

Development Management Report

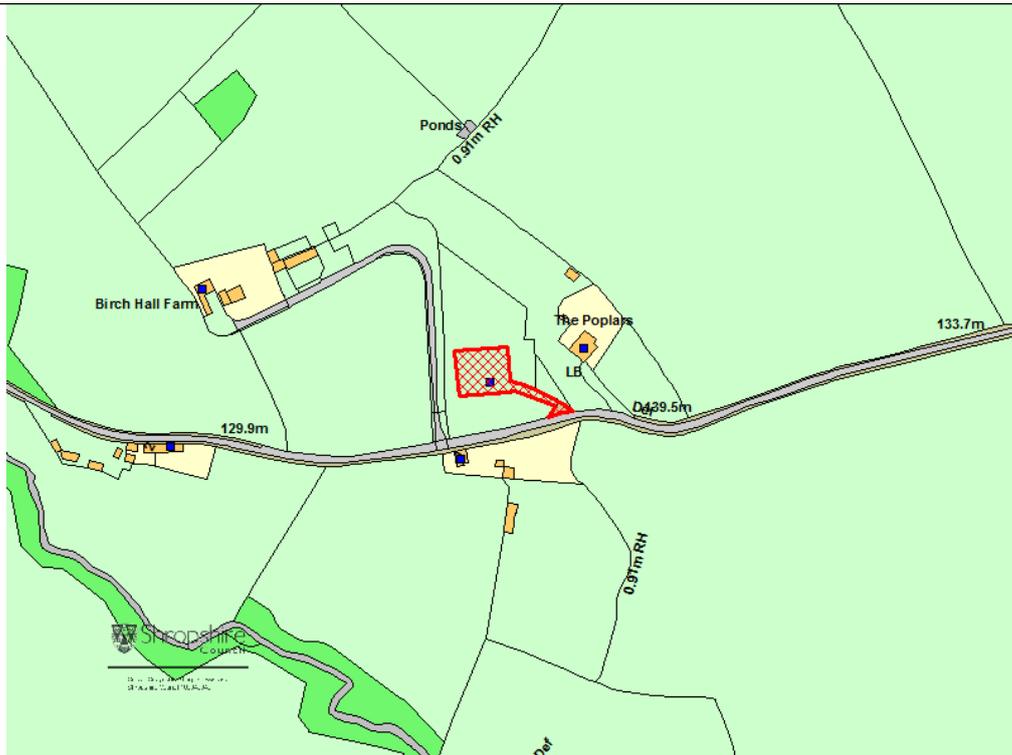
Responsible Officer: Tim Rogers

email: tim.rogers@shropshire.gov.uk Tel: 01743 258773 Fax: 01743 252619

Summary of Application

Application Number: 19/02168/FUL	Parish: Middleton Scriven
Proposal: Erection of a single plot affordable dwelling and a detached double garage.	
Site Address: Proposed Affordable Dwelling Middleton Scriven Bridgnorth Shropshire	
Applicant: Mr Graham Tranter	
Case Officer: Lynn Parker	email: planning.southern@shropshire.gov.uk

Grid Ref: 368879 - 287310



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Recommendation:- Refuse

Contact: Tim Rogers (01743) 258773

Recommended reasons for refusal:

1. It is acknowledged that the proposed development would make a small contribution to the economic objective of sustainable development during the build process and the spend by occupiers on subsequent occupation, and that it would contribute to the social objective by delivering a unit of affordable housing to meet an identified need. However, the site is not part of or adjacent to a recognisable named settlement with only a limited number of scattered dwellings nearby; these are generally separated from one another by agricultural land and because the pattern of development is so sporadic the site is not regarded as being in a sustainable location. The principle of the proposed development is therefore contrary to Policies CS1, CS5 and CS11 of the Shropshire Local Development Framework Core Strategy, Policies MD3 and MD7a of the Shropshire Council Site Allocations and Management of Development Plan, the Council's Supplementary Planning Document on the Type and Affordability of Housing, and the environmental objectives of sustainable development set out in the National Planning Policy Framework.
2. Due to the position of the proposed plot, which is centrally placed within agricultural land with the remaining field surrounding on all sides and a driveway cutting through it, the site does not respond appropriately to the form and layout of the existing adjacent development, nor is it the most effective and sustainable use of the land. The proposed siting of the plot is therefore contrary to Policies CS6 and CS17 of the Shropshire Local Development Framework Core Strategy, and Policy MD2 of the Shropshire Council Site Allocations and Management of Development Plan.
3. The appearance and character of the proposed dwelling do not adequately reflect or respect locally characteristic architectural design and details and do not sufficiently demonstrate the high-quality design essential for the exceptional nature of a single plot development. In this respect the proposed development is contrary to Policies CS6 and CS17 of the Shropshire Local Development Framework Core Strategy, Policy MD2 of the Shropshire Council Site Allocations and Management of Development Plan, the National Planning policy Framework (2019) and the National Design Guide (2019).

REPORT

1.0 THE PROPOSAL

- 1.1 This application is for the erection of a dwelling, detached garage and access driveway under the Council's single plot affordable scheme on agricultural land adjacent to The Poplars at Middleton Scriven. Certificate A has been completed to confirm that the applicant is the owner of the land. The proposed plot covers approximately 1,200m² including the access and driveway, 1000m² (0.1h) otherwise. The proposed dwelling is a rectangular, dual pitched roof, single storey, two bedroom unit which would have a gross internal floorspace of approximately 100m². It would measure approximately 13.6m wide x 7.6m in depth x 3.37m to ridge height, 2.2m to eaves. The dwelling is proposed to be located centrally within

an agricultural field laid to grass measuring approximately 7,200m (0.72h) with a new driveway extending up to it from the existing field gate in the south east corner.

- 1.2 Additionally, a detached, dual pitched roof double garage is proposed adjacent to the east side of the dwelling. It would measure approximately 6.065m wide x 6m in depth x 4.9m to ridge height, 2.2m to eaves and face south. It would be located approximately 54m from the field access to the south east. The vehicular access and hardstanding are indicated to be composed of stone with permeable tarmac for 5m to the carriageway.
- 1.3 The dwelling is proposed with natural finish pine boarding walls, a roof of green shingles, natural protective finish pine windows and doors, and dark grey plastic rainwater goods. The boundary of the plot would be defined by post and rail fencing. Foul sewage is proposed to be disposed of via septic tank and surface water to soakaway.
- 1.4 A written statement from the Clerk to the Parish Councils of Billingsley and Chetton has been submitted in support of this application. This document can be viewed in full online, however is summarised as follows:
 - o Mr Tranter has lived in either Middleton Scriven or Chetton all of his life. His parents lived in Middleton Scriven and the family can be traced back to Aston Botterell in 1850.
 - o Until he recently retired, Mr Tranter worked for the Crawford Clarke family and lives in a 'tied' cottage on the farm. Changing circumstances mean he needs to find alternative accommodation.
 - o The ground which he owns is on the outskirts of Middleton Scriven and belonged to his family.
 - o An affordable home on this site would allow him to remain close to neighbours and friends.
 - o The Parish Councils of Chetton and Billingsley and the owner of Birch Hall Farm, Mr Henry Yates, are very supportive of this application and are anxious to retain Mr Tranter in this area where he plays such an active role in many local country pursuits.
- 1.5 This application follows the delegated Refusal of Outline Planning Application Ref: 18/05043/OUT on 9th January 2019. The application was Refused on the grounds that 1) no qualifying information had been submitted, 2) the plot is in open countryside, 3) an Outline Application was not acceptable for this type of proposal, and 4) the plot position was inappropriate. Qualifying information has been achieved during the course of this Full Planning Application. Written advice has additionally been provided under three separate Pre-Application Enquiries in 2015, 2016 and 2018.
- 2.0 SITE LOCATION/DESCRIPTION
- 2.1 The site falls within open countryside to the south west of Bridgnorth and is

accessed via Class C roads from the B4363 in the east. There is an existing field gate into the site at its south east corner. The site is an agricultural field sloping upwards to the north and laid to grass with a mixture of timber fencing and native hedging around its perimeter. There is an adjacent dwelling to the east side at The Poplars which has a south east facing front elevation and there is an evergreen hedge of approximately 2m high between this dwelling and the site. There is also a neighbouring property to the north west at Birch Hall Farm, where the dwelling is approximately 100m from the site and 70m above the road to the south. This farm is accessed via a dedicated track containing a line of mature trees and that extends from the road along the western boundary of the site. There is also a cottage across the road to the south. Otherwise the surrounding land is agricultural.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

3.1 The Parish Council comments are at variance with the Officer view and the Local Member has requested Committee determination. The Chair of the South Planning Committee, in consultation with the Principal Planning Officer, considers that material planning considerations are raised which warrant consideration by the South Planning Committee.

4.0 Community Representations

4.1 - Consultee Comments

4.1.1 Middleton Scriven Parish Council – Consultation sent, no comments received. A statement of support has been submitted with the application from Chetton and Billingsley Parish Councils as set out above.

4.1.2 SC Rural Enabler - I can confirm that Mr Tranter has demonstrated strong local connections to Billingsley, Deuxhill, Glazeley and Middleton Scriven Parish Council local administrative area. After considering his housing needs and personal circumstances, I can confirm that the requirements of the Supplementary Planning Document in relation to the 'build your own affordable home scheme' have been satisfied.

4.1.3 SC Drainage – Pre-commencement condition recommended relating to details of foul and surface water drainage.

4.1.4 SC Ecology - Conditions and informatives recommended to ensure the protection of wildlife and to provide ecological enhancements.

4.1.5 SC Highways – Although the access is existing there is an opportunity here to improve its sightlines and angle for the proposed domestic use.

4.2 - Public Comments

4.2.1 Two letters of public representation have been received from adjacent neighbours. The neighbour on the east side raises objection, the neighbour to the south across the road supports the proposal, as follows;

- 4.2.2 Objection: That for the reasons previously lodged at outline planning, objections still stand. It is understood from local sources that if the property is granted permission it will be occupied by a relative of Mr Tranter. The objection lodged in relation to Planning Ref: 18/05043/OUT expressed concern regarding the proposed foul drainage system discharging onto the site, and that any dwelling may not remain an 'affordable' one in the future.
- 4.2.3 Support: We have no objection to Mr Graham Tranter building the proposed dwelling at Middleton Scriven.
- 5.0 THE MAIN ISSUES
- Principle of development
 - Siting, scale and design of structure
- 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 Council's Core Strategy, the National Planning Policy Framework (NPPF) has been published and revised in July 2018, and again in February 2019
- 6.1.2 The NPPF in itself constitutes guidance for local planning authorities as a material consideration to be given significant weight in determining applications. The NPPF sets out the presumption in favour of sustainable development. These considerations have to be weighed alongside the provisions of the development plan.
- 6.1.3 For the purposes of the assessment of this application the development plan presently comprises the adopted Shropshire Council Local Development Framework Core Strategy 2011, the Site Allocations and Management of Development (SAMDev) Plan, and a range of Supplementary Planning Documents.
- 6.1.4 A key objective of both national and local planning policy is to concentrate residential development in locations which promote economic, social and environmental sustainability. Specifically the Council's Core Strategy Policies CS1, CS3, CS4, CS5 and CS11 state that new open market housing will only be permitted on sites within market towns, other 'key centres' and certain named villages ('Community Hubs and Clusters'), as identified in the SAMDev Plan. Isolated or sporadic development in open countryside (i.e. on sites outside the named settlements) is generally regarded as unacceptable unless there are exceptional circumstances.
- 6.1.5 The site is positioned in open countryside outside of any development boundaries designated under existing Planning Policies. LDF Core Strategy Policy CS5 states that new development will be strictly controlled in accordance with National

Planning Policies protecting the countryside. The policy goes on to state that proposals on appropriate sites which maintain and enhance countryside vitality and character will be permitted where they improve the sustainability of rural communities by bringing local economic and community benefits. In relation to new housing proposals, Policy CS5 identifies specific types of development which may be acceptable, including dwellings for agricultural, forestry or other essential countryside workers, or other affordable housing/accommodation to meet a local need, or conversion of a building of historic merit. Policy MD7a of the SAMDev Plan reinforces CS5.

- 6.1.6 As noted above under LDF Core Strategy Policy CS5 new development in the countryside is strictly controlled, however, potentially acceptable development does include the erection of new dwellings which provide affordable housing/accommodation to meet a local need in accordance with Policy CS11. In support, SAMDev Policy MD7a states that suitably designed and located exception site dwellings will be positively considered where they meet evidenced local housing needs and other relevant policy requirement.
- 6.1.7 LDF Core Strategy Policy CS11 supports the provision of affordable housing on suitable sites in recognisable named settlements, subject to suitable scale, design, tenure and prioritisation for local people and arrangements to ensure affordability in perpetuity i.e. the completion of a Section 106 Legal Agreement to secure the dwelling as affordable.
- 6.1.8 The build your own affordable home on a single plot exception site scheme is detailed in Chapter 5 of the SPD Type And Affordability Of Housing beginning at paragraph 5.10. Applicants will normally be the prospective occupiers of the proposed single plot affordable dwelling and must qualify for the scheme by demonstrating the following points (summarised) to the satisfaction of the Housing Enabling Officer:
1. That they are in housing need and are unable to identify or afford a suitable alternative home currently available for sale on the open market in the local area or within 5km of the proposed site.
 2. That they have a strong local connection to the area. Applicants are expected to be proactive obtaining formal written confirmation of their 'strong local connection' from the relevant Parish Council.
 3. That their housing need should be met in the local area.
- 6.1.9 The SC Housing Enabling Officer has confirmed that Mr Tranter has demonstrated strong local connections to the administrative areas of Billingsley, Deuxhill, Glazeley and Middleton Scriven Parish Councils. After considering his housing needs and personal circumstances, it is also confirmed that the requirements of the Supplementary Planning Document in relation to the build your own affordable home scheme have been satisfied.
- 6.1.10 The Local Housing Need elements of this application were established as follows from information presented to the SC Housing Enabling Officer by the applicant in

November 2019:

- o Mr Tranter is currently living in tied accommodation related to his previous employment, as this tenure is insecure it is deemed unsuitable for his long-term housing needs.
- o Mr Tranter's local connection has been confirmed through correspondence by Eileen Reynolds Clerk to both Billingsley and Chetton Parish Councils.
- o Mr Tranter is a true local member of the community with family connection which can be traced back to 1850. His family home was the Poplars which is next door to the proposed site. He is an active member of the community involved with many local groups and organisations.
- o The proposed property would enable Mr Tranter to remain close to neighbours and friends who are able to offer support.
- o From information provided Mr Tranter is unable to purchase a suitable property to meet his current and future needs due to the lack of smaller lower value affordable single storey properties available locally.

Therefore Mr Tranter has demonstrated housing need, strong local connections and a need to live in the local area. Moreover, due to issues of affordability and availability he is unable to meet his own housing need within the parish without assistance from this policy.

- 6.1.11 Single plot affordable exception sites are permitted in locations that would not normally obtain Planning Permission for new open market residential development, as they are intended to engender additional community resilience and sustainability. However this does not translate as free rein to always allow single plot affordable dwellings wherever they are proposed. Policy CS11 permits exception sites for local needs affordable housing on suitable sites in and adjoining Shrewsbury, the Market Towns and other Key Centres, Community Hubs, Community Clusters, and sites which are demonstrably part of or adjacent to recognised named settlements of all sizes. Sites that do not lie in a settlement, constituting isolated or sporadic development or which would adversely affect the landscape, local historic or rural character are not considered acceptable.
- 6.1.12 Having assessed the location of the proposed dwelling against the SAMDev Policy MD2, the selected site is not considered to respond appropriately to the form and layout of the area which is the key part of creating sustainable communities. The proposed dwelling would not be in a location where the Council would consider affordable housing appropriate. The Council's policies require such dwellings to be in or adjacent to recognised named settlements, which is not the case here. This was part of the reason for Refusal of the Outline Planning Application Ref: 18/05043/OUT (Reason No.2), and policy has not changed between the two applications, the dwelling currently being proposed on the same site. The application was also advised of this at the Pre-Application Advice stage.
- 6.1.13 Whilst the applicant may fulfil the qualifying criteria, the proposed plot is not in a

sustainable location and therefore not in accordance with adopted planning policy. It is considered that the benefits to the individual of the proposed development are unlikely to outweigh the loss of amenity in this case and the principle of the proposed development is not acceptable.

6.2 Siting, scale and design.

6.2.1 Policy CS6 of the Shropshire Council Local Development Framework Core Strategy states that development should conserve and enhance the built and natural environment and be appropriate in its scale and design taking account of local character and context. It further states that development should safeguard residential and local amenity. Policy MD2 of the SAMDev Plan builds on Policy CS6 providing additional detail on how sustainable design should contribute to and respect locally distinctive or valued character and existing amenity value by:

- i. Responding appropriately to the form and layout of existing development and the way it functions, including mixture of uses, streetscape, building heights and lines, scale density, plot sizes and local patterns of development; and
- ii. Reflecting locally characteristic architectural design and details, such as building materials, form, colour and texture of detailing, taking account of their scale and proportion; and
- iii. Protecting, conserving and enhancing the historic context and character of heritage assets, their significance and setting, in accordance with MD13; and
- iv. Enhancing, incorporating or recreating natural assets in accordance with MD12.

6.2.2 Paragraph 5.20 of the SPD Type and Affordability of Housing makes clear, because of the exceptional nature of single plot affordable sites, that high quality design is essential.

6.2.3 In addition, the NPPF stresses the need for quality in the design of the new development. Of particular relevance, paragraph 127 states that new development should be sympathetic to local character including the surrounding built environment and landscape setting, and that it should maintain a strong sense of place. Furthermore, paragraph 79, although concerned with new buildings of exceptional design quality in the countryside, emphasises that even they must significantly enhance their immediate setting and be sensitive to the defining characteristics of the local area. Paragraph 130 advises that permission should be Refused for development of poor design that fails to improve the character and quality of an area. Additionally, there is also the recently published National Design Guide, which has the status of Planning Practice Guidance. This document sets out what are considered to be the ten characteristics of good design. These include: context; identity; built form; the efficient and resilient use of resources. It makes clear (in paragraph 40) that new development should respect and respond positively to the features of the site on which it would be located and the surrounding context, and that it should enhance positive qualities and improve

negative ones, including the existing built environment, layout, form, scale, appearance, details, materials, and the landscape.

- 6.2.4 There are two primary issues in terms of siting and design in this case. The first is that the siting has taken no account of the open and visually sensitive location despite the applicant having been advised to consider an alternative or more sensitive location. As proposed, the dwelling would be positioned centrally within an agricultural field in a location that is isolated and detached from any other nearby development or landscape features, making it as visually prominent as it could be within the site and located so that it does not relate in any way to existing buildings, building group or landscape feature. It would also necessitate a driveway extending approximately 54m through the surrounding field. Furthermore, it would also have an adverse land use consequence by effectively sterilising an unnecessarily large area of the field in which it would be located by not siting the plot to one side or relating it to any of the adjacent field boundaries or the existing field access. The siting within the plot is additionally considered to be very poor, the applicant choosing to disregard the previous advice provided by officers. It is prejudicial to landscape character and quality and also to the effective use of the land as a resource. It cannot therefore be considered to respond appropriately to the form and layout of existing adjacent development or the landscape and does not make effective and sustainable use of the land.
- 6.2.5 The officer report for the previously Refused Outline Planning Application advised that a better location for the plot would be either in the south east corner adjacent to the existing field gate, or the south west corner where it could be accessed from the track at Birch Hall Farm. Both of these alternative locations would have significantly less impact on the usability of the remainder of the agricultural field and would have more respect for the existing pattern of the built and natural environment. The current application does not address, and in fact replicates, the circumstances that gave rise to the reason for Refusal, included in the Outline Planning Application Decision Notice. As the applicant has discounted the advice provided in the officer report attached to the previous Refusal Decision under Planning Ref: 18/05043/OUT, officer recommendation remains that the proposed siting does not address or overcome previous Refusal Reason No. 4. Additionally, as set out in paragraphs 6.1.12 and 6.1.13 above, the site cannot more broadly be considered to be located in a sustainable location.
- 6.2.6 The second issue, which compounds the poor quality of the application in relation to the siting, scale and design, is that the design of the proposed building itself is very poor. It is a standard catalogue design which not only in no way reflects the character and design of the local buildings and the landscape, but is actually quite alien in its design to the local context. As set out above, Core Strategy Policy CS6 and SAMDev Plan Policy MD2 makes clear that building heights and lines, scale, architectural design and details including building materials, form, colour and texture of detailing should respect local character. There is little or nothing in the standard design of the dwelling proposed which does this in this case. The surrounding houses and those more generally around Middleton Scriven and in the wider area are predominantly two storey stone, brick or rendered block construction

with 45 degree roofs and vertically dominant proportions. The proposed dwelling in this case is none of those. It is a standard timber clad bungalow with predominantly horizontal proportions and a wide low pitched roof which simply does not reflect any local design characteristics and is wholly inconsistent with the type and form of building in the immediately adjacent and wider surrounding area.

6.2.7 The combination of the poor and inappropriate design and the location of the plot in the middle of an open field serve to accentuate even further what are quite fundamental shortcomings with this application, and the insensitivity of the siting of the plot and the design of the building. By comparison, it should be noted that the Council receives a number of applications for single plot affordable homes each year, which are acceptable in terms of the site and their design, and indeed some are even standard designs commonly from local companies with an appreciation and understanding of the local design characteristics and features. For this application, this is simply not the case. For the reasons outlined above, the siting and design are considered to be very poor and both these elements of the proposal are not regarded as acceptable, or consistent with Core Strategy Policy CS6, SAMDev Policy MD2, the NPPF, or the National Design Guide.

7.0 CONCLUSION

7.1 The site is not part of or adjacent to a recognisable named settlement with only a limited number of scattered dwellings nearby; these are generally separated from one another by agricultural land and because the pattern of development is so sporadic the site is not regarded as being in a sustainable location. The principle of the proposed development is therefore contrary to Policies CS1, CS5 and CS11 of the Shropshire Local Development Framework Core Strategy, Policies MD3 and MD7a of the Shropshire Council Site Allocations and Management of Development Plan, the Council's Supplementary Planning Document on the Type and Affordability of Housing, and the objectives of the National Planning Policy Framework.

7.2 Due to the position of the proposed plot, which is centrally placed within agricultural land with the remaining field surrounding on all sides and a driveway cutting through it, the site does not respond appropriately to the form and layout of the existing adjacent development, nor is it the most effective and sustainable use of the land. The proposed siting of the plot is therefore contrary to Policy CS6 of the Shropshire Local Development Framework Core Strategy, and Policy MD2 of the Shropshire Council Site Allocations and Management of Development Plan.

7.3 The appearance and character of the proposed dwelling do not adequately reflect or respect locally characteristic architectural design and details and do not sufficiently demonstrate the high-quality design essential for the exceptional nature of a single plot development. In this respect the proposed development is contrary to Policy CS6 of the Shropshire Local Development Framework Core Strategy, Policy MD2 of the Shropshire Council Site Allocations and Management of Development Plan, the National Planning Policy Framework (2019) and the National Design Guide (2019).

8.0 Risk Assessment and Opportunities Appraisal

8.1 Risk Management

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

- ② 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.
- ② 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

National Design Guide

LDF Core Strategy Policies:

CS1 Strategic Approach

CS5 Countryside And Green Belt

CS6 Sustainable Design And Development Principles

CS11 Type And Affordability Of Housing

CS17 Environmental Networks

CS18 Sustainable Water Management

Site Allocations & Management Of Development (SAMDev) Plan Policies:

MD1 Scale and Distribution of development

MD2 Sustainable Design

MD3 Delivery Of Housing Development

MD7a Managing Housing Development In The Countryside

Supplementary Planning Documents (SPDs):

Type And Affordability Of Housing

RELEVANT PLANNING HISTORY:

18/05043/OUT - Outline application for the erection of an affordable self-build dwelling (all matters reserved). Refused 9th January 2019

11. Additional Information

View details online: <https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PRIA11TDM9F00>

Contact: Tim Rogers (01743) 258773

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

- Supporting Statement received 14th May 2019.
- Statement from the Parish Council received 14th May 2019.

Cabinet Member (Portfolio Holder)

Councillor Gwilym Butler

Local Member

Cllr Robert Tindall

Appendices

APPENDIX 1 - Informatives

APPENDIX 1

Informatives

1. If your application has been submitted electronically to the Council you can view the relevant plans online at www.shropshire.gov.uk. Paper copies can be provided, subject to copying charges, from Planning Services on 01743 252621.

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

Central Government Guidance:

National Planning Policy Framework

National Planning Practice Guidance

National Design Guide

LDF Core Strategy Policies:

CS1 Strategic Approach

CS5 Countryside And Green Belt

CS6 Sustainable Design And Development Principles

CS11 Type And Affordability Of Housing

CS17 Environmental Networks

CS18 Sustainable Water Management

Site Allocations & Management Of Development (SAMDev) Plan Policies:

MD1 Scale and Distribution of development

MD2 Sustainable Design

MD3 Delivery Of Housing Development

MD7a Managing Housing Development In The Countryside

Supplementary Planning Documents (SPDs):

Type And Affordability Of Housing

3. Shropshire Council seeks to work proactively with applicants to secure developments that improve the economic, social and environmental conditions of an area in accordance with paragraph 38 of the National Planning Policy Framework. However in this case the application is not considered in principle to fulfil this objective having regard to relevant development plan policies and material planning considerations.

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