



Committee and date

Central Planning Committee

3 April 2014

Item

**10**

Public

## Development Management Report

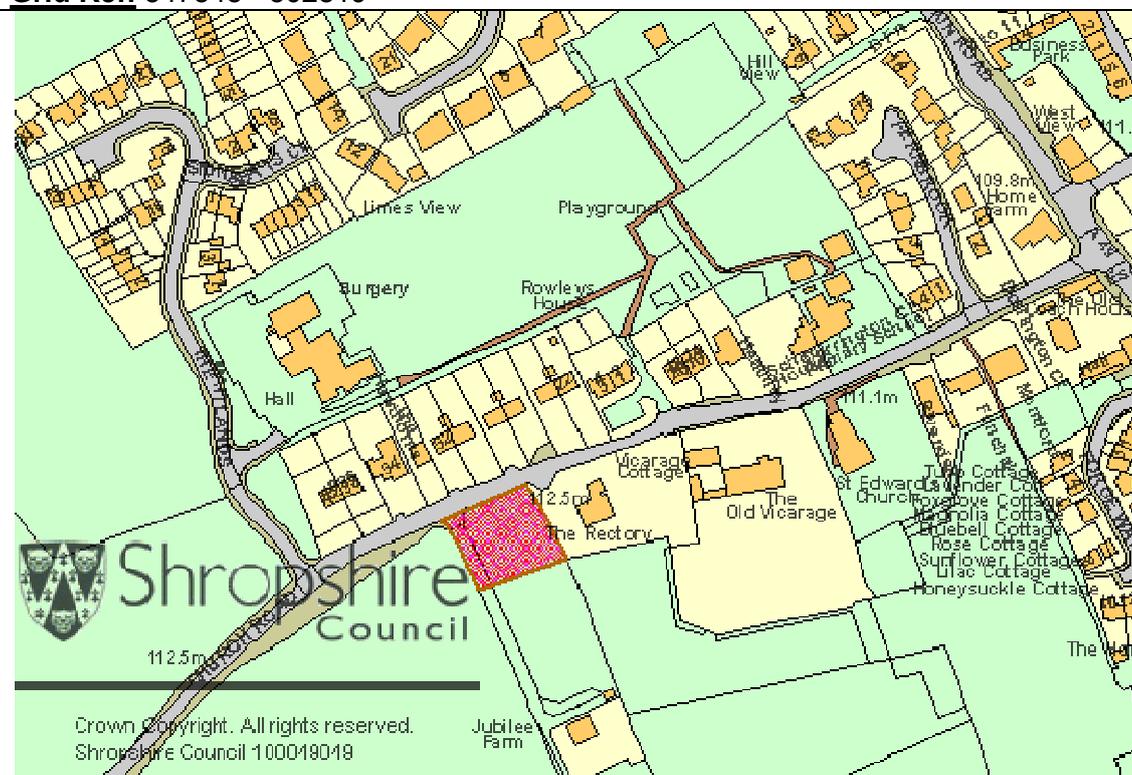
Responsible Officer: Tim Rogers

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### Summary of Application

<b>Application Number:</b> 14/00188/OUT	<b>Parish:</b> Condover
<b>Proposal:</b> Outline planning application for the erection of 2 detached dwellings	
<b>Site Address:</b> Land At Jubilee Farm Church Road Dorrington Shrewsbury SY5 7JL	
<b>Applicant:</b> J A, D L And B C Oakley	
<b>Case Officer:</b> Andrew Gittins	<b>email:</b> <a href="mailto:planningdmc@shropshire.gov.uk">planningdmc@shropshire.gov.uk</a>

**Grid Ref:** 347545 - 302819



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Contact Tim Rogers on 01743 258773

**Recommendation:- Grant Permission subject to a section 106 legal agreement to secure an off-site affordable housing contribution and to the conditions set out in Appendix 2.**

## **REPORT**

### **1.0 PURPOSE OF REPORT**

**1.1** The purpose of this report is to update Members on any implications of the Planning Practice Guidance released on the 6<sup>th</sup> March 2013 on Shropshire Council's five year housing land supply following a resolution to defer the application of these grounds. The practice guidance provides a streamlined version of other government guidance which has now been cancelled: it has not changed the status of the NPPF, the interpretation of which remains a matter of law. Shropshire's position with regard to the 5 year land supply and decision taking in accordance with the NPPF has not changed as a consequence of the Planning Guidance and the recommendation for the approval of this application remains.

### **4.0 ADDITIONAL REPRESENTATION**

#### **4.1 PUBLIC COMMENTS**

**4.1.1** Members were updated on the one additional letter of support through the Additional Representation procedure; no addition letters have been received. The letter is supportive of the application on the following grounds:

- Small development of two dwellings in keeping with the village plan and does not result in over development.
- The village also needs a variety of houses such as these so that local people can stay locally rather than moving out of the area when looking to move to larger houses as their families grow.
- It is very central to all local amenities so keeping to the heart of the village without being detrimental to the area.
- Sort of development village needs rather than large developments such as have been put forward by other developers in recent months which would not be supported.



**Recommendation:- Grant Permission subject to a section 106 legal agreement to secure an off-site affordable housing contribution and to the conditions set out in Appendix 1.**

## **REPORT**

### **1.0 THE PROPOSAL**

**1.1** The application is for outline planning application for the erection of 2 detached dwellings with all matters reserved for later approval. The application form states that the dwellings would be 4+ bed but this should only be read as a guide as the scale of the dwellings is reserved for later approval and would be assessed at reserved matters.

### **2.0 SITE LOCATION/DESCRIPTION**

**2.1** The site is located outside of the Dorrington Village Boundary as defined by saved SABC Policy H3: Housing in Villages with Development Boundaries and the Boundary proposed under the SAMDev Final Submission and is therefore located in an area of countryside for planning policy purposes.

**2.2** The site which extends to 0.1 ha is located on the western edge of the village boundary of Dorrington adjacent to The Rectory and to the south Church Road and bound by a private drive serving Jubilee Farm to the west.

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

**3.1** Dorrington Parish Council have submitted a view contrary to Officers recommendation for approval based on material planning reasons where these contrary views cannot reasonably be overcome by negotiation or the imposition of planning conditions; and the Area Manager in consultation with the committee chairman and vice chairman agrees that the Parish Council has raised material planning issues and that the application should be determined by committee.

### **4.0 Community Representations**

#### **4.1 Consultee Comments**

##### **4.1.1 SC Highways: Recommendation:-**

The highway authority raises no objections to the granting of outline consent.

Conditions:- None recommended.

Informatives:- None.

Key Issues:-Access: Vehicular access to the two proposed dwellings would be via the existing access to Jubilee Farm which will remain unaltered by the scheme. I consider this access point onto the highway to have the capacity to accommodate the likely vehicle movements arising from the occupation of the two proposed dwellings along with the present level of movements associated with the farm.

Background:- No additional comment.

- 4.1.2 SC Drainage:** Drainage details, plan and calculations could be conditioned and submitted for approval at the reserved matters stage if outline planning permission is granted.
- 4.1.3 SC Trees:** No objection subject to the attachment of a conditioning requiring the submission of an Arboricultural Implication Assessment (AIA) with the first of the reserved matters.
- 4.1.4 SC Ecology:** The site has the potential to support nesting birds. The suggested informative in respect of nesting birds should be included on the decision notice.

## **4.2 Public Comments**

- 4.2.1 Conover Parish Council:** Following two well attended meetings of the Parish Council on 4/2 and 18/2 where local residents expressed their opposition to the above planning application, the Parish Council have agreed to oppose the application on the following grounds:

The development site was considered in the SAMDev process (described below) and not selected as it was deemed to be less suitable than other potential development sites. In particular the site was excluded as it was not supported as a preferred site by Shropshire Council Planning. Sustainability issues exist and are based primarily on:

- ☐ **Access** - Church Road; Dorrington is particularly narrow and busy; as a result of parking and being the location of the local primary school; access is therefore considered to be an issue.
- ☐ **Lack of pavement** - There is no pedestrian access to the proposed site, given that Church Road is narrow and has parking issues this increases the risk of pedestrians incurring injury.
- ☐ **Housing Type** - The proposed housing does not meet the housing needs of the village as determined by the Parish Plan (2009) and confirmed in subsequent public consultations.

The Parish Council and Community trust that Shropshire Council will give significant weight to the Parish Council's SAMDev submission. The submission was arrived at through extensive public consultation which began in 2010 and has involved many public meetings since. These have been well attended by its Community; and supported by SC planning officers; SC councillors and parish councillors. This represents a belief in "Localism"; planning from the bottom up and a huge investment in people's time, and resource which should not be overlooked Dorrington's Village Design Statement is robust and detailed; identifying two development areas within the village boundary and central to village services. Providing the potential to build 30/32 additional homes which will meet the economic and social needs of the village. Developers detailed plans as presented to the Community and Council include a healthy mix of house types which include affordable homes and bungalows which the Community identified as a need in the 2009 Parish Plan. This has been incorporated into the SAMDev document. The Parish Council trusts these comments will be considered before a planning decision is made. Should the Planning Officer be minded to recommend approval

of this application the Parish Council would like to recommend that the application be referred to the Central Planning Committee and that the PC is given the opportunity to address the Committee.

**4.2.2 Public Comments:** 3 letters (2 from same household) and objecting to the scheme on the following grounds:

- Proposal outside development boundary in an area of countryside.
- Adverse impact on character of countryside.
- Church Road already has a large volume of traffic, including large farm traffic, horseboxes attending Netley Hall, housing estate at The Maitlands, doctors' surgery and village hall as well as traffic serving addition properties.
- What is assumed to have been a traffic survey was conducted when horse events at Netley Hall were over and after harvest of crops; survey should have been conducted in late summer to get an accurate representation.
- Principle of development will set precedent for similar developments.
- Church Road is only a lane, especially at the point where Jubilee Farm exits onto Church Road which cannot accommodate any more traffic and is of insufficient width for the simultaneous passing of two vehicles with no footpath (the footpath only being from The Old Vicarage down towards the A49 and this is blocked by parked vehicles) with vehicle speeds leading to conditions detrimental to pedestrian safety.
- There has already been accident involving two dogs on Church Lane so any more traffic added to this will not be acceptable or safe.
- Loss of view
- The field has previously been used by Dorrington School's sports day and has more recently been used for grazing animals and this use should continue.
- There are enough brown sites in the county that could be developed before this piece of land, or any other piece of land in the countryside.
- Dorrington is already big enough and it is almost impossible to get out of Church Road onto the A49 for the volume of traffic.

A petition containing approximately 22 names has also been received objecting to the scheme.

**4.2.3** In response the Applicant has provided the following:

- This site is not included in the SAMDEV for Dorrington but it was consulted on and initially included until it was removed by Shropshire Council as they had included the whole field rather than this small proportion of it and no residents had any objections to it at the time.
- There is a very large development for 19 houses (reduced from 38 originally!) proposed presently within the village which is completely unsuitable and unsustainable and it would mean a massive change to the village design and it is by no means included in the recent SAMDEV and has received an enormous amount of objections.

- One reason we have proposed this application was because smaller pockets of development are more suitable to the village as a whole and Shropshire council is in need of a 5 year plus 20% land supply as per NPPF. This application is central to the village and all its amenities and has good access which is what SAMDEV was considered on.
- The application is extremely small in size and is in fact only a quarter of an acre so it will have very little impact on the village design. It is also very unlikely to make much impact on traffic on church road as there would be a maximum of only 4 extra cars to these two properties. The traffic to Netley Hall is considerable and has a much bigger impact than this small development would have.
- Exception is taken to the comments raising non material planning considerations.
- Church road is admittedly narrow in one area but the entrance to Jubilee is actually the widest part of this road so yet again this is inaccurate.
- There is a footpath which leads from the village hall along the field behind church road which is used by most residents to access the amenities and this links up to the footpath outside the old vicarage.
- Accident on Church Road involving dogs The dogs which were hit on church road were running loose and unattended which is how the incidents occurred and it is by no means a dangerous road.
- Photographs are included showing the view from in front the neighbouring property (28 Church Road). This shows that the development will have very little impact on the view as presently there is a very large hedge which obstructs the view from this area and the hills can be seen to the right of here and this view will not be impacted at all. People walking along the road will have the same view of the hills as they do now as the hills are not positioned behind Jubilee but they are to the right of here and will be seen just as they are now.
- It has been mentioned the field being used for school sports day and this is because it was volunteered to be used in this way. Only a small portion of this field will be used in the application so the remainder of the land could be volunteered as seen fit.
- The objection refers to Brownfield sites in the county which could be developed. However it is very well documented that Shropshire Council do not have the designated 5 year plus 20% land supply which they must have via NPPF as a government policy so these sites are needed.
- The only real issue regarding the volume of traffic along Church road is access onto the A49 which is hard to gain entry to but the volume along Church road is actually very low volume traffic and with the exception of Netley Hall traffic for events it is not considered hard to gain access to this road.

- The two letters of objection also arise from the same household.

**4.2.4** One letter received supporting the application on the following grounds:

- Dorrington is in need of four bed detached properties to add to diversify of house types.
- Property would be built in centre of village where community facilities are easily accessible (school, village hall, church and doctors).

**5.0 THE MAIN ISSUES**

**Principle of development**

**Siting, scale and design of structure / Impact on neighbouring amenity**

**Highways and access**

**Trees**

**Ecology**

**Surface Water Drainage**

**6.0 OFFICER APPRAISAL**

**6.1 Principle of development**

**6.1.1** Under section 38(6) of the Planning and Compulsory Purchase Act 2004, all planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. Since the adoption of the Councils Core Strategy the National Planning Policy Framework (NPPF) has been published and is a material consideration that needs to be given weight. Paragraph 12 of the NPPF states that 'Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise'

**6.1.2** With regards to housing development paragraph 49 of the NPPF states that:

'Housing applications should be considered in the context of the presumption in favour of sustainable development'.

and that:

'Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.'

**6.1.3** Shropshire Council has an adopted Core Strategy and CS4 outlines that housing development that is of a scale that is appropriate to the settlement will be allowed in villages in rural areas that are identified as Community Hubs and Clusters within the SAMDev DPD. The SAMDev DPD is at the 'Revised Preferred Options' stage and paragraph 216 of the NPPF states that decision-takers should give weight to the relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

The Council's view is that the SAMDev Plan has reached a point, being settlement and site specific and having undergone very substantial public consultation, where significant weight can be attached.

**6.1.4** Dorrington and Stapleton and Condover are coming forward as a 'Community Cluster' and the Revised Preferred Options' proposal indicates a development boundary. This site is just outside the development boundary for Dorrington and therefore allowing this proposal would be contrary to the emerging SAMDev DPD and contrary to the PCs aspirations regarding the location of new development within Dorrington. However in the absence of a five year land supply a 'presumption in favour of sustainable development' and the need to boost the housing supply (a government priority) is now the most significant material consideration when determining planning applications for housing and takes precedence over adopted and emerging local planning policy in relation to the supply of housing due to those policies not being considered up to date. The key factor in determining this proposal is therefore assessing whether the proposal would represent sustainable development and whether it is an acceptable scale and design appropriate for the village of Dorrington.

**6.1.5** Dorrington is a close knit community predominantly situated to either side of the A49. There are a range of services and facilities within the village, including a primary school, shop, post office, village hall, public house and a restaurant and it is serviced by a regular bus service between Shrewsbury and Church Stretton/Ludlow. Although the site is located at the northern end of the village it is considered that all of these services are within walking distance of the application site. It is therefore considered that the site is situated in a sustainable location with regard to accessibility and proximity to essential day to day services without over reliance or long journeys by private motor car.

**6.1.6** However 'sustainable development' isn't solely about accessibility and proximity to essential services but the NPPF states that it is 'about positive growth – making economic, environmental and social progress for this and future generations'. In paragraph 7 of the NPPF it states that these three dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with

accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

- an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

**6.1.7** Economic role – The proposal will help boost the supply of housing in Shropshire and will provide local employment for the construction phase of the development supporting small local builders and building suppliers. The provision of two additional houses will also support local businesses as future occupiers will access and use local services and facilities. The provision of more homes will create a stimulus to the economy and address the housing shortage. The proposal will also make a financial contribution to the supply of affordable housing in addition to a CIL payment which will provide financial contributions towards infrastructure and opportunities identified in the Place Plan.

**6.1.8** Social role – Villages need to expand in a controlled manner in order to provide support for and maintain the level of services and facilities available in the village and surrounding area. The NPPF positively encourages the siting of housing in smaller settlements where it will support facilities within the settlement and those nearby, thereby helping to retain services and enhancing the vitality of rural communities. Providing housing will support and maintain existing facilities will benefit both the existing and future residents and help meet the needs of present and future generations.

**6.1.9** Environmental role – The site forms part of a field with no heritage, cultural or ecological designation. Whilst it is currently utilised as pasture land it has little ecological value with the only feature of any ecological value being the boundary hedges and trees that may be retained and enhanced with additional landscaping. The proposal would have no adverse impact on wildlife and the ecological value of the site could potentially be improved by conditions requiring the provision of bat boxes and artificial bird nests. In addition the proposal would help contribute to a low carbon economy as the site is reasonably accessible to local services and facilities on foot or by cycle and by public transport to the array of services, facilities and employment opportunities in Shrewsbury, Church Stretton and Ludlow.

## **6.2 Siting, scale and design of structure / Impact on neighbouring amenity**

**6.2.1** The proposal is outline only with all matters (access, appearance, landscaping, layout and scale) reserved for later approval. However it is considered that the provision of two detached dwellings is appropriate and the submission of reserved matters will ensure that proposed dwellings are of a scale and design which protect and conserve the local context and character of the area. Similarly the impact on the neighbouring properties will be considered at the reserved matters stage.

## **6.3 Highways and access**

**6.3.1** Access has been reserved for later approval. However, Shropshire Council's Highways Development Control have provided commented on the application and have no objection to access being provided from the existing private drive serving

Jubilee Farm. Local residents and the Parish Council have commented on the width of Church Road, which is suggested is restricted by parked vehicles accessing the school, and are concerned that the lack of a footway will lead to issues of pedestrian safety. However it is not considered that the additional traffic generated by two vehicles would lead to a significant or demonstrable increase in traffic movements and there is no objection to the scheme on these grounds.

#### **6.4 Trees**

**6.4.1** The application has been referred to the Council's Tree Officer who has no objection subject to the attachment of a conditioning requiring the submission of an Arboricultural Implication Assessment (AIA) with the first of the reserved matters in order to assess the impact of the proposed development on the trees at the front of the site.

#### **6.5 Ecology**

**6.5.1** The application has been referred to the Planning Ecologist who has no objection subject to the attachment of an informative in respect of nesting birds.

#### **6.6 Surface Water Drainage**

**6.6.1** Drainage of surface and will be considered at the reserved matters stage and informative(s) have been imposed advising of the requirements. However the application form states that surface water drainage would be provided via soakaways which is the sequentially preferable method of disposal in accordance with the requirements of CS18.

#### **7.0 CONCLUSION**

**7.1** It is appreciated that approving this development would be contrary to the Parish Council's wishes by allowing development outside the development boundary. However the NPPF is clear that where there is a lack of a 5 year land supply local policies relating to housing are considered to be out of date. The NPPF sets out that the priority is therefore to boost housing supply and to approve sustainable development in appropriate locations provided there are no adverse impacts of doing so. It is considered that the site is an appropriate location for two additional dwellings as it is situated adjacent to existing houses adjacent to the edge of the village and could be accessed off the existing private drive serving Jubilee Farm. The proposal would also have no adverse environmental or ecological implications and would not impact on highway safety. The detailed character and appearance of the buildings will be considered at the reserved matters stage as well as any impact on residential amenity of neighbours.

**7.2** It is considered that the proposal represents sustainable development as the site is adjacent to the edge of Dorrington where there are a range of local services within walking distance and a regular bus service to Shrewsbury and Ludlow. The development will therefore not result in over reliance on the private motor car and it will provide an additional dwelling and would help support existing facilities and services and therefore promote 'strong, vibrant and healthy communities'. The existing infrastructure is sufficient to support the proposed development and the proposal will provide an Affordable Housing Contribution (AHC) and will be liable for the required CIL payment. It is therefore recommended that members support this application and grant planning permission in line with clear guidance within the

NPPF. Permission, if granted, should be subject to the completion of a S106 Agreement to secure an AHC in accordance with the Councils adopted policy.

## **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 three months 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 1970.

**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

- Core Strategy and Saved Policies:  
 CS1 – Strategic Approach  
 CS2 – Shrewsbury Development Strategy  
 CS4 – Community Hubs and Community Clusters  
 CS5 – Countryside and Green Belt  
 CS6 – Sustainable Design and Development Principles  
 CS9 – Infrastructure Contributions  
 CS10 – Managed Release of Housing Land  
 CS11 – Type and Affordability of Housing  
 CS17 – Environmental Networks  
 CS18 – Sustainable Water Management

SUPPLEMENTARY PLANNING DOCUMENTS  
 Type and Affordability of Housing  
 Sustainable Design (Part 1)

RELEVANT PLANNING HISTORY:  
 No relevant planning history.

<b>List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)</b>
<b>Cabinet Member (Portfolio Holder)</b> Cllr M. Price
<b>Local Member</b> Cllr Tim Barker
<b>Appendices</b> APPENDIX 2 - Conditions

## APPENDIX 2

### Conditions

#### STANDARD CONDITION(S)

1. Details of the Appearance, Landscaping, Layout and Scale shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: The application is an outline application under the provisions of Article 1(2) of the Town and Country Planning General Development (Procedure) Order 1995 and no particulars have been submitted with respect to the matters reserved in this permission.

2. Application for approval of reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act, 1990.

3. The development hereby permitted shall begin before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act, 1990.

4. The following information shall be submitted to the local planning authority concurrently with the first submission of reserved matters:

The number of units  
The means of enclosure of the site  
The drainage of the site

Reason: To ensure the development is of an appropriate standard.

5. An arboricultural implication assessment (AIA) prepared, in accordance with BS 5837: 2012 "Trees in relation to Design Demolition and Construction" should be submitted with the first of the Reserved Matters. This assessment should consider the implications of the development in terms of its impact on the trees and identify where trees can be successfully retained and provide justification where trees are to be removed. The assessment should demonstrate that retained trees can be protected during the construction phase to the standards recommended in BS 5837: 2012 and that they will not be detrimental to the reasonable enjoyment of the new dwellings in the future.

Reason: To assess the impact of the development on the existing trees.

**Informative(s)**

1. The land and premises referred to in this planning permission are the subject of an Agreement under Section 106 of the Town and Country Planning Act 1990.
2. The application form states that the surface water drainage from the proposed development is to be disposed of via soakaways. However, no details and sizing of the proposed soakaways have been provided. Percolation tests and soakaways should be designed in accordance with BRE Digest 365. Full details, calculations, dimensions and location plan of the percolation tests and the proposed soakaways should be submitted for approval. A catchpit should be provided on the upstream side of the proposed soakaways.

Reason: To ensure that soakaways, for the disposal of surface water drainage, are suitable for the development site and to ensure their design is to a robust standard to minimise the risk of surface water flooding.

3. If non permeable surfacing is used on the new driveway and parking area and/or the driveway slopes toward the highway, the applicant should submit for approval a drainage system.

Reason: To ensure that no surface water runoff from the new driveway runs onto the highway.

4. As part of the SuDS, the applicant should consider employing measures such as the following:

- ' Water Butts
- ' Rainwater harvesting system
- ' Permeable surfacing on any new driveway, parking area/ paved area
- ' Attenuation
- ' Greywater recycling system
- ' Green roofs

Details of the use of SuDS should be indicated on the drainage plan.

Reason: To ensure that, for the disposal of surface water drainage, the development is undertaken in a sustainable manner.

5. Consent is required from the service provider to connect into the foul main sewer.
6. You are obliged to contact Shropshire Council's Street Naming and Numbering Team with a view to securing a satisfactory system of naming and numbering for the residential 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://www.shropshire.gov.uk/streetnamingandnumbering>, 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.

7. The active nests of all wild birds are protected under the Wildlife & Countryside Act 1981 (As amended). An active nest is one being built, containing eggs or chicks, or on which fledged chicks are still dependent.

All clearance, conversion and demolition work in association with the approved scheme shall be carried out outside of the bird nesting season which runs from March to September inclusive

Note: If it is necessary for work to commence in the nesting season then a pre-commencement inspection of the vegetation and buildings for active bird nests should be carried out. If vegetation cannot be clearly seen to be clear of bird's nests then an experienced ecologist should be called in to carry out the check. Only if there are no active nests present should work be allowed to commence.