt Licencing Scheme.

The European Protected Species 3 tests have been considered with respect to great crested newts on this site. The consideration is carried out within with the Strategic Newt Licencing Scheme Strategy (by Natural England) and Operational Guidance (by Telford & Wrekin Council).

- 7.9.9 **Biodiversity Net Gain:** A Biodiversity Net Gain calculation has been run for

the site using the Defra Metric 2.0. Overall the outcome of that assessment is a 39.59% net gain in biodiversity units. Gains are distributed across retained and newly created habitats on the 14.9ha site and through enhancement of 9.3ha of land offsite. The gains include 15.36 biodiversity units in habitat gain and 4.28 hedgerow units.

Funding is secured for the appropriate enhancement and management of an area of land offsite (9.3 hectares) including offsite habitat enhancements occurring to 5ha of woodland and 0.4ha of ponds immediately to the north east of the site, and to 3.9ha of scrub and grassland habitats with The Granville Local Nature Reserve. Long Term Management of this land will be covered by a Habitat Management Plan.

7.9.10 **Site Design & Landscaping:** The Council's Ecologist been involved in the evolution of those plans since the pre-application stage. Satisfied with the site design and with the landscaping proposals which have been submitted at this stage.

7.10 Natural England: **No Objection:**

- With regard to recreational impacts, consider that Granville is likely to be more heavily used by the new residents;
- The SuDS scheme appears appropriate, however note inability to comment regarding the flow calculations as a result of lacking appropriate expertise.

7.11 Shropshire Wildlife Trust: **Comment:** Note the absence of a detailed hydrological assessment within the planning documents to ensure that this development does not negatively impact on Muxton Marsh SSSI by impacting on its source.

7.12 Shropshire Council Archaeology: **Support subject to Condition(s):**

Further to initial Comments and Recommendations requesting an Archaeological Desk-based Assessment, this has now been submitted for consideration. Consider that a phased programme of archaeological work be made a Condition of any planning permission for the proposed development.

7.13 Shropshire Fire Service: **Comment:** It is vital a robust Swept Path Analysis is undertaken throughout this development, in order to accurately track the suitability of access for fire appliances. This access must be fully compliant with the Building Regulations Approved Document B, Volume 1- Dwelling houses. As part of the planning process, consideration should be given to the information contained within Shropshire Fire and Rescue Service's Guidance Note.

7.14 West Mercia Police: **No objection:** Note that there are opportunities to design out crime, reduce the fear of crime and to promote community safety. Note that the Applicant should aim to achieve the Secured by Design (SbD) award

status for this development.

8. PLANNING CONSIDERATIONS

8.1 Having regard to the Development Plan policies and other material planning considerations, including comments received during the consultation process, the planning application raises the following main issues:

- Principle of Development
- Geotechnics and Land Stability
- Highway Safety and Access
- Drainage and Flood Risk
- Design Issues
- Healthy Spaces/Recreation
- Impact upon Built Heritage and Archaeology
- Residential Amenity
- Impact upon Arboriculture and Landscaping Issues
- Impact upon Ecology
- Energy/Sustainability
- Affordable Housing
- Planning Obligations

8.2 Principle of Development

8.2.1 Under section 38(6) of the Planning and Compulsory Purchase Act 2004, all planning applications must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. The Council has an up-to-date Local Plan, adopted January 2018.

8.2.2 The National Planning Policy Framework (NPPF) sets out the Government's commitment to a Presumption in Favour of Sustainable Growth and Development. In terms of decision-making, this means approving developments that accord with the Development Plan 'without delay' and, where the Development Plan contains either no relevant policies or where the policies which are most important for determining the application are out-of-date, granting planning permission unless 'the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'

8.2.3 The NPPF does not change the statutory status of the Development Plan as the starting point for decision-making.

8.2.4 The revised NPPF is, however, a material consideration that needs to be given weight. Para. 12 of the Framework states that 'where a planning application conflicts with an up-to-date development plan permission should not usually be granted...local planning authorities may take decisions that depart from an up-to-date Development Plan, but only if material

considerations in a particular case indicate that the Plan should not be followed.’ Section 70(2) of the Act provides that in determining applications the Local Planning Authority ‘shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations.’

- 8.2.5 The Development Plan consists of the adopted Telford and Wrekin Local Plan 2011-2031. The Development Plan for the Borough is up to date and consistent with the Framework. The Council is able to demonstrate a 5-year housing land supply which is sufficient to address the Framework’s 5-year Housing Land Supply requirements.
- 8.2.6 At a local level, Policy SP1 confirms that Telford will be the principal focus for growth to meet the borough’s housing and employment needs. The site is located within the Telford urban area and has no formal designation and is therefore suitable in principle for residential development, subject to overcoming all relevant technical considerations. In addition, Policy SP4 sets out a presumption in favour of sustainable development, reflecting national guidance in the NPPF.
- 8.2.7 The issue of principle, therefore, concerns the compatibility of the proposed development with the Planning Policy Framework and in particular, consideration of whether or not it constitutes Sustainable Development that should be granted planning permission. The proposed development will be considered against these policies in more detail in this section of the report, against each of the main issues listed above.
- 8.2.8 Donnington and Muxton Parish Council have submitted their Neighbourhood Development Plan to Telford and Wrekin Council for publication and formal consultation prior to independent examination – the consultation period expiring 14 May 2021. The Neighbourhood Plan can therefore only be afforded limited weight in the consideration of the current application.
- 8.2.9 Policy H1 of the Regulation 15 Submission of the Donnington and Muxton Neighbourhood Development Plan 2017-2031 notes that ‘development of new housing will be supported within the built-up areas and on sites identified within the Local Plan’ Policy H2 notes ‘the need for high quality place-led design will be supported and new housing development will be expected to achieve high standards of design and (i) be in keeping with the character and appearance of the area; (ii) maintain, protect and enhance biodiversity; (iii) protect important trees, hedgerows and woodland; (iv) will not have an adverse environmental impact on neighbouring properties; (v) provide safe and secure access and not result in harm to highway safety; (vi) be provided with adequate parking; (vii) seek opportunities for pedestrian links to adjoining residential areas, open spaces and services and (viii) include high quality green spaces.’
- 8.2.10 More specifically, Policy GCP1 is specific to Granville Country Park and Local Nature Reserve, stating that ‘development that would adversely affect the Country Park and Local Nature Reserve will not be supported. Measures that

enhance the qualities of the Country Park through effective management and improved accessibility will be encouraged and supported. This includes protection and enhancement of the ecology and trees within the Country Park and Local Nature Reserve.'

8.2.11 The Donnington and Muxton Neighbourhood Development Plan 2017-2031 is broadly supportive of residential development within the development site and within the built-up areas, subject to satisfying criteria outlined within Policies H2 and GCP1. Donnington and Muxton Parish Council is broadly welcoming of the proposed development, noting the concerns as outlined within para. 7.1.

8.2.12 The principle of residential development on this site is therefore considered to be acceptable.

8.3 Geotechnics and Land Stability

8.3.1 The application site falls within the defined Development High Risk Area; therefore, within the application site and surrounding area there are coal mining features and hazards, which need to be considered in relation to the determination of this planning application.

8.3.2 The Coal Authority notes the Geo-Environmental Assessment Report and Remediation Strategy, dated 13 November 2020, prepared by Travis Baker Geo-Environmental Ltd.

8.3.3 The Geo-Environmental Assessment Report and Remediation Strategy correctly identifies that the application site has been subject to past coal mining activity. In addition to the mining of deep coal seams, the Coal Authority records indicate that the site is likely to have been subject to historic unrecorded underground coal mining at shallow depth associated with a thick coal seam outcrop. In addition, thirty three recorded mine entries (shafts) are located within, or within 20 metres of the planning boundary.

8.3.4 From the investigations undertaken, the report is able to discount any risks posed by potential underground shallow coalmine workings, which leaves the key area for consideration being the many recorded mine entries within, and within close proximity of the planning boundary.

8.3.5 The report confirms there to be 24 mine entries within the development area, most of which have been treated, with a further 12 outside the site but within 20 metres of it. The investigations have extended to locate all of those mine entries that could potentially implicate on the development layout which has translated to a proposed development layout which has been designed around the recorded mine entries and their respective zones of influence.

- 8.3.6 The investigations undertaken are therefore considered to be appropriate having regard to the evidential source of the positioning of the mine entries.
- 8.3.7 In terms of past remediation works undertaken, the Coal Authority note that all mine entries which have been located and which are annotated on the development layout have been stabilised. However, and whilst generally the shafts would be drilled to their base, fully grouted and capped at rock head, given the depth of superficial deposits this has not been possible. The treatments applied therefore consist of drilled and grouted shaft columns with mass concrete plugs installed within the superficial deposits. This is normal procedure in such circumstance and offers increased stability in the very unlikely instance of collapse and the resulting stand-off distances therefore reflect this standard of treatment.
- 8.3.8 The Coal Authority considers that the content and conclusions of the information prepared by Travis Baker Geo-Environmental Ltd is sufficient for the purposes of the planning system in demonstrating that the application site is safe and stable for the proposed development. The Coal Authority therefore has no objection to the proposed development.
- 8.3.9 It should be noted that The Council's Geo-technical Officer has been involved prior to the submission of the current application and is in agreement with the Conclusions and Recommendations as outlined within the Geo-environmental Assessment Report and Remediation, noting the requirement for the finalised foundation design calculations and strategy for building adjacent mineshafts, all proposed to be appropriately secured by means of a Condition.

8.4 Highway Safety and Access

- 8.4.1 It is acknowledged that a series of highway improvement works have been undertaken on Donnington Wood Way (DWW) itself, separate to the current planning application. The works undertaken are however appropriate insofar as the access infrastructure adheres to the requisite design standards and has taken account of all local committed development and predicted future traffic growth in the area.
- 8.4.2 Whilst it is understood that a roundabout access was considered in the first instance, as a result of the land available, this solution did not provide sufficient capacity to 2039. Traffic signals have been determined to be the most effective solution over roundabouts, namely a better solution that could also better accommodate the needs of cyclists and pedestrians with controlled crossing facilities. The traffic signals have been designed to prioritise the traffic flows on Donnington Wood Way by working on an intelligent detector system, where green time to the development traffic is only triggered when required. The northern access signal junction, to the smaller development parcel, has been designed to allow no right turning traffic into the site to

further allow the free flow of traffic on Donnington Wood Way. Accordingly, any concerns of traffic re-routing through Donnington via St Georges Road to avoid Donnington Wood Way are unlikely to realise to any material extent.

- 8.4.3 Two site accesses have been provided due to levels within the site making it difficult to provide an internal link between the upper and lower development parcels that would meet adoptable highway standards. An emergency access corridor is however being provided in the event that any of the accesses off Donnington Wood Way become inaccessible - this link doubles up as the footway/cycleway connection between the two parcels.
- 8.4.4 Approximately 30% of the proposed units are contained within the Care Home or are supported accommodation and therefore unlikely to generate significant levels of traffic; particularly at peak hours.
- 8.4.5 A standalone pedestrian crossing is being provided towards Granville Roundabout to ensure safe movement to ASDA, Oakengates Leisure Centre and The Priory School.
- 8.4.6 The site as a whole is in a sustainable location with good links to local facilities, the combined footway/cycleway network, schools and services. Two new bus stops have been built on Donnington Wood Way, adjacent to the site, to facilitate the Arriva 5A, which links the north east of Telford through to Telford Town Centre.
- 8.4.7 An existing underpass runs under Donnington Wood Way which links the site to Dalebrook Drive and Bradley Road opposite. After much consideration, this link is considered to be an asset, in that it provides an off-road crossing through to St Matthews School et al. A full scheme of upgrade works to the underpass are proposed to enhance its safe use. Pedestrians uncomfortable with the use of the underpass can still cross safely via the new controlled crossing on Donnington Wood Way if desired.
- 8.4.8 The site is required to make a Financial Contribution towards the wider highway infrastructure improvements in the area, such as those recently made at Limekiln Bank Roundabout. Some of this money can be used to initiate solutions to help mitigate the extant right turning delay issues at the junctions that Marshbrook Way and Wellington Road make with Donnington Wood Way, to the north of this development. It is understood these junctions are a matter of local concern and it is perceived that issues may be exacerbated as a result of this development.
- 8.4.9 The site lies adjacent to the wider Granville Country Park, where there are a number of opportunities for this site to link in and enhance the footpath network through the park, in order to promote healthy lifestyles and encourage the use of this asset by residents of the development and the wider community. Therefore Financial Contributions are being requested for enhancement works, where a scheme of delivery will be completed following consultation with local stakeholder groups.

8.4.10 The internal layout of the site is in accordance with the requirements of the Telford Residential Design Guide and the parking numbers provided exceed those expected in the Adopted Local Plan.

8.5 Drainage and Flood Risk

8.5.1 The NPPF places high importance on ensuring development in areas at risk of flooding being avoided by directing development away from areas at highest risk with strategic policies being informed by a Strategic Flood Risk Assessment.

8.5.2 The Council's Drainage Engineer, as Local Lead Flood Authority, advises that, having assessed the supporting information and have raised no objections subject to Condition(s). Accordingly the proposal is considered compliant with Policy ER12 of the Local Plan.

8.6 Design Issues

8.6.1 Section 12 of the NPPF is concerned with promoting good design and re-affirms previous national guidance that permission should be refused for development of poor design.

8.6.2 It is necessary for new development to function well, establish a strong sense of place, have a suitable balance between built form and space, respond to local character and history, create a safe and accessible environment and be visually attractive. The NPPF also states, however, that permission should not be refused for development because of concerns about incompatibility with an existing townscape (notwithstanding effects on designated heritage assets, which may justify a refusal), especially where that development promotes high levels of sustainability. It requires that new developments make a positive contribution to their surroundings.

8.6.3 Policy BE1 of the Local Plan seeks to ensure that developments are designed to respect their surroundings and contribute positively to the character of the area, having particular regard to the layout, density, design, scale, height, massing, appearance, materials and landscaping prevalent in the area. New development should also be compatible with the local character and encourage local distinctiveness through the use of appropriate and high-quality building materials, architectural detailing and boundary treatment.

8.6.4 The development site is wholly contained within a predominantly woodland setting whereby no single dominant built form feature is inherent in the local context, rather, it has always been the case that any development must respond positively to its woodland setting.

8.6.5 In accordance with Planning Policy BE 1 Design Criteria, the layout of the site has been designed with the following features pivotal to its overarching strategy, namely:

- Strategic planting along the Western boundary extending across the site;
- Primary circulation route through Parcel A, taking advantage of the views across to the open countryside with secondary routes connecting the development;
- North-South route through Parcel B with an East-West connection from Donnington Wood Way to Granville Country Park;
- Potential SuDS locations at low lying areas of land;
- Parcel B being more enclosed with a 'woodland' feel to its character;
- Parcel A being more open in character with an emphasis on key views across the site;
- The Extra Care Facility taking a prominent position on the site as an integral part of the development;
- Retain, strengthen and create connectivity between Donnington Wood and Granville Country Park;
- Retain, enhance and create green networks through and surrounding the site;
- Provide Local Equipped Areas for Play and engagement with the Public Open Space located centrally within the site;
- Development fronting woodland and open countryside to engage with the local context.

8.6.6 One of the key opportunities identified through the site analysis is the opportunity to improve and enhance connectivity between Donnington Wood and Granville Country Park. The scheme proposals aim to improve this connection and encourage interaction with the natural environment. Two new access points form two new principal routes into the site leading to Public Open Space. These streets begin formally with taller properties and gradually become more informal. Secondary roads face woodland where possible and streets end with vistas of woodland.

8.6.7 The scheme proposes a series of Public Open Spaces which are connected with footways and cycleways to encourage movement throughout the site. A large central Open Space draws residents to the centre of the site and provides an enjoyable natural Open Space for all.

8.6.8 The Extra Care facility is located within the heart of the development and is intended to be the heart of the community. A community hub will encourage all members of the community to connect with each other providing mutual support.

8.6.9 The site is proposed to be divided into 5 distinct Character Areas, namely:

Character Area 1

Gateway (Formal Residential)

- Generally more formal in character with larger properties fronting the principle roads with estate railings separating public and private space;
- Cycle routes connecting Donnington Wood with Granville Country Park.

Character Area 2

Extra Care

- Central Hub of the development.

Character Area 3

POS and Woodland Fronting

- Larger properties with additional green areas and less dense development.

Character Area 4

Woodland (Parcel B)

- More enclosed with a 'Woodland' feel;
- More sparsely populated with larger homes engaging with the woodland setting.

Character Area 5

Parcel A

- More densely populated with an open feel focusing on key views across the site;
- Gateway entrance into the site - Prominent buildings at key corners;
- Low scale development towards the South-Eastern edge, preserving views across the open countryside;
- Low scale buildings to the Southern boundary adjacent to the Traveller Site.

Parcel C

- Public amenity space;
- Ecological wetland area.

8.6.10 In respect of the proposed materials, for the General Housing and Extra Care Facility, the material palette has been carefully developed to include common materials found within the local area such as the red brick commonly seen across Telford. The introduction of timber effect cladding brings texture to the building façades and connects the development with the local woodland and Granville Country Park. A small palette of materials unites the scheme across the different character areas whilst allowing for variation across the

development. Render and timber effect cladding is used on key frontages within the development to identify prominent properties on the site.

- 8.6.11 In respect of the Extra Care Facility, timber effect cladding is used on the central wing of Block A to identify that part of the building as the Community Hub, which will be used by residents from across the Masterplan. The cladding is proposed to be installed in a vertical orientation to further enhance its identity in contrast to the horizontal brickwork.
- 8.6.12 A consistent material palette has been used throughout the development. In keeping with Policy H2, gabled frontages are prominent in the local area and this has been carried through in the development of the elevations. A blend of simple contemporary detailing on a traditional form creates a unique, high quality development which responds to the local context. Large windows maximise natural daylight into spaces and the timber effect cladding responds to the immediate rural context. The scheme uses projecting bricks to emphasise cills and give texture to the facade. Brick lintols are also common in the local area and have been used within the scheme.
- 8.6.13 The residential units used in the proposed scheme include detached, semi-detached and bungalow dwellings. The housetypes are intended to be tenure blind throughout the development creating an inclusive development.
- 8.6.14 In respect of the Extra Care Facility, the scheme is formed of a pair of blocks with the same architectural language. A grid of vertical brick columns form a consistent framework and create a rhythm to the longer façades, with the gable ends accentuated by these columns projecting above the roof line. A traditional pitch roof is used and all balconies are recessed into the spaces between the vertical columns.
- 8.6.15 The larger block, Block A, is split into three wings with differing heights. The central wing contains the Community Hub which can be used by the wider community and also forms the central communal areas for the residents. The building is the tallest element in the scheme and is also clad in timber effect cladding to differentiate it from the other residential areas. The northern wing of Block A houses the Dementia Cluster and encloses a private courtyard for the dementia residents. The southern wing also encloses a private courtyard for the residents of the Extra Care Facility. The three wings have a gable at each end and the elevation facing the LEAP is of particular importance due to it being the main entrance to the Community Hub. The three gables are expressed with balconies overlooking the LEAP, with the connecting parts of the building set back to provide further emphasis.
- 8.6.16 Block B is a retirement apartment block with no communal facilities as it is anticipated that the residents will use the Community Hub in Block A.
- 8.6.17 Taking the above into consideration and subject to Condition(s) relating to finishes, boundary treatments and landscaping, Officers are satisfied that the development will not detract from the character and appearance of the area

and is considered to meet the requirements of Policy BE1 and the NPPF in terms of design.

8.7 Healthy Spaces/Recreation

8.7.1 Alongside the provision of the Locally Equipped Area for Play (LEAP), Local Plan Policy NE4 requires that the development provides a contribution towards the enhancement of Public Open Space, noting that it is essential that all new developments make full provision for the infrastructure/amenities and services which they create.

8.7.2 New residents to the area will increase demand upon the existing recreational resource. The development will contain a number of properties which will contribute to the need of recreational facilities for the area. There are nearby recreational areas which are in need of refurbishment/expansion to maximise the capacity and meet the new need arising from the development. Request that should development provide two or more bedroom properties; that they meet this need through Local Plan Policy NE4. Request an appropriate sum of £650 per two-bed property in relation to this Policy, to be provided prior to commencement of development.

8.7.3 Public Open Space/shared spaces (e.g. car parking) are proposed as part of the current application and this requires management/maintenance, to be secured by means of a Condition in respect of a long term Landscape Management Plan is included as a Condition alongside a landscape Condition.

8.8 Impact upon Built Heritage and Archaeology

8.8.1 Shropshire Archaeology has assessed the additional Desk-based Report which has identified a small number of features of potential archaeological interest, possibly associated with post-medieval and 20th Century mining activity and settlement. In light of this, and in relation to para. 199 of the NPPF, it is advised that a phased programme of archaeological work be made a Condition of any planning permission for the proposed development.

8.9 Residential Amenity

8.9.1 Local Plan Policy BE1 is concerned with ensuring new development proposals respect the amenity of existing residential properties and their occupiers.

8.9.2 The proposed development would not directly affect the amenities of neighbouring occupiers by way of loss of light or loss of privacy. Officers are also satisfied that the new dwellings would maintain acceptable separation

distances to all existing residential development and therefore the levels of privacy, outlook and light to be achieved are considered satisfactory.

8.9.3 In accordance with Policy HO4 of the TWLP, the Local Planning Authority requires all new Major developments to be fully compliant with the NDSS provided it does not threaten the viability of the development overall. In this regard, the applicant has advised and verified through the submission of an Independent Viability Report that full compliance with the standards would adversely affect the viability of the development. It is noted that 113 out of 329 of the proposed units are NDSS Policy Compliant, representing an overall compliance of 37%.

8.9.4 Taking the above individual circumstances into consideration, whilst not fully compliant with the NDSS, the development will provide a mix of housing including a total of 23No. bungalows, including 14No. M4(2) or M4(3) bungalows and 4No. M4(2) houses for people with physical disabilities. Therefore, on balance, the proposal is considered to be acceptable in terms of space standards.

8.9.5 The site layout has been designed to ensure separation distances to create appropriate rear to rear and rear to flank separation distances in order to maintain an acceptable level of residential amenity and privacy.

8.9.6 Taking all of the above into account, it is considered that the development is compliant with Policy BE1.

8.10 Impact upon Arboriculture and Landscaping Issues

8.10.1 A series of comments have been raised by the Tree Officer as part of their Consultation, including:

- need for root barriers for Trees in or adjacent to hardstanding on the side where there is a structure, including access paths to houses;
- concern regarding potential fly-tipping and garden encroachment;
- Future Tree Shadowing trajectories, noting potential for significant increase in the height of surrounding woodland trees.

8.10.2 Concern has been raised in respect of root protection measures during and post-construction, such details are proposed to be controlled by Condition and reviewed by the Council's Tree Officer.

8.10.3 It is noted that there are areas of the site whereby rear garden boundaries back onto existing woodland areas. The Tree Officer has noted that this layout can result in associated problems including fly-tipping and garden

encroachment. The Council would not wish to see either of these incidences occurring and there are measures for addressing each of these practices, whether it be through Public Protection or Planning Enforcement legislation. When considering the current application, a planning balance has had to be made in order to achieve a positive layout to the development. The layout has been designed, where possible and feasible to create active and animated street frontages.

8.10.4 It is acknowledged that a number of plots, particularly to the southwest corner of the development site whereby properties have garden depths typically shallower than the remainder of the development site, backing onto an area of plating which separates the development site and the neighbouring Lodge Road Caravan Site. It is accepted that these trees have the potential for significant remaining growth – in the current instance, it is acknowledged that the setting of the development site is predominantly woodland and the dwellings have predominantly been designed to integrate harmoniously within this setting. It is further expected that any purchaser of properties within the development site would be aware that the existing trees would be the subject of significant further growth and maturity, wholly appropriate to the surrounding context.

8.11 Impact upon Ecology

8.11.1 The NPPF places high importance on protection of biodiversity interests and new development should minimize impacts on biodiversity. Planning permission should be refused where significant harm from a development cannot be avoided.

8.11.2 The Council's Ecology Specialist advises that the reports are up to date and the impact upon ecology is acceptable subject to Condition(s) and Informative(s).

8.12 Energy/Sustainability

8.12.1 An Energy Statement has been submitted as part of the current submission. The scheme incorporates an energy efficient specification for the main body of units, however is also targeting achieving the Future Homes Standard as part of its overall Energy and Sustainability Strategy for 14No. units across the site.

8.12.2 In-line with Policy BE1 of the Local Plan which notes an objective of Sustainable Design, the scheme proposes to utilise a good thermal envelope to minimise heat loss and drive energy efficiency.

8.12.3 The main heating source for the houses and supported living blocks is gas fired central heating, with a wet based central distribution system to meet the current Building Regulations.

8.12.4 The primary specification for the development will incorporate Solar PV panels into the design. Installation of these panels will be maximised to achieve the highest yield of energy return. Apartments will also be serviced with PV on the flat roof, averaged across all units.

8.12.5 The specifications demonstrate large improvements over the targets with Standard Assessment Procedure. The house and bungalow units show a circa 70% improvement for carbon emissions, whilst the apartment specification shows a circa 40% improvement.

8.12.6 In respect of the 14No. units in accordance with the Future Homes Standard (FHS) Specification, it is expected as the design of the FHS specification will incorporate an Electric Air Source Heat Pump (ASHP) as the main heating system for space heating and hot water, accompanied by battery technology. In addition, the specification will propose to incorporate approximately 2.3kWp of Solar PV for the house type units, and each bungalow will incorporate 2.2kWp of PV.

8.12.7 There have been sizable reductions over the baseline targets as a result of the fabric performance and introduction of the renewable technologies - the overall emission rate for the dwellings confirms an in excess 80% improvement over the required current regulations.

8.13 Affordable Housing

8.13.1 The NPPF confirms that pursuing sustainable development requires careful attention to viability and costs in plan-making and decision taking. Para. 57 of the NPPF states 'where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All Viability Assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in National Planning Guidance, including standardised inputs, and should be made publicly available.'

8.13.2 Para. 64 of the NPPF states 'where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.'

8.13.3 The Applicants have provided a Viability Appraisal undertaken by Harris Lamb to demonstrate that bringing the site forward is not viable with an Obligation to provide 25% Affordable Housing - the proposal seeks 0% Affordable Housing.

8.13.4 Notwithstanding this, the Applicants have provided an Affordable Housing Units layout plan as part of the current application. The LPA understands it is the Applicants' intention to explore other avenues to deliver Affordable Housing, albeit these methods would be outside of the planning process and therefore not a matter that the LPA would have any recourse on or be able to enforce if ultimately the Affordable Housing was not delivered.

8.13.5 The Submitted Viability Appraisal concludes that:

- Applying relevant data inputs, on a Policy Compliant basis, with the agreed s.106 Affordable Housing requirement of 25%, the project delivers a profit margin of 3.95% - below the 'viable' profit margin for Developers (based upon the level of NDSS Compliance as proposed, namely 37%);
- Harris Lamb notes that based upon the proposed scenario being 0% s.106 Affordable Housing provision and continuing to provide commuted sums alongside 37% of the properties to NDSS, this results in a profit margin at 12.15%.

8.13.6 Therefore, what is proposed is a compromise position whereby the Developer is willing to accept a significantly reduced profit margin of 12.15% in order to bring the site forward.

8.13.7 Approval of the current application would provide an opportunity for the Developer to seek Grant Funding for Affordable Housing delivery through Homes England. Such grant funding is not available to schemes where Affordable Housing is required by a s.106 Agreement. However, when considering this application, Members should not assume that Grant Funding will be available or that on-site Affordable Housing will be provided as a result.

8.13.8 Given the above, Officers consider that the benefits in terms of allowing the site to come forward will significantly and demonstrably outweigh the harm brought about by lack of Affordable Housing provision.

8.14 Planning Obligations

8.14.1 The proposed development meets the requirement to provide developer Contributions as detailed below.

8.14.2 Highway Contributions:

- £109,953 towards local highway infrastructure improvements, in accordance with the Telford Transport Growth Strategy;
- £98,700 towards the upgrade of footpath routes in Granville Country Park, in accordance with the emerging Green Routes Strategy.

8.14.3 Education Contributions: Local Plan Policy COM1 recognises that new housing development will generate additional demands upon existing levels of education provision.

- Primary School Education £600,002.00;
- Secondary School Education £262,598.00.

8.14.4 Ecology Contributions:

- £10,365.04 towards Great Crested Newt District Licencing;
- £15,050 Contribution towards Net Gain off-site.

8.14.5 Heathy Spaces/Recreation Contributions: Local Plan Policy NE4 requires that the development provides a contribution towards the enhancement of public open space:

- POS @ £650 per 2-bed property - £138,450.

8.14.6 In determining the required planning obligations on this specific application the following three tests as set out in the CIL Regulations (2010), in particular Regulation 122, have been applied to ensure that the application is treated on its own merits:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development;
- c) fairly and reasonably related in scale and kind to the development.

9. **CONCLUSION**

9.1 The application site is located within the urban boundary of Telford & Wrekin. In accordance with Policies SP1 and SP4 of the Telford and Wrekin Local Plan, the principle of residential development on this site remains acceptable.

9.2 The proposal has been designed to a high level, using a mixed palette of materials, incorporating Environmental/Sustainable credentials and has been laid out satisfactorily and can be accommodated by the surrounding highways network. The proposal will not adversely affect European Protected Species

or wildlife habitats and enhancement will be provided through Condition(s) and Financial Contributions.

- 9.3 There are no technical issues that would prevent the development from proceeding and no issues that cannot be mitigated against through the use of Condition(s). Accordingly it is considered that the proposal represents a sustainable form of development which complies with the National Planning Policy Framework, together with relevant policies within the Telford & Wrekin Local Plan.
- 9.4 The application is not proposing any Affordable Housing through the s.106, however, the applicants have indicated they will endeavour to deliver this through non-planning means by accessing funding available to them through alternative sources.
- 9.5 Taking all these matters into account, therefore, the Local Planning Authority considers that when the advantages and disadvantages of the scheme are weighed against each other the benefits outweigh the detriments and the application is therefore recommended for approval.

10 DETAILED RECOMMENDATION

- 10.1 Based on the conclusions, it is recommended that **DELEGATED AUTHORITY** be granted to the Delivery Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** subject to:
- a) 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) £109,953 towards local highway infrastructure improvements, in accordance with the Telford Transport Growth Strategy;
 - (ii) £98,700 towards the upgrade of footpath routes in Granville Country Park, in accordance with the emerging Green Routes Strategy;
 - (iii) Primary School Education £600,002.00;
 - (iv) Secondary School Education £262,598.00;
 - (v) POS @ £650 per 2-bed property - £138,450;
 - (vi) £10,365.04 towards Great Crested Newt District Licencing;
 - (vii) £15,050 Contribution towards Net Gain off-site.

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

Condition(s)

Time Limit – Full (3-years)

Material Samples

Construction Detail - New Roads

Foul and Surface Water Drainage

Landscaping Masterplan Submission

Long Term Landscape Management Plan

Securing LEAP

Highways Conditions as proposed by Highways Engineer

Windows/Door Details/Recess

Ecology Conditions – Mitigation

Development in accordance with Deposited Plans

Phased Programme of Archaeological Works

Compliance with Energy Statement

Tree/Root Protection

Submission of/Compliance with Construction/Site Environmental Management Plan

Geotechnical Conditions (to be agreed with Council's Geotechnical Specialist)

Removal of Permitted Development Rights