

TWC/2021/0364

Land south of Newcomen Way, Woodside, Telford, Shropshire
Erection of 21no. dwellings with associated access and landscaping

APPLICANT

Keon Homes

RECEIVED

13/04/2021

PARISH

Madeley

WARD

Woodside

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/2021/0364>

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 Condition(s), Informative(s) and a s.106 Agreement.

2.0 APPLICATION SITE

- 2.1 The application site comprises 0.58ha of agricultural pasture land located in the Rough Park area of Woodside. The site sits to the east of Castle Green Cemetery and to the south / south east of the Rough Park Local Nature Reserve. It is accessed from Newcomen Way to the north via a new access road from the neighbouring development site, currently under construction. The nearest residential properties are located beyond Newcomen Way to the north and Woodside Avenue to the east.
- 2.2 The site is bordered by substantial tree species and a large mature Oak is located in the centre of the adjoining site. A public footpath runs alongside the eastern section and a bridleway runs along the northern boundary. A scheme for 55no. units, ref.: TWC/2020/0526, immediately adjacent the site is currently under construction.

3.0 APPLICATION DETAILS

- 3.1 This application seeks FULL Planning Permission for the erection of 21no. Affordable Housing units on the site, incl. 17no. Affordable Rent and 4no. Shared Ownership Units, together with associated access and landscaping.
- 3.2 The development forms the 'Phase 2' extension to Keon Homes' recent Planning Consent on the adjoining land, ref.: TWC/2020/0526.
- 3.3 The application is accompanied by the following supporting documents:
- Planning Statement
 - Design and Access Statement
 - Drainage Details
 - Transport Assessment
 - Tree Survey and Constraints
 - Preliminary Ecological Appraisal
 - Coal Mining Risk Assessment

- NDSS Compliance Statement

4.0 RELEVANT PLANNING HISTORY

- 4.1 TWC/2018/1019 - land south of Newcomen Way, Woodside, Telford, Shropshire - Outline application for up to 55no. dwellings with access and all other matters reserved - Granted 07 January 2020
- 4.2 TWC/2020/0526 - land south of Newcomen Way, Woodside, Telford, Shropshire - Reserved Matters application for the erection of 55no. affordable dwellings with appearance, landscaping, layout and scale in pursuant to outline permission TWC/2018/1019 - Granted 21 December 2020

5.0 RELEVANT PLANNING POLICIES

- 5.1 The National Planning Policy Framework (NPPF), June 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
- 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 Madeley Neighbourhood Development Plan, March 2015

6.0 PUBLIC REPRESENTATIONS

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

- Gradual erosion of green buffer on edge of WHS;
- Note previous flooding issues within the area;
- Increased traffic in wider area and insufficiency of existing highway infrastructure;
- Newcomen Way and surrounding highway network are already too busy;
- Existing disturbance as a result of the development currently underway for 55no. dwellings;
- Loss of green spaces, habitat and green corridors for wildlife;
- Environmental impacts incl. noise and pollution;
- Concerns over noise and disruption during construction period;
- Impact on Local Nature Reserve;
- Question the approach to secure 76no. dwellings over a pair of separate planning applications.

7.0 STATUTORY REPRESENTATIONS

7.1 Madeley Town Council: **No comments received.**

7.2 Gorge Parish Council: **No comments received.**

7.3 TWC Highway Engineer: **Support subject to Condition(s)**: The Applicant has made a series of amendments to the layout which have addressed several minor highways concerns. No objection to the proposals, subject to Condition(s) in respect of (i) provision and laying out of parking and turning areas; (ii) the access route to the site from Newcomen Way permitted under planning ref.: TWC/2020/0526 being constructed up to base course level; and (iii) submission of details of the design and construction of any new roads, footways, accesses together with details of street lighting and disposal of surface water to a suitable outfall.

7.4 TWC Drainage Officer: **Support subject to Condition(s)**: noting that, notwithstanding details submitted as part of the initial or proposed strategy, development shall not take place until a scheme for both foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority.

7.5 TWC Arboricultural Officer: **Support subject to Condition(s)**: W1 is assessed as a Category B woodland. Given the quality and significance this wooded area has to the proposed development, and the extent of additional enquiries to manage, the increase in footfall the wooded area will affect, note the need for proactive management of this land. Condition fencing for boundaries to properties, not walls, trees within W1 will require detailed safety assessment prior to approving this application.

7.6 TWC Ecology Officer: **Support subject to Condition(s)**: Note that additional information is required relating to landscape proposals and ongoing landscape and habitat management, however such matters could be the subject to pre-commencement Condition(s) including: (i) Reasonable Avoidance Measures Method Statement; (ii) Erection of artificial Nesting/Roosting boxes; (iii) Lighting Plan.

- 7.7 **Healthy Spaces: Support subject to Condition(s):** Requests a financial contribution equivalent to £650 per 2 or more bedroom property, towards the upgrade and improvement of nearby play facilities. Furthermore, noting that there is a lack of sport and recreation provision as part of the current proposal to meet the needs arising from the development, request a further financial contribution equivalent to £650 per 2 or more bedroom property, towards improvements to nearby sport and recreation facilities.
- 7.8 **Education: Comment:** Education Contributions required:
- | | |
|----------------------------|------------|
| Primary School Education | £79,584.00 |
| Secondary School Education | £35,976.00 |
- 7.9 **Affordable Housing: Comment:** Note the positive feature that all dwellings will achieve at least M4(2) which is consistent with the earlier Phase – this will need to be validated on completion. The dwelling/tenure mix is acceptable as is the siting of the different tenure. A Local Lettings & Sales Plan will also need to be agreed between the Council and the Registered Provider.
- 7.10 **The Coal Authority: No objection:** Considers that the content and conclusions of the information prepared by Travis Baker is sufficient for the purposes of the planning system in demonstrating that the application site is safe and stable for the proposed development.
- 7.11 **Shropshire Fire Service: Comment:** Requires consideration to be given to advice provided in Shropshire Fire Guidance Note.
- 7.12 **West Mercia Police Crime Prevention Design Advisor: Comment:** Offers advice on opportunities to design out crime. The applicant should aim to achieve Secure by Design (SbD) status.

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
 - 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 The site was allocated for residential development within the Madeley Neighbourhood Development Plan (MNDP). The site, which is known as 'Rough Park 3', covers 4.22 hectares and is allocated for in the region of 50 units. MNDP Policy H6 sets out a number of criteria which the development should satisfy including the requirement for buildings to front onto the public space, creating a well-defined edge

to the park; to incorporate a new linear green space; to provide a controlled crossing point over Woodside Avenue; to incorporate the Ironbridge Way; consider new pedestrian links, improved access and visibility; to retain and enhance established trees and hedges; and to provide Affordable Housing.

- 8.2.9 The site is white land in the Telford & Wrekin Local Plan and therefore contains no policy protection preventing its development. The site is located within the Telford urban area where the principle of new residential development is acceptable, subject to satisfying all other relevant policies. The site also benefits from a historic residential consent under Section 7(1) of the New Towns Act. Local and National Policy requires development sites to be located in accessible areas in order to achieve sustainable development. The site is located 550 metres from the nearest primary school, 700 metres from the Abraham Darby secondary school and 800 metres from the nearest supermarket. A bus stop is located on Woodside Avenue immediately to the east of the site which provides a link to Telford Town Centre and beyond.
- 8.2.10 Policy H6 in the Madeley Neighbourhood Plan expects 'in the region of 50 dwellings' to be delivered on the allocated site. The proposal will provide an addition 21no. units which, when taken alongside the existing 55no. units currently under construction, is 26no. more than the MNDP allocation, however, the indicative plan submitted demonstrates that such a number could be accommodated without appearing cramped or overdeveloped and an overall density on the allocated 4.29 hectare site to 17.7 dwellings per hectare.
- 8.2.11 The site is located within the Telford urban area, is close to a range of goods, services, and public transport links and is considered to be in a sustainable location. Officers are satisfied that the principle of development is acceptable.
- 8.2.12 The development of the site for additional housing is consistent with a number of the Madeley Neighbourhood Plan's stated objectives, including:
- to maximise the provision of high quality and affordable housing of the right size, type and tenure to contribute towards the Borough's local housing need;
 - to provide a good range of adaptable housing that can be changed to meet the needs of existing and new residents.
- 8.2.13 The proposed development is therefore consistent with the Madeley Neighbourhood Plan, taken as a whole.
- 8.2.14 The site lies within the Telford urban development boundary. It is therefore supported by Policy SP1 which states that 'Telford will be the principal focus for growth to meet the borough's housing and employment development needs during the plan period. The presumption will be to support development in Telford, unless it is contrary to the policies and proposals set out in the Local Plan or National Policy.'
- 8.2.15 The site's allocation demonstrates that the site is considered to constitute a sustainable location for development. Accordingly, it qualifies as 'sustainable development' and is supported by Policy SP4.
- 8.2.16 The National Planning Policy Framework (NPPF) encourages effective use of land with para. 118d stating that planning policies and decisions should, 'promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.' The Framework is a material

consideration that supports a more intensive use of the allocated site (albeit still a relatively low density of development).

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, specifically the site is potentially affected by historic unrecorded underground coal mining at shallow depth associated with a thick coal seam outcrop.

8.3.2 The Coal Authority notes the submitted Coal Mining Risk Assessment dated 14 April 2021 by Travis Baker), the bulk of which has been informed by the results of an intrusive site investigation undertaken on site. On the basis that the report confirms that none of the boreholes encountered any evidence of shallow coalmine workings, just an intact thin coal seam, and that the site is considered to be stable with regard to coal extraction, the Coal Authority has no objections to this planning application. This is further reinforced in that the majority of the site is not within the defined Development High Risk Area. As such, the proposal complies with Local Plan Policies BE9 and BE10.

8.4 Highway Safety and Access

8.4.1 The Applicant has made a series of amendments to the layout which have addressed several minor highways concerns.

8.4.2 Note that whilst the Local Highway Authority (LHA) are not generally supportive of piecemeal development, the Highway Engineer is satisfied that the proposals provide a coherent layout which does not compromise the legibility of the adjoining development. The proposals provide a level of parking commensurate with the Local Plan parking standards, with a requirement of 41 spaces and 42 spaces shown.

8.4.3 The Applicant has provided a Transport Statement to support the proposals, and applying principles previously established on recent permissions has demonstrated that 21 dwellings will likely generate in the region of 11 two-way vehicular trips in peak network hours; accordingly the Highway Engineer does not consider that the proposals give rise to any concerns for the operational capacity or safety of the adjoining highway network.

8.4.4 Whilst noting that the Applicant for this site is the same as the adjoining development, in order that the above proposals function as a standalone scheme, it is considered necessary in this instance to Condition the delivery of the access route from the application site to Newcomen Way as part of these proposals, to ensure a satisfactory access to the site is provided in the unlikely event that the permission granted on the adjoining land under planning ref. TWC/2020/0526 is not delivered in full.

8.4.5 Accordingly, the LHA makes no objections to the above proposals, subject to Condition(s) in respect of (i) provision and laying out of parking and turning areas; (ii) the access route to the site from Newcomen Way permitted under planning ref.: TWC/2020/0526 being constructed up to base course level; and (iii) submission of details of the design and construction of any new roads, footways, accesses together with details of street lighting and disposal of surface water to a suitable outfall.

8.4.6 On the basis of the above, Officers are satisfied that this proposal satisfies the requirements of Local Plan Policy C3.

8.5 Drainage and Flood Risk

8.5.1 Note on-going dialogue with the Developer regarding the discharge of Drainage Condition(s) on the associated adjacent site. It is evident that the pair of sites will need a linked drainage strategy. Accordingly it is proposed that, notwithstanding details submitted as part of the initial or proposed strategy, development shall not take place until a scheme for both foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. Officers are therefore satisfied that the proposal complies with Local Plan Policy ER12.

8.6 Design Issues

8.6.1 The layout reflects the Madeley Neighbourhood Plan by ensuring the houses provide good overlooking of the Public Open Space to their south-east. The footpath link across the greenspace will have good surveillance, being overlooked by housing that provides a well-defined edge and active street frontage to the new area of landscaped open space.

8.6.2 The proposed houses are traditional brick with dual pitched roofs, with a style specific to this scheme. The design seeks a clear, crisp and modern approach with larger panes of glass to provide contemporary houses with good light ingress and highly useable internal spaces.

8.6.3 Within the local area of Woodside there are a vast array of building styles which could be deemed to influence any proposed development. This palette of designs has been generated over a period of time and reflects the preference to those of the era and tenure.

8.6.4 The properties along Newcomen Way have all been developed in the last 30 years by a variety of end users/developers, each one providing a different style to the area.

8.6.5 The development maintains the use of brick throughout the proposal whilst ensuring that a style specific to the scheme is promoted. The overall appearance of the development be more relevant to the current time and world we live in; through the use of materials, fenestration styles and external landscaping.

8.6.6 The development looks to include a total of 21no. house type plans within different configurations. Additionally 'active gable' options have been provided to take account of dwellings at the ends of streets.

8.6.7 The proposals look to utilise a limited palette and utilise the surroundings to enhance the general appearance. However to provide slight difference the elevations use a mix of a red and red multi brick to provide subtle interest to the street elevations.

8.6.8 The proposed window arrangement reflects the usability of the internal spaces, yet provides a contemporary approach to the external appearance. The window design has been designed to maintain a simplistic design allowing for larger panes of glass and improving light ingress.

8.7 Healthy Spaces/Recreation

- 8.7.1 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 resources. There are nearby play facilities in need of upgrading/enhancing in order to maximise the capacity and meet the needs of this development. A financial contribution has been accepted to meet the needs arising from the development and the proposal therefore complies with Local Plan policy NE4.
- 8.7.3 Furthermore, it is essential that all new developments make full provision for the infrastructure/amenities and services which they create. New residents to the area will increase demand upon the existing recreational resources. There is a lack of sport and recreation provision as part of this proposal to meet the needs arising from the development. The applicant has agreed to meet these needs by contributions which will be directed to improving and maximising the existing sport and recreation facilities nearby. The proposal is therefore compliant with Local Plan Policy NE4.
- 8.7.4 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 Residential Amenity

- 8.8.1 A number of representations received have raised concerns over the likelihood of disruption and disturbance to local residents during the construction period. Whilst these concerns are noted, any development will be subject to a Site Environmental Management Plan which will impose controls on factors such as permitted construction hours, dust emissions and wheel washing, to ensure the quality of life of local residents is not unacceptably affected. Furthermore, it should be noted that the site is located at the end of Newcomen Way, well to the south of the majority of existing properties which are also separated from the site by a field and an existing woodland belt.

8.9 Impact upon Arboriculture and Landscaping Issues

- 8.9.1 The application has been accompanied by a Tree Survey and Constraints Report which notes that Woodland 1 (W1) is assessed as a Category B Woodland. Given the quality and significance this wooded area has to the proposed development, and the extent of additional enquiries to manage, the increase in footfall the wooded area will affect, note the need for proactive management of this land. It is noted that a Landscape Management Condition is proposed as part of the current application, alongside that of the neighbouring development which would allow for continued maintenance.
- 8.9.2 Officers are therefore satisfied that the proposal will not result in the loss of trees or hedgerows with amenity value and the application therefore complies with Local Plan Policy NE2.

8.10 Impact upon Ecology

- 8.10.1 *Habitats*: The site comprises amenity grassland which is turning rank, to the north boundary is a belt of semi-natural woodland. The site is of low ecological value.

- 8.10.2 *Veteran Trees and Bats*: There is a Veteran Oak Tree to the west, outside of the red line for this application.
- 8.10.3 A bat survey has been undertaken on the tree which confirms that it supports a roost of common pipistrelle bats. The tree is buffered in both the neighbouring scheme and this proposed development and will be retained. There are no other trees with bat roosting potential on the site and foraging activity was generally low. It is recommended that a pair of bat boxes be erected on the site and that lighting should be designed to ensure the protection of bats.
- 8.10.4 *Reptiles*: There have been incidental records of reptiles being present in the local area, and since the grant of Outline Planning Permission, the site has ceased to be grazed making the habitat more suitable to support these species which are known to be present locally.
- 8.10.5 A reptile survey was undertaken on the site in September and October 2020. No reptiles were recorded though the habitat on the site is broadly suitable. It is recommended that a Reasonable Avoidance Measures Method Statement to be followed during the works.
- 8.10.6 *Nesting Birds*: The site has potential for nesting wild birds to be present and any vegetation clearance works should occur outside of the bird nesting season.
- 8.10.7 *Landscaping*: It is noted that the proposed landscaping design provides little space for landscaping with biodiversity value in this latter phase, however acknowledging that the already permitted scheme includes areas of landscaping and biodiversity value.

8.11 Affordable Housing

- 8.11.1 Local Plan Policy HO5 requires that residential developments provide Affordable Housing at 25% within the Telford area.
- 8.11.2 Note the positive feature that all dwellings will achieve at least M4(2) which is consistent with the earlier Phase – this will need to be validated on completion.
- 8.11.3 The dwelling/tenure mix is acceptable with the majority of dwellings have curtilage or drive way parking.
- 8.11.4 Whilst all of the Shared Ownership dwellings are grouped together, this is a relatively small number (4) and is acceptable.
- 8.11.5 An appropriate s.106 Agreement will be required to secure the Affordable Housing and confirm that the above development standards will be achieved. A Local Lettings & Sales Plan will also need to be agreed between the Council and the Registered Provider.

8.12 Planning Obligations

- 8.12.1 The proposed development meets the requirement to provide developer Contributions as detailed below:
- 8.12.2 *Education Contributions*: 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 £79,584

towards Local Primary School provision and £35,976 towards Secondary School Provision.

8.12.3 *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 £650 per 2 or more bedroom property, towards the upgrade and improvement of nearby play facilities. Furthermore, a financial contribution of £650 per 2 or more bedroom property, towards improvements to nearby sport and recreation facilities.

8.12.4 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.

9.0 CONCLUSION

9.1 This application seeks Full Planning Permission for the erection of 21no. units on land at Rough Park, Woodside. The wider site is located within the Telford urban area, has been allocated for development in the Madeley Neighbourhood Plan and contains a historic commitment for development under Section 7(1) of the New Towns Act. The principle of development on the site is considered acceptable in terms of technical drainage, trees, ecology and ground stability issues with an appropriate layout, scale and design.

9.2 The plans confirm that 21no. units can be accommodated on the site and that the proposal will have no material impact upon the normal operation of the highway network or highway safety. Officers are satisfied that the proposed vehicular access will be acceptable with a single access being sufficient and no requirement to provide a second access or the provision of a controlled pedestrian crossing on Woodside Avenue.

9.3 The site is sustainably located within walking distance of a range of services and facilities with good access to public transport. It makes more effective use of land that has already been accepted in principle as suitable for residential development, whilst maintaining the overall density at a relatively low 17.7 dwellings per hectare.

9.4 The proposal has been appropriately designed and will not result in any adverse unacceptable impacts on the site or surrounding environment. It has been demonstrated to be in accordance with the planning policies of the Development Plan, taken as a whole. As such it is respectfully requested this planning application is approved without delay.

9.5 The proposal generates the requirement for financial contributions towards Education, children's play/sport recreation, and Affordable Housing which will be secured through a s.106 Agreement.

9.6 Having regard to the above considerations, the proposal broadly represents a sustainable form of development and complies with the National Planning Policy Framework, together with relevant policies within the Telford & Wrekin Local Plan and Madeley Neighbourhood Development Plan in that it maximises the provision of high quality and affordable housing of the right size, type and tenure to contribute towards the Borough's local housing need.

10.0 DETAILED RECOMMENDATION

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

A) The applicant/landowners entering into a s.106 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) Total Education contribution of £115,560 towards improvements to a Local Primary and Secondary School;
- ii) Financial contribution of £650 per 2 or more bedroom property, towards the upgrade and improvement of nearby play facilities;
- iii) Financial contribution of £650 per 2 or more bedroom property, towards improvements to nearby sport and recreation facilities;
- iv) Affordable Housing to be provided at 25%

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

Time Limit – Full (3-years)
Material Samples
Construction Detail - New Roads
Site Environmental Management Plan
Foul and Surface Water Drainage
Landscaping Design
Landscape Management Plan
External Lighting Plan
Removal of Permitted Development Rights
Development in accordance with Deposited Plans
Ecology Conditions (as proposed by Council's Ecologist)
Tree Conditions (to be agreed with Council's Arboriculturist)
Tree/Root Protection
Submission of and compliance with Construction/Site Environmental Management Plan
Highways Conditions as proposed by Highways Engineer
Approved Plans