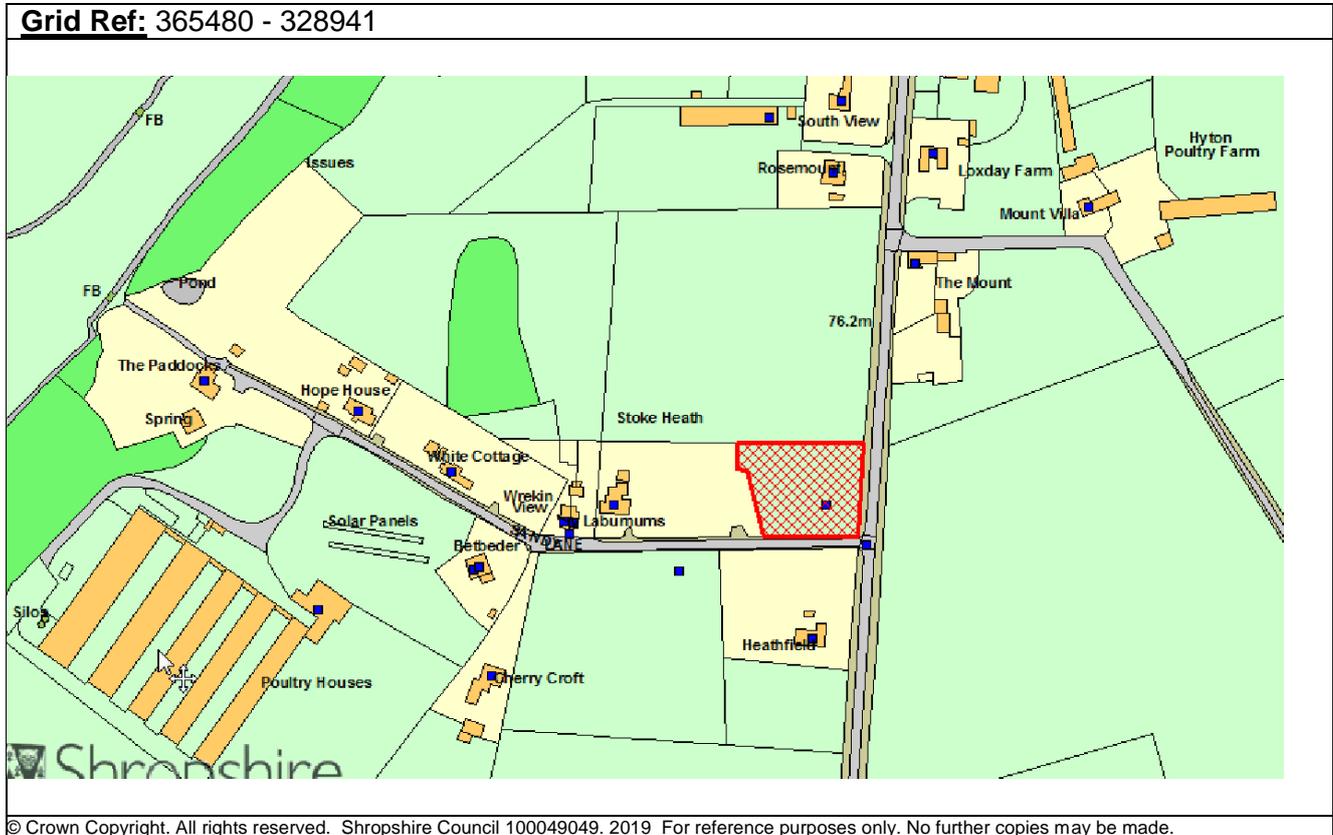


Development Management Report

Responsible Officer: Tim Rogers
Email: tim.rogers@shropshire.gov.uk Tel: 01743 258773 Fax: 01743 252619

Summary of Application

Application Number: 20/02727/FUL	Parish: Stoke Upon Tern
Proposal: Erection of 1no dwelling and alteration to existing vehicular access	
Site Address: Proposed Residential Development Land Off Rosehill Road Stoke Heath Shropshire	
Applicant: Mr Martin Cheese	
Case Officer: Sue Collins	email : planning.northern@shropshire.gov.uk



Recommendation:- Grant Permission subject to the conditions set out in Appendix 1.

REPORT

1.0 THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a detached dwelling.
- 1.2 During the course of the application amended plans were received and it is on the basis of these amended plans that this report is written.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The site is located within Stoke Heath which is defined as a community hub within SAMDev policy S11.2(vi). Planning permission has been previously granted on this site for the construction of 2 dwellings but this has not been implemented and has now expired.
- 2.2 The land is a level area of grassland with a dwelling to the rear. It is a corner plot and sits between Rosehill Road and Sandy Lane with access off Rosehill Road. The site is bounded by mature hedgerows with some semi-mature/mature trees within the boundaries and the surrounding landscape.
- 2.3 The Laburnums site to the west (rear) of the site and is a large detached house set within a very large garden area. To the south on the opposite side of Sandy Lane is Heathfields which is another large detached dwelling set within a very large garden area. There are a number of dwellings along Sandy Lane and Rosehill Road of varying size and design

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

- 3.1 The Local Parish Council have objected to the application and it is considered they have raised material considerations that the Chair and Vice consider are appropriate to be considered by Committee.

4.0 COMMUNITY REPRESENTATIONS full details of the responses can be viewed online

4.1 Consultee Comments

4.1.1 Parish Council: Objects

Response Received 27th August 2020

The Parish Council wish to maintain their objection to this Application on the grounds that whilst it is recognised that some changes to the scheme have improved the appearance of the proposed dwelling it is still too large, both in terms of its footprint and its height, and is not therefore in keeping with its surroundings. As a point of information the only other two storey dwelling near the proposed house on Rosehill Road has a substantially smaller footprint and has a lower ridgeline at approximately 6.5m, all the other properties are single storey.

Response Received 7th August 2020

20/02727/FUL – Residential Development on Rosehill Road – Object. The Parish Council wish to maintain their objection to this Application on the grounds of the scale and orientation of the proposed development. However, following a site

meeting with the Applicant on 6th August, we understand that a further revision to this Application is likely to be forthcoming which may address a number of our concerns, and we look forward to seeing these changes.

4.1.2 **Affordable Housing:** If the development is policy compliant then whilst the Council considers there is an acute need for affordable housing in Shropshire, the Councils housing needs evidence base and related policy pre dates the judgment of the Court of Appeal and subsequent changes to the NPPG, meaning that on balance and at this moment in time, then national policy prevails and no affordable housing contribution would be required in this instance.

4.1.3 **Highways:** No objection – subject to the development being constructed in accordance with the approved details and the recommended conditions and informative notes.
The development proposes the erection of 1 dwelling with access off Rosehill Road and is a resubmission of the previously withdrawn application under reference 19/05437/FUL. The access and parking arrangements are considered to be satisfactory and subject to the conditions listed above being included on any approval, there are no sustainable Highway grounds upon which to base an objection.

4.1.4 **Ecology:** No objection - use standing advice.

4.1.5 **Trees:** No objection provided the recommended condition is included on any planning permission that may be granted.

4.1.6 **Drainage:** No objection.

4.2 **Public Comments**

4.2.1 No letters of representation have been received.

5.0 **THE MAIN ISSUES**

- Principle of Development
- Design, Scale and Character
- Impact on Residential Amenity
- Highways
- Landscape
- Ecology

6.0 **OFFICER APPRAISAL**

6.1 **Policy & 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 in the determination of planning applications. The NPPF advises 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. The NPPF constitutes guidance for

local planning authorities as a material consideration to be given significant weight in determining applications.

6.1.2 Stoke Heath is an identified Community Hub within SAMDev. There have been previous consents on this land for residential development of up to two dwellings. It is a large plot of land which is adjacent to or within close proximity of other residential development to the west and south. The adopted policy allows for infilling development and given its location on a corner plot adjacent to another dwelling this is considered to comply with the policy. Overall no objection is raised by officers to the principle of a dwelling on this parcel of land and it is in accordance with policy S11.2(vi) of SAMDev.

6.2 **Affordable Housing**

6.2.1 the provision of 1 dwelling on the site does not meet the criteria for an affordable housing contribution to be made.

6.3 **Design, Scale and Character**

6.3.1 Policy CS6 'Sustainable Design and Development Principles' of the Shropshire Core Strategy requires development to protect and conserve the built environment and be appropriate in scale, density, pattern and design taking into account the local context and character. The development should also safeguard residential and local amenity, ensure sustainable design and construction principles are incorporated within the new development. The National Planning Policy Framework indicates that great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area. In addition policy MD2 of SAMDev builds on policy CS6 and deals with the issue of sustainable design.

6.3.2 Concerns have been raised by the Parish Council with regard to the development in relation to the size of the dwelling.

6.3.4 The proposed dwelling is very large but is set within a very large plot. The area surrounding the site including along Sandy Lane is predominately occupied by large dwellings in large gardens and so this would not appear out of keeping with the pattern of development. Influence has been taken from the dwelling at Heathfields but with contemporary features included. While the Parish Council has objected to the height of the building and advised that Rosehill road is dominated by single storey buildings, there are a number of two storey properties and as such there is no defined vernacular style in this area.

6.3.5 The dwelling comprises an entrance lobby, living room, open plan kitchen/dining room, utility, study/bedroom 4 and WC on the ground floor with master bedroom suite and two bedrooms, one en-suite and family bathroom on the first floor. Externally the building is to be brick clad with cast stone window cills and headers and plain tiles to the roof. Large areas of glazing are also a feature of the building particularly on the front with glazing extending to the ridge of the front gables and with a balustrade to the front with access off the first floor landing. Solar panels are also to be included on the southern elevation of the building.

6.3.6 The proposed building will have maximum dimensions of approximately 17 metres

x 15.5 metres with a height to ridge of approximately 8.8 metres. From the measurements given on the plan this gives an internal floor area of approximately 356 square metres. There is no question that this is an extremely large house and is of exception. However, the plot it is to be constructed upon is very large and when looking at other dwellings in the area, the proportion of land to size of dwelling is comparable particularly with some along Sandy Lane. It will not appear cramped or contrived and while it will be seen within the landscape as this is a prominent location being a corner, a large imposing dwelling would provide an architectural feature to the area. Therefore, while the Parish Council have raised concerns regarding the scale of the building it is considered by officers that in this case no objection can be sustained to the proposed scheme. It will require the developer to ensure that the details of the works are to a high standard to ensure that this will be of exemplary quality.

6.3.7 The external materials to be used in the build are specified on the submitted drawings and these are considered to be acceptable.

6.3.8 On the basis of the above officers consider that while this is an exceptionally large dwelling, this is a large plot that can accommodate such development. The plot size is similar to others in the area, particularly along Sandy Lane and as such the development does not appear cramped or contrived. Appropriate materials are to be used for the development. As such the proposal is considered to be in accordance with the NPPF and policies CS6 and MD2 of the Shropshire LDF.

6.4 **Impact on Residential Amenity**

6.4.1 Policy CS6 'Sustainable Design and Development Principles' of the Shropshire Core Strategy indicates that development should safeguard the residential and local amenity.

6.4.2 The proposed dwelling is set within a large plot and while the rear boundary adjoins the garden area of The Laburnums the separation distance between the dwellings will be in excess of 21 metres. As such the development will not cause any loss of privacy or light.

6.5 **Highways**

6.5.1 The proposed development is to be accessed off Rosehill Road. No objection to the proposal has been raised by the Council's Highways Development Control Manager to the development. A number of conditions have been recommended for approval to ensure that the access provided is to an appropriate standard to maintain highway safety.

6.6 **Landscape**

6.6.1 The site is bounded by mature hedgerows particularly along its highway boundaries. Within the landscape there are also a number of mature/semi-mature trees.

6.6.2 Details submitted with the application identify that the hedgerows will remain in situ as well as tree T1B on the eastern boundary. An 8 metre section of hedgerow is to be removed to create the new access but the existing gateway will be replanted as part mitigation. Any fencing will be on the garden side of the

boundary hedges and as such soften the visual impact of the dwelling. It will also ensure that the rural character of Rosehill Road will be maintained as most dwellings have retained hedgerows along the road frontage.

6.6.3 The conditions recommended by the Tree Officer will be included on any planning permission that may be granted. Overall it is the opinion of officers that the proposal will not have a detrimental impact on the landscape of the area.

6.7 Ecology

6.7.1 The NPPF and policy CS17 of the Shropshire Core Strategy require consideration to be given to the impact of the proposed development on the natural environment. This particularly relates to the impact on statutorily protected species and habitats. Policy MD12 of SAMDev further supports the principle of protecting and enhancing the natural environment. Therefore the application has been considered by the Council's Ecologist.

6.7.2 No objection has been raised to the proposed development with standard conditions being recommended for inclusion should planning permission be granted.

6.7.3 In view of the above it is considered that the proposed development will not have a detrimental impact on statutorily protected species and habitats. Therefore, the proposal meets the requirements of the NPPF policy CS17 of the Shropshire Core Strategy and policy MD12 of SAMDev

7.0 CONCLUSION

7.1 It is accepted that this is an exceptionally large dwelling, however this is a particularly large plot for the development. The size of the plot is similar to others along Sandy Lane and in the opinion of officers the scale is appropriate as it will not appear cramped and contrived. This is a prominent location where a notable building would be appropriate and provided it is finished to a high standard there is no justification to recommend refusal. It will not have a detrimental impact on residential amenities

Overall it is the considered view of officers that the proposed development is in accordance with the NPPF and policies S11.2(vi), CS6, CS17, MD2 and MD12 of the Shropshire LDF.

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 - written representations, a hearing or inquiry.
- The decision is 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 a) promptly and b) in any event not later than six weeks after the grounds to make the claim first arose 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 give 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**

9.1 There are likely financial implications of the decision and/or imposition of conditions if challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependant on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – in so far 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:

West Midlands Regional Spatial Strategy Policies:

Core Strategy and Saved Policies:

National Planning Policy Framework
Settlement: S11 - Market Drayton
CS6 - Sustainable Design and Development Principles
CS17 - Environmental Networks
MD2 - Sustainable Design
MD12 - Natural Environment

RELEVANT PLANNING HISTORY:

20/02727/FUL Erection of 1no dwelling and alteration to existing vehicular access PDE
PREAPP/14/00140 Proposed erection of 3 dwellings and access PREAIP 11th April 2014
14/03216/OUT Outline planning application for the erection of 3 no. dwellings to include means
of access REFUSE 29th March 2016
17/01511/OUT Outline planning application for the erection of 2no dwellings with private
access GRANT 25th May 2017
19/05437/FUL Erection of 1no dwelling and alteration to existing vehicular access WDN 18th
May 2020
20/02727/FUL Erection of 1no dwelling and alteration to existing vehicular access PDE

Appeal

16/02466/REF Outline planning application for the erection of 3 no. dwellings to include means
of access DISMIS 9th December 2016

11. Additional Information

View details online:

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)
Cabinet Member (Portfolio Holder) Councillor Gwilym Butler
Local Member Cllr Karen Calder
Appendices APPENDIX 1 - Conditions

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 materials shall match in colour, form and texture those specified on the approved drawings.

Reason: To ensure that the works harmonise with the existing development.

4. All trees which are to be retained in accordance with the approved plan shall be protected in accordance with the submitted AK solutions Tree Protection Plan and Arboricultural Method Statement, and in accordance with BS 5837: 2012 "Trees in relation to Design, Demolition and Construction recommendations for tree protection. The protective fence and temporary ground protection shall be erected prior to commencing any approved development related activities on site, including ground levelling, site preparation or construction. The fence shall be maintained throughout the duration of the development and be moved or removed only with the prior approval of the LPA.

Reason: To safeguard the amenities of the local area by protecting trees.

CONDITION(S) THAT REQUIRE APPROVAL DURING THE CONSTRUCTION/PRIOR TO THE OCCUPATION OF THE DEVELOPMENT

5. The access apron shall be constructed in accordance with the Shropshire Council's specification currently in force for an access and shall be fully implemented prior to the dwelling being occupied.

Reason: To ensure the formation and construction of a satisfactory access in the interests of highway safety.

6. Visibility splays shall be provided at the access point at a point measured 2.4 metres back from the adjoining carriageway edge along the centreline of the access extending 43 metres in both directions from the access along the highway. All growths and structures in front

of these lines shall be lowered to and thereafter maintained at carriageway level and shall be fully implemented prior to the dwelling being occupied.

Reason: To provide a measure of visibility from the new access in both directions along the highway in the interests of highway safety.

7. The access, parking and turning areas shall be satisfactorily completed and laid out in accordance with the Proposed Site Plan Drawing No. A102 published on 11.08.2020 prior to the dwelling being occupied. The approved parking and turning areas shall thereafter be maintained at all times for that purpose.

Reason: To ensure the formation and construction of a satisfactory access and parking facilities in the interests of highway safety

8. A minimum of [1] external woodcrete bat box[es] or integrated bat brick[s], suitable for nursery or summer roosting for small crevice dwelling bat species, shall be erected on the site. The boxes shall be sited at an appropriate height above the ground, with a clear flight path and where they will be unaffected by artificial lighting. The boxes shall thereafter be maintained for the lifetime of the development.

Reason: To ensure the provision of roosting opportunities for bats, in accordance with MD12, CS17 and section 175 of the NPPF.

9. A minimum of [1] artificial nest[s], of either integrated brick design or external box design, suitable for sparrows (32mm hole, terrace design), starlings (42mm hole, starling specific), swifts (swift bricks or boxes) and/or house martins (house martin nesting cups) shall be erected on the site. The boxes shall be sited at least 2m from the ground on a suitable tree or structure at a northerly or shaded east/west aspect (under eaves of a building if possible) with a clear flight path, and thereafter maintained for the lifetime of the development.

Reason: To ensure the provision of nesting opportunities for wild birds, in accordance with MD12, CS17 and section 175 of the NPPF.

CONDITION(S) THAT ARE RELEVANT FOR THE LIFETIME OF THE DEVELOPMENT

10. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 or any order revoking and re-enacting that Order with or without modification, no access gates or other means of closure shall be erected within 5.0 metres of the highway boundary.

Reason: To provide for the standing of parked vehicles clear of the highway carriageway in the interests of highway safety.

11. The lighting scheme for the site shall demonstrate that the proposed lighting will not impact upon ecological networks and/or sensitive features, e.g. bat and bird boxes (required under separate planning conditions). The scheme shall be designed to take into account the advice on lighting set out in the Bat Conservation Trust's Guidance Note 08/18 Bats and

artificial lighting in the UK. The development shall be carried out strictly in accordance with the approved details and thereafter retained for the lifetime of the development.

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

Informatives

1. In arriving at this decision Shropshire 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 38.

2. Works on, within or abutting the public highway

This planning permission does not authorise the applicant to:

- construct any means of access over the publicly maintained highway (footway or verge) or
- carry out any works within the publicly maintained highway, or
- authorise the laying of private apparatus within the confines of the public highway including any a new utility connection, or
- undertaking the disturbance of ground or structures supporting or abutting the publicly maintained highway

The applicant should in the first instance contact Shropshire Councils Street works team. This link provides further details

<https://www.shropshire.gov.uk/roads-and-highways/road-network-management/application-forms-and-charges/>

Please note: Shropshire Council require at least 3 months' notice of the applicant's intention to commence any such works affecting the public highway so that the applicant can be provided with an appropriate licence, permit and/or approved specification for the works together and a list of approved contractors, as required.

Mud on highway

The applicant is responsible for keeping the highway free from any mud or other material emanating from the application site or any works pertaining thereto.

No drainage to discharge to highway

Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

Waste Collection

The applicant's attention is drawn to the need to ensure that appropriate facilities are provided, for the storage and collection of household waste, (i.e. wheelie bins & recycling boxes).

Specific consideration must be given to kerbside collection points, in order to ensure that all visibility splays, accesses, junctions, pedestrian crossings and all trafficked areas of highway (i.e. footways, cycle ways & carriageways) are kept clear of any obstruction or impediment, at all times, in the interests of public and highway safety.

<https://shropshire.gov.uk/media/2241/supplementary-planning-guidance-domestic-waste-storage-and-collection.pdf>

3. Bats

All bat species found in the U.K. are protected under the Habitats Directive 1992, The Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).

It is a criminal offence to kill, injure, capture or disturb a bat; and to damage, destroy or obstruct access to a bat roost. There is an unlimited fine and/or up to six months imprisonment for such offences.

If any evidence of bats is discovered at any stage then development works must immediately halt and an appropriately qualified and experienced ecologist and Natural England (0300 060 3900) contacted for advice on how to proceed. The Local Planning Authority should also be informed.

[Any chemical treatment of timbers should not take place between the beginning of October and the end of March and no pointing or repairs of any gaps or crevices which cannot be easily seen to be empty should take place between the beginning of October and the first week in April, to minimise the possibility of incarcerating bats.]

[If timber treatment is being used then the Natural England's Technical Information Note 092: Bats and timber treatment products (2nd edition) should be consulted and a suitable 'bat safe' product should be used (see <http://webarchive.nationalarchives.gov.uk/20160913000001/http://publications.naturalengland.org.uk/publication/31005>).]

[Breathable roofing membranes should not be used as it produces extremes of humidity and bats can become entangled in the fibres. Traditional hessian reinforced bitumen felt should be chosen.]

4. Nesting birds

The active nests of all wild birds are protected under the Wildlife and Countryside Act 1981 (as amended). An active nest is one being built, contains 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 and/or conversion, renovation and demolition work in buildings [or other suitable nesting habitat] should be carried out outside of the bird nesting season which runs from March to August inclusive.

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 or buildings cannot be clearly seen to be clear of nests then an appropriately qualified and 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.

[Netting of trees or hedges to prevent birds from nesting should be avoided by appropriate planning of work. See guidance at <https://cieem.net/cieem-and-rspb-advise-against-netting-on-hedges-and-trees/>.]

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

5. General site informative for wildlife protection

Widespread reptiles (adder, slow worm, common lizard and grass snake) are protected under the Wildlife and Countryside Act 1981 (as amended) from killing, injury and trade. Widespread amphibians (common toad, common frog, smooth newt and palmate newt) are protected from trade. The European hedgehog is a Species of Principal Importance under section 41 of the Natural Environment and Rural Communities Act 2006. Reasonable precautions should be taken during works to ensure that these species are not harmed.

The following procedures should be adopted to reduce the chance of killing or injuring small animals, including reptiles, amphibians and hedgehogs.

If piles of rubble, logs, bricks, other loose materials or other potential refuges are to be disturbed, this should be done by hand and carried out during the active season (March to October) when the weather is warm.

Areas of long and overgrown vegetation should be removed in stages. Vegetation should first be strimmed to a height of approximately 15cm and then left for 24 hours to allow any animals to move away from the area. Arisings should then be removed from the site or placed in habitat piles in suitable locations around the site. The vegetation can then be strimmed down to a height of 5cm and then cut down further or removed as required. Vegetation removal should be done in one direction, towards remaining vegetated areas (hedgerows etc.) to avoid trapping wildlife.

The grassland should be kept short prior to and during construction to avoid creating attractive habitats for wildlife.

All building materials, rubble, bricks and soil must be stored off the ground, e.g. on pallets, in skips or in other suitable containers, to prevent their use as refuges by wildlife.

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 close-fitting 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.

Any common reptiles or amphibians discovered should be allowed to naturally disperse. Advice should be sought from an appropriately qualified and experienced ecologist if large numbers of common reptiles or amphibians are present.

If a great crested newt is discovered at any stage then all work must immediately halt and an appropriately qualified and experienced ecologist and Natural England (0300 060 3900) should be contacted for advice. The Local Planning Authority should also be informed.

If a hibernating hedgehog is found on the site, it should be covered over with a cardboard box and advice sought from an appropriately qualified and experienced ecologist or the British Hedgehog Preservation Society (01584 890 801).

[Hedgerows are more valuable to wildlife than fencing. Where fences are to be used, these should contain gaps at their bases (e.g. hedgehog-friendly gravel boards) to allow wildlife to move freely.]

6. A sustainable drainage scheme for the disposal of surface water from the development should be designed and constructed in accordance with the Councils Surface Water Management: Interim Guidance for Developers document. It is available on the councils website at:
<https://www.shropshire.gov.uk/media/5929/surface-water-management-interim-guidance-fordevelopers.pdf>

pdf

The provisions of the Planning Practice Guidance, Flood Risk and Coastal Change, should be followed.

Preference should be given to drainage measures which allow rainwater to soakaway naturally. Soakaways should be designed in accordance with BRE Digest 365. Connection of new surface

water drainage systems to existing drains / sewers should only be undertaken as a last resort, if it

can be demonstrated that infiltration techniques are not achievable.

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