



Committee and date

Southern Planning Committee

th June 2023

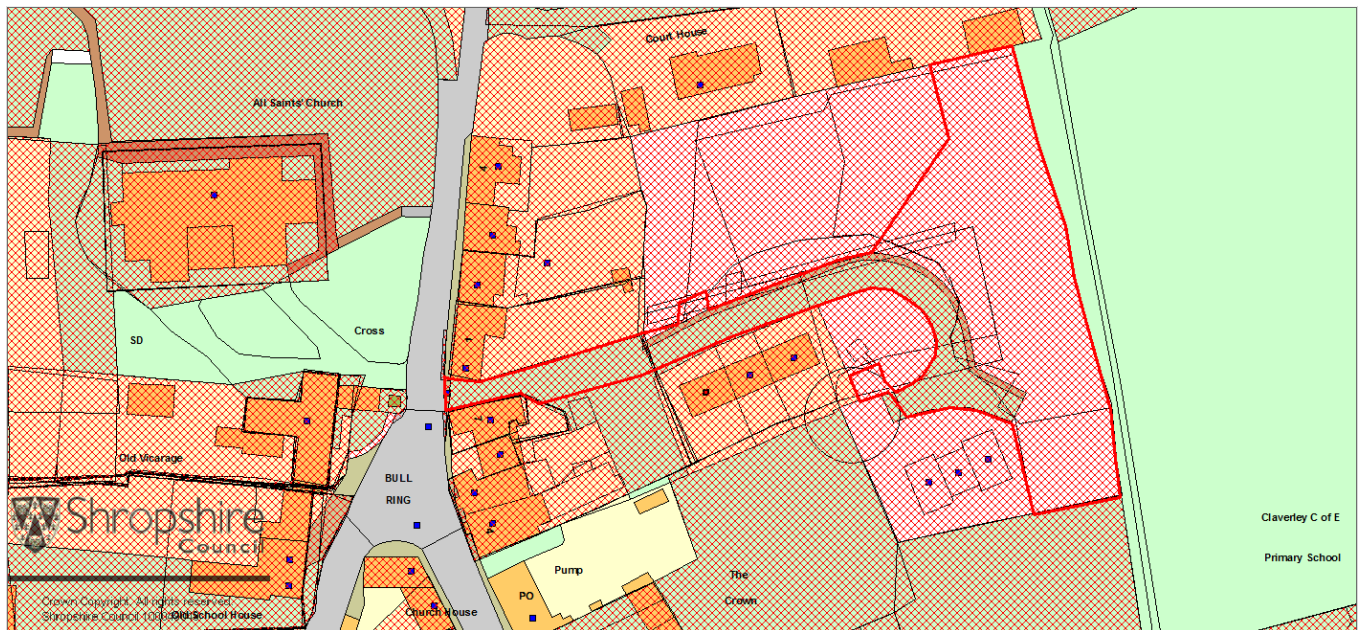
Development Management Report

Responsible Officer: Tracy Darke, Assistant Director of Economy & Place

Summary of Application

<u>Application Number:</u> 22/05723/FUL	<u>Parish:</u>	Claverley
<u>Proposal:</u> Erection of no.4 x 2 bedroom affordable local needs dwellinghouses, creation of no.3 bin storage areas, car parking and associated infrastructure		
<u>Site Address:</u> Proposed Residential Development Land East Of Bull Ring Claverley Wolverhampton Shropshire		
<u>Applicant:</u> OAKWOOD HOMES (Bridgnorth) LTD		
<u>Case Officer:</u> Rachael Evans	<u>email:</u>	rachael.evans.planning@shropshire.gov.uk

Grid Ref: 379348 - 293393



© Crown Copyright. All rights reserved. Shropshire Council 100049049. 2022 For reference purposes only. No further copies may be made.

Recommendation:- Refuse

Recommended reason for refusal

This application to address local affordable housing needs is outweighed by the constricted access which makes the site unsuitable for additional dwellings, as the waste servicing arrangements needed to make this development acceptable would harm the existing amenity enjoyed by the occupiers of the adjacent residential properties located either side of the site access on Church Street & Bull Ring. Furthermore, the functional layout of the development (ie: the distance between the proposed dwellings and bin / composting areas) is unacceptable. The development would therefore be contrary to Development Plan policy CS6 of the Core Strategy and Policy MD2 of the SAM(Dev)Plan as well as provisions contained within the NPPF

REPORT

1.0 THE PROPOSAL

- 1.1 This application is for the erection of four 2 bedroom affordable dwellinghouses to meet local needs, three bin storage areas, car parking and associated infrastructure, on land east of Bull Ring, Claverley. Two of the dwellings will be for sale at a discounted price and two will be for rent with a capped rent (at the Local Housing Allowance rates). This approach is known as a 'cross subsidy

housing scheme' and would be controlled by a legal agreement.

- 1.2 This application (ref: 22/05723/FUL) is a resubmission of 21/02876/FUL (Erection of no.6 affordable dwellings and associated infrastructure and aims to address the reasons for refusal which is as follows:

Whilst the proposal would add to the pool of local needs housing which weighs in favour of the development, this is outweighed by the constricted access which makes the site unsuitable for additional dwellings, as the interventions and waste servicing arrangements needed to make this development acceptable would harm the amenity of the location within the centre of this attractive and historic settlement, and would lead to a significant erosion of existing amenity enjoyed by the occupiers of the adjacent residential properties. Furthermore, insufficient information has been submitted to demonstrate that the proposed junction improvements can be constructed without having a detrimental impact on the surrounding highway network. The development would therefore be contrary to Development Plan policies CS6, CS17, MD2, and MD13 and sections, 8, 11,12 and 16 of the NPPF.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The site lies to the east of Bull Ring, Claverley with vehicular access to the site from between no.1 Church Street and no.7 Bull Ring and is known as Kings Arms Court. To the west of the site is a residential development currently under construction which was permitted under planning application reference 18/05149/FUL. To the south of the site is a field parcel with public house car park beyond. To the north of the site are residential dwellings whilst to the east is Claverley Primary School.
- 2.2 The site is not within the Green Belt but is adjacent to it. The site lies within the Claverley Conservation Area and whilst there are no listed buildings or structures on the site, there are a large number of listed buildings in the immediate locality of the site which include Nos. 6-7 Bull Ring that form part of the group of adjoining buildings that include the former King Arms which are Grade II Listed and Nos. 2-4 Church Terrace which are also Grade II Listed. There is a significant number of other nearby Listed Buildings including, most significantly, the Church of All Saints on the west side of the Bull Ring, which is Grade I Listed, and the Vicarage which is adjacent to the church, which is Grade II* Listed.

3.0 REASON FOR COMMITTEE/DELEGATED DETERMINATION OF APPLICATION

- 3.1 Cllr Butler has called the application into Planning Committee. The Chair of Planning Committee, Cllr Evans, has requested that the application be heard at the Southern Planning Committee.

4.0 Community Representations

Consultee Comment

- **Waste Management** – Objection as per the original application as follows:
The access road to the development is unadopted and there are no plans for it to be adopted.
- A 26t vehicle is used to collect waste in the area and due to the volume of waste collected and our routing, it is not viable for us to change this
- The entrance to the development is unfortunately too narrow for our vehicles. At its narrowest point it is approximately 3m. It would need to be 5m plus.
- The access road has not been built to withstand a 26t vehicle and we would have concerns about our liability for damage caused by our vehicle and for damage to our vehicle by using the access road.
- As a result of the above, we will require the collection point to remain where the access road meets the adopted highway.

Environmental Protection – Objection – Concerns raised with regard to the management and maintenance of the composting area.

Local Highway Authority – No objection subject to conditions

Shropshire Fire and Rescue – No objection although a robust swept path analysis should be carried out to demonstrate service vehicles can access the site.

Affordable Housing Team – No objection subject to affordable housing being secured by S106

Tree Officer – No objection subject to conditions

Heritage Officer – No objection subject to conditions

Archaeology Officer – No comment

Shropshire Council Ecologist – No objection subject to conditions

Drainage Officer / LLFA - No objection. Informatives recommended

Public Comments

A summary of the comments received by consultees and the public are below. Full details of the comments made can be found on the Council's public access website.

Claverley Parish Council have submitted the following comments on the proposals in support of the scheme:

- The previous application for no.6 affordable houses has permission for no.6

roadside bins. If this application is approved, it is understood that the applicant will rearrange for no.5 of the previously approved properties to have internal site collections

- Properties under construction / built out have affordable interest as per the affordable housing scheme intentions
- Traffic flows and congestion in the village is due to on street parking
- The proposed driveway / entrance is the same width as that of the Church

At the time of writing, 21 public objections have been made against the proposed development. A summation of the objections are as follows:

- 6 affordable houses were refused by Shropshire Council on the grounds that " whilst pool of local housing needs was in favour, this was outweighed by constricted access which made the site unsuitable for additional dwellings as interventions and waste servicing arrangements needed to make this development acceptable." "Furthermore this would harm the amenity of the location within the centre of this attractive and historic settlement and would lead to significant erosion of existing amenity enjoyed by occupants of adjacent properties."
- The reduction in unit numbers from six dwellings to four makes no material difference to the reasons for refusal.
- The centre of the village is experiencing traffic chaos and this development will add further to it.
- Impact on neighbour amenity
- Impact on the character of the conservation area
- Increase in noise levels, pollution and health
- Additional impact on services in Claverley (School & Medical centre)
- Construction works may cause damage to the historic monument of the Bull Ring
- Access must be building regulation compliant
- Shropshire Fire and Rescue should be consulted

Claverley is already often difficult to negotiate on a daily basis. It is used as a short cut between the A454 Wolverhampton - Bridgnorth Road and the A453 Bridgnorth to Kidderminster Road and due to narrow roads in the village one can often have to take two or three attempts to get from one end of Church street to the other. This is without all the problems now being created by these dwelling and their inaccessibility such as the refuse collection vehicles which have to block the Bullring whilst dealing with the refuse from these buildings.

5.0 THE MAIN ISSUES

5.1 The main issues are limited to the following:

- The principle of development
- The storage and collection of domestic, recyclable and garden waste from the proposed development.

- 5.2 The local highway authority have been consulted on the scheme and raise no issues with regard to the access / build out arrangements. There are no concerns regarding the scale and design of the dwellings nor does the proposal raise any concerns in respect of heritage, ecology, trees or drainage.

6.0 OFFICER APPRAISAL

6.1 Principle of development

- 6.1.1 A key objective of both national and local planning policies is to concentrate new residential development in 'sustainable' locations which are easily accessible, and which offer a range of services and community facilities.
- 6.1.2 Policy CS1 of the Shropshire Council Core Strategy (CS) 2011 sets a target of delivering a minimum of 27,500 dwellings over the plan period of 2006-2026 with 35% of these being within the rural area, predominantly in Community Hubs and Community Clusters.
- 6.1.3 The application site is not located within a Community Hub or Community Cluster and located within the Countryside.
- 6.1.4 Development of the site falls to be considered as development in the open countryside, but not in the Green Belt, and as previously can be treated as a Rural Exception Site for affordable housing under Policies CS5 and CS11. The key test in Policy CS11 is that it is an exception scheme for local needs affordable housing on a site in a recognisable named settlement, and which subject to suitable scale and design (considered below), can through the granting of permission subject to S106 agreement, ensure the tenure and prioritisation for local people and arrangements to ensure affordability in perpetuity.
- 6.1.5 The principle of the development of the site, as a Rural Exception Site has previously been accepted in terms of its location adjacent to the village centre and its close proximity to local community facilities. Furthermore, recent data provided by the Affordable Housing Team have confirmed that there is an affordable housing need in the Borough, as well as a local affordable housing need.
- 6.1.6 The recent housing figures for Claverley (April 2021) set out the 17 families have Claverley as a first choice of Parish, of the 17, 11 have a strong local connection. Of the 11, 4 want a one bedroom, 3 want a two bedroom and 4 want a 3 bedroom property.
- 6.1.7 There is an application for no.12 affordable dwellings at Ashford Bank, Claverley pending determination which is recommended for approval subject to the signing of a S106. Until such time that the application is determined and a decision

issued, little weight can be given to this application as the development is not 'committed development'.

- 6.1.8 The principle of the proposal for 4 affordable local needs dwellings is therefore acceptable.

6.2 **Suitability of the site and access for services**

Waste Collection (Refuse, Recycling & Garden Waste)

- 6.2.1 The main issue raised by this application is the suitability of the site to accommodate additional dwellings in the light of the constricted access arrangement and the implications that this has on the collection of waste (domestic, recyclable and garden waste).
- 6.2.2 The National Planning Policy for Waste (2014) sets out detailed waste planning policies. The Policy includes the following which is of relevance to the Proposed Development:
- '8. When determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:*
- 'new, non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities*
- with the rest of the development and, in less developed areas, with the local landscape.'*
- 6.2.3 Core Strategy policy CS6 seeks to ensure that all development is designed to a high quality and that proposals demonstrate the provision of storage facilities for waste recycling. Furthermore, Core Strategy Strategic objective 9 refers to the effective and sustainable waste management
- 6.2.4 The Shropshire Council (2022 Update) Shropshire Refuse and Recycling – Advice for Developers guidance sets out the requirement for the storage of household waste and confirms that Shropshire Council's current household collection scheme is based on the provision of wheeled bins for residual waste, garden and Recycling (plastic, cans and glass) and a 72 Litre Woven bag for cardboard and paper, all of which are collected on a fortnightly basis.
- 6.2.5 Each household would generate three wheeled bins for refuse, recycling (mixed cans, plastics and glass) and garden waste, a woven blue bag for paper and cardboard and a food waste caddy
- 6.2.6 It is noted that the Building Regulations Part H (2015) states that Householders shouldn't need to carry refuse more than 30m to storage areas and these should be within 25m of any waste collection point specified by the waste collection

authority, however, The Shropshire Council (2022 Update) Shropshire Refuse and Recycling guidance requires the following waste collection protocols to be observed:

- Residents should not have to pull/push bins or carry waste for more than 25 metres;
- Collection crews should not have to push/pull 2 wheeled containers or carry individual waste containers more than 15 metres (from the collection point for the vehicle);
- Collection crews should not have to push/pull 4 wheeled containers more than 10 metres;
- A safe stopping bay or equivalent should be provided with sufficient turning area and manoeuvring space for the collection vehicle;
- Recycling bins should be located with refuse bins and clearly labelled, and
- Collection vehicles cannot collect containers that are on a slope. The gradient of a slope that containers need to be moved over must not exceed 1:12

6.2.7 In this case, the access drive is unadopted and there are no plans for Shropshire Council to adopt it. SC Waste Management Team have reiterated their comments made on the 21/02876/FUL application confirming that:

- The access road to the development is unadopted and there are no plans for it to be adopted.
- A 26t vehicle is used to collect waste in the area and due to the volume of waste collected and our routing, it is not viable for us to change this
- The entrance to the development is unfortunately too narrow for our vehicles. At its narrowest point it is approximately 3m. It would need to be 5m plus.
- The access road has not been built to withstand a 26t vehicle and we would have concerns about our liability for damage caused by our vehicle and for damage to our vehicle by using the access road.

As a result of the above, we will require the collection point to remain where the access road meets the adopted highway.

6.2.8 On the Garden / Recycling collection day, this could entail circa 8, 240 litre bins presented on the pavement either side of the entrance (this assumes all residents opt to have a bin for recycling) and 4 x 70ltr reusable bags. A 240 litre bin has a footprint of 0.43m². This, would be in addition to any receptacles placed at the access of the site by the development permitted by planning permission 18/5149/FUL.

Addressing the previous Reason for refusal

6.2.9 The applicant seeks to address the reason for refusal as set out on planning application (21/02876/FUL by:

1. Employing an operative to remove the bins from the site entrance when the refuse truck has made its collection, thereby limiting the time the bins remain on the pavement

2. Employ a private contractor - proposing the use of 1 x 1100 litre wheeled bin located in a dedicated position shown as bin store 1 within the site (refer to proposed site layout) for household waste for use by 2 of the rental properties of this application and 3 of the rental properties permitted under planning approval 18/5149/FUL). The domestic waste would be collected on site utilising a private contractor every other week.
3. Compost all green garden waste on site in the dedicated composting area as shown on the proposed layout plan.

Domestic Waste (non-recycling)

6.2.10 The applicant has confirmed that the private domestic collection would be funded by the applicant, Oakwood Homes. The applicant has confirmed that Oakwood Homes Ltd would receive the income from the rental properties (and own the rental properties) in perpetuity which in their view, offers substantial financial security to cover the cost of private bin collection (£13/week). The applicant suggests that this could be included in the legal obligation (106 agreement).

6.2.11 The applicant has confirmed in their letter of the 24th April 2023 that an on-site collection of household waste using a private contractor is in place and operational with an agreement in place with Cartwrights disposal service. It is their view that the private collection of household waste from 5 rental properties (no.3 rental properties from an earlier permission and no.2 rental properties sought by this permission) can be maintained in perpetuity by a S106 Agreement.

6.2.12 The applicant states that if this planning application is approved, there will be a reduction in the number of properties placing their refuse bins at the site entrance from 6 properties to 5 properties. The 5 properties that are sold (3 from a previous permission and 2 from this application) will place their bins at the site entrance. The 5 rental properties will use the onsite bulk wheelie bin (1 x 1100 ltr) collected by a private contractor. The applicant claims that this would be enforced in perpetuity with an inclusion in the section 106 agreement and in the tenancy agreements.

6.2.13 Whilst efforts of the applicant are noted in regard to collecting domestic waste using a private collection, the existing access arrangements are not going to alter and the proposed collection arrangements for the collection of domestic waste remain a concern. Ultimately, Shropshire Council has a statutory duty to collect waste and therefore, there remains serious concerns regarding the use of a private contractor for the collection of domestic waste.

6.2.14 Whilst the applicant has confirmed that there is a private collection in situ, photographs have been submitted by residents demonstrating the amenity & highway impact of no.6 bins (from an earlier approval) being located at the sites entrance. The applicant has confirmed that the photographs do not represent the existing refuse collection arrangements at the site owing to the fact that a private collection is in situ. An unannounced site visit was carried out on the general waste/refuse collection day by myself, (Rachael Evans) and there were no bins on the adopted highway.

6.2.15 However, what the submitted images demonstrate is that should the waste contractor cease trading and is unable to collect the domestic waste from the site, or if Oakwood Homes were unable to fulfil their obligations contained within any S106 regarding payment of a private collection service, then the onus would be on Shropshire Council to collect the domestic waste from the site.

6.2.16 A situation would therefore arise that on a general collection day, approximately 6 bins (from dwellings approved by the 18/18/5149/FUL) and 4 bins from dwellings proposed by this application would be located at the site entrance. This would not only result in a visual amenity issue, in addition to an outlook issue for the occupiers of no.1 Church Street having a large number of bins located directly outside their ground floor habitable windows, but also result in a highway safety issue as the access into the site is likely to be restricted and users of the footway/pavement are likely going to have to use the road on collection days until the receptacles are brought back into the site by tenants / homeowners

6.2.17 Recycling Waste

6.2.18 The applicant has confirmed that the collection of recycling waste is to be dealt with by the Local Authority and as such, residents would be required to wheel their bins / drag their bags to the site access for collection.

In regard to the garden/ recycling waste collection days, this development could generate 8 wheelie bins and no.4 bags at the site entrance. This would be in addition to the garden / waste receptacles of the properties permitted by the 2018 permission. As per the observations made with the collection of domestic refuse, this would not only result in a visual amenity issue, in addition to an outlook issue for the occupiers of no.1 Church Street having bins located directly outside their ground floor habitable windows, but also result in a highway safety issue as the access into the site is likely to be restricted and users of the footway/pavement are likely going to have to use the road on collection days until the receptacles are brought back into the site by tenants / homeowners.

6.2.19

Garden Waste

6.2.20 The applicant has confirmed that Oakwood Homes (Bridgnorth) Ltd are responsible for maintaining the communal grounds including mowing the communal lawns and disposing of the autumn leaf fall. An onsite composting area is proposed to deal with this garden green waste. The applicant's agent has confirmed in a letter dated the 4th April 2023 that *'all of the green garden waste from the existing and proposed dwellings, along with communal lawn areas will be composted on site in the proposed bin storage area with composting facility'.*

6.2.21 However, a letter from the applicant dated 24th April confirms *'The rental properties will be required to use the on site composting area for their green garden waste (will be included in the tenancy agreement) and the "for sale" properties at Kings Arms Court will be encouraged to use the facility in order to reduce the green*

garden waste placed at the site entrance on bin collection day the rental properties will be required to use the onsite composting area for their green garden waste (will be included in the tenancy agreement).

6.2.22 The applicant's agent has confirmed that the composting area would be a concrete structure with 2 bays with retaining walls on three sides. The two bays will allow alternating use for mixing during the composting process. The compost area will be for green garden waste only and would be operated by the Oakwood Homes (Bridgnorth) Ltd for green waste from its communal areas. The use of the compost area will be extended to residents use in order to reduce the green waste placed at the site entrance on collection day. The compost will be used in the local gardens or on the communal areas. The applicant is proposing that the use and management of the composting area is secured by S106.

6.2.23 The Council's Environmental Health Officers have raised an objection with the on-site composting arrangements stating that there are concerns with respect to the potential amenity impact from the proposed composting in regard to odour and pests on site of residents and communal waste. There is concern by Environmental Health that it is unclear how the composting would be managed and where the responsibility would lie if there was an odour and/or pest issue however, 6.2.24 as set out above, the applicant (Oakwood Homes (Bridgnorth) Ltd) or any successor would be responsible for any management problems of the facility.

6.2.25 Bin Drag Distances (All Bins / Receptacles – Refuse, Garden, Recycling)

6.2.26 Drawing KAC/PL/300A (Phase 2 Site Layout) shows that the proposed layout and bin stores and composting area proposed by this planning application.

Shropshire Council has guidance with how far 'Council Refuse Collection Persons' and occupiers of residential dwellings should be expected to 'drag' (or wheel) their bins.

6.2.27 The drag distance contained within the Shropshire Council Guidance is slightly stricter than the Building Regulations Part H however, as the Council's document is 'guidance', it is not considered unreasonable to apply the '30m' drag distance as 6.2.28 set out in part H of the Building Regulations.

6.2.29 The applicant has confirmed that the Bin Stores would be located within 30m of the adopted highway however, the proposed site layout plan (drawing reference: KAC/PL/300A) shows bin store 1, approximately 46m from the adopted highway. Bin Store 2, would be approximately 115m from the adopted highway whilst the compost area in the south east of the site would be approximately 130m from the adopted highway.

6.2.30 Any Council issued waste receptacles or bags stored within the site would not be within any the acceptable 'Drag' distance nor is it considered reasonable to for the Council's refuse collectors to collect waste from such distances.

Plot 10 is considered to be within an acceptable drag distance of Bin Store 1 however, the remaining 3 dwellings would not be within a reasonable distance. All no.4 dwellings would be located within an acceptable drag distance of bin store 2. Only Plot 7 would be within an acceptable distance for the disposal of green waste.

- 6.2.31 In all cases, the proposed bin stores are located too far from the adopted highway and too far from the residential dwellings. To require residents to drag recycling bins and/or carry recycling bags to the adopted highway from distances between 46m – 115m is wholly unacceptable.

6.2.32

Assisted Collections – All Bins / Waste Receptacles

The applicant has provided no details with how they intend to deal with occupiers of all 4 dwellings with regards to 'assisted' collections. This is where occupiers of a residential dwelling cannot present their bins /bags at the roadside due to ill health / mobility issues.

Access for Fire Service

Policy CS6 of the Core Strategy requires that all development is designed to be adaptable in addition to being safe and accessible to all. The site has a pinch point within the access of 3.1m. Part B5 of The Building Regulations require gateways to have a minimum width of 3.1m and a minimum road width between kerbs of 3.7m.

The Fire Service have not raised any objection to the scheme although have requested that the Local Highway Authority ensure a robust swept path analysis has been undertaken to accurately track the suitability of the site for fire appliances.

The Local Highway authority raise no objection to the proposals.

7.0 CONCLUSION

7.1

This application proposes four affordable houses to address a local need. It is not disputed that this application would contribute to addressing the identified local affordable housing need in the area which weighs in favour of the development. The efforts made by the applicant to secure the collection of domestic waste and garden waste via a private contractor, secured through a S106 are noted however given that Shropshire Council have a statutory duty to collect waste, should the applicant (or any successor in title) apply to have the obligations removed from the S106 then, the Local Planning Authority may be in a difficult position to refuse any such application as tests within the CIL regulations may not be met.

7.2

The positive contribution to local affordable housing needs is outweighed by the constricted access which makes the site unsuitable for additional dwellings, as waste servicing arrangements needed to make this development acceptable would unacceptably harm the existing amenity enjoyed by the occupiers of the adjacent

residential properties located either side of the site access on Church Street & Bull Ring. Furthermore, the functional layout of the development (ie: the distance between the proposed dwellings and bin / composting areas) is unacceptable. The development would therefore be contrary to Development Plan policy CS6 of the Core Strategy and Policy MD2 of the SAM(Dev)Plan as well as provisions contained within the NPPF.

8.0 Risk Assessment and Opportunities Appraisal

8.1 Risk Management

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

- As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal, i.e. written representations, hearing or inquiry.
- The decision may be challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be made a) promptly and b) in any event not later than six weeks after the grounds to make the claim first arose.

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

8.2 Human Rights

Article 8 gives the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

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

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

8.3 Equalities

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

9.0 Financial Implications

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

10. Background

Relevant Planning Policies

POLICY CONSIDERATION

The adopted Development Plan comprises of the following of documents:

- Shropshire Local Development Framework: Adopted Core Strategy – March 2011
- Shropshire Council Site Allocations and Management of Development (SAMDev)Plan – December 2015

Whilst the development plan is to be read as a whole, the most pertinent Policies are as follows:

CS1 – Strategic Approach
CS5 – Countryside and Green Belt
CS6 – Sustainable Design & Development Principles
CS9 – Infrastructure Contributions
CS11 – Type and Affordability of Housing
CS17 – Environmental Networks
CS18 – Sustainable Water Management
MS1 – Scale and Distribution of Development
MD2 – Sustainable Design
MD3 – Delivery of Housing Development
MD7a – Managing Housing Development in the Countryside
MD7b – General Management of Development in the Countryside
MD12 – Natural Environment
MD13 – Historic Environment

There are also other material considerations that are pertinent to the assessment of this application which are:

- The NPPF (2021)
- Historic Environment Consultation Draft SPD – March 2016
- Type and Affordability of Housing SPD – September 2012
- Sustainable Design SPD – July 2011
- Developer Contributions SPD – July 2011

RELEVANT PLANNING HISTORY:

18/05149/FUL Erection of 6No. affordable dwellings and associated infrastructure GRANT 29th October 2019

21/02876/FUL Erection of 6 No affordable dwellings and associated infrastructure REFUSE 20th October 2022

11. Additional Information

View details online: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RN99B8TDLB700>

List of Background Papers

Drawings / Plans

- Location Plan KAC/PL/300A
- Proposed Site Layout Plan KAC/PL/300A
- Proposed Floor Plan KAC/PL/310A (Plots 7 & 8)
- Proposed Floor Plan KAC/PL/312A (Plots 9 & 10)
- Proposed Elevations KAC/PL/311 (Plots 7 & 8)
- Proposed Elevations KAC/PL/313 (Plots 9 & 10)
- Highways – Proposed Access Improvements and Visibility Assessment (drawing ref: SA45964-BRY-ST-PL-C-0001)
- Highways – Swept Path Assessment (drawing ref: SA45964 – BRY-ST-PL-C-0002)

Documents

- Arboricultural Impact Assessment with Tree Protection Measures (Godwins Tree Surveys, 25th May 2021)
- Additional Statement dated 24th April 2023 (Jonathan Beaman, Oakwood Homes Ltd to Rachael Evans, Shropshire Council)
- Ecological Appraisal (Greenscape Environmental, 14th May 2021)
- Highways – Transport Statement (Berrys, 8th December 2022)
- Highways – Technical Note (Berrys, 24th April 2023)
- Heritage Statement (Winterburn Heritage & Planning, December 2022)

Cabinet Member (Portfolio Holder) - Councillor Richard Marshall
Local Member
Cllr Elliott Lynch
Appendices APPENDIX 1 - Conditions

-