

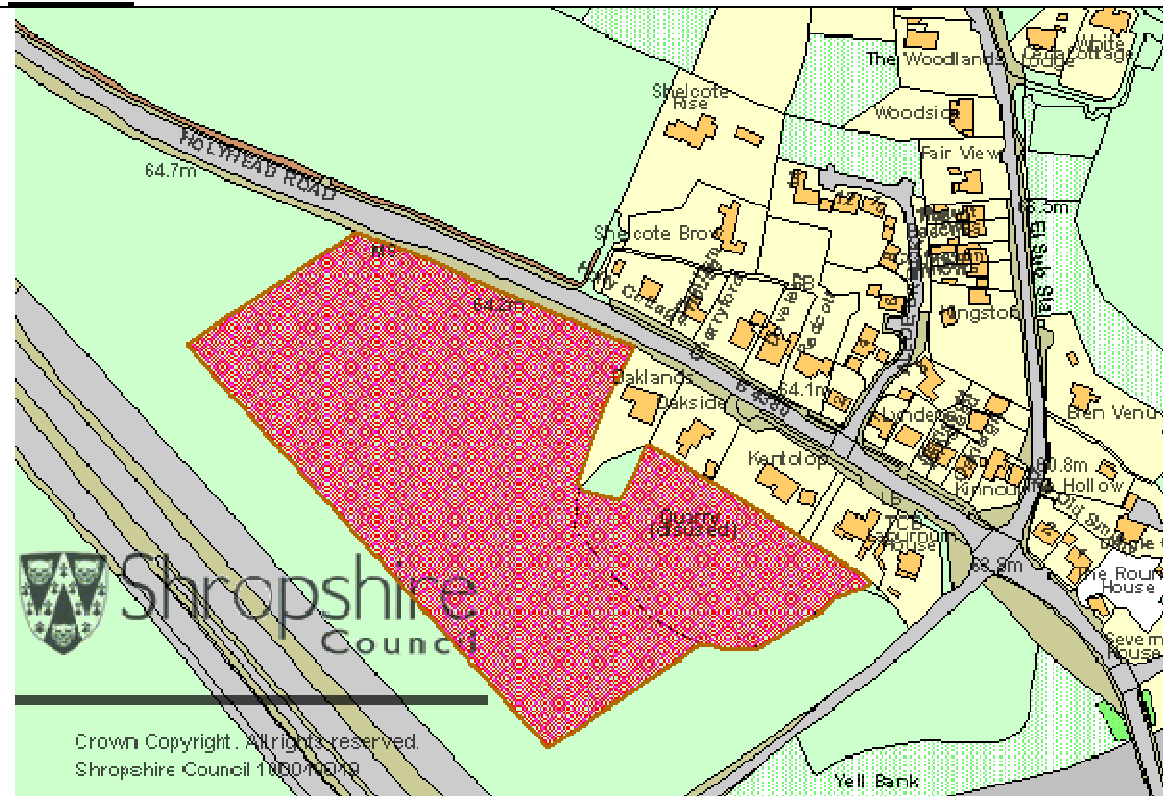
Development Management Report

Responsible Officer: Tim Rogers
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Summary of Application

| | | |
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| Application Number: 14/00518/OUT | Parish: | Montford |
| Proposal: Outline application (access, layout for approval) for mixed residential development; formation of a vehicular access and associated infrastructure | | |
| Site Address: Development Land Adj Oaklands Holyhead Road Montford Bridge Shrewsbury Shropshire | | |
| Applicant: Morris Property | | |
| Case Officer: Nanette Brown | email: planningdmc@shropshire.gov.uk | |

Grid Ref: 342879 - 315526



Recommendation:- Grant delegated powers to the Area Planning Manager / Principal Planning Officer to issue permission subject to:

- a Section 106 legal agreement to secure affordable housing in accordance with the prevailing rate at the time of the submission of the Reserved Matters application in accordance with the Type ad Affordability of Housing SPD, and
- to the conditions set out in Appendix 1.

REPORT**1.0 THE PROPOSAL**

- 1.1 This application seeks outline planning application for the residential development of the application site, to include details of the access and layout arrangements. All other matters of appearance, landscaping and scale are to be reserved matters. The amended submitted site layout plan shows a total of 34 houses proposed; containing a mixture of detached and semi-detached houses accessed Holyhead Road, the B4380 that runs through the village.
- 1.2 Outline planning permission (Ref 13/00464/OUT) has previously been granted for part of the area covered by this application site for the erection of 5 detached dwellings with garages. The approved layout for this permission shows the 5 dwellings running along parallel to the Holyhead Road, served by a private shared driveway with its junction situated roughly in the same position than that now proposed for the access onto the current application site.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The application site is an existing arable field located to the south of Holyhead Road, the B4380 that runs through Montford Bridge. The site consists of open countryside used in connection with farming and lies between the B4380 and the A5 bypass with part of the site located to the south of the existing houses that run along the southern side of Holyhead Road. The site slopes upwards from Holyhead Road in a south westerly direction towards the A5. The current use of the site is agricultural with part of the site subject to historic extraction of sand and gravel.
- 2.2 Montford Bridge has a public house and a regular serviced bus route. Montford Church and village hall are located to the south of the A5 bypass. Bicton is located around 1 mile from Montford Bridge and contains a church, village hall, school and recreation area.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

- 3.1 Montford Bridge Parish Council have submitted a view contrary to officers

recommendation for approval based on material planning reasons that cannot reasonably be overcome by negotiation or the imposition of planning conditions; and the Area Manager in consultation with the committee chairman or vice chairman and the Local Member 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**

SC Trees – Comments/No objection

There is a significant tree present on or adjacent to the site on the boundary with The Oaklands. The development of this land has the potential to impact upon this tree, including the possibility of damaging it to a point that it cannot be safely retained and/or create a situation whereby the tree affects or exerts an influence over the proposed development in the longer term.

Raise no objections to the revised layout. If there are any amendments to the layout that re-instate any housing or development close to this tree then assessment of the potential impacts and implications and the consequences for the landscape and public amenity of the area and the wider environment will be required in the form of an Arboricultural Assessment, prepared in accordance with BS 5837: 2012.

SC Drainage – No objection

The drainage details, plan and calculations could be conditioned and submitted for approval at the reserved matters stage if outline planning permission were to be granted.

SC Highways Development Control – No objection

The highway authority raises no objection to the granting of consent subject to the attachment of conditions and informative(s).

Background:

Early discussions took place with the applicants transport consultant over the location and suitability of the proposed access, to which we have no objection. As the B4380 Holyhead Road was once the A5 trunk road, the construction of this road is of a sufficient standard to accommodate the proposed development.

Note the inclusion of walking route connections with the village, so people will be

able to gain convenient access to the nearby bus stops and pub. A continuous footway connection is also available to Shrewsbury for those willing and able to walk the distance of approximately 4km.

As the access roads are to be offered for adoption under s38 of the Highways Act 1980 an agreement will be required with the local highway authority and the proposed works will require technical approval prior to commencing on site.

SC Conservation (Historic Environment) – No objection

Background to Recommendation:

The settlement of Montford Bridge is not a designated Conservation Area. There are no statutorily listed buildings within the site boundary however immediately adjacent to the northerly site boundary our mapping indicates that there is a Grade II listed early 19th Century tooled granite Milestone alongside the Holyhead Road which would need to be protected during any site works and which any proposed new entrances should avoid. Efforts to minimize disruption to the continuous hedge along highway boundary should also be made.

Principles of Scheme:

In terms of the historic environment, the proposal needs to be in accordance with policies CS6 Sustainable Design and Development and CS17 Environmental Networks, and with national policies and guidance, including the Historic Environment Planning Practice Guide published by English Heritage and the National Planning Policy Framework (NPPF).

RECOMMENDATION:

Generally no objection subject to the comments made above.

SC Ecologist – no objections

Recommendation:

From what can be seen of the ditch that runs to the north of the Holyhead Road, it is likely to have water flowing along it throughout the year and therefore unlikely to support great crested newt breeding. The lack of other ponds in the vicinity and the existence of the road between the ditch are also considerations. In this particular situation a survey of the ditch is not required but it is recommended that an informative to cover the unlikely possibility of GCN turning up on the (arable) application site.

Bats

Worsfold (2014) reports that the oak tree adjacent to the existing house at the north east side of the site (probably Oaklands) is suitable for use by bats. Worsfold (2014) recommends further surveys between May and September to establish

whether this tree is being used by bats.

The revised Proposed Site Layout Rev E indicates no development close to this tree and unless this changes there is unlikely to be an impact on any bat roosts which could be in the tree.

No information is presented on bat activity along the hedgerows and the former quarry. Considering that the River Severn is only around 100m to the south of the application site, I would expect the boundary features to be used for bat foraging and commuting. The suggested condition and informative are therefore recommended.

Nesting birds

Trees bordering the site have potential for nesting birds. The suggested condition and informative are recommended.

SC Affordable Houses - no objection

If this site is deemed suitable for residential development, the scheme would be required to contribute towards affordable housing in accordance with Policy CS11 of the adopted Core Strategy. The level of contribution would need to accord with the requirements of the SPD Type and Affordability of Housing and at the prevailing housing target rate at the time of a full application or a Reserved Matters application.

The current prevailing target rate for affordable housing came into force on the 1st September 2013 and in this area is 15%. The assumed tenure split of the affordable homes would be 70% for affordable rent and 30% for low cost home ownership and would be transferred to a housing association for allocation from the housing waiting list in accordance with the Council's prevailing Allocation Policy and Scheme. The size, type and tenure of the affordable homes will need to be agreed with the Housing Enabling Team before any further application is submitted.

Montford Bridge Parish Council – Objection

Montford Bridge Village Extension 14/00518/OUT 35 houses by Oaklands: (or 30 excluding the first 5) as requested by Cllr Tricia Jones the Clerk read out some of the various emails of OBJECTION to the plan. By majority vote: 4 for; 2 abstained: MPC strongly OBJECTS to this application for the following reasons:

a.

The plan is NOT sustainable because there is insufficient infrastructure in the

village to support 35 houses.

b.

The local primary school is already overcrowded and an influx of extra pupils would have an adverse effect.

c.

35 new houses would create "housing shock" that would have an adverse effect on the present community.

d.

It is contrary to Montford Parish Council's Montford Housing Strategy MHS 127 for just 10 houses in and around Montford Bridge West of the River Severn and with no more than FIVE houses on any one site and this strategy is soundly based on MPC's democratic response to SC's long-running SAMDev consultations.

e.

MPC had acted very fairly in supporting the original proposed five houses but 35 houses are far too many.

4.2 - Public Comments

Two letters of objection summarised as follows:

The number of houses is way in excess of the number set out in the Montford Parish Plan; too many houses being proposed; 3 new properties have already been completed in the village in the last 12 months; the scheme does not reflect the local community needs as identified through the SAMDev consultation process; as part of the SAMDev consultation process, the preferred option for Montford was for a 'cluster' for no more than 5 houses, this proposal was based on a sustainable approach, at the same time supporting Shropshire's Housing needs allocation, the current application is contrary to this proposal; no impact assessment or any evidence base to prove the proposal is sustainable has been put forward, contrary to Policies CS1, CS6, CS8 & CS15; the access should be situated further away from the existing properties to minimise any impact on the nearby existing residents; the houses opposite Holly Cottage should be moved or deleted from the scheme to allow for a hedge to be planted and for sufficient space to be given around the existing oak tree that is covered by a TPO; disappointed to see houses with their rear elevations facing Holyhead Road, this does not reflect the positioning all the other houses along the roadside; there has been a significant increase in vehicular traffic using Holyhead Road in the last 10 years, many not following the 30mph speed limit, concerned regarding road safety by a significant raise in road use on top of this from the development; potential pressure on the junction between the B4380 and the A5;

5.0 THE MAIN ISSUES

Principle of development

Layout & Open Space

Access
Ecology and Environment
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.

6.1.2 At paragraph 12 the National Planning Policy Framework (NPPF) states that proposed development that accords with an up-to-date Local Plan should be approved, and development that conflicts should be refused unless other material considerations indicate otherwise. There is a presumption in favour of sustainable development and at paragraph 14 the NPPF it explains that for decision taking this means that where the development plan is absent, silent or relevant policies are out of date, planning permission should be granted for development unless

1) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or

2) specific policies in the NPPF indicate that development should be restricted.

6.1.3 With regards to housing development paragraph 49 of the NPPF is relevant and 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.’

6.1.4 The five year housing land supply statement (amended version 20/09/2013) sets out Shropshire Council’s assessment of its supply of housing land over the next five years. On this basis, the Statement shows a supply of only 4.95 years for Shropshire. Whilst this is the case the starting point for consideration of housing proposals will remain with the Development Plan but these current applications

should still be determined in the context of the NPPF's presumption in favour of sustainable development and its aim of boosting housing supply.

- 6.1.5 The application site in this case is located on the edge of Montford Bridge, in open countryside in terms of planning policy, with policy CS5 of the Core Strategy applying. Core Strategy Policy CS4 is also relevant as Montford Bridge is proposed to be a Community Cluster Settlement in the Pre-submission Draft SAMDev Plan published on 17th March 2014. No development boundary is proposed for Montford Bridge. Policy S16.2 of the Pre-submission Draft SAMDev Plan proposes guideline 10 additional dwellings for the village for the period 2011-2026. Outline planning permission was granted in 2013 for 5 dwellings on part of this site with Parish Council support.
- 6.1.6 However in the absence of a five year land supply proposals must be assessed in the context of the NPPF as outlined above. As such the key factor in determining this application is the assessment of whether the proposal would represent sustainable development and whether the adverse impacts of granting permission would significantly or demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.
- 6.1.7 Montford Bridge is a close knit community predominantly situated to either side of the B4380 Holyhead Road that runs through the village. There are available some services within the village that primarily consists of a public house with other services in the locality including a primary school at Bicton and a church and village hall nearby at Montford. The village is also serviced by a regular bus service between Shrewsbury and Oswestry. Although the site is located at the south western end of the village it is considered that all of these services are within walking distance or easy access 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.
- 6.1.8 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:
- ② 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;
 - ② 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

- ② 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.

- 6.1.9 Economic role – The proposal will help boost the supply of housing in Shropshire and will provide opportunity for local employment for the construction phase of the development supporting local builders and building suppliers. The provision of thirty four 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.
- 6.1.10 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. The Parish Council has raised concerns regarding the number of 34 dwellings proposed and how this will integrate with the existing community, but additional housing will provide opportunity for increased support and use of existing village services and may even provide an increased demand for further service provision. Utilising the 2011 Census data the proposed 34 dwellings would represent an approximate 15% increase in the number of households in the Parish. It is not considered that this level of increase could be considered to be detrimental to the existing community of the village and Parish. No objections to the application have been made by the Council's Learning & Skills Department and the CIL payable on such a scheme will provide some contribution towards community facilities which may include school place provision.
- 6.1.11 Environmental role – The site forms part of a larger arable field with no official 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 hedges, trees and planting located at its periphery and within the area that formed part of the former quarry. These may be retained and enhanced with additional landscaping and on the submitted layout plans the former quarry area is shown to be retained as public open space. 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 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 and Oswestry.

6.1.12 Any adverse impacts of the proposed housing development that might significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole will be discussed in the following paragraphs below.

6.2 Layout & Open Space

6.2.1 Layout Design – The proposed layout of the site shows the vehicular access to the site located towards the south eastern end of the frontage onto Holyhead Road. The internal proposed roadway branches into three cul-de-sacs with defined boundaries in between each group of houses. The eastern part of the site consists of the proposed open space, utilising the former quarry remains. This layout ensures that all of the new housing is set away from the rear gardens and elevations of the existing properties along Holyhead road, and although the land levels within the site rise in a south westerly direction this degree of separation is considered not to create any opportunity for any significant loss of privacy for existing residents. The proposed layout also allows for the retention and possible supplementation to the existing roadside hedgerow/boundary to the site.

6.2.2 Open Space Provision - Shropshire Core Strategy Policy CS6 requires all development to achieve local standards for the provision and quality of open space, sport and recreational facilities. The local standards are set out in the Open Space Interim Planning Guidance (IPG) as 30sqm per bedroom. Within the overall open space requirement the IPG (para 4.7 – 4.9) outlines that 'recreational spaces' should be provided. Generally these recreational spaces need to be a minimum of 2,000m² in order to be functional.

6.2.3 Using the submitted layout plan as a guide this scheme provides 125 bed spaces which equates to a requirement for 3750m² of open space. The scheme proposes approximately 7800m², which includes the open area that is shown to be landscaped as open space covering the former quarry site. It is acknowledged that the recreational space provision is therefore above the IPG requirements. This open space is also proposed to provide a pedestrian link through to the Holyhead Road, into the centre of the village.

6.2.4 Paragraph 2.6 of the Open Space IPG states that the equipping of and maintenance of the equipment, of open spaces with formal play equipment will be through use of CIL receipts. The maintenance of the amenity green space will be controlled by condition by requiring a landscape management plan prior to occupation of the houses.

6.3 Access

6.3.1 No objections have been raised to the application from this Council's Highways Officers who consider that the A5, a former trunk road, is of a sufficient standard to accommodate the proposed development. The Highways Officer has noted that as the proposed roadways within the development are to be offered for adoption then

a section 38 agreement will be required separate to any planning permission granted.

6.4 Ecology & Environment

6.4.1 The Council's Ecologist has considered the submitted amended plans and has made no objections to the application subject to the use of conditions to protect existing wildlife. The Council's Tree Officer has noted that the revised plans show any development set further away from the Oak Tree that is subject to a Tree Preservation Order, adjacent to Oakfield's and makes no objections.

6.5 Drainage

6.5.1 Shropshire Council Flood and Water Management Team have made no objection to the application and consider that the submitted Flood Risk Assessment information is acceptable subject to conditions requiring confirmation of details relating to soakaways, finished road levels and driveway surfacing.

7.0 CONCLUSION

7.1 It is appreciated that approving this development would be contrary to the Parish Council's site allocations for the village of Montford Bridge and would go against the ideals of 'localism'. 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 and that the priority is 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 of a sufficient size to accommodate the proposed number of dwellings and would not result in an unacceptable form of development within the village. The proposal would have no adverse environmental or ecological implications and would not impact on highway safety. The detailed appearance, landscaping, and scale will be considered at the reserved matters stage.

7.2 The existing infrastructure is sufficient to support the proposed development and the proposal will provide local needs affordable housing and will be liable for the required CIL payment. It is considered that Montford Bridge is a sustainable location for a limited number of new houses (over and above that put forward by the Parish as part of SAMDev) due to its range of essential services and facilities and its proximity to Shrewsbury and Bicton with good access to all essential services and facilities without over reliance or long journeys by private motor car. It is considered that the proposal represents sustainable development that will contribute to providing a balance of available housing and would help support facilities and services in this and neighbouring towns and villages and therefore promote '*strong, vibrant and healthy communities*'. 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 the provision of affordable housing 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:

- ⑦ 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.
- ⑦ 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:
NPPF

Core Strategy and Saved Policies:
CS4, CS5, CS6, CS8, CS9, CS11, & CS17

RELEVANT PLANNING HISTORY:

13/00464/OUT Outline application for the erection of 5 no. detached dwellings and garages (to include access, layout and scale) GRANT 6th December 2013

11. Additional Information

[View details online:](#)

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| List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information) |
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| Cabinet Member (Portfolio Holder) |
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| Cllr M. Price |
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| Local Member |
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| Cllr David Roberts |
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| Appendices |
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| APPENDIX 1 - Conditions |
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APPENDIX 1

Conditions

STANDARD CONDITION(S)

1. Details of the appearance, landscaping and scale, hereinafter called "the reserved matters" 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.

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

4. Prior to the commencement of the development on site full engineering details of the new access road, existing highway/road works, traffic calming scheme, structures, foot/cycleways, surface water drainage, street lighting and carriageway markings/signs, shall be submitted to and approved by the planning authority; the works shall be fully implemented in accordance with the approved details prior to the development hereby permitted being first brought into use.

Reason: To ensure the construction is to an adequate standard in the interests of road safety.

5. No development shall take place until a soakaway test(s) has been carried out in accordance with BRE Digest 365 to cater for a 1 in 100 year return storm event plus an allowance of 30% for climate change, or such other guidance as may be agreed in writing by the Local Planning Authority and the agreed recommendations shall be implemented in full prior to the first occupation of the development.

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.

6. No development shall take place until a contoured plan of the finished road levels should be provided together with confirmation that the design has fulfilled the requirements of Shropshire Council's Surface Water Management: Interim Guidance for Developers paragraphs 7.10 to 7.12 where exceedance flows up to the 1 in 100 years plus climate change should not result in the surface water flooding of more vulnerable areas within the development site or contribute to surface water flooding of any area outside of the development site, has been submitted to, and approved by the Local Planning Authority. The approved scheme shall be completed before the development is occupied.

Reason: To ensure that any such flows are managed on site and to avoid flooding.

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

7. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens shall be submitted to and approved by the local planning authority prior to the occupation of the first dwelling. The landscape plan shall be carried out as approved and retained thereafter.
Reason: To ensure the long term maintenance of the amenity green space.
8. A total of 5 woodcrete artificial nests suitable for small birds such as robin, blackbird, tit species, sparrow and swallow shall be erected on the site prior to first occupation of the buildings hereby permitted.
Reason: To ensure the provision of nesting opportunities for wild birds
9. Prior to the erection of any external lighting on the site a lighting plan shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and thereafter retained for the lifetime of the development. The submitted scheme shall be designed to take into account the advice on lighting set out in the Bat Conservation Trust booklet Bats and Lighting in the UK
Reason: To minimise disturbance to bats, a European Protected Species.

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. You are obliged to contact the Street Naming and Numbering Team with a view to securing a satisfactory system of naming and numbering for the unit(s) hereby approved. At the earliest possible opportunity you are requested to submit two suggested street names and a layout plan, to a scale of 1:500, showing the proposed street names and location of street nameplates when required by Shropshire Council. Only this authority is empowered to give a name and number to streets and properties, and it is in your interest to make an application at the earliest possible opportunity. If you would like any further advice, please contact the Street Naming and Numbering Team at Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND, or email:

snn@shropshire.gov.uk. Further information can be found on the Council's website at: <http://new.shropshire.gov.uk/planning/property-and-land/name-a-new-street-or-development/>, including a link to the Council's Street Naming and Numbering Policy document that contains information regarding the necessary procedures to be undertaken and what types of names and numbers are considered acceptable to the authority.

3. Where there are pre commencement conditions that require the submission of information for approval prior to development commencing at least 21 days notice is required to enable proper consideration to be given.
4. Your attention is specifically drawn to the conditions above that require the Local Planning Authority's approval of materials, details, information, drawings etc. In accordance with Article 21 of the Town & Country Planning (Development Management Procedure) Order 2010 a fee is required to be paid to the Local Planning Authority for requests to discharge conditions. Requests are to be made on forms available from www.planningportal.gov.uk or from the Local Planning Authority. The fee required is £97 per request, and £28 for existing residential properties.

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

5. 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 and Greywater recycling system.
6. 'Consent is required from the service provider to connect into the foul main sewer
7. All species of bats found in the UK are European Protected Species under the Habitats Directive 1992, the Conservation of Species and Habitats Regulations 2010 and the Wildlife & Countryside Act 1981 (as amended).

Mature trees bordering the site should be assessed for bat roost potential prior to any removal of deadwood or other tree works as described in The Bat Conservation Trust's Bat Surveys - Good Practice Guidelines (2nd Edition 2012). If a live bat should be discovered on site at any point during the development then work must halt and Natural England should be contacted for advice.

8. 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 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 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.

9. Great Crested Newts are protected under the European Council Directive of 12 May 1992 on the conservation of natural habitats and of wild fauna and flora (known as the Habitats Directive 1992), the Conservation of Habitats and Species Regulations 2010 and under the Wildlife & Countryside Act 1981 (as amended).

If a Great Crested Newt is discovered on the site at any time then all work must halt and Natural England should be contacted for advice.

Conditions and informatives are recommended on bats and birds.

10. A section 38 agreement is required for the proposed new estate roads.

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