



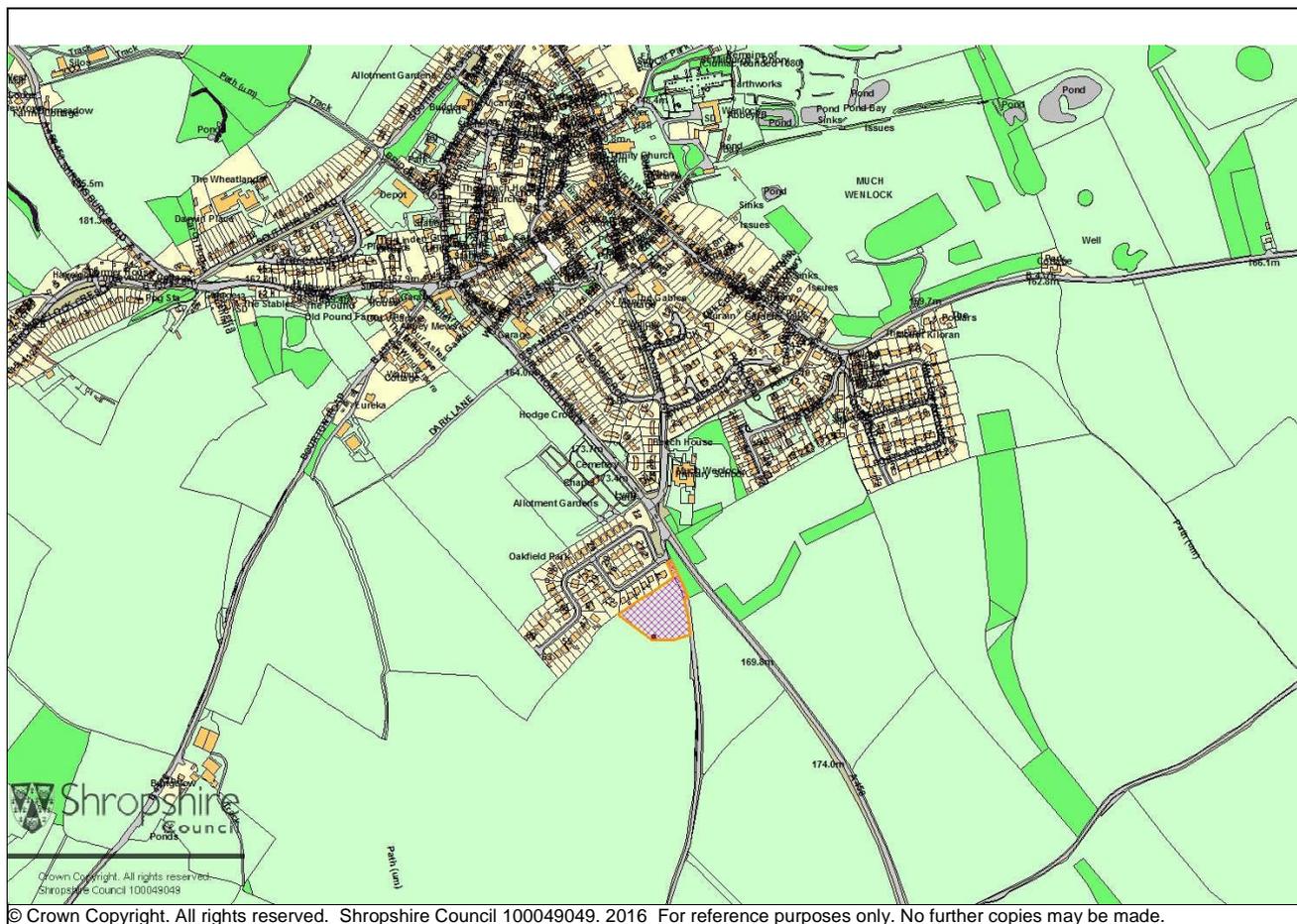
Committee and date  
South Planning Committee  
11 October 2016

## Development Management Report

Responsible Officer: Tim Rogers  
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### Summary of Application

<b>Application Number:</b> 16/02910/FUL	<b>Parish:</b>	Much Wenlock
<b>Proposal:</b> Erection of 12 No. affordable dwellings with associated parking, roads, landscaping, sustainable drainage scheme and enhanced access from the Callaughton Lane		
<b>Site Address:</b> Land To West Of Callaughton Lane And To The South Of Oakfield Park Much Wenlock Shropshire		
<b>Applicant:</b> Shropshire Housing Group		
<b>Case Officer:</b> Richard Fortune	<b>email:</b> <a href="mailto:planningdmse@shropshire.gov.uk">planningdmse@shropshire.gov.uk</a>	
<b>Grid Ref:</b> 362419 - 299240		



**Recommendation:- Grant Permission subject to satisfactory agreement being reached on the proposed surface water drainage works; completion of a Section 106 Agreement in relation to the moving of 30mph speed limit signs on Callaughton Lane and to the conditions set out in Appendix 1. Delegated authority be given to the Area Planning Manager to amend/add conditions as required in respect of drainage matters.**

## REPORT

### 1.0 THE PROPOSAL

1.1 The application site extends to some 1.5 hectares and is currently an area of sloping agricultural land, which falls in a north/north easterly direction by some 10 metres. The site contains an agricultural field access. The proposal is for the erection of 12 affordable dwellings in the form of six semi-detached pairs of two storey dwellings. The dwellings would be a mix of seven 2 bed; three 3 bed and two 1 bed roomed properties. The dwellings would each have a simple rectangular plan, with a projecting open canopy porch over the front doors. The external facing materials would comprise of a brick plinth, vertical timber barding to the ground floor wall areas, with the exception of rendered panels to the front door areas under the galvanised steel porch canopies, with horizontal timber boarding to the first floor areas. The windows would be triple glazed Passivhaus windows without glazing bars and the dual pitched roofs would be covered with small plain clay roof tiles.

The access road would have a tarmac surface with the parking areas a mix of block paving and tarmac.

- 1.2 The proposed site layout would feature a new vehicular access onto Callaughton Lane, with the lane itself from the proposed access to the junction into Oakfield Park being provided with a 1.8m wide footway on its western side and the carriageway widened over the existing verge up to the new footway. The new access would involve a small realignment of Callaughton Lane, and the lane widened to 5 metres at this point with a change of priority meaning that traffic using the new section of highway into the proposed development would have priority over traffic on the lane. The proposals include extending the 30 mph speed limit along Callaughton Road to beyond the junction with the new development.
- 1.3 On entering the proposed development there would be a pair of semi-detached properties on the northern side of the road, with tandem parking spaces for two vehicles provided on each side of the dwellings, along with a swale area. To the south of the access road there would be an area of open space which would contain attenuation basins as part of the sustainable surface water drainage system. A small pump station for foul water drainage would be adjacent to the new junction. The 5 metre carriageway would then narrow to 3.5 metres for a short section, which would also incorporate a pedestrian crossing point to the open space and dwellings in the south eastern corner of the site. The access road would then return to a width of 5 metres, but as a shared surface road without separate footways, and form a 'T' junction within the development.
- 1.4 The western arm of the cul-de-sac road from this internal site junction would serve one pair of semi-detached dwellings on its northern side and two pairs of semi-detached dwellings on the southern side. The dwellings on the northern side would have an area of raised decking at their rear, with steps down to the garden level on this sloping site. A swale area would adjoin the highway to the front and side of these properties. These properties would have two parking spaces adjacent to each dwelling. The parking spaces to the easternmost dwelling in this group would be off a private drive which would also serve as a field access to the agricultural land to the south. There would be a large swale running along the length of the southern site boundary to collect run-off from the rising agricultural land to the south/southwest, with a further swale area on the eastern side of the private drive. There would be a section of gabion brick faced retaining wall by this smaller swale and the rear garden of the adjacent dwelling. To the east of the small swale, and on the southern side of the eastern arm to the cul-de-sac road, would be the final two pairs of semi-detached dwellings, each with two off-road parking spaces.
- 1.5 The proposed landscaping would include the retention and strengthening of the existing boundary planting with Oakfield Park properties to the north. There would be sections of brick faced retaining wall to the garden areas of plot 6, in the western corner of the development, and to the rear garden areas of other plots adjacent to the large swale in order to form suitably graded garden areas for the properties. Along the boundary with the agricultural land the swale area would be provided with a hedgerow on both sides, with gaps at key points to allow views into and out of the site enclosed by estate style metal railings. The open space adjoining Callaughton Lane, which runs along the eastern site boundary, would contain groups of tree

planting and further tree planting is indicated within the development, adjacent to the access road and the end of the western arm to the cul-de-sac road. The Design and Access Statement advises that all existing trees to the east boundary would be retained and that pollarded willows would be planted in the green space around the site entrance so that their scale would not start to dominate and they would contribute to drawing up moisture from the soil in areas of attenuation. The garden boundaries adjoining the public areas would be of native species hedgerows and the swales would be planted with meadow grasses and bulbs such as Fritillaria.

- 1.6 The agent has advised that the proposal has been designed to achieve Passivhaus certification (To reduce energy consumption and achieve low heating demand). He comments that the applicants have been working with the Town Council and the Project Steering Group, drawn from members of the Town Council and representatives of the local community to realise the Neighbourhood Plan target of delivering affordable housing that respects the quality of the town and its rural setting. There has been a process of community consultation, with Consultation 1 undertaken in late November 2015 identifying this site as the preferred site of those identified either through the Neighbourhood Plan process or through expressions of interest following advertising by Shropshire Housing Group in the local press. Three indicative site layouts were provided at that stage. Consultation 2 in early February 2016 responded to the highways and drainage concerns raised and also included early images of what the dwellings may look like. He advises that Consultation 3 was undertaken in early May 2016, and presented refined site layout plan and drainage and highway strategies as well as developed elevational treatments based on comments gathered at the previous consultation sessions. He comments that due to the size of the development and the aspirations for Passivhaus and a high level build quality, single level dwellings have proved not viable on this particular site. With regard to the external appearance of the proposed dwellings, the agent advises that, given the position on the edge of the development boundary on agricultural land, this is a modern take on an 'agricultural aesthetic' to respond to the context in a contemporary yet sensitive manner to deliver houses that avoid pastiche and are clearly of their time. He comments that the housing mix was determined following consultation and engagement with the community, the Shropshire Council Housing Enabling Team and by evidencing need through Shropshire Homepoint.
- 1.7 A Design and Access Statement and a Highways and Drainage Report accompany the application.

## **2.0 SITE LOCATION/DESCRIPTION**

- 2.1 The site is a sloping agricultural land situated on the southern edge of the existing Much Wenlock built up area. It is bounded to the north by Oakfield Park, with the adjacent properties comprising primarily of single storey dwellings with one two storey dwelling adjacent to the north western corner of the site. To the south west and south is agricultural land that continues to rise. Callaughton Lane adjoins the eastern site boundary.

### **3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION**

- 3.1 The local elected member has requested that this application be determined by Committee. The Area Planning Manager, in consultation with the Chairman, agrees that the application raises material planning considerations that would warrant determination by the Committee.

### **4.0 Community Representations**

- Consultee Comments

(Where Consultees have submitted more than one comment, their latest comments are listed first below in order to show whether any previous concerns raised have been addressed.)

- 4.1 Much Wenlock Town Council (02-09-16) – Comment:  
The town council's initial response to this application was as stated in the draft minutes following a town council meeting held on 28 July 2016. However, the accuracy of this minute was disputed at a town council meeting held on 1 September 2016, even though the chairman of the meeting believed the original statement to accurately reflect the decision made. It has now been agreed that the original comment which states "The ten dwellings should be for rent only, and only to local people, the additional two dwellings should not be sold on the open market but sold as shared ownership" should be altered to read "The 12 dwellings should be for rent and only for local people".
- 4.1.2 Much Wenlock Town Council (01-08-16) – No Objection subject to the following:
- i. The 30 mph speed limit on the approach to Much Wenlock should be extended further along the A458 towards Bridgnorth.
  - ii. The ten dwellings should be for rent only, and only to local people, the additional two dwellings should not be sold on the open market but sold as shared ownership.
  - iii. Clarification is sought as to (a) who owns the land between the Bridgnorth Road and the development site and (b) where will the footpath be located.
  - iv. The width of the road to the site should be addressed to allow traffic to pass without incident.
  - v. The development should conform to the Neighbourhood Development Plan for Much Wenlock.
- 4.2 SC Highways Development Control – No Objection:  
This site is located on the outer fringe of the town environs but is still reasonably close to the local amenities (i.e. school and town centre).  
It is considered that from a highway safety perspective, the proposed residential development is acceptable in principle. Proposals have been submitted, to improve the existing public highway (Callaughton Lane) between the site and the A458. Insofar as, increasing the width of the lane to accommodate two-way traffic movements and a pedestrian footway.

**Extent of Highway**

Concerns have been raised with regard to the extent of Highway within the vicinity of the site and the feasibility of providing the proposed footway link along the verge adjacent to No. 1 Oakfield Park.

Shropshire Council as Highway Authority have reviewed the matter and are satisfied that the verge in question falls within the adopted Highway. Extract submitted from the Section 40 Legal Agreement between the Highway Authority and Oakfield Properties Limited. Unfortunately it is not a coloured plan indicating the extent of Highway at this location, but that is not uncommon in view of the age of the document.

Shropshire Council are not in a position to provide evidence that the verge falls within our legal title, Highway land is not usually registered to the highway authority. Where the land is not registered the highway authority, its interest is limited to the surface of the road and verge( or top spit). The sub-soil usually belongs to someone else but highway rights are overriding meaning such ownership does not affect the highway authority's and the public's rights with regard to the highway.

Copy provided of a plan showing the extent of Highway at this location (coloured pink) indicating that as Highway Authority we consider the verge to be Public Highway, maintainable at the public expense.

**Proposed Highway Improvements**

Shropshire Council as Highway Authority have no objection in principle to the proposed Highway Improvements and would support the proposal to change priority for vehicles emerging on to Callaughton Lane. It should be noted that the construction of the footway link is desirable to make the development acceptable and promote more sustainable travel, but it is not considered essential to make the development acceptable from a Highways perspective. Callaughton Lane is a lightly trafficked lane, and therefore if the footway link was not provided then this would not significantly compromise Highway safety.

Consideration was given at pre-application stage to extension of the 30mph speed limit on the A458, however in consultation with the Local Traffic Engineer and representatives from West Mercia Police this was not considered feasible. However, there was a desire to reduce vehicle speeds on the A458 to improve safety of residents leaving the development.

The proposed access to the development is located in close proximity to the existing 30mph speed limit on Callaughton Lane it will be necessary to seek extend the existing speed limit to include the proposed access. Therefore it is recommended that financial contribution via a Section 106 Legal Agreement of £10,000 is secured to enable the extension of the existing speed limit on Callaughton Lane and introduce additional traffic calming measures along the A458.

**Conditions and Informative**

It is recommended that the following condition is attached to any permission granted;

#### E1. New Access

No development shall take place until details of the means of access, including the layout, construction and sightlines have been submitted to and approved by the Local Planning Authority. The agreed details shall be fully implemented before the use hereby approved is commenced.

Reason: To ensure a satisfactory means of access to the highway.

#### 2. Footway Works

Prior to the commencement of the development full engineering details of the proposed footway along Callaughton Lane and carriageway widening shall be submitted to and approved in writing by the Local Planning Authority. The works shall be fully implemented in accordance with the approved details before any of the dwellings it would serve are first occupied.

Reason: To ensure a satisfactory means of access to the highway.

#### E5. On-site Construction

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall provide for:

- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- wheel washing facilities
- measures to control the emission of dust and dirt during construction
- a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To avoid congestion in the surrounding area and to protect the amenities of the area.

- 4.3 SC Drainage (12-09-16) – Comment on additional information: The surface water outfall is via a permeable sub layer 3.0m bgl. However, the percolation tests were carried out to a depth of 2.90m. Confirmation that the lower ground strata has sufficient porosity for soakaway should be provided.

- 4.3.1 SC Drainage (12-07-16) – Comment:  
The proposed drainage details, plan and calculations should be submitted for approval prior to the determination of the planning permission.

1. The proposed surface water drainage strategy in the Highways and Drainage report are acceptable in principle, however, details of the ground investigation report confirming the lower ground strata has sufficient porosity for soakaway should be provided. Full drainage details and calculations of the proposed SuDs should be submitted for approval

Reason: To ensure that the lower ground strata has sufficient porosity for the surface water drainage outfall.

2. The Environment Agency has updated the guidance on Climate Change in March 2016 and 35% should be used for residential development in the Severn catchment.

3. Urban creep is the conversion of permeable surfaces to impermeable over time e.g. surfacing of front gardens to provide additional parking spaces, extensions to existing buildings, creation of large patio areas.

The appropriate allowance for urban creep must be included in the design of the drainage system over the lifetime of the proposed development. The allowances set out below must be applied to the impermeable area within the property curtilage:

Residential Dwellings per hectare	Change allowance % of impermeable area
Less than 25	10
30	8
35	6
45	4
More than 50	2
Flats & apartments	0

Note: where the inclusion of the appropriate allowance would increase the total impermeable area to greater than 100%, 100% should be used as the maximum. Curtilage means area of land around a building or group of buildings which is for the private use of the occupants of the buildings.

Reason: To ensure that the proposed surface water drainage systems for the site are designed for any future extension of impermeable surfaces.

4. On the Notes in the Drainage Layout Plan under Paragraph 3, it state that the surface water drainage will be offered to Severn Trent Water for adoption. Please Clarify.

5. Informative: Road gullies should not discharge directly into the attenuation ponds. Discharging to the swales should be considered as silt and contaminants will be trapped in the swales and this will reduce the risk of the attenuation pond being silted up or contaminated.

#### 4.4 SC Ecology – No Objection:

The following conditions and informatives are recommended for inclusion on the decision notice:

Erection of artificial nesting/roosting boxes

Prior to the first occupation of the buildings hereby permitted, a suite of artificial nesting and/or roosting boxes shall be erected on the site. The type and location of the boxes shall be submitted to and agreed in writing with the Local Planning Authority and the scheme shall then be undertaken in accordance with the agreed details.

The following artificial nesting/roosting boxes shall be provided:

1. A total of 4 woodcrete bat boxes suitable for nursery or summer roosting for small crevice dwelling bat species.

2. A total of 2 woodcrete artificial nesting boxes suitable for house sparrows or starlings.

3. A total of 2 woodcrete artificial nesting boxes suitable for house martins, swifts or swallows.

Reason: To ensure the provision of roosting/nesting opportunities for wildlife in accordance with section 11 of the National Planning Policy Framework.

#### Lighting plan

Prior to the erection of any external lighting on the site a lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained for the lifetime of the development. The submitted scheme shall be designed to take into account the advice on lighting set out in the Bat Conservation Trusts Bats and Lighting in the U.K. guidance.

Reason: To minimise disturbance to bats, European Protected Species.

#### Landscaping plan

No development or clearance of vegetation shall take place until a scheme of landscaping has been submitted and approved. The works shall be carried out as approved, prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the local planning authority, unless the local planning authority gives written consent to any variation.

The submitted scheme shall include:

- a) Planting plans, including wildlife habitat and features (e.g. hibernacula)
- b) Written specifications (including cultivation and other operations associated with plant, grass and wildlife habitat establishment)
- c) Schedules of plants, noting species (including scientific names), planting sizes and proposed numbers/densities where appropriate
- d) Native species used are to be of local provenance (Shropshire or surrounding counties)
- e) Details of trees and hedgerows to be retained and measures to protect these from damage during and after construction works
- f) Implementation timetables

Reason: To ensure the provision of amenity and biodiversity afforded by appropriate landscape design.

#### Informative: Ecology Nesting wild birds

The active nests of all wild birds are protected under the Wildlife and Countryside Act 1981 (as amended). An active nest is one that is being built, containing eggs or chicks, or on which fledged chicks are still dependent. It is a criminal offence to kill, injure or take any wild bird; to take, damage or destroy an active nest; and to take or destroy an egg. There is an unlimited fine and/or up to six months imprisonment for such offences.

All vegetation clearance, tree removal and scrub removal should be carried out outside of the bird nesting season which runs from March to September inclusive.

If it is necessary for work to commence in the nesting season then a pre-commencement inspection of the vegetation for active bird nests should be carried out. If vegetation cannot be clearly seen to be clear of nests then an experienced ecologist should be called in to carry out the check. No clearance works can take place with 5m of an active nest.

If during construction birds gain access to any of the buildings and begin nesting, work must cease until the young birds have fledged.

Informative: Ecology Storage of materials

The storage of all building materials, rubble, bricks and soil must either be on pallets or in skips or other suitable containers to prevent their use as refuges by wildlife.

Informative: Ecology Trenches and pipework

Where possible, trenches should be excavated and closed in the same day to prevent any wildlife becoming trapped. If it is necessary to leave a trench open overnight then it should be sealed with a closefitting plywood cover or a means of escape should be provided in the form of a shallow sloping earth ramp, sloped board or plank. Any open pipework should be capped overnight. All open trenches and pipework should be inspected at the start of each working day to ensure no animal is trapped.

#### 4.5 SC Conservation – No Objection:

In considering the proposal due regard to the following local and national policies, guidance and legislation has been taken; CS6 Sustainable Design and Development and CS17 Environmental Networks of the Shropshire Core Strategy, policies MD2 and MD13 of the Site Allocations and Management of Development (SAMDev), the National Planning Policy Framework (NPPF) published March 2012, Planning Practice Guidance and Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

The application proposes the erection of 12 affordable dwellings and associated infrastructure on this site off Callaughton Lane, Much Wenlock. The site lies to the south eastern edge of the town outside of the existing development boundary. The site does not contain any heritage assets and is not within the conservation area. However due to its edge of town location it is relatively visible on the approach into the town along the Bridgnorth road and therefore a high quality of design and finish must be achieved to ensure a successful development.

The proposed dwellings are of a simple modern architectural style and use materials such as timber cladding and clay tiles to produce a design that aims to provide a modern interpretation of an agricultural style. The natural materials proposed are considered acceptable within this context and the simple elevational treatment with recessed windows is considered to be effective. Materials and finishes are key to ensuring the success of this scheme and should be subject to condition.

Overall from a conservation perspective the proposal is considered to accord with policies, guidance and legislation as outlined above.

Suggested Conditions:

Samples of external materials, landscaping, joinery.

4.6 SC Learning and Skills – Comment:

Shropshire Council Learning and Skills reports that the local primary school currently has no excess capacity. It is therefore essential that the developers of this and any new housing development in this area contribute towards the consequential cost of any additional places/facilities considered necessary at those schools. It is recommended that any capacity pressures resulting from this development are addressed by way of a CIL tariff.

4.7 West Mercia Constabulary – Comment:

Do not wish to formally object to the proposal at this time. However there are opportunities to design out crime and /or the fear of crime and to promote community safety.

Therefore should this proposal gain planning approval, I request that the following planning condition be placed upon the said approval.

The applicant should aim to achieve the Secured By Design (SBD) award status for this development. SBD is a nationally recognised award aimed at achieving a minimum set of standards in crime prevention for the built environment. The scheme has a proven track record in crime prevention and reduction. The opportunity for crime to occur can be reduced by up to 75% if Secured By Design is implemented. There is a clear opportunity within this development to achieve the Secured by Design award. By doing so it can also address the requirements of the new Approved Document Q.

Approved Document Q applies to all new dwellings, including those resulting from a change in use of an existing building, such as commercial premises, warehouse and barns undergoing conversions into dwellings. It also applies to builds within Conservation Areas. Approved Document Q creates security requirements in relation to doors at the entrance to a building, including garage doors where there is a connecting inner door leading directly into the dwelling. Also included are ground floor, basement and other easily accessible windows; and any easily accessible roof-lights. The requirement is that the product must be shown to have been manufactured to a design that has been tested to an acceptable security standard.

The principles and standards of the Secured By Design initiative give excellent guidance on crime prevention through the environmental design and also on the physical measures. Details can be found at [www.securedbydesign.com](http://www.securedbydesign.com)

4.8 SC Affordable Housing – No Objection:

The proposal is for 12 affordable houses for occupation by local people and is brought forward as a Community Led Exception Site. The scheme comprises; 7 x 2 bed, 2 x 1 bed and 3 x 3 bed, the dwellings will be rented tenure with the exception

of 2 x 3 bed which are proposed to be shared ownership. The tenure split is acceptable and is consistent with the Councils Policy of requiring a tenure split. Council Policy is to seek a 70:30% split between rented tenure being the greater and shared ownership. This tenure split mirrors the tenure requirements for those on the housing waiting list. The scheme prior to the submission of the planning application has been driven by a Steering Group comprising representatives from the local community, Town Council, Shropshire Housing Group and Shropshire Council.

There has been meaningful community consultation at various project stages which have sought to explore; draft layout plans, highways and drainage issues and early images of the proposed housing. The final consultation involved a redefined site layout, drainage and highways strategy. The final submission reflects the comments made throughout the preliminary consultative stages. The homes will be for local people and allocations will be made from the Councils Housing Register who can demonstrate strong local connections to the Local Area. Such allocations will be made through Shropshire Councils Policy and Scheme with properties being advertised via the Shropshire Homepoint Choice Based Lettings scheme. The scheme will help to address, in part, the local need for affordable housing.

4.9 SC Trees (08-08-16) – No Objection:

I have no objection on arboricultural grounds to the proposed development, subject to appropriate precautions being taken to avoid causing damage to the offsite mature field maple tree near the site entrance and to new tree planting being undertaken on public space, in accordance with SAMDev Policies MD2 Sustainable Design and MD12- Natural Environment. Where appropriate planting cannot reasonably be provided onsite, then a contribution towards offsite planting will be required, in accordance with these policies.

I would recommend attaching the following conditions to any approval:

Where the approved plans and particulars indicate that construction work or installation of any drainage or service run is to take place within the Root Protection Area of any retained tree, woody shrub or hedge, then prior to commencement of any development-related works on site, an Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the LPA. The AMS shall include details on how and when such works will be designed, implemented and managed so as to avoid causing damage to any retained tree, woody shrub or hedge and how these features will be protected during the process.

Reason: to ensure that permitted work within an RPA is planned and carried out in such a manner as to safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important to the appearance of the development.

All pre-commencement tree protection measures detailed in the approved Arboricultural Method Statement (AMS) shall be fully implemented to the written satisfaction of the LPA, before any development-related equipment, materials or machinery are brought onto the site. Thereafter the approved tree protection

measures shall be maintained in a satisfactory condition throughout the duration of the development, until all equipment, machinery and surplus materials have been removed from the site. The development shall be implemented in strict accordance with the approved AMS. Any tree protection area fenced in accordance with this condition shall be treated as a construction exclusion zone (CEZ); vehicles shall not traverse and nothing shall be stored or placed and ground levels shall not be altered nor any excavation made within the CEZ, without the prior written consent of the LPA.

Reason: to safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important to the appearance of the development.

No works associated with the development will commence and no equipment, machinery or materials will be brought onto the site for the purposes of said development until a tree planting scheme has been submitted to and approved in writing by the LPA.

The approved scheme shall include:

- a) details of the trees and shrubs to be planted in association with the development, including species, locations or density and planting pattern, type of planting stock, size at planting, means of protection and support, planting period and date of completion, and measures for post-planting maintenance and replacement of losses;
- b) details as relevant of the specification and location of the barriers to be installed prior to commencement of development (and / or any other measures to be taken), for the protection of ground reserved for the planting identified in a) above.

Reason: to ensure satisfactory tree and shrub planting as appropriate to enhance the appearance of the development and its integration into the surrounding area. The approved tree planting scheme shall be implemented as specified and in full within the timescale agreed with the LPA.

If within a period of three years from the date of planting, any tree or shrub, or any tree or shrub planted in replacement for it, dies, is uprooted or removed, or, in the opinion of the LPA becomes seriously damaged or diseased, another tree or shrub of a similar specification to the original shall be planted at the same place during the first available planting season, unless agreed otherwise in writing with the LPA.

Reason: to ensure satisfactory tree and shrub planting as appropriate to enhance the appearance of the development and its integration into the surrounding area.

#### 4.10 Severn Trent Water – No Objections:

1. The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority.
2. The scheme shall be implemented in accordance with the approved details before the development is first brought into use. This is to ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise

the risk of pollution.

3. We advise that there may be a public sewer located within the application site and encourage the applicant to investigate this. Please note that public sewers have statutory protection and may not be built close to, directly over or be diverted without consent. If there are sewers which will come into close proximity of the works, the applicant is advised to contact Severn Trent Water to discuss the proposals and we will seek to assist with obtaining a solution which protects both the public sewer and the building.

4. Please note, when submitting a Building Regulations application, the building control officer is required to check the sewer maps supplied by Severn Trent and advise them of any proposals located over or within 3 meters of a public sewer. In many cases under the provisions of Building Regulations 2000 Part H4, Severn Trent can direct the building control officer to refuse building regulations approval.

-Public Comments:

The public comments received are summarised below and the full text of these comments may be viewed on the Council's web site.

4.11 Much Wenlock Civic Society – Comment:

-Have long campaigned for the provision of an adequate range of social housing for rent within Much Wenlock and proposal would make a significant contribution to meeting the identified needs.

-There are however significant disadvantages to the proposed site.

-While close to primary school there is likely to be an increase of demand for vehicle parking in the town centre to access other services.

-Outside development boundary and visual impact on neighbours likely to be contentious.

-Access onto a narrow country lane.

-Site the subject of current complaints about run off in heavy rain and sediment from field onto the road.

-Any further extension to the proposed site would be undesirable.

-Land ownership mitigates against the possibility of providing similar number of affordable homes closer to the centre of Much Wenlock.

-Cannot support a scheme for more than 10 dwellings on this site which would not comply with the Neighbourhood Plan.

-Support principle of a Neighbourhood Plan compliant application on this site, with stringent ecology and drainage conditions and would like to be reassured of Highways support for the access arrangements.

4.12 11 Letters of Support:

-As part of the Neighbourhood Plan agreed by the townsfolk affordable housing is necessary and this application should be encouraged to fulfil our commitment to that Plan.

-In accordance with Much Wenlock Neighbourhood Plan policies; local people have waited a long time for a housing development which will help to sustain connections between extended family members in the town, all of which will also help to boost the local economy.

- Meets Objective 1 H6 of Neighbourhood Plan as a small scale affordable housing development outside the development boundary.
- In line with Neighbourhood Plan Objective 1, Policy H5.
- There needs to be affordable housing for local people in Much Wenlock and the siting seems to be a good choice. It is preferable to have this type of housing as it meets the needs of local people. The plans seem well considered and there appears to be not too much encroachment on the immediate environment
- Contributes to the Neighbourhood Plan target need for 130 new dwellings by 2026, particularly socially rented housing stock.
- Meets Objective 6 GQD 2 policy of Neighbourhood Plan as a high quality design suitable for the context in which it would be set.
- Low density for size of plot and sympathetically landscaped.
- Design has minimum impact on neighbouring dwellings in terms of intrusion on privacy.
- Those involved have sought to engage with the local community in a refreshing and positive spirit; would be a benefit to this gently developing town.
- Policies within the Neighbourhood Plan and SC Homepoint figures set out the needs for the community, with well over 50 applicants for social housing with TF13 postcodes.
- Proposal has arisen out of the Neighbourhood Plan process where a decision was made to actively work with Housing Associations to ensure affordable housing could be developed in a sustainable way rather than as a by-product of much larger development.
- 84.4% of the 958 respondents to the Neighbourhood Plan Residents Survey said yes to the Neighbourhood Plan allocating land for affordable housing to meet local needs; calls have been issued on at least 4 separate occasions for land and the Callaughton Lane site was the only viable land available.
- Objections do not reflect the need and the aspirations of the local community.
  
- Community Project Group believes the access road to the site will bring about improvements and we will continue to ask for the extension of the 30 mph limit to 100 yds out of town.
- Believe development of this site will improve the localised flooding situation which at present is allowed to run off the field unhindered.
  
- Understand Shropshire Council guidelines allow for 20 dwellings outside the development boundary as long as the dwellings are affordable homes only, which this site provides; site allows for 12 dwellings taking into account low density and the over and above recommended distances from neighbouring dwellings.
  
- Much Wenlock Design Statement highlights the diversity of design and materials within the town boundary and the many different styles and building eras which make up the townscape.
  
- Use of timber allows the design to fulfil the passive housing requirement, to be energy saving and therefore make a small contribution to climate change.
  
- Town needs to accommodate its local families in order to sustain the viability of the extended family.

-Less than one per year affordable rental home has been built in Much Wenlock in the last fifteen years, which is a disgrace.

-Valuable contribution to addressing unmet social housing need in Much Wenlock; relatively small scale and origin as a community development project sits well with policies of Much Wenlock Neighbourhood Plan; observations made by Town Council in comments of 2<sup>nd</sup> September should be addressed.

-Query as to whether there would be many objections if the scheme were for expensive open market housing.

#### 4.13 18 Objections:

-Planning on this site was refused due to access problems and flooding.

-Refusal of permission for development on the land at the end of the 1960s/early 1970s was the right decision then as it is now.

-Neighbourhood Plan policy NP5 says up to 10 dwellings but 12 are proposed. The two additional units above NP5 target are 3 bed units for co-ownership, so providing viable revenue for the Housing Association and not to meet local housing needs; additional units should be 1 bed units for rental.

-Timber clad buildings out of keeping with medieval town and surroundings.

-No farm buildings visible within 0.75 mile radius of site; no buildings with their whole elevations clad in timber, making them look like 2 storey sheds.

-Timber only used for decorative panels in buildings in area.

-Design should tie in with Oakfield Park and use local materials.

-Design is a total nightmare.

-Could be built as 'Passivahaus dormer bungalows'.

-Loss of privacy; overlooking.

-Loss of light and overshadowing.

-Devalue property.

-Disturbance from construction works.

- Light and noise disturbance from parking arrangements to the rear of existing properties, where bungalow bedrooms are sited.

-Would have noisy families adjacent to bungalows occupied by mainly retired couples used to the tranquillity of a field, not a busy estate.

-No mention of lighting along Callaughton Lane.

-Outside Town development boundary.

-Adverse impact upon setting of Town.

-Believe there are more suitable sites available with safer access to town centre amenities and schools; should use the ground behind the fire station which is not being used to its full potential.

-Question ownership of grass verge on which it is proposed to construct a pedestrian footway; believes verge was owned by Oakfield Properties; it is not registered with the Land Registry as being Highways land; Highways/County cannot claim Adverse ownership, as although they have a duty of care, this has not been exercised in the 43 years he has lived at 1Oakfield Park and he has cut the grass verge.

- Believes Shropshire Council highways have not cut the grass or maintained this area in the 55 years since the field was sold by Mary Martin to Oakfield Properties Ltd.
- Widening of Callaughton Lane would still not be enough to allow two vehicles to pass, which may be traffic calming but will cause difficulties for wide commercial vehicles to not mount the footway.
- Poor visibility onto the busy Bridgnorth Road; with vehicles turning in from Bridgnorth direction having to negotiate what is in effect a hair pin bend, veering onto wrong side of road.
- Add to parking pressures in the Town.
- School parking a problem with vehicles regularly left near this junction.
- One Town Councillor would have voted against the development if the speed limit sign on Bridgnorth Road will not be moved 100 metres further towards Bridgnorth, affecting the Town Council vote.
- Double yellow lines needed around junction.
- Applicants traffic report underestimates the potential traffic flow, not allowing for visitors, delivery vehicles, service providers; reflects only a third of the potential increase in traffic.
  
- Area prone to flooding.
- Surface water run-off runs all the way down the hill to the A458 where there is a surface water drain which cannot cope with flows; lane will still flood with no new surface water drain.
- Much Wenlock has been classed as one of the few "Rapid Response Catchments" putting the town on a par with Boscastle; the houses will be at risk in the future if built.
- No consultation has been done with the Environment Agency, who have responsibility in relation to Rapid Response Catchments, and in August 2015 they identified 380 householders at risk, to which this proposal would add 12.
  
- Would impact on solar energy reaching neighbouring properties; winter sun rise and sun set totally negated by positioning of proposals.
- Would appear to be a first phase with further development planned; insufficient town infrastructure to support a large scale building project.
- Where would pumping station be and how much noise would it make? Concerns about potential failure of pumping station and impact on existing properties and capacity of Oakfield Park systems.
  
- Nature of two storey dwellings discriminate against the needs of the elderly or in need of medication, favouring families and the young.
  
- Loss of prime agricultural land.
- Loss of access to field.
  
- Question Town infrastructure capacity and design life of dwellings.
- Will the houses be kept as affordable houses or sold off at a discount after 5 years under right to buy?.
  
- Agree there is a need for more affordable houses in Much Wenlock but please let's do it right

## **5.0 THE MAIN ISSUES**

Principle of development  
Siting, scale and design and landscape impact  
Highway Safety  
Drainage  
Residential Amenity  
Ecology  
Affordable Housing  
Open Space  
Loss of Agricultural Land

## **6.0 OFFICER APPRAISAL**

### **6.1 Principle of development**

- 6.1.1 The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990.
- 6.1.2 Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which 'indicate otherwise'. Section 70(2) 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." The Development Plan consists of the adopted Shropshire Core Strategy 2011 and the adopted Site Allocations and Management of Development Plan (SAMDev Plan) 2015.
- 6.1.3 The SAMDev Plan is the second part of the Local Development Framework for the county. The Core Strategy policies are complimented by the SAMDev Plan DPD, which provides additional detail to the over-arching policies contained in the Core Strategy. It is supplemented by, in the case of Much Wenlock, the Much Wenlock Neighbourhood Plan 2013-26, adopted on 25<sup>th</sup> July 2014, which also forms part of the Development Plan.
- 6.1.4 Other material planning considerations also have to be taken into account when assessing the proposals. One such material planning consideration is the National Planning Policy Framework (the Framework). In March 2012, the Framework replaced all previous PPG's and PPS's and confirmed 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 those policies are out of date, granting planning permission unless '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 or specific policies in this Framework indicate development should be restricted'.

- 6.1.5 The Framework sets out a presumption in favour of sustainable development. There are three dimensions to this, namely: an economic role, a social role and an environmental role. These roles are mutually dependent.
- 6.1.6 Policy CS1 of the Core Strategy establishes a settlement hierarchy with new development focussed in Shrewsbury, the Market Towns, other identified Key Centres and, in the rural areas, the Community Hubs and Community Clusters. These are considered to be the most sustainable places to deliver the overall strategy of managed growth. SAMDev Policy MD1 supports sustainable development within Shrewsbury, having regard to other policies contained in the Core Strategy and the SAMDev Plan.
- 6.1.7 Much Wenlock is classified as a Market Town under Policy CS3 and a location that will have limited development that reflects its important service and employment centre role whilst retaining its historic character. SAMDev Settlement Policy S13 (Much Wenlock Area) advises that Much Wenlock has a Neighbourhood Plan (MWNP) which sets out the development strategy for the town during the Plan period. With regard to affordable housing, SAMDev Plan policy MD7a relates to managing housing development in the Countryside and states that suitably designed and located exception site dwellings will be positively considered where they meet evidenced local housing needs and other relevant policy requirements.
- 6.1.8 Objective 1 of the MWNP relates to housing and states that the Plan will provide for a limited amount of housing to meet local needs. This is to be achieved by a number of measures, including through:  
“developing collaborative partnerships with one or more Housing Associations to bring forward affordable housing on exception and other sites.”

Policy H5 states:

“Proposals for small scale affordable housing developments outside the Much Wenlock development boundary will be supported subject to the following criteria:

- They comprise up to 10 dwellings; and
- The proposals contribute to meeting the affordable and social-rented needs of people with a local connection; and
- The development is subject to an agreement which will ensure that it remains as affordable housing for people with a local connection in perpetuity; and
- The proposals would not have a significant impact on the surrounding rural landscape and the landscape setting of any settlement in the plan area; and
- The development is appropriate in terms of its scale, character and location with the settlement to which it is associated.

Open market housing will only be permitted outside the Much Wenlock development boundary where this type of development can be demonstrated to be essential to ensure the delivery of affordable housing as part of the same development proposal.”

The explanatory text to the above policy explains:

“Shropshire Council’s Interim Planning Guidance on affordable housing sets a maximum size of 20 dwellings, for urban exception sites (defined as settlements

over 3,000 population). The Census 2011 shows that Much Wenlock is smaller than this and therefore exception sites should “reflect the character and scale of the settlement”. We support this policy and have included the figure of ten dwellings in Policy H5 as a guide rather than a target, taking into account local housing need.”

- 6.1.9 The application site is outside but immediately adjacent to the Much Wenlock Town Development boundary. While the proposed development would be for 12 dwellings, the explanatory text to MWNP Policy H5 set out above makes it clear that the reference to 10 dwellings in that policy is a guideline only. It is considered therefore that there is no in-principle housing policy objection to a scheme for 12 affordable houses on the application site. The acceptability or otherwise of the proposed scheme therefore depends upon consideration of the matters discussed below.

## **6.2 Siting, scale and design and landscape Impact**

- 6.2.1 Section 7 of the Framework is concerned with promoting good design and re-affirms previous national guidance that permission should be refused for development of poor design. It is necessary for new development to function well, establish a strong sense of place, have a suitable balance between built form and space, respond to local character and history, create a safe and accessible environment and be visually attractive. It also states, however, that permission should not be refused for development because of concerns about incompatibility with an existing townscape (notwithstanding effects on designated heritage assets, which may justify a refusal), especially where that development promotes high levels of sustainability. It requires that new developments make a positive contribution to their surroundings. In terms of design and layout, the form of the proposed development has been described above in Section 1.
- 6.2.2 Policies CS6 and CS17 of the Core Strategy are concerned with delivering high quality sustainable design in new developments that respect and enhance local distinctiveness. This is further bolstered by Policy MD2 of the SAMDev Plan. In summary, these policies expect new development to be designed to be sustainable in the use of resources, including during the construction phase and future operational costs, reduced reliance on private motor traffic, be respectful of its physical, landscape setting and context and to incorporate suitable mitigation in the form of materials and landscaping. The MWNP Objective 6 relates to good quality design aims to ensure that development respects the scale, style and setting of the town, that new developments use materials in keeping and which respect their setting, be of the highest quality design and include gardens of an appropriate scale to the properties. Policy GQD1 seeks to protect the high quality natural landscape outside the development boundary of Much Wenlock. Policy GQD2 sets out a number of design criteria against which new development should be appraised, making reference to the principles set out in the Much Wenlock Design Statement; making efficient use of land while respecting the density, character, landscape and biodiversity of the surrounding area; be suitably designed for the context within which they are set; retain existing important landscape and natural features; ensuring that the scale and massing of buildings relate sympathetically to the surrounding area; create safe environments; and use traditional and vernacular

building materials where such treatment is necessary to respect the context of the development concerned.

- 6.2.3 The proposed development in this case would be designed to achieve high standards of energy efficiency. The proposed dwellings designs are of a simple, modern architectural style, but utilising traditional vernacular materials comprising of timber cladding with small plain clay tiles to 40° dual pitched roofs. These external finishes are found in traditional farm buildings in Shropshire and the simple rectangular form of the buildings, without overtly domestic features such as dormers, projecting gables and chimneys, result in what the Conservation Officer has described in her comments at 4.5 above as a modern interpretation of an agricultural style. The generous space around the buildings would also assist with their integration into this landscape setting with the rising agricultural land to the south and south west. It is considered that the proposed development would establish a strong sense of place, with a suitable balance between form and space as sought by paragraph 58 of the NPPF. The proposed landscaping and site boundary treatments outline in paragraph 1.5 above would also assist in assimilating the proposed development into the rural, edge of town landscape.
- 6.2.4 The design approach which has been adopted for the proposed development is considered to be acceptable for this site, in compliance with the NPPF, Shropshire Core Strategy policies CS6 and CS17; SAMDev Plan policy MD2 and Much Wenlock Neighbourhood Plan policies GQD1; 2 and 4.

### **6.3 Highway Safety**

- 6.3.1 The NPPF, at section 4, seeks to promote sustainable transport. At paragraph 32 it states that decisions should take account of whether safe and suitable access to the site can be achieved for all people. It requires consideration to be given to whether improvements can be undertaken within the transport network that cost-effectively limit the significant impacts of development and adds that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Core Strategy policy CS6 seeks to ensure that proposals likely to generate significant levels of traffic be located in accessible locations, where opportunities for walking, cycling and use of public transport can be maximised and the need for car based travel reduced. It seeks to achieve safe development, which in this case requires consideration to be given to the road layout within the development, the proposed works to Callaughton Lane and the impact of traffic generated on the local highway network.
- 6.3.2 The level of off-road parking provision within the proposed scheme would comply with Much Wenlock Neighbourhood Plan policy H6 in providing a minimum of two parking spaces per dwelling for housing development..
- 6.3.3 The Transport Assessment submitted with the planning application. It advises:
- “For assessment of overall traffic figures and generation it is normal to consider that each household will generate typically between 6 – 9 movements per day, with one in each of the peak hours. The actual calculated figure is based on the location, availability of other modes of transport and proximity to facilities. This site is

considered to be sustainable in terms of its distance to the alternative modes of sustainable transport and is in close proximity to a higher order strategic highway network and also local facilities and amenities. Therefore I would suggest that a figure of 6 - 7 movements per household is used for this location. This would mean a maximum of 72 - 84 traffic movements in any 24 hour period. This assessment whilst rather simplistic is accepted nationally as a means of assessing the basic trip generation for a development of this size.

It is likely that the A458 carries quite a high volume of traffic, likely in excess of 5 – 6000 vehicles annual average daily traffic. In this regard therefore the additional traffic generated by this development will likely have no demonstrable effects on the capacity of the A458, nor the safe and free flow of traffic along its route.

Whilst TRICS data may also be used to calculate traffic movements onto the highway network, by interrogating a number of similar sites across the country, the figures from experience would in all likelihood be lower than those indicated above from a first principles assessment. However this is considered to be a small development and if 100% movement is assumed, this would be worst case. I would not expect TRICS data to be used in this instance.

Given the provision of the alternative modes of transport and the close proximity of the bus stops together with the safe and suitable pedestrian facilities, both within the development and along the existing highway network to the village facilities, it is considered the likely traffic movements will be lower than worst case. It is noted that the local shop and local facilities are less than a five minute walk from the proposed development site.

It is considered that the likely level of traffic generated by such a development site will have no significant demonstrable effect on the free flow and safe movement along Callaughton Lane, nor the wider highway network.”

- 6.3.4 SC Highways Development Control are content that the proposed layout within the development would not lead to conditions detrimental to highway safety and would allow for adequate access by service vehicles. With regard to Callaughton Lane, the proposed works to it associated with the formation of the access into the development (See 1.2 above), changing the priority for vehicles emerging onto Callaughton Lane, are considered to be acceptable to accommodate safely the additional traffic likely to be generated by the proposed 12 dwelling development. The wider highway network could accommodate safely the type and volume of traffic likely to be generated by the proposed development. The extension of the 30mph speed limit along Callaughton Lane would be the subject of a financial contribution to the required Traffic Order through a Section 106 Agreement on any planning permission issued.
- 6.3.5 In their comments of 1<sup>st</sup> August 2016 Much Wenlock Town Council has qualified its no objection by statement that the 30mph speed limit on the approach to the town should be extended further along the A458 towards Bridgnorth. This matter has been explored by the Council's Highways Development Control Team: They advise that such an alteration would not receive the support of West Mercia Police. The traffic that would be generated by the 12 dwellings in this proposal would not justify the relocation of the 30 mph speed restriction sign location on the A458 on highway safety grounds.

- 6.3.6 A number of the objectors have questioned whether the land that would be required for the proposed footpath link to the Oakfield Park road junction forms part of the public highway. SC Highways Development Control has reviewed the matter and are satisfied that the verge in question falls within the adopted highway. However, while this footpath would be desirable to promote sustainable travel, should circumstances arise whereby it could not be constructed they consider that the absence of the path would not significantly compromise highway safety. Judged against the criteria set out in paragraph 32 of the NPPF, the lightly trafficked nature of Callaughton Lane and the short distance involved, highway/pedestrian safety would not be compromised by the lack of a separate footway on Callaughton Lane at this point to a degree that would justify refusal on highway safety grounds.
- 6.3.7 The highway safety requirements of the NPPF, Core Strategy policy CS6 and the parking objectives of the Much Wenlock Neighbourhood Plan would be satisfied by the proposed development.

#### **6.4 Drainage**

- 6.4.1 The site falls within Environment Agency Flood Zone 1, which is the least flood prone area to which it is an objective of the NPPF and associated guidance sequential test to direct new development. Core Strategy policy CS18 relates to sustainable water management and seeks to ensure that surface water will be managed in a sustainable and coordinated way, with the aim to achieve a reduction in existing runoff rate and not to result in an increase in runoff. Objective 3 of the Much Wenlock Neighbourhood Plan relates to reducing flood risk. Policy RF1 requires new development to have no detrimental impact on surface water run-off in the town's surface water catchment area, or to be entirely self-sufficient in its ability to manage surface water run-off. Policy RF2 states new developments will be designed and constructed to reduce the overall level of flood risk to the use of the site and elsewhere compared to the current use. At Policy RF3 it states new dwellings should be designed to have a predicted water discharge of no more than 80 litres of water per person per day, and Policy RF6 states that parking spaces and driveways associated with new development will have permeable surfaces. A drainage report incorporating a flood risk assessment accompanies the planning application.
- 6.4.2 Currently there is no discernible or identified surface water drainage within the fields and run-off currently discharges onto Callaughton Lane to the existing highway drainage. The proposed site drainage to accommodate surface water would be a sustainable system incorporating the use of rain gardens, swales, piped systems, attenuation ponds and soakaways. An attenuation pond would be located in the upper portion of the public open space and would provide attenuation for the majority of the site drainage, with only Plots 1 and 2 and the access road draining direct to the second attenuation pond and soakaway in the lower portion of the public open space. The surface water drainage would be designed to current standards for a 1 in 100 year event plus 30% climate change (35% in revised details) for a range of storms, together an additional allowance for urban creep. Exceedance flows are taken into account. A drainage swale to the south western and southern boundaries would capture overland flows from the land above the site. A series of weirs would be provided to the swale to slow and store surface

water run-off. The bottom of the swale would be provided with stone to assist in providing storage and also percolation to lower ground where a suitable medium is available to allow the use of soakaways. The surface water collected through the swale would discharge to a silt chamber adjacent to Callaughton Lane, before discharging to the soakaways located in the lower attenuation pond and soakaway system. The discharge to the soakaway would be at the soakaway in the lower portion of the public open space would be at the Greenfield run-off rate of 5 litres per second per hectare. Driveways would be provided with permeable surfaces, with subsoil drainage capturing and flows and directing the flows to the attenuation pond. Foul water drainage would be discharged to the existing foul water sewer serving Oakfield Park via a small pump station located within the open space area.

6.4.3 The Council's Flood and Water Management (FWM) Team have sought additional information on matters including the calculation of runoff from the catchment above the development, the porosity of the lower ground strata for soakaways and how the proposed scheme would accommodate the 35% allowance for climate change in the updated March 2016 guidance from the Environment Agency in respect of the Severn catchment. Additional drainage information has been submitted to address these matters and at the time of writing this report is being evaluated by the FWM Team. An update on this matter will be provided at the Committee meeting. A decision to grant planning permission for the proposed scheme would need to be subject to the satisfactory resolution of outstanding drainage details if discussions are still on-going at the time of the Committee meeting.

6.4.4 With regard to the neighbour comment concerning the rapid response catchment status for Much Wenlock, the Council's Flood and Waste Water Manager has advised that whilst the Environment Agency is the organisation responsible for managing rapid response catchments, the proposed development does not trigger the need for a formal consultation with them. The Council, acting in its capacity as Lead Local Flood Authority, is working to ensure that the proposal, if approved, is fit for purpose. This means that the development, if approved and built, must not increase the risk of flooding elsewhere and must not result in the new properties being at unacceptable levels of flood risk. The designation of a catchment as a rapid response catchment is not, in itself, a reason to preclude new development. The discussions referred to in paragraph 6.4.3 above are addressing this matter, particularly in relation to calculations relating the catchment area for the field above the proposed development.

## **6.5 Residential Amenity**

6.5.1 Core Strategy policy CS6 seeks to safeguard residential amenity. The nearest existing dwellings to the site are nos. 1 to 11 (Odd numbers only) which have rear gardens backing onto the north western site boundary. The separation distance between the rear elevation of plots 1 and 2 and 1 Oakfield Park would be in the order of 22 metres. In the case of plot 4, which would largely have its side gable facing 5 Oakfield Park, the minimum separation distance would be some 18.5 metres. For plot 5, which also would prevent its side gable to 9 and 11 Oakfield Park, the separation distance would be some 16 metres. While there are no set standards contained within the adopted Core Strategy and SAMDev Plan, these distances exceed the typical 20 metres 'back to back' and 12 metres 'back to side gable' standards that had been adopted in the past by local planning authorities as

desirable minimum separation distances. The proposed finished ground floor levels of the dwellings would correspond closely to existing land levels, with some setting into the ground to accommodate the land slope on plots. The ridge heights of the proposed two storey dwellings would be some 8 metres, with eaves heights of some 5.4 metres, coupled with 40° roof pitches to accommodate small plain clay tiles. The proposed two storey dwellings would thus be of a relatively modest scale, with the gaps between the proposed buildings also reducing the sense of enclosure.

- 6.5.2 Whilst it is accepted that the erection of dwellings on the site which is currently undeveloped would affect the view from existing properties, little weight can be attached to this impact in assessing the proposed scheme. It is considered that the scale, massing and orientation of the dwellings, the proposed levels, and the separation distances between the existing and proposed dwellings would ensure that there would be no unacceptable overbearing impacts, loss of privacy or reductions in sun light and daylight reaching the existing properties to a degree that would justify a refusal of this application.
- 6.5.3 There would be no residential amenity conflicts in terms of unacceptable overbearing or privacy impacts within the development itself.

## **6.6 Ecology**

- 6.6.1 Core Strategy policies CS6 and CS17 seek to ensure that developments do not have an adverse impact upon ecology. The Council's Planning Ecologist has raised no objections to the proposal and is content that ecological interests can be safeguarded on any planning permission issued by conditions requiring the provision of bat boxes and artificial birds' nests, landscaping and an external lighting plan.

## **6.7 Affordable Housing**

- 6.7.1 Core Strategy policy CS5 relates to development in the Countryside and Green Belt and allows for affordable housing/accommodation to meet a local need in accordance with national planning policies and policy CS11. Policy CS11 advises that the diverse housing needs of Shropshire residents now and in the future will be achieved by a number of measures, including permitting exception sites for local needs affordable housing on suitable sites in and adjoining Shrewsbury, Market Towns and Other Key Centres, Community Hubs, Community Clusters and recognisable named settlements, subject to suitable scale, design, tenure and prioritisation for local people and arrangements to ensure affordability in perpetuity. The Much Wenlock Neighbourhood Plan policy H5 accords with this approach and has been discussed at paragraph 6.1.8 above (Principle of Development).
- 6.7.2 Of the 12 dwellings proposed, 10 (Two 1 bed; seven 2 bed and one 3 bed) would be for rent affordable rent, with two dwellings (Two 3 bed) as intermediate housing.
- 6.7.3 With regard to the Town Council's comments that all the dwellings should be for rent, The Council's Housing Enabling and Development Officer has commented that this proposal has been comprehensively developed as a community led exception site initiative (i.e. local needs housing project developed by the

community in conjunction with a Registered Provider). One aspect of the community process is to consult the local community including encouraging those with a housing need to identify their own specific requirements. This process has identified the need for both rented and shared ownership tenure; such requirements are also mirrored in the Council's housing register in relation to Much Wenlock. If the scheme were to just deliver rented housing, then it would not be in the spirit of a community led scheme in that the consultation process would have been to a degree, meaningless. There is an expectation that exception site schemes, whether they are community led or not, include both rented and shared ownership tenures given that such provides greater opportunities for those in housing need.

6.7.4 The agent has commented that the housing need in this case is based on Shropshire Council Policy and Shropshire Housing Group has already agreed a lower percentage than the normal ratio of 70:30 affordable rent/shared ownership. Shropshire Housing Group is also responding to the demand expressed in three public consultation sessions which support the inclusion of shared ownership properties. In the event of the shared ownership properties not selling Shropshire Housing Group intend to convert them to rented properties.

6.7.5 Where the applicant is a Registered Provider, as is the case in this application, planning conditions are considered to be an acceptable means of controlling the occupation and affordability in perpetuity: This is the approach that the Council has used with Registered Providers. The use of a Section 106 Agreement would not, it is considered, offer any greater control than the use of conditions in this instance. The conditions on any approval issued would state:

1. The dwellings hereby permitted shall not be let or occupied other than either:  
a. In the case of 10 dwellings, under a tenancy in accordance with the normal letting policy of a Registered Provider; and b. in the case of 2 three bedroomed dwellings, by way of a Shared Ownership lease or equity share arrangement whereby the occupier cannot progress to or achieve a share greater than 80% of the whole.

Reason: To ensure compliance with the requirements of Policy CS11 of the Shropshire Core strategy to ensure affordability in perpetuity.

2. The affordable housing units shall be advertised through the Shropshire Choice Based Letting scheme, and allocated through the Shropshire Housing Allocation Policy and Scheme. Reason: To ensure that all affordable properties are advertised to local people and that the Shropshire Housing Allocation Policy and Scheme (in combination with any local lettings plan) is applied in allocating the affordable properties for rent.

3. In addition to the requirements of the Shropshire Affordable Housing Allocation Policy and Local Need criteria and the Local Lettings Plan which shall be agreed in writing by the Local Planning Authority, all lettings or shared ownership leases shall meet the local connection and the cascade requirements set out in Shropshire Council's Type and Affordability of Housing Supplementary Planning Document or any policy or guidance that may from time to time replace it.

Reasons: To ensure compliance with Policy CS11 of the Shropshire Core Strategy with regard to local needs and prioritisation for local people.

## **6.8 Open Space**

6.8.1 Core Strategy policy CS6 seeks to ensure developments achieve the local standards for the provision and quality of open space. SAMDev Plan policy MD2.5 acknowledges that open space can contribute to wider policy objectives, including surface water drainage, and seeks to achieve a quantity of open space in developments based on 30 sqm per bedroom. Much Wenlock Neighbourhood Plan policy GOS2 states new development should include or contribute to the provision of open space in line with the standards set by Shropshire Council. In this particular case open space areas would be provided that would have a dual drainage role and the private garden areas are relatively large in this low density scheme to reflect the rural setting. It is considered that the open space provision within the proposed development would be satisfactory in this case. The maintenance of these areas, which also have a role in the surface water drainage of the development, would be by the Housing Association under the terms of their management arrangements for the site.

## **6.9 Loss of Agricultural Land**

6.9.1 The site lies on Grade 3 agricultural land. The NPPF states at paragraph 112 that “Local Planning Authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.” This factor needs to be weighed in the balance of considerations in relation to this site and taking account of the guidance in the NPPF taken as a whole. In view of the acknowledged need for affordable housing and the policies of the Much Wenlock Neighbourhood Plan, in relation to such developments outside development boundaries - see 6.1 above (Principle of Development), and the grade 3 classification, it is considered that a refusal on the grounds of loss of high quality agricultural land could not be sustained.

## **7.0 CONCLUSION**

7.1 There is no in-principle planning policy objection to an affordable housing development immediately adjacent to, but outside of, the development boundary for Much Wenlock. While 12 dwellings are proposed and Much Wenlock Neighbourhood Plan policy H5 makes reference to schemes of up to 10 dwellings, that figure is a guide rather than a target, and the proposed layout would satisfactorily accommodate 12 units in response to the need identified. A refusal on the grounds of the proposal containing 12 dwellings rather than 10 could not be sustained at appeal.

7.2 The proposed development would satisfy the social role of Sustainable Development set out in the National Planning Policy Framework (NPPF) through providing a supply of housing in response to an identified need for affordable housing in the Much Wenlock area, supporting a strong, vibrant and healthy community. With regard to the economic role, the construction of the houses and the activity of the people who would live there subsequently would also be likely to support economic activity to the benefit trade and service provision in the wider area.

7.3 Assessed against the environmental role of sustainability, the proposed development would be in a location that could access town services without over-reliance on the private car and public transport is available for journeys out of the town. The proposed built form would not detract from the visual amenity and rural character of the area, would not unduly harm neighbour amenity and ecological interests can be safeguarded through planning conditions. The proposed development would provide on-site parking at the rate sought in the Much Wenlock Neighbourhood Plan for new development and the highway works that form part of the proposal would ensure that it would not be detrimental to highway safety. The proposed surface water drainage arrangements remain under discussion at the time of writing this report and an update will be provided at the Committee meeting.

7.4 Subject to satisfactory agreement being reached on the proposed surface water drainage arrangements, it is considered that the proposed affordable housing development accords with the provisions of the NPPF, the Shropshire Core Strategy, the SAMDev Plan and the Much Wenlock Neighbourhood Plan. A Section 106 Agreement would be required to secure the financial contribution needed for the re-location of the 30 mph speed limit signs on Callaughton Lane.

8.0 Risk Assessment and Opportunities Appraisal

8.1 Risk Management

There are two principal risks associated with this recommendation as follows:

As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal, i.e. written representations, hearing or inquiry.

The decision may be challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be made a) promptly and b) in any event not later than six weeks after the grounds to make the claim first arose.

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.

8.2 Human Rights

Article 8 gives the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced

against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

### 8.3 Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in Planning Committee members' minds under section 70(2) of the Town and Country Planning Act 1990.

### 9.0 Financial Implications

There are likely financial implications if the decision and / or imposition of conditions is challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependent on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – insofar as they are material to the application. The weight given to this issue is a matter for the decision maker.

## 10. Background

### Relevant Planning Policies

Central Government Guidance:  
National Planning Policy Framework  
National Planning Practice Guidance

Shropshire Core Strategy:  
CS1 Strategic Approach  
CS3 The Market Towns and Other Key Centres  
CS5 Countryside and Green Belt  
CS6 Sustainable Design and Development Principles  
CS11 Type and Affordability of Housing  
CS17 Environmental Networks  
CS18 Sustainable Water Management

SAMDev Plan:  
MD1 Scale and Distribution of Development  
MD2 Sustainable Design  
MD7a Managing Housing Development in the Countryside  
MD12 Natural Environment  
MD13 Historic Environment  
S13 Much Wenlock

Much Wenlock Neighbourhood Plan

SPD on the Type and Affordability of Housing

11. Additional Information

View details online:

<https://pa.shropshire.gov.uk/online-applications/simpleSearchResults.do?action=firstPage&searchType=Application>

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information) Design and Access Statement. Highways and Drainage Report (Including Flood Risk Assessment).
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Cabinet Member (Portfolio Holder) Cllr M. Price
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Local Member Cllr David Turner
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Appendices APPENDIX 1 - Conditions
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## APPENDIX 1

### Conditions

#### STANDARD CONDITION(S)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with Section 91(1) of the Town and Country Planning Act, 1990 (As amended).
2. The development shall be carried out strictly in accordance with the approved plans and drawings  
Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.
3. The external facing materials for the dwellings shall be in accordance with the details shown on drawing number PL310 (Elevation - Material Study, dated May 2016) unless an alternative palette of materials has been approved in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area.

4. Prior to the dwellings that they serve being first occupied, the parking spaces and private driveways shall be surfaced in a permeable material which has first been approved in writing by the Local Planning Authority, and shall thereafter be maintained as such.

Reason: To comply with Much Wenlock Neighbourhood Plan policy RF6, in the interests of sustainable drainage and reducing flood risk.

5. No works associated with the development will commence and no equipment, machinery or materials will be brought onto the site for the purposes of said development until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall include:

- a) details of the trees, hedges and shrubs to be planted in association with the development, including species, locations or density and planting pattern, type of planting stock, size at planting, means of protection and support, planting period and date of completion, and measures for post-planting maintenance and replacement of losses;
- b) details as relevant of the specification and location of the barriers to be installed prior to commencement of development (and / or any other measures to be taken), for the protection of ground reserved for the planting identified in a) above.
- c) details of existing trees and hedges to be retained.

Reason: to ensure satisfactory tree, hedge and shrub planting as appropriate to enhance the appearance of the development and its integration into the surrounding area.

6. All hard and soft landscape works shall be carried out in accordance with a timetable to be approved in writing by the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

7. Where the approved plans and particulars indicate that construction work or installation of any drainage or service run is to take place within the Root Protection Area of any retained tree, woody shrub or hedge, then prior to commencement of any development-related works on site, an Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. The AMS shall include details on how and when such works will be designed, implemented and managed so as to avoid causing damage to any retained tree, woody shrub or hedge and how these features will be protected during the process.

Reason: to ensure that permitted work within an RPA is planned and carried out in such a manner as to safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important to the appearance of the development.

8. All pre-commencement tree protection measures detailed in the approved Arboricultural Method Statement (AMS) shall be fully implemented before any development-related equipment, materials or machinery are brought onto the site. Thereafter the approved tree protection measures shall be maintained in a satisfactory condition throughout the duration of the development, until all equipment, machinery and surplus materials have been removed from the site. The development shall be implemented in strict accordance with the approved AMS. Any tree protection area fenced in accordance with this condition shall be treated as a construction exclusion zone (CEZ); vehicles shall not traverse and nothing shall be stored or placed and ground levels shall not be altered nor any excavation made within the CEZ, without the prior written consent of the Local Planning Authority.

Reason: to safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important to the appearance of the development.

9. A landscape and SUDS management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small private domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape and SUDS management plan shall be carried out as approved.

Reason: In the interests of the visual amenities of the area and to ensure the maintenance of the open space and SUDS areas in perpetuity.

10. No development shall take place until a scheme of foul drainage, and surface water drainage has been submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be fully implemented before the development is occupied/brought into use (whichever is the sooner).

Reason: The condition is a pre-commencement condition to ensure satisfactory drainage of the site and to avoid flooding.

11. Prior to their construction details of the construction method, heights, materials and appearances of the retaining walls indicated on the general arrangement drawing ARCH0173/GA/003 Rev F shall be submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the approved details.

Reason: To define the permission and in the interests of the visual amenities of the area.

12. No development shall take place until details of the means of access, including the layout, construction and sightlines have been submitted to and approved in writing by the Local Planning Authority. The approved access details affecting the public highway shall be fully implemented before any dwelling is first occupied, with the estate road constructed to at least base course macadam level before the dwellings that it would serve are first occupied.

Reason: To ensure a satisfactory means of access to the highway, in the interests of highway safety.

13. Prior to the commencement of the development full engineering details of the proposed footway along Callaughton Lane and carriageway widening shall be submitted to and approved in writing by the Local Planning Authority. The works shall be fully implemented in accordance with the approved details before any of the dwellings it would serve are first occupied.

Reason: To ensure a satisfactory means of access to the highway.

14. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall provide for:

- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- wheel washing facilities
- measures to control the emission of dust and dirt during construction
- a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To avoid congestion in the surrounding area and to protect the amenities of the area.

15. Demolition or construction works shall not take place outside the following times:
- Monday to Friday 07:30hrs to 18:00hrs
  - Saturday 08:00hrs to 13:00hrs
  - Nor at any time on Sundays, Bank or Public Holidays.

Reason: In the interest of the amenity of the occupants of surrounding residential properties.

16. Prior to the first occupation of the buildings hereby permitted, a suite of artificial nesting and/or roosting boxes shall be erected on the site. The type and location of the boxes shall be submitted to and agreed in writing with the Local Planning Authority and the scheme shall then be undertaken in accordance with the agreed details.

The following artificial nesting/roosting boxes shall be provided:

1. A total of 4 woodcrete or similar bat boxes suitable for nursery or summer roosting for small crevice dwelling bat species.
2. A total of 2 woodcrete or similar artificial nesting boxes suitable for house sparrows or starlings.
3. A total of 2 woodcrete or similar artificial nesting boxes suitable for house martins, swifts or swallows.

Reason: To ensure the provision of roosting/nesting opportunities for wildlife in accordance with section 11 of the National Planning Policy Framework.

17. Prior to the erection of any external lighting on the site a lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained for the lifetime of the development. The submitted scheme shall be designed to take into account the advice on lighting set out in the Bat Conservation Trusts Bats and Lighting in the U.K. guidance.

Reason: To minimise disturbance to bats, European Protected Species.

18. The dwellings hereby permitted shall not be let or occupied other than either:
- a. In the case of 10 dwellings, under a tenancy in accordance with the normal letting policy of a Registered Provider; and
  - b. in the case of 2 three bed roomed dwellings, by way of a Shared Ownership lease or equity share arrangement whereby the occupier cannot progress to or achieve a share greater than 80% of the whole.

Reason: To ensure compliance with the requirements of Policy CS11 of the Shropshire Core strategy to ensure affordability in perpetuity.

19. The affordable housing units shall be advertised through the Shropshire Choice Based Letting scheme, and allocated through the Shropshire Housing Allocation Policy and Scheme. Reason: To ensure that all affordable properties are advertised to local people and that the Shropshire Housing Allocation Policy and Scheme (in combination with any local lettings plan) is applied in allocating the affordable properties for rent.

Reason: To ensure compliance with Policy CS11 of the Shropshire Core Strategy with regard to local needs and prioritisation for local people.

20. In addition to the requirements of the Shropshire Affordable Housing Allocation Policy and Local Need criteria and the Local Lettings Plan which shall be agreed in writing by the Local Planning Authority, all lettings or shared ownership leases shall meet the local connection and the cascade requirements set out in Shropshire Council's Type and Affordability of Housing Supplementary Planning Document or any policy or guidance that may from time to time replace it.

Reason: To ensure compliance with Policy CS11 of the Shropshire Core Strategy with regard to local needs and prioritisation for local people.

### **Informatives**

1. In arriving at this decision the Council has used its best endeavours to work with the applicant in a positive and proactive manner to secure an appropriate outcome as required in the National Planning Policy Framework, paragraph 187.
2. You are obliged to contact the Street Naming and Numbering Team with a view to securing a satisfactory system of naming and numbering for the unit(s) hereby approved. At the earliest possible opportunity you are requested to submit two suggested street names and a layout plan, to a scale of 1:500, showing the proposed street names and location of street nameplates when required by Shropshire Council. Only this authority is empowered to give a name and number to streets and properties, and it is in your interest to make an application at the earliest possible opportunity. If you would like any further advice, please contact the Street Naming and Numbering Team at Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND, or email: [snn@shropshire.gov.uk](mailto:snn@shropshire.gov.uk). Further information can be found on the Council's website at: <http://new.shropshire.gov.uk/planning/property-and-land/name-a-new-street-or-development/>, including a link to the Council's Street Naming and Numbering Policy document that contains information regarding the necessary procedures to be undertaken and what types of names and numbers are considered acceptable to the authority.
3. The active nests of all wild birds are protected under the Wildlife and Countryside Act 1981 (as amended). An active nest is one that is being built, containing eggs or chicks, or on which fledged chicks are still dependent. It is a criminal offence to kill, injure or take any wild bird; to take, damage or destroy an active nest; and to take or destroy and egg. There is an unlimited fine and/or up to six months imprisonment for such offences.

All vegetation clearance, tree removal and scrub removal should be carried out outside of the bird nesting season which runs from March to September inclusive.

If it is necessary for work to commence in the nesting season then a pre-commencement inspection of the vegetation for active bird nests should be carried out. If vegetation cannot be clearly seen to be clear of nests then an experienced ecologist should be called in to carry out the check. No clearance works can take place with 5m of an active nest.

If during construction birds gain access to any of the buildings and begin nesting, work must cease until the young birds have fledged.

4. The storage of all building materials, rubble, bricks and soil must either be on pallets or in skips or other suitable containers to prevent their use as refuges by wildlife.
5. Where possible, trenches should be excavated and closed in the same day to prevent any wildlife becoming trapped. If it is necessary to leave a trench open overnight then it should be sealed with a closefitting plywood cover or a means of escape should be provided in the form of a shallow sloping earth ramp, sloped board or plank. Any open pipework should be capped overnight. All open trenches and pipework should be inspected at the start of each working day to ensure no animal is trapped.
6. The applicant should aim to achieve the Secured By Design (SBD) award status for this development. SBD is a nationally recognised award aimed at achieving a minimum set of standards in crime prevention for the built environment. The scheme has a proven track record in crime prevention and reduction. The opportunity for crime to occur can be reduced by up to 75% if Secured By Design is implemented. There is a clear opportunity within this development to achieve the Secured by Design award. By doing so it can also address the requirements of the new Approved Document Q.

Approved Document Q applies to all new dwellings, including those resulting from a change in use of an existing building, such as commercial premises, warehouse and barns undergoing conversions into dwellings. It also applies to builds within Conservation Areas. Approved Document Q creates security requirements in relation to doors at the entrance to a building, including garage doors where there is a connecting inner door leading directly into the dwelling. Also included are ground floor, basement and other easily accessible windows; and any easily accessible roof-lights. The requirement is that the product must be shown to have been manufactured to a design that has been tested to an acceptable security standard.

The principles and standards of the Secured By Design initiative give excellent guidance on crime prevention through the environmental design and also on the physical measures. Details can be found at [www.securedbydesign.com](http://www.securedbydesign.com)

7. In determining this application the Local Planning Authority gave consideration to the following policies:

Central Government Guidance:  
National Planning Policy Framework  
National Planning Practice Guidance

Shropshire Core Strategy:  
CS1 Strategic Approach  
CS3 The Market Towns and Other Key Centres  
CS5 Countryside and Green Belt  
CS6 Sustainable Design and Development Principles  
CS11 Type and Affordability of Housing  
CS17 Environmental Networks  
CS18 Sustainable Water Management

SAMDev Plan:

MD1 Scale and Distribution of Development  
MD2 Sustainable Design  
MD7a Managing Housing Development in the Countryside  
MD12 Natural Environment  
MD13 Historic Environment  
S13 Much Wenlock

Much Wenlock Neighbourhood Plan

SPD on the Type and Affordability of Housing

8. Your attention is specifically drawn to the conditions above that require the Local Planning Authority's approval of materials, details, information, drawings etc. In accordance with Article 21 of the Town & Country Planning (Development Management Procedure) Order 2010 a fee is required to be paid to the Local Planning Authority for requests to discharge conditions. Requests are to be made on forms available from [www.planningportal.gov.uk](http://www.planningportal.gov.uk) or from the Local Planning Authority. The fee required is £97 per request, and £28 for existing residential properties.

Failure to discharge pre-start conditions will result in a contravention of the terms of this permission; any commencement may be unlawful and the Local Planning Authority may consequently take enforcement action.