

**English Partnerships
and Taylor Woodrow
Developments Limited**

**Telford Millennium
Community**

**Full Planning
Application for
Reclamation and
Strategic
Infrastructure**

Planning Supporting Statement

8 April 2005

Entec UK Limited

Report for

English Partnerships and
Taylor Woodrow Developments Limited

Main Contributors

Adrian Hunter
David Kenyon

Issued by

.....
Adrian Hunter

Approved by

.....
David Kenyon

Entec UK Limited

160-162 Abbey Foregate
Shrewsbury
Shropshire
SY2 6BZ
England
Tel: +44 (0) 1743 342000
Fax: +44 (0) 1743 342010

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1. Introduction

This Planning statement has been prepared to accompany the submission of a full planning application for the reclamation of land at East Ketley in the Borough of Telford and Wrekin. It also seeks approval to provide strategic infrastructure consisting of a spine road through the site, drainage, lighting, utilities and strategic landscaping. Figure 1.1 provides a location plan showing the development area and its context.

The site forms part of the Government's portfolio of Millennium Communities. This application seeks to gain approval for the works listed above in order to facilitate the implementation of the East Ketley Millennium Community.

This section of the report provides a brief introduction to the Millennium Communities Programme, to East Ketley and explains the rationale behind the submission of this application.

1.1 Millennium Communities Programme

The Millennium Communities Programme was launched by the Government in 1997 with the aim of challenging the development industry to improve the quality of residential led, mixed use development through the delivery of seven exemplar projects. The programme is now being taken forward by English Partnerships as a key element of the Government's *Sustainable Communities Plan*.

Each Millennium Community project is expected to meet high environmental and construction standards and to aim to:

- minimise resource consumption;
- protect and enhance local environmental capital;
- maximise design quality;
- improve construction quality and efficiency;
- increase social inclusion and participation;
- maximise quality of life;
- achieve long term economic viability.

The project sites have been selected such that the high standards that the Programme seeks can be shown to work in a range of different geographical locations and in different markets. Development at East Ketley is guided by these aims.

1.1.1 Telford Millennium Community

The site in East Ketley, Telford was selected by the Office of the Deputy Prime Minister as the location for the fifth Millennium Community project and in May 2003 Taylor Woodrow

Developments Limited was appointed as the preferred development partner by English Partnerships to deliver the Telford Millennium Community (TMC) in East Ketley.

1.1.2 TMC Partnership

The development proposals for TMC have been guided by the TMC Steering Group which represents the joint land owners, namely English Partnerships and the Borough of Telford & Wrekin. Representatives of a designated Community Consultative Group (CCG) and the lead development partner (Taylor Woodrow Developments Limited) are also members of the TMC Steering Group.

The land owners will enter into a development agreement with Taylor Woodrow to implement the TMC proposals.

1.2 Scope of the Planning Application and relationship to Outline Planning Application

English Partnerships and Taylor Woodrow submitted an application for outline planning in July 2004. This sought permission for a mixed use development of up to 750 residential and live-work units and ancillary small-scale employment, retail, leisure, education and community uses as well as open space, landscaping, infrastructure and services.

The application sought approval of the access arrangements, with all other matters relating to siting, design, external appearance and landscaping reserved. The application was presented to Planning Committee on the 17th November 2004 when it was recommended that the scheme be approved subject to the signing of a Section 106 Legal Agreement and subject to the Environment Agency being satisfied, and the referral to the Secretary of State as a departure from the development plan. Members approved the scheme in accordance with the officer's recommendation.

Both the Environment Agency and Secretary of State are satisfied with the proposed development and the only outstanding issue is the completion of the Section 106 Legal Agreement about which negotiations continue.

The overall programme for the implementation of the development phases requires a start on site during 2005. Before works can commence however protected species and habitats of nature conservation importance need to be protected and re-located. The existing site contains habitats of conservation value, in addition to the presence and/or likelihood of protected species such as great crested newt, reptiles and possibly, badger and bats. Before vegetation clearance and reclamation of the site can begin it is therefore necessary to obtain the appropriate permits to ensure the protection of the newts. The applicant is therefore required to obtain a Great Crested Newt Licence (under regulation 44(2)(E) of the Conservation (Natural Habitats and c.) Regulations 1994) to allow for the trapping of the newts from the areas of the site to be reclaimed and the creation of new newt habitat.

A licence cannot be issued by Defra without a detailed planning application (full or reserved matters) being in place. The applicant is of the opinion that the likely timescale leading to the approval of a reserved matters application (which can only be submitted once the outline consent has been issued) is such that it may provide insufficient time to allow for the complete removal of newts from the areas to be reclaimed during 2005. This will have implications on the

phasing of reclamation works and the resulting habitat translocation. In view of the timescales involved it has therefore been agreed with the Borough of Telford and Wrekin that to submit this separate, 'stand alone' planning application to expedite the process.

It should be noted that the proposed works contained within this application reflect the principles already accepted as part of the outline application and are in full accordance with the Regulatory Plan submitted as part of the outline proposal. The reclamation strategy that forms a major element of the proposed works takes its lead directly from the issues identified in the supporting Environmental Statement.

1.2.1 List of Information Supporting the TMC Planning Application

The key reports and plans supporting the planning application for TMC are listed below in Table 1.1.

Table 1.1 List of Information Supporting the TMC Planning Application

Part of Application Pack	Document
Volume 1	
Part A	The Planning Application Forms. Location Plan, Overall Plan and Article 7 Certificates
Part B	Planning Supporting Statement
Part C	Environmental Statement
Part D	Reclamation Strategy and Supplementary Technical Notes
	Remediation Strategy
	Phasing Strategy
	Geo-Environmental Summary Report
	Environmental Management Plan
	Human Health Risk Assessment
	Controlled Water Quantitative Risk Assessment
	Ground Gas Risk Assessment
Volume 2	
Part E	Engineering Supplementary Technical Reports
	Slope Stability Report
	Coal Mining Report
	Mine Shaft Report
	Retaining Structures Report
	Earthworks Report
	Archaeological Investigation

Table 1.1 (continued) List of Information Supporting the TMC Planning Application

Part of Application Pack	Document
Part F	Structural Landscaping Existing Tree Survey Tree Retention Plan Structural Landscaping Planting Plans Spine Road Planting Plans
Volume 3	
Part G	Drainage Strategy Flood Risk Assessment Surface Water Drainage Foul Water Drainage
Part H	Highway and Access Spine Road Wombridge Way Access Road
Part I	Ecology Habitat Management Plan Habitat Translocation Method Statement

Note 1 : The environmental impact assessment of the TMC proposals has been undertaken under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999, the results of which are set out in the Environmental Statement.

1.3 Structure of the Planning Supporting Statement

The remainder of this Planning Supporting Statement is structured as follows:

- Chapter 2 provides a description of the site, the boundary of the application, and the site context including land ownerships and details of the existing use;
- Chapter 3 describes the development and outlines key elements of the development framework and its proposed implementation;
- Chapter 4 explains how the proposals comply with national, regional and local policy objectives; and
- Chapter 5 concludes by summarising the key benefits of the application.

A list of the landowners and interested parties notified of the submission of this application can be found in Appendix A.

2. The Telford Millennium Community Site

2.1 Site Location

The application site comprises 36ha of mainly previously developed land which is situated approximately 3km to the north west of Telford town centre, 1.5km to the south of Hadley district centre, 1.5km to the west of Oakengates district centre, 1.5km to east of Wellington. The application site boundary can be seen in Figure 2.1 and is described further below.

2.1.1 Site Boundary

The site is bound to the north by the Birmingham to Shrewsbury railway line; and to the east by Wombridge Way. The site boundary includes the land necessary to enable an access from Wombridge Way.

The site is bound to the south by the residential area of Ketley and the A518 Holyhead Road. Housing and other buildings front Holyhead Road, including an area of former gardens known as Pottersbank. Ketley cross roads is located to the west of the site and the western boundary is provided by Waterloo Road and the residential area of Broadway.

Glen and Hayes Cottages are situated in the centre of the site. These properties form an enclave of existing dwellings and are not included within the application boundary.

2.1.2 Site Context

The site is located adjacent to the existing centre of Ketley. Development adjacent to the site is predominantly residential but it does include a mix of uses with employment, local retail and community facilities such as the Ketley Infant and Junior School located close to the site. Immediately to the south of the site is the area known as Pottersbank which is largely disused but has been the subject of unlicensed tipping activity.

Rail connections can be found in Oakengates, Wellington and Telford town centre, along with good retail, leisure and employment provision. The Wellington Retail Park with major supermarket can be found 2km to the west of the site along the A518 towards the M54.

To the north of the site can be found Hadley Quarry which is an operational quarry extracting clay for use in the production of bricks by Blockleys Bricks Ltd. To the west of the quarry is situated Hadley Junior School which is also the site for the Hadley PFI proposal which consists of a new secondary school development with community facilities including, swimming pool, fitness facilities and a large indoor sports hall.

2.2 Existing Use

2.2.1 Current Conditions

The application site is the single largest parcel of derelict land remaining in Telford, with remnant evidence of the mining and brick-making industries that once dominated this area, which formed part of the East Shropshire coalfield.

The site is located on a significant north-facing slope sloping down from Holyhead Road towards the railway line with ground levels at 120-130m AOD along the southern boundary, and at 105-115m AOD along the northern boundary. Existing ground levels vary considerably across the site with the presence of spoil mounds, landfill and made ground. There are three distinct zones to the site which are reflected in the topography, and these are described below.

- The western area: this contains Ketley Recreation Ground with a single senior football pitch, small children's play area and BMX track, the 'Rose Garden' amenity area and a disused golf driving range;
- The central area: this part of the site is made up of many mounds of colliery spoil which have been tipped onto the original ground surface. The original ground is defined by the flat meadow areas and hedgerows interspersed amongst the mounds at an elevation of around 108-116m AOD. The mounds are typically flat-topped and steep-sided, and most have a summit elevation of approximately 118-120m AOD. There are a few areas of meadow in between some of the spoil that appear to be undisturbed natural ground, currently used as grazing paddocks;
- The eastern area: this part of the site contains the Beveley Glen landfill. The landfill was constructed by 'land raising' and forms a mound which is the highest area of the site with a top elevation of around 125-130m AOD. The western and north-western flank of the landfilled mound is a fairly steep and high slope which grades down to an elevation of about 100-115m AOD. A stream runs along the western edge of the landfill which runs through a culvert under the railway to the north of the site.

2.2.2 Existing Facilities

The site is virtually all open land. The community building called the Parkside Centre is located towards the west of the site, this includes the changing facilities for a single senior football pitch on Ketley Recreation Ground and some flats on the top floor. There is also a small BMX track, a tarmac pad once used as a kick about area, and one small area with a child's equipped play area.

2.2.3 Access and Public Rights of Way

Access to the site is relatively limited with two main vehicular access points:

- Access from Holyhead Road to the east of the Parkside Centre into the car park for the community centre;
- Access from Beveley Road down towards Glen and Hayes Cottages along Brickhill Lane. Brickhill Lane is not an adopted highway.

Connected with the former landfilling there is also a vehicular access point from and under Wombridge Way into the site. This is currently closed to vehicular traffic.

There is a network of existing public rights of way across the site including, footpaths, bridleways and roads used as public paths (RUPPS). There are also a number of informal paths across the open land on the site and these are identified on Figure 2.2.

During the proposed reclamation works a number of these existing public rights of way will require temporary diversions or temporary stopping. It is proposed that applications for these temporary measures will be made at the appropriate time and discussions have taken place with the Borough Council Public Rights of Way officer.

2.2.4 Ground Conditions

The existing topography and ground conditions provide a series of challenges that need to be overcome to redevelop the TMC site. The key features that need to be addressed are summarised below

- The presence of mine workings: there are 29 recorded mine shafts across the site, areas of abandoned old mine workings; and approximately 500,000 cubic metres of mounded colliery spoil across the site;
- Landfills: Beveley Glen landfill is located within the site; and the Pottersbank landfill is located adjacent to the site to the south;
- Natural ground conditions: poor foundation conditions exist in the western area of the site where glacial drift material includes high proportions of soft boulder clay;
- Contamination: small areas of contamination may require treatment.

This application seeks approval for the proposed remediation of these areas to make the site suitable for development. The Reclamation Strategy, Phasing Strategy and Geo-environmental report at Part D of the application pack provide full details of the works proposed to address the ground conditions and to make the site suitable for development.

2.2.5 Ecology

Most of the TMC site has remained largely undisturbed from development, clay extraction and landfill for nearly a century and as a result the site currently supports a number of species and habitats of ecological importance.

The site contains several statutorily protected species including: great crested newts, badger, bats and lizards as well as a mixture of lowland heath, woodland, marsh and wetland habitat that are recognised as being of local importance.

2.3 Land Ownership

The 36ha site is wholly within the freehold ownerships of English Partnerships (24ha) and the Borough of Telford & Wrekin (12ha).

The site is affected by a number of easements and covenants. These are shown on the land ownership plan (Figure 2.3). Table 2.1 provides a summary of the details of the various title entries.

Table 2.1 Title Entries

Plot	Owner	Issues Arising from Title
Plot 1 (Green Hatch)	English Partnerships	This plot is crossed by a number of footpaths. Electricity and telecommunication equipment crosses the site. The site lies within an area where radon precautions are required for all new dwellings (this applies to all English Partnership entries).
Plot 2 (Blue shade)	Telford & Wrekin Borough Council	This plot is crossed by a number of footpaths. Electricity, gas, sewerage and telecommunication equipment crosses the site. Property is currently undergoing voluntary first registration of the Freehold at HM Land Registry. Until registration is complete it is not possible to confirm definitively the encumbrances on the title. The site lies within an area where radon precautions are required for all new dwellings (this applies to all Telford & Wrekin entries).
Plot 2 (Blue Shade) Area A	Borough of Telford & Wrekin	Parkside Pavilion - Ground Floor leased to Ketley Parish Council on a 10 year lease from 01/10/1994.
Plot 2 (Blue Shade) Area B	Borough of Telford & Wrekin	Parkside Pavilion - First Floor - Wrekin Housing Trust on a 250 year lease from 01/04/1999.
Plot 2 (Blue Shade) Area C	Borough of Telford & Wrekin	Sub Station to west of Parkside Pavilion - Leased to Midlands Electricity Board for 60 years from 01/08/69.
Plot 3 (Blue Shade, Red Dot)	Borough of Telford & Wrekin	The Council have deduced title to this area by means of statutory declaration. The Council has applied for registration with a possessory title which is ongoing.
Plot 4 (Blue Shade with Green Hatch)	Borough of Telford & Wrekin	Land is held on trust (the Ketley Playing Field Trust) for the purposes of playing fields or recreational land, with the Council being the sole executive trustee.
Plot 5 (Purple Shade)	English Partnerships	Area of land is within a Mineral Consultation Area. When English Partnerships acquired this parcel it assumed responsibility for any contamination of that land and gave an indemnity in that respect to the previous owner.
Plot 6 (Purple with Yellow hatch)	English Partnerships	Land is subject to a covenant in favour of Wrekin Brewery restricting the use of land for the manufacture, sale or storage of alcohol.
Plot 7 (Red dash)	English Partnerships	Gas pipeline for which Transco require access at all times.
Plot 8 (black dash)	English Partnerships	Shows route of West Midlands Gas Board easement to lay a cathodic protection installation.
Plot 9 (Green)	Various	Area does not form part of the planning application.

Source: English Partnerships

2.4 Planning History

With the exception of the outline application already referred to, there is little planning history on the TMC site that will influence the future redevelopment proposals. The key entries on the planning register are summarised below:

- A former owner of part of the site, Blockleys Brick Ltd, obtained planning consent in the 1960s to recover shale from the site for use in their brick making process;
- A further planning application was submitted in 1997 by Blockley Brick Ltd (application reference W97/0185). This minerals workings application was subsequently withdrawn by the applicant prior to its determination. It is understood from Telford & Wrekin Council that the application was withdrawn following concerns expressed by the Borough Council over the proposed importation of waste to the site;
- In 2002 an application was submitted by WS Atkins on behalf of English Partnerships for the infilling of 20 mineshafts on the site (W2002/1297).

3. Development Proposals

3.1 Proposed Development Concept

The development concept for this application has emerged from the Environmental Statement and the Regulatory Plan which was submitted and approved in principle by the Council as part of the outline application. Further survey work undertaken following the submission of the outline application, in addition to subsequent consultation both with the local community and statutory consultees, has allowed the development concept to be refined further. The conclusions and mitigation measures put forward in the relevant chapters of the ES have also been used to define the overall reclamation strategy.

The key objectives for the development are as follows:

- To create a site which is suitable for development;
- To comprehensively remediate the site through the removal of contaminated land, re-profiling of existing spoil heaps and land stabilisation measures;
- To implement appropriate and necessary ecological mitigation measures;
- To carry out the necessary site works, whilst respecting and protecting the amenities of surrounding residents;
- To record all archaeology discovered on the site;
- To put in place the appropriate infrastructure to serve future development on the site including a sustainable drainage system, ICT ducting and the establishment of structural landscaping.

The remainder of this Planning Statement, in conjunction with the other application documents, describes how these objectives have been met.

3.2 Description of Development

The application is for full planning permission and for a development consisting of:

- The remediation of areas of contamination and the capping of existing mineshafts;
- The reprofiling of the site to create a final landform and to accommodate the spine road and utilities including a system of sustainable urban drainage;
- Reprofiling to facilitate the creation of new habitat for translocated species on Beverly Glen Tip;
- The provision of an access into the site leading from the existing Wombridge Way access;

- The construction of a spine road through the site with associated infrastructure, including street lighting, strategic landscaping and ICT ducting;
- The implementation of a Sustainable Urban Drainage System (SUDS) incorporating swales and attenuation ponds.

The aim of the development is to provide a serviced development site. Figure 2.4 summarises the final development form.

Further details of the proposed approach to the development of the site is summarised under the following sub-headings.

3.2.1 Engineering Ground Work

This comprises the main element of the planning application. The overall objectives of the proposed reclamation scheme are as follows:

- to create the desired landform for the proposed development master plan;
- to ensure that the site is 'suitable for use', with respect to land quality for its intended use, which includes residential properties, with gardens, a school and public open-space;
- to address land stability issues associated with mine shafts and steep/unstable slopes;
- to mitigate any environmental liability that may exist in relation to the presence of contaminants and/or deposited wastes in the site, as defined by current environmental legislation (principally the Environmental Protection Act, 1990, and the Water Resources Act, 1991, both as amended).

Key constraints, which have influenced the reclamation scheme design, include the following:

- the retention of various existing features/areas of ecological value, including colliery spoil mounds;
- the translocation/creation of ecological habitats, which would otherwise be lost (to be undertaken over two 'winter seasons');
- selected trees are to be protected and retained;
- the presence of existing occupied properties (Glen and Hayes Cottages) situated in the central part of the site (outside of the development area);
- construction of a new spine road across the site, adjoining Holyhead Road to the south;
- the existing Parkside Centre and part of its car park are to be maintained until new/replacement facilities become available.

There are additional factors that have influenced the reclamation scheme design, associated with the nature and setting of the site, and with client objectives for a 'millennium community'. These include sustainability issues such as the minimisation of off-site disposal of waste, and

importation of new materials, the specification of low embodied energy materials were practicable.

A phasing plan for the proposed reclamation works has been prepared by Entec. The phasing has been designed to allow the works to progress as programmed, but also to preserve use of existing access routes and public rights of way for as long as practicable, and to limit disturbance to the occupants of Glenn and Hayes Cottages.

Main Stages of Work

The reclamation works are planned to be undertaken in six main stages, which are planned around the 'newt clearance season' and 'winter habitat translocation period', as follows:

- Stage 1 - Summer / Autumn 2005 (first newt clearance season);
- Stage 2 - Winter 2005/2006 (first winter translocation period);
- Stage 3 - Spring / Summer 2006 (second newt clearance season);
- Stage 4 - Autumn 2006 (following completion of newt clearance);
- Stage 5 - Winter 2006/2007 (second winter translocation period);
- Stage 6 - Spring 2007 onwards (following completion of habitat translocation/creation).

Summary of Programme

In summary, the clearance works are currently programmed to commence during the summer of 2005 (assuming that planning permission is forthcoming and a DEFRA licence for newt mitigation is obtained) and to be completed during the autumn of 2007.

The reclamation works are expected to commence during the autumn of 2005. Construction of the new spine road, with access off Holyhead Road is scheduled to commence during the summer of 2006, following the demolition of the existing Parkside Centre (which can only take place once a replacement facility is available). This will then open up the western and central areas of the site for reclamation.

Subject to the approval of reserved matters house building is expected to commence late in 2006, with the first units, in the western (Phase 1) area, ready for occupation in 2007.

Total earthwork volumes are estimated in Table 3.1 as follows:

Table 3.1 Earthwork Quantities

Material Description	Estimated Quantity (m³)
Colliery spoil to be excavated, placed and re-compacted within the development area	250 000
Colliery spoil to be excavated and placed on Beveley Glenn landfill as part of the habitat translocation work	35 000
Topsoil and subsoil available on-site, to be excavated, stockpiled and re-used in landscape areas	15 000
Contaminated soil 'hot-spots' to be removed from site to landfill	500
Unsuitable soils to be removed from site to landfill	1 000
Material from the toe of Pottersbank landfill to be removed from site to landfill	2 300
Topsoil and subsoil to be imported (by developer)	35 000

Construction Access from Wombridge Way

A haul road is to be constructed from the eastern area of the site (development area) across Beveley Stream and up to the top of Beverley Glen landfill, linking with the existing access off Wombridge Way. A permanent stream crossing is to be constructed in the first place to avoid the need for a temporary crossing. Construction of the stream crossing can only commence following newt/reptile clearance and release of site-won fill material.

The access off Wombridge Way is to be used for construction traffic as soon as reasonably practicable to do so. This is expected to be during winter 2005 (prior to the first stage of habitat translocation work).

Prior to the demolition of the Parkside Centre access will be required into the western area of the site to access the newt translocation area in Autumn 2005 and for newt clearance works in spring 2006. Four wheeled drive and fencing vehicles will pass through the Parkside car park to gain access to these areas, no parking of these vehicles, or storage will take place within the Parkside car park whilst it remains in public use. Vegetation cleared from this western part of the site, following the trapping out of newts, could be stored prior to its removal following the closure of the Parkside centre. Alternatively it could be removed from the site beforehand subject to the days and times for removal being previously agreed with the Borough Council.

Rationalisation of Venting to Beveley Glen Landfill

Landfill Gas generated by the existing Beveley Glen landfill is vented through six vents. It is proposed to rationalise this network and to pipe the gas to one new vent. This will be located on top of the tip, screened by existing trees. The precise location of the stack is provided on Figure 2.4. Elevational details are provided within the Reclamation Strategy.

3.2.2 Landscape and Tree Retention

This application proposes the strategic landscaping of the site focussing upon the spine road, the ecological areas, the amenity open spaces, and the network of surface drainage swales and ponds. The landscape strategy is informed by the existing habitats on site, including the

requirements of existing species and the opportunity to encourage additional species on site. This section of the report outlines the overall concept behind the landscape proposals outwith the translocation of habitats.

There is a substantial amount of tree cover on certain parts of the site. In the existing recreational area, closest to the Parkside Centre it is characterised by areas of mature tree planting whilst within the wider site it tends to be younger, self set specimens. A tree survey of the site was undertaken in 2004 to record existing trees on site. Full details of this survey are provided within Part F of the application pack. The survey included the identification of a number of individual trees that were worthy of protection. Wherever feasible the proposed reclamation and ultimate development of the site has been designed around tree retention.

Particular design iterations that have taken place to support tree retention have focussed upon the alignment of the spine road, particularly as it enters the site from Holyhead Road leading to the area of the proposed school square. The tree survey identified a number of trees, including Yew, Sycamore and Monkey Puzzle that are worthy of retention and it is now proposed to divert the spine road along both sides of the tree grouping. In addition to the amendments to the spine road and, consequently the school square, landforming to support the subsequent siting of the school and community building, including school sports fields (subject to a separate consent), has been revised to accommodate existing oak trees.

The key proposals for the main areas of structural landscaping are as follows:

- Planting along the spine road is primarily comprised of an avenue of trees, regularly spaced and paired across the carriageway, with planting within the adjacent verge. The landscape treatment around the base of trees will be comprised of either tree grilles or planting. All trees along the Spine Road will be planted as robust 'standard' tree stock. Planting leading from the entrance of Holyhead Road, and exit (incorporating areas known as 'Rose Town' and 'Clearwater') will follow a formal and ornamental theme. This theme contrasts with the middle of the site, particularly the area known as 'Ecoville' where proposed planting is less formal and more ecologically sensitive with the introduction of native species. There will be a gradual transition from the use of formal ornamental trees to the use of native only tree species found within the central part of 'Ecoville' (immediately adjacent to the ecologically sensitive Rabbit's Ears). Precise details showing the proposed Spine Road planting plans are provided within Part F of this application pack;
- Within the ecologically sensitive areas (i.e. Rose Mound and it's green corridor, the Northern Ecological Area, Beveley Glen Brook, Beveley Glen landfill, Rabbit's Ears, Rabbit Mound, Badger Mound, and the Southern Woodland belt) the patterns and species composition of new planting have been designed to reflect the existing habitats. The plant mixes for woodland, shrub areas and rough grassland are sensitive to these locations where ground conditions will remain largely unchanged. Subsequently, planting in these areas will be comprised of smaller plant stock and will largely negate the need for the use of imported topsoils and fertilisers. Larger tree stock will be used in areas where there are access pressures e.g. along the Rabbit's Ears. Where this occurs it will be necessary to import topsoil to ensure larger stock establishes;
- Within the amenity open spaces, landscaping will be determined by the proposed end uses i.e. the future locations of the NEAP and LEAP, the allotments, the

orchard area, the woodland areas, and the areas of amenity grassland on the fringes of the development. There will be extensive land remodelling in these areas resulting in ground conditions comprised of site-won spoil and topsoil. Where possible the patterns and species composition of new planting will reflect those within the adjacent ecologically sensitive areas. The location of planting has been devised to provide a functioning space whilst maintaining ecological connectivity throughout the site. Larger tree stock will be used in these areas due to additional pressures associated with access and space. Design and maintenance will ensure that future natural surveillance from dwellings is maintained through the management of a tree canopy at a height of 2.0 metres above ground level and the maintenance of shrubs/hedgerows at a height of 1.0 metre adjacent to the areas containing the future NEAP and LEAP. Where retaining walls are required it is intended to plant these up with suitable climbing, trailing plants and plug planting within gabion walls;

- Planting adjacent to surface drainage swales, ponds and the Lake will be comprised of marginal plants and/or emergent plants. Variations in the depth, duration and frequency of waterlogging will be utilised to create a diverse range of habitats i.e. permanent open water, to seasonally or occasionally inundated areas. Some desired species will be translocated from the existing newt ponds found within the site. There will be a need for either fencing, railings or walling adjacent to many of the deeper swales, ponds and the lake. Shallow SUDs channels will be bounded only with vegetation;
- Access within the ecologically sensitive areas and amenity open spaces will need to be managed to prevent abuse from motor vehicles and other unwanted uses. (Access within Rose Mound will be limited to use by future adjacent properties only.) A new footpath network (including some bridleways and cycleways) will be implemented with controlled access points i.e. chicanes, allowing passage of all but motorcycles and vehicles. (Lockable maintenance access points have been incorporated into the design.) Planting has been designed to control long term access and thus minimise the use of permanent fencing, through the use of hedgerows/woodland/shrub planting along boundaries. Design and maintenance will ensure that natural surveillance and visibility is maintained at key points i.e. adjacent play areas, access points, footpaths etc. Where steeper gradients exist (particularly within the Mounds, Beveley Glen Brook and Beveley Glen Landfill) the scheme incorporates steps and handrails. Future proposals will seek include the incorporation of interpretation units and seating (at key access and vantage points), signage (at key intersections) and bollards/knee rail (to limit motor vehicle access onto amenity space).

The structural landscaping will be implemented to reflect the phasing of ground remediation, newt relocation, and habitat translocation. Advanced planting is recognised as an important factor in ensuring the success of plant establishment and the protection of ecological areas. All trees to be retained will be fenced off in accordance with BS 5837 for the duration of the construction works. Temporary fencing will be used to protect all newly planted and seeded areas from construction traffic. Temporary fencing along proposed hedge lines and around woodland/shrub and waterside planting will be removed once planting has established (i.e. up to 3-5 years).

3.2.3 Drainage Strategy

The application includes for the installation of a drainage regime for the site. The concept behind this regime is based upon legislative requirements and development constraints. In keeping with the philosophy of a millennium community, sustainable urban drainage systems (SuDS) have also been used as much as possible.

Further details of the drainage strategy, including revisions to the original flood risk assessment are contained within Part F of the application pack. The key features of the strategy are:

- Surface water drainage from the homezones will discharge into a network of swales, culverts and french drains, which will convey surface water runoff from the development to Beverley Glen Stream;
- Swales have been used in preference to culverts, wherever space constraints and topography permits. The swales will enhance water quality and provide useful amenity and habitat benefits;
- Two balancing lakes will store floodwaters; discharge from the lakes will not exceed existing 'brownfield' runoff rates, hence there will be no increase in flood risk downstream;
- Discharge into Beverley Glen Stream will be via a series of gabion cascades;
- The hydrological regime and quality of inflows to the ecologically-sensitive newt ponds will be sustained, by maximising undisturbed 'green' areas in the feeder catchment to maintain a suitable aquatic habitat for great crested newts;
- No extra surface water will be discharged to sewer systems. A small area of land at East Ketley recreation ground will continue to drain to the Severn Trent system as per current conditions;
- A maintenance regime has been agreed in principle with the Borough of Telford and Wrekin.

Flood risks to the development and surrounding areas have been assessed in accordance with Planning Policy Guidance 25 (PPG25), and appropriate mitigation measures proposed. In summary:

- The site itself is at minimal risk from fluvial flooding;
- The attenuation of surface water runoff to existing brownfield rates ensures the development will not increase downstream flood risk;
- Detailed design features are proposed to mitigate against 'residual' flood risk, i.e. the risk of flooding from events greater than the design flood event;
- No extra flood flows will enter the receiving watercourse. It is estimated that the current capacities of Beverley Glen Stream and the railway culvert should be suitable given the nature of the development and its drainage plan;
- Settlement lagoons are proposed to control quantity and quality of runoff generated during the reclamation/landforming and construction phase of development.

3.2.4 Highway Access

The construction of permanent access points does not form part of this planning application. Detailed consent for permanent access points onto Holyhead Road, Beveley Road and Wombridge Way was sought within the July 2004 outline planning application submission. Subject to the signing of the section 106 agreement and submission of additional information these access points will be separately consented.

3.2.5 Road and Utilities Infrastructure

Spine Road

The spine road has been designed to the standards required by the Borough of Telford and Wrekin. Its overall width is 6 metres with two marginal 600mm strips constructed in reconstituted granite setts. The horizontal and vertical alignment of the road has been developed to tie in with the proposed development platforms and the landform model. The road construction is generally a 600mm capping layer, with 150mm subbase. Sitting on this is 190mm of basecourse, 60mm of binder course and 30mm thin wearing course. In light of the sustainability principals of the TMC the proposed road base is to consist of 30% recycled glass content. The natural stone aggregate content of the wearing course will be sourced from a local quarry. Careful selection of the stone type will be made to minimise the dark appearance of the spine road.

Wombridge Way Access Road

The access road will in to the development platform prepared to the east of Glen Cottages. In cross section its width is 4.8 metres with a 1.2 metre footway. As it runs through Beveley Glen, it is proposed to pass the road over a structure – in place to maintain the eco-corridor in this region. The vertical alignment beyond this point has been designed to minimise any cut required into the landfill site to the east. Should any waste arising be removed to facilitate the construction of the road, these will be disposed of off-site.

The footpath would end as the road approaches the Wombridge Way bridge, here the road narrows and is unsuitable for pedestrian use. A cycleway travels to the south at this point to allow continuation for pedestrians to reach Wombridge Way. As the road passes under the bridge, a concrete barrier is situated to the northern edge. This passes underneath the bridge and around the corner, and protects against potential vehicle incursions on to the adjacent railway.

The road narrowing underneath the bridge is some 40 metres in length. To avoid vehicle conflicts, traffic signals are to be introduced.

Temporary haul roads

The temporary haul roads will be constructed to enable vehicles to move around the site during reclamation. They will consist of a crushed aggregate and be removed as the housing phases move across the site.

Street Lighting

It is proposed that Spine road lighting be on one side of the road only with columns 8 metre in height, spaced generally at 30 metre centres. The light fitting will be a low energy system in line with the recommendations within the sustainability matrix prepared for the TMC.

Utilities

The primary utility provision will follow a 2.2 metre service corridor situated to the north of the spine road. This service corridor will include for ICT ducting, further information on which is provided within Section 5.1.3.

3.2.6 Nature Conservation

The site contains protect species and habitats of nature conservation importance. A key aim of the development proposal is to minimise disruption to the species and habitats currently on site whilst facilitating the delivery of the millennium community. Furthermore the development aims to mitigate against any detrimental ecological impacts through the translocation of species and habitats to areas of new and appropriate habitats within the site together with improvements to the remaining areas of existing habitat through improved management. To this end a habitat management plan has been prepared with the aim:

‘To maintain at least the existing nature conservation value of the East Ketley site, by committing to the longer-term management of areas retained, translocated or created for key nature conservation features including acid grassland, heath, notable plants, great crested newt, reptiles, notable birds and terrestrial invertebrates’.

The following sub-sections provide a summary of the proposed methods of species translocation. Further details are provided within Part H of the application pack.

Species Translocation - Great Crested Newts

The site supports a medium sized population of great crested newts, recorded in ponds in the north west of the site. Great crested newts are protected species. Works that could result in an offence under this legislation can only take place under license from the Department of Environment Food and Rural Affairs (DEFRA).

The proposed TMC development is therefore subject to obtaining a DEFRA licence. A condition of the DEFRA licence will be the implementation of measures to mitigate adverse effects of the development on the site’s great crested newt population. These mitigation measures are detailed in a Method Statement, which is contained within Part H of this application pack and which will be submitted to DEFRA in support of the licence application.

The proposed great crested newt mitigation to be implemented, includes a phased programme of newt translocation. This will involve trapping newts and moving them to a suitable and undisturbed ‘receptor site’ prior to the commencement of the reclamation works.

The receptor site is a corridor of suitable habitat extending along the northern edge of the site and includes the ponds where great crested newt have previously been recorded. This area will be enclosed within an amphibian fence prior to the commencement of newt trapping.

Each area of the site will then be enclosed within amphibian fencing and newts will be removed from these areas, through a combination of trapping and careful destructive searching of refugia, and transferred to the receptor site. This clearance of newts from working areas will be phased to progressively release areas of the site for earthworks associated with site reclamation and habitat translocation, see Section 3.2.1 above.

Habitats remaining on the site post-development will be enhanced to benefit great crested newts. The population of newts will also subsequently be monitored and managed as part of the site's Habitat Management Plan and as a condition of the DEFRA licence.

Species Translocation - Common Lizards

The site supports a medium sized population of Common lizards. This species is protected under Schedule 5 of the *Wildlife and Countryside Act 1981 (as amended)*.

In order to avoid an offence with respect to common lizards under current legislation, and as part of efforts to preserve the status of this species at the site, a programme of lizard translocation will be implemented as detailed in a Method Statement. This will involve use of artificial refugia to attract lizards, enabling an Ecologist to capture and move them to a suitable receptor site prior to the commencement of the reclamation works.

The receptor site will be the same as the great crested newt receptor site. The translocation of common lizards will be phased in parallel with great crested newt translocation. This will optimise efficiency of translocation effort and will make use of exclusion fencing erected as part of newt mitigation. However lizard translocation effort will be increased to coincide with key periods when reptiles are most vulnerable to capture (April, May and September).

Habitats remaining on the site post-development will be enhanced to benefit common lizard. The Lizard population will also subsequently be monitored and managed as part of the site's Habitat Management Plan.

Habitat Translocation and Habitat Creation

The objective of habitat translocation / creation work is to establish a mosaic of habitats on the proposed receptor site (Beveley Glen Landfill), comprising acid grassland, heath and gorse, to provide a habitat suitable for the protected/notable species currently associated with these habitats on the site. A longer term objective is to establish two units of this habitat mosaic for every one lost to the development and to ensure they are connected to other areas of semi-natural vegetation remaining on the site post-development.

This habitat translocation, which is the subject of a detailed Method Statement will be carried out in two phases (January/February 2006 and October/November 2006), in order to maximise the chances of success.

3.2.7 Archaeology

An archaeological assessment of the site was undertaken in 2003/4. This identified four issues or areas of interest including earthworks, the possible remains of locally important features such as a 19th Century house and brickyard and areas of the site which appear to have remained undisturbed by previous industrial activity. In addition the site lies in close proximity to the Roman Road of Watling Street.

This application therefore proposes to undertake archaeological investigations preceding and during the reclamation phases. These investigations will consist of:

- Walkover of colliery spoil mounds subsequent to the clearance of vegetation, but in advance of their landscaping, to check for any surface remains of cultural heritage interest;

- The archaeological excavation of a trial trench through a semi-circular earthwork feature in order to establish its nature and date and make a record prior to its removal;
- Archaeological monitoring of soil stripping in areas where original ground levels may survive, in order to check for the presence of any archaeology. Particular attention to be paid to the locations of identified locally historic features. This is commonly referred to as an archaeological ‘watching brief’.

Although it is an unlikely eventuality, English Partnerships and Taylor Woodrow Developments Limited reserve the right to leave *in situ* any important archaeological deposits encountered, subject to their protection from development. A technical note outlining the approach to the watching brief is contained within Part E of the application pack.

3.2.8 Impact on adjoining land uses

The development proposed by the planning application has the potential to impact upon adjoining land uses, principally the residents of Glen Cottages located within the centre of the site, and residents of properties that back onto the north western boundary of the site. Activities with the greatest potential to cause impacts are the remediation and groundworks as such activities could create noise and dust emissions. Furthermore additional traffic movements into the site during the implementation of this application could cause general disturbance. Full and detailed consideration of the significance of any of these impacts is contained within the accompanying Environmental Statement. The statement identifies possible receptors, those activities that have the potential to cause significant impacts and the mitigation that it is proposed to put in place as part of the development to mitigate against these impacts. These mitigation measures are also outlined within the accompanying environmental management plan which is contained within Part D of the application pack. Potential impacts and mitigation are identified in Table 3.2.

Table 3.2 Potential Impacts on Adjoining Land Owners

Topic	Potential Impact	Mitigation
Air Emissions	<ul style="list-style-type: none"> • Potential air emissions include: <ul style="list-style-type: none"> – Dust may be generated from earthworks operations during dry weather; – Vehicle exhaust emissions; – Dust / particle release may occur during demolition works. 	<ul style="list-style-type: none"> • Working methods to be adopted to minimise dust, as far as reasonably practicable. • Dust to be controlled by damping down with water and/or other suitable methods. • Haul roads to be well maintained and speed limits set and enforced. • Plant not to be left running when idle. • Use of main power where practicable, rather than site generator.

Table 3.2 (continued) Potential Impacts on Adjoining Land Owners

Topic	Potential Impact	Mitigation
Transportation	<ul style="list-style-type: none"> Disruption to traffic off-site and increased exhaust emissions - principally on Holyhead road, but also close to Glen and Hayes Cottages. new roundabout (subject to a separate planning consent) is to be constructed to accommodate the new spine road across the site, Mud deposited from vehicles on adjoining highway 	<ul style="list-style-type: none"> traffic management arrangements - Construction vehicles will remain on site once delivery has been completed thereby reducing movements to avoid disturbance to the occupants of Glen and Hayes Cottages, as far as reasonably practicable; Construction access to be taken from Wombridge way once haul road is constructed. Traffic management arrangements to take place along Holyhead Road during construction of permanent access (subject to a separate planning consent). Wheel washing facilities and road sweeping to be provided if necessary.
Noise	<ul style="list-style-type: none"> The occupiers of nearby residential houses could potentially be impacted. 	<ul style="list-style-type: none"> Normal working hours to be kept (7.30am to 6.00 pm). Monday to Friday, excluding bank Holidays and 8.30am to 2pm on Saturdays. Site access for security may be required outside of these hours. Construction plant to be well-maintained and fitted with effective silencers. Site layout arranged as far as practicable to minimise reversing. Temporary site compounds and storage areas - locations to be selected to avoid disturbance to the occupants of Glen and Hayes Cottages, as far as reasonably practicable.
Site Security	<ul style="list-style-type: none"> Risk of environmental incident due to unauthorised persons gaining access to site. 	<ul style="list-style-type: none"> Out-of-hours security to be on site, if necessary. Public to be excluded from working areas (including during newt clearance operations).
Visual Impact	<ul style="list-style-type: none"> Occupants of houses close to the site, including Glen and Hayes cottages 	<ul style="list-style-type: none"> Site to be kept tidy, free from litter.

3.2.9 Replacement of existing Recreational Provision

The land to which the application relates currently contains a BMX track, a tarmac pad once used as a kick-about area, one senior football pitch with associated parking and changing facilities (within the adjacent Parkside Centre) and a small area with a child's equipped play area. Policy LR4 makes it clear that the Council will refuse applications for any new development if it would result in the loss of existing recreational open space and which is not replaced in a suitable alternative location to an equal or improved specification. To meet these requirements the ultimate development of TMC will include for over 19ha of open space connected with surrounding neighbourhoods and linked by green corridors. It will also include

significant facilities for children's play and youth activity, a new community centre, provision for formal sports pitches at Ketley Bank and allotments.

Relevant issues in terms of this application are the requirement for temporary facilities to bridge the time between the commencement of reclamation and the development of the first phase of housing, which will include play provision. Clearly it is impractical to allow for the continued use of the existing children's play area and BMX track whilst reclamation works are in progress. The following stages are therefore suggested:

- Stage 1. The existing Parkside Community Centre and an area of car parking along with the existing sports pitches are secured from that part of the site which is to be the subject of reclamation. Discussions have taken place with the Borough Council and the means of securing the site may include boarding which can be painted by local children and artists.
- Stage 2. A Play worker is employed either through the Borough Council, or directly by the developer, to provide a range of focussed activities on three occasions during the week, (Tuesday, Thursday and Saturday have been suggested).
- Stage 3. Alternative sport fields are provided at Ketley Bank, (as part of the section 106 agreement associated with the July 2004 Outline Consent) together with a temporary or permanent replacement for the Parkside Centre;
- Stage 4. The existing sports fields are closed and the mine shafts are capped and groundworks undertaken to form the proposed 'Community Park' (the design of which is dependant upon consultation with the community). Permanent play provision is provided throughout the site on a phased basis.

In addition to the above it is proposed to facilitate the development of allotments on site. These will be located to the South East of the site, the appropriate landform, including top soil, will be provided as part of this application.

3.2.10 Public Rights of Way

There are a number of public rights of way and roads used as public paths (RUPPs) across the TMC site (see previously referenced Figure 2.2). It is also understood from discussions with Telford and Wrekin's Public Rights of Way Officer that use is made of particular routes by horse riders across the site. Despite the presence of these footpaths it is understood that only route 108 and 115 are particularly well used. As part of the programme of reclamation works across the site it will be necessary to temporarily divert most of public rights of way and RUPPs. This will maintain the integrity of the site, especially newt mitigation measures and ensure public safety on this construction site. Only route 65 is anticipated to remain open during the entire construction programme. Route 115 which provides access to the residents at Glen Cottages will remain open until the construction of the spine road has been completed.

As indicated above during the programme of works it will be necessary to secure temporary diversions, the impact of which will be minimised as far as possible to ensure that impact on pedestrians is minimised. Details of the re-routed public footpaths throughout the site are provided on the structural landscape plans.

3.2.11 Stewardship

Central to the concept of the Millennium Community is a development that incorporates a high quality built and natural environment, that develops and strengthens community cohesion and that provides for the on-going future maintenance and management of that environment. Whilst this full planning application is legally distinct from the previously submitted outline, it is of course linked in that it outlines a strategy sharing the same overall aim, namely the development of TMC. Long term stewardship should therefore be seen in the context of discussions taking place around the outline planning approval and the models suggested within it.

A significant amount of research has been undertaken with regard to possible models for future stewardship. These range from the involvement of a management company, the establishment of a community trust, through to the traditional approach of adoption by the local authority. Beth Johnson Housing Association, the identified social housing landlord for this Millennium Community, is the lead stakeholder for stewardship and it is continuing to refine the chosen stewardship model. For the purposes of this application, the implementation of which will lead to a serviced development site alone, it has been assumed that management of the spine road, structural landscaping, habitat areas, SUDs and development platforms would be taken on by the landowners.

4. Meeting Policy Objectives

This section of the statement identifies how this planning application for remediation, remodelling and the provision of serviced development platforms conforms with relevant national, regional and local planning policy.

4.1 Delivering the Urban Renaissance

In November 2000 the Deputy Prime Minister published an Urban White Paper which sought to explain how towns and cities could help to achieve sustainable growth and employment and bring about benefits both to their populations and to the surrounding region. This White Paper entitled '*Our towns and cities: the future. Delivering an urban renaissance*', followed on from the report of the Urban Task Force '*Towards an Urban Renaissance*' (June 1999). It set out the Government's determination to improve the standards of urban planning, design and architecture, it also sought the direct engagement of local people. The document outlined the Government's vision of urban living:

- People shaping their future;
- People living in attractive, well kept towns and cities;
- Good design and planning which makes it practical to live in a more sustainable way;
- Towns and cities able to create and share prosperity;
- Good quality services.

A key feature of the White Paper was an attempt to bring together the various agencies, programmes and projects that had an influence on the ways in which our towns and cities function. This attention to an integration of service delivery, linked to much greater community involvement, sustainability and economic prosperity is exemplified in the Millennium Community Programme, the delivery of which was identified specifically in the White Paper as a key step in developing good examples of rejuvenating urban areas.

4.1.1 Sustainable Communities: Building for the Future

The policies and milestones set out in the White Paper were subsequently complemented by the launch of the Government's national plan of action, *Sustainable communities: Building for the future* (2003). This forms part of the Government's wider drive to raise the quality of life in communities through increasing prosperity, reducing inequalities, more employment, better public services, better health and education, tackling crime and anti-social behaviour.

The plan sets as its key objective the creation of places where people want to live, and where they will continue to want to live, and to building and support communities that:

- are economically prosperous;
- have decent homes at a price people can afford;

- safeguard the countryside;
- enjoy a well-designed, accessible and pleasant living and working environment; and
- are effectively and fairly represented and governed, with a strong sense of community.

The national plan sets out a long-term vision, but over the next three years outlines immediate actions to increase and refocus investment; to accelerate change; and address the most acute needs. This planning application seeks to facilitate the achievement of these aims within the Telford context.

The West Midlands Regional Spatial Strategy (RSS) sets out the proposals for implementing the national plan for action in the West Midlands.

The RSS identifies one of the key challenges in the West Midlands as creating the variety and choice of high quality living and working environments required for an urban renaissance. To deliver this the RSS identifies a range of issues that need to be addressed together.

- More efficient use of housing land, and better use of previously developed land and buildings;
- Improving urban design, with increased accessibility and reduced crime;
- Provision of high quality health, education, cultural, leisure and other services;
- Integrated renewal strategies to deliver mixed tenure neighbourhoods incorporating social and market housing;
- Provision of well designed and safe open spaces, close to communities for formal and informal recreation.

The delivery of TMC is identified specifically in the RSS as an action that will help address these issues and the development proposed by this application will bring the implementation of the final TMC scheme a step closer.

4.2 National Planning Policy

National planning policy guidance sets out a clear framework of policies which support the objectives and actions set out by the Urban White Paper and the Sustainable Communities Plan and supports the principle of a mixed use development on the site. The key national planning issues of relevance to the TMC proposals are considered below.

4.2.1 Urban Regeneration

Planning Policy Statement 1 (PPS1) sets out the general policy and principles underpinning the Government's approach to the planning system and confirms that the Government is committed to promoting more sustainable forms of development. One of the ways the Government is seeking to deliver sustainable development is through the promotion of urban regeneration to improve the well being of communities, improve facilities and create new opportunities for the people living on those communities.

The TMC proposals that form this application seek to remediate a significantly contaminated, previously developed site providing the opportunity for it to be redeveloped as an exemplar scheme of urban regeneration.

4.2.2 Development on Contaminated Land

Planning Policy Statement 23 (PPS23) promotes the recycling of land affected by contamination for new uses as a good way of reducing the need to build on green field sites, and as a means of removing any threat to human health or the environment posed by the contamination. PPS23 also advises that few sites will be so contaminated that they can not be re-used. Annex 2 to the PPS provides advice and guidance on the development of land affected by contamination. Section 2.17 defines the role of the developer as:

‘Where development is proposed, the developer is responsible for ensuring that development is safe and suitable for use for the purpose for which it is intended. The developer is thus responsible for determining whether land is suitable for a particular development or can be made so by remedial action. In particular, the developer should carry out an adequate investigation to inform a risk assessment to determine:

- *whether the land in question is already affected by contamination through source - pathway - receptor pollutant linkages and how those linkages are represented in a conceptual model;*
- *whether the development proposed will create new linkages, e.g. new pathways by which existing contaminants might reach existing or proposed receptors and whether it will introduce new vulnerable receptors; and*
- *what action is needed to break those linkages and avoid new ones, deal with any unacceptable risks and enable safe development and future occupancy of the site and neighbouring land*

The developer/applicant for TMC is confident that in undertaking the works proposed within this planning application the land will be suitable for residential development. Sufficient survey work has been undertaken, and information provided to inform a risk assessment of the relationship between existing and potential pathways and receptors.

The TMC development will remediate a 36ha site and make it suitable for use. Site investigation works have been carried out on the site in consultation with the Environment Agency and The Borough of Telford & Wrekin and the results form the basis of this application. The information explains the qualitative and quantitative risks associated with the redevelopment and outlines the approach that will be adopted to ensure the new development takes proper account of the contamination to ensure the site is returned to a standard that is suitable for use. Work will be carried out in consultation within the relevant regulatory bodies.

4.2.3 Ground Conditions

PPG14, Development on Unstable Ground, explains the effects of instability on development and land use and provides guidance on ways in which instability might be treated in development plans and in considering applications for planning permission. Paragraph 34 states that:

‘When there are good reasons to believe that instability could make the ground unsuitable for the proposed development, or could adversely affect it or neighbouring land, a specialist investigation and assessment by the developer to determine the stability of the ground and to identify any remedial measures required to deal with any instability may be required before the application can be decided.....’

The applicant recognises that areas of instability may occur within the development site, these areas have been identified, and measures for addressing slope instability are outlined within the Slope Stability Technical Note within Volume 2 Part E of the application pack.

4.2.4 Nature Conservation

Planning Policy Guidance Note 9 provides national planning policy advice on issues of nature conservation. This PPG gives guidance on how the Government's policies for the conservation of natural heritage are to be reflected in land use planning. It embodies the Government's commitment to sustainable development and to conserving the diversity of our wildlife. Paragraph 3 states that one of the essential tasks for local authorities, and all public agencies concerned with the use of land and natural resources is to make adequate provision for development and economic growth whilst ensuring effective conservation of wildlife and natural features as an important element of a clean and healthy natural environment. The guidance recognises that conservation is important and that it contributes to attractive natural environments that in turn support social and economic well-being. The guidance recognises that with careful planning and control, conservation and development can be compatible.

The Millennium community concept seeks to improve living environments. Consequently, and in recognition of the importance of nature conservation to such environments, this application has sought to identify sensitive habitats and species for protection during the development. Where this is not possible, mitigation of the potential negative effects have been identified and this focuses upon translocation. The reclamation programme outlined within this application is driven by nature conservation requirements.

4.2.5 Cultural Heritage

PPG16, Archaeology, sets out the Secretary of State's policy on archaeological remains on land, and how they should be preserved or recorded both in an urban setting and in the countryside. It provides advice on the handling of archaeological remains and discoveries under the development plan and control systems, including the weight to be given to them in planning decisions and the use of planning conditions.

An archaeological assessment of the site has been undertaken. This has identified some specific areas that may be of significance. A technical note has been prepared to guide the investigation of these areas prior to remediation and/or ground re-modelling taking place.

4.2.6 Flood Risk

PPG25, Development and Flood Risk, explains how flood risk should be considered at all stages of the planning and development process in order to reduce future damage to property and loss of life. It sets out the importance the Government attaches to the management and reduction of flood risk in the land-use planning process, to acting on a precautionary basis and to taking account of climate change. It summarises the responsibilities of various parties in the

development process. The planning system should ensure that new development is safe and not exposed unnecessarily to flooding. It should seek where possible to reduce and certainly not to increase flood risk. The guidance also outlines how flood risk issues should be addressed in regional planning guidance, development plans and in the consideration of planning applications.

The supporting information submitted with this planning application, shows how the proposed reclamation strategy has been prepared in accordance with this guidance. Full details are given of the necessary mitigation measures proposed to reduce flooding potential on the site.

4.3 Development Plan Policies

Under the provisions of Planning and Compulsory Purchase Act 2004, the development plan comprises the Regional Spatial Strategy (RSS11) and the Wrekin Local Plan. Under this legislation, the Shropshire and Telford & Wrekin Joint Replacement Structure Plan is also a 'saved plan' for a period of three years, and is therefore a material consideration in the determination of this application. Accordingly the proposal has been assessed against the relevant policies in these adopted plans.

4.3.1 West Midlands Regional Spatial Strategy

Regional Planning Guidance for the West Midlands (RPG11), was formally adopted in June 2004 and sets out a broad development strategy for the period to 2016. In September 2004, under the provisions of the Planning and Compulsory Purchase Act 2004, the guidance became the Regional Spatial Strategy for the West Midlands, and as such, now forms part of the development plan relating to the site.

The RSS considers that in spatial terms the outward movement of people and jobs away from the major urban areas of the West Midlands is an increasingly unsuitable trend. The thrust of the RSS is to therefore concentrate development in the Major Urban Areas (MUAs) of Birmingham, the Black Country, Solihull, Coventry and North Staffordshire. Outside of these areas, development will be focused on the regions other large settlements and in particular five sub-regional foci. Telford and Wrekin is identified as a sub-regional foci for growth.

Policy CF4 supports the re-use of land and buildings for housing and sets a regional target of at least 76% of future housing provision to be made on previously developed land. To achieve this local authorities are encouraged to reuse redundant employment land.

Policy QE2 relates to the restoration of degraded areas and managing and creating high quality new environments and requires regeneration schemes to capitalise on the quality and distinctiveness of the Region's urban and rural environment. In particular development plans should promote the restoration and remediation of derelict and contaminated sites.

The proposal will allow for this existing brownfield site to be fully re-developed, and through linked applications it will result in the creation of a high quality development, in a location which is identified as a focus for growth. It will represent an exemplar scheme, which could be used as an example of best practice in the remediation and redevelopment of previously developed land.

4.3.2 Shropshire and Telford & Wrekin Joint Structure Plan 1996-2011

The plan was formally adopted in November 2002 and covers the period up to 2011. It is a saved plan under the provision of the Planning and Compulsory Purchase Act 2004 and is therefore a material consideration in the determination of this application.

The strategy requires that most development within the County to be located on the strategic transport corridor, and in or on the edge of Telford and Shrewsbury. Within these settlements, priority should be given to previously developed sites.

Policy P3 relates to the re-use of previously developed land and requires local authorities to make provision to maintain and improve the proportion of dwellings developed on previously developed land.

Policy 54, Flooding, requires proposals to ensure that the development is not at risk from flooding and does not exacerbate flood risk. Full information on flood risk at the site is provided Drainage Strategy, (Part G of the application pack). This shows that development will not exacerbate flood risk.

Policy 55, derelict land, requires the amount of derelict land to be reduced by reclamation to uses appropriate to the local area. The proposal will allow this previously developed land to be reclaimed and redeveloped, which will make an important contribution to the proportion of previously developed land being reused.

4.3.3 Wrekin Local Plan 1995-2006

The plan was adopted by the Council on the 11th February 2000 and covers the period to 2006. The Council are in the process of reviewing the document with the preparation of a Local Development Framework, however this is at a relatively early stage in the process and its policies therefore carry little weight.

The Wrekin Local Plan provides the detailed policy background against which the development will be assessed. In addition to a site specific policy for East Ketley it provides a series of standards and general criteria to guide new development. The principle of residential development on the site is established in Policies H4 and H5, where the site is allocated for the development of 415 houses. Policy H4 recognises that the scale of development could be increased subject to certain criteria. The Local Plan Policy Context is illustrated on Figure 4.1.

Policy EH3, Flooding, states that the Council will grant permission for new development provided that it is not materially affected by flooding and the development does not adversely affect the drainage capacity of the natural watercourse system or exacerbate flooding elsewhere. The Drainage Strategy incorporating a Flood Risk Assessment demonstrates that flooding will not be exacerbated by the development

Policy EH7 Contaminated land, requires developers to undertake full site investigation and identify remedial work when proposing development on land affected by contamination. The Reclamation Strategy and the Summary Geo-Environmental Report provide details of the site investigation work that has been completed and the approach to be adopted to ensure that the site is suitable for use for residential purposes.

4.4 Summary

The comprehensive regeneration of the East Ketley area is a long standing Council objective. The principle of redeveloping the East Ketley site for a residential-led development is established in the allocation in the adopted local plan. The proposed remediation scheme is the next stage, after achieving outline planning permission, in securing the redevelopment of this site and will enable the Council to move a step closer to the achieving there long term objective for the development of the site. This section of the report has demonstrated that the proposals are in compliance with the development plan policies which relate to the site. The proposal will help to deliver the Government's objectives of creating sustainable residential environments set by the Millennium Communities Programme and the ambitions in *Sustainable communities: Building for the future*, and the regeneration of derelict, underused land within urban areas.

5. Sustainability and Innovation

Central to Telford Millennium Community is the concept of sustainable communities. Such communities consist of a number of linked elements that come together within the concept of sustainability. Sustainability can be defined in relation to the four broad aims outlined within the UK's sustainable development strategy of 1999, as follows:

- Social progress which recognises the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment.

These aims have recently been integrated into a new purpose which seeks to outline what things should look like if sustainable development is achieved. This Common Purpose was published by UK Government in its shared framework for sustainable development 'One future - different paths' in March 2005. The new framework goal includes the following:

'...that goal (sustainable development) will be pursued in an integrated way through a sustainable, innovative and productive economy that delivers high levels of employment and a just society that promotes social inclusion, sustainable communities and personal well-being. This will be done in ways that protect and enhance the physical and natural environment, and use resources and energy as efficiently as possible'.

Whilst the Millennium Communities concept was developed in advance of the UK's stated goal for sustainable development there are clear connections between it and the sustainability targets identified for TMC.

5.1 The TMC Targets

At the outset of the project a number of sustainability targets were established by the project partners. These targets cover a range of objectives that seek to promote sustainable development.

The fundamental objective of the Millennium Communities initiative is to achieve an integrated sustainable development. To that end, a number of performance benchmarks and targets were set which the project sponsors expect TMC to meet. These targets are outlined below:

- As a minimum, to meet Ecohomes Excellent rating;
- Reduce total metered energy use by 20% over Building Regulations Part L (2002ed.) compliant dwelling;
- Reduce embodied energy in materials by 50% compared with a typical dwelling;
- Reduced main water consumption by 20%;

- Provide facilities in the home to allow occupiers to pre-sort 50% domestic waste into recyclable components;
- Reduce snagging defects scoring 8 or higher in 95% of dwellings;
- Increase plot and dwelling size to Housing Corporation essential scheme development standards (SDS);
- Improve on current building regulations daylight and noise proofing standards by 10%;
- Reduced average construction waste to 25m³ per domestic dwelling;
- Improve on national average injury rate by 50%;
- Incorporate easily accessible live IT data points to living room and bedrooms in each dwelling.

TMC Aspirational Targets

In addition to the fixed targets listed above the project sponsors identified three aspirational targets:

- Maximise re-use of on-site materials;
- Community Waste Strategy;
- Exploration of Combined Heat and Power and Sustainable Drainage Systems (SuDs) for urban environments.

The majority of targets relate to the construction of the final development form, that is the energy efficiency of dwellings, their incorporation of certain design standards and facilities for the sorting of waste for example. With regard to this application the appropriate targets are considered to relate to the aspirational ones to maximise the re-use of on-site materials and consideration of SUDS. In addition the development of strategic infrastructure should consider the needs of ICT.

5.1.1 Maximising the use of on-site materials

The remodelling of the existing site is being undertaken to produce appropriate platforms for development. As part of this remodelling it is anticipated that areas of existing hardstanding will be located. These will be crushed and used as construction aggregates on site. Existing top-soil will also be stockpiled for re-use. The overall approach to the remodelling is to work towards a cut and fill balance and present estimates show that this there could be up to a 5% difference in the amount of material produced/used within the site. Furthermore there are certain materials that are not suitable for re-use due to their contamination and these will have to be removed from site.

Finished road levels are finalised based on the proposed re-profiling of the site. The ground modelling exercise reflects the finished road levels and this will improve the overall appearance of the scheme and minimise the need for a separate earthworks exercise during the construction of the streets. It should avoid the need for any additional import or export of earthworks material.

The suitability of the remodelled material on site is also to be determined for its ability to create the formation level of the road thereby avoiding the need for capping material. If capping is needed it may be possible to source this from site. Further work will be undertaken to try and identify suitable local sources of secondary aggregates for the road construction, including the bound layers. As already noted in section 3, the new road base will consist of 30% recycled glass.

5.1.2 Sustainable Urban Drainage

A sustainable urban drainage system is to be implemented on site. This will control surface water run-off from the site and ensure that flows into the existing watercourses are attenuated to reduce possible flood impacts down stream during extreme weather events. Further information on the SUDs strategy is provided within Section 3.2.3

5.1.3 ICT

A ducted network carrying fibre optic cable for data and communications will run the length of the spine road. The duct network will consist of ducting, footway chambers and cabinets. Wherever possible, communications ducts will be accommodated in a shared trench along with other utilities. It is assumed that the utilities will be situated under the spine road footway, although the communications ducting may also need to pass under the spine road at various points. The location and number of cabinets be specified as part of the detailed network design done by the network supplier. A general strategy and set of design guidelines is being developed for the location and treatment of cabinets on the spine road, in order to minimise their visual impact and any encroachment on footways.

6. Conclusions

6.1 Summary of the Key Benefits of the Scheme

This full application seeks approval to undertake the remediation of a partially contaminated site. In addition it proposes to re-engineer spoil mounds and other artificial landforms to create development platforms which will ultimately accommodate the Telford Millennium Community. Strategic infrastructure, including a system of sustainable urban drainage, will be in place to facilitate development. The works necessary to achieve the scheme will be undertaken in line with best practice procedures, furthermore they will operate in a phased approach ensuring that species and habitats of nature conservation value are properly identified, safeguarded and/or translocated.

Ultimately TMC will provide a number of benefits to the wider Telford Community, these were previously set out as part of the outline planning application but it is considered that they are appropriate for reiteration. They can be summarised as:

- Delivering a significant proportion of Telford & Wrekin Council's new housing requirements in a sustainable way on a previously developed site;
- Providing new employment, recreation and community facilities on a largely derelict site with the ability to support direct and indirect employment benefits;
- Bringing 36ha of currently vacant, derelict and contaminated land back into productive use;
- Through an innovative mixed use development adding to the vitality of the existing community of Ketley while protecting greenfield sites in and around Telford from the demand for new development;
- The creation of a new town park and the conservation of in excess of 14ha of ecological habitat, nature conservation areas and incidental open space which is a vital resource for both informal and formal recreation within an urban conurbation;
- The creation of new and improved public transport links, including pedestrian and cycle routes to provide greater accessibility and safe opportunities for new and existing residents to travel by means other than the car;
- Achieving major environmental improvements to the site and surrounding area which will contribute to an improved quality of life for existing residents as well as high standard for the new community;
- Providing an opportunity for Telford & Wrekin Council and the residents of East Ketley to be at the leading edge of urban regeneration;
- Demonstrating how sustainable development can be applied in practice.

To achieve these benefits the site needs to be prepared for development and approval of this application will ensure that a major step towards the ultimate implementation of TMC has been reached.

Appendix A List of Owners and Interested Parties Notified

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The owners and interested parties notified of the submission of this outline planning application are listed below.

FAO George Rushgrove
Wrekin Housing Trust Ltd
Registered Office
Colliers Way
Old Park
Telford
TF3 4AW

Head of Assets & Property Management Resources
Borough of Telford & Wrekin
PO Box 215
Civic Offices
Telford
TF3 4LF

Pauline Picken
Chair
Ketley Parish Council
55 Sandbrook
Ketley
Telford
TF1 5BD