



Committee and date

Item

Public

Development Management Report to Consider Planning Applications subject to a S106 resolution having regard to the Council’s published 5 years Housing Land Supply Statement of 12th August 2014

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Summary

This report seeks Members support in respect of planning applications Committee has previously resolved to approve where a decision has not yet been issued pending conclusion of a S106 agreement and where there may have been a change in the balance of considerations arising from the publication of the revised 5yr Housing land Supply Statement on 12th August.

Recommendation:-

Grant Permission for the applications set out in Appendix A subject to the recommendations for each item, any S106 Legal Agreement and conditions as set out in the original reports to Committee and as recorded in the minutes of these meetings

1.0 BACKGROUND

- 1.1 It is a matter of law that all planning applications need to be considered in accordance with the legislation and relevant policy that applies at the point decision is taken. The Council published a revised 5 year housing land supply statement on 12th August to demonstrate that, based on data up to 31st March 2014, it has a 5.5 year housing land supply.
- 1.2 A number of planning applications for residential development have been referred to this Planning Committee for consideration in recent months where the committee were advised that the Council did not at that time have a five year supply of housing land, this being the position since September 2013. The absence of a five year housing land supply was therefore one of the factors taken into consideration and affecting the weight given to Development Plan policies.
- 1.3 In cases for residential development Planning Committee has resolved to permit the application subject to a S106 legal agreement to provide for affordable housing contributions and any other measures required to make the development acceptable that could not be subject to a planning condition, these applications remain undetermined until the agreements are signed. This report seeks members views on how the published 5year land supply affects the overall balance of considerations to

ensure that at the point the S106 is completed and the decision is issued all relevant material considerations have been taken into account.

- 1.4 The planning applications for housing development where the 5 year land supply issue was a material consideration and where there is a resolution to permit the application subject to a S106 agreement that has not been completed are included in Appendix A. In each case these are applications that the Committee will have applied the presumption in favour of sustainable development and therefore will have been considered to be sustainable having regard to the social, environmental and economic considerations set described in the NPPF.
- 1.5 Paragraph 14 of the NPPF states that "*At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.*" For decision taking the NPPF confirms that "***For decision-taking this means:***
• ***approving development proposals that accord with the development plan without delay; and***
• ***where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:***
— ***any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or***
— ***specific policies in this Framework indicate development should be restricted.***"
- 2.0 OFFICER APPRAISAL
- 2.1 NPPF Paragraph 49 states 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. This had been the position in Shropshire since September 2013 when the last 5 years' supply statement was published and this meant that on the housing supply point, Shropshire Councils *relevant* policies were then out of date, and so had less weight as part of the overall consideration.
- 2.2 For decision taking, the applications where there is a resolution to permit but the S106 agreement has not been signed are presented in Appendix A having regard to the following considerations:
- The presumption in favour of sustainable development described in paragraph 14 of the NPPF applies in any event – all the schemes presented to committee will have been assessed first on this point having regard to the social, environmental and economic considerations;
 - The NPPF aim of boosting significantly the supply of housing is a material consideration and "*housing applications should be considered in the context of the presumption in favour of sustainable development*" (NPPF paragraph 49) and this needs to be considered in relation to the positive and negative impacts of the scheme;

- Policies may be considered out of date and of limited weight for other reasons (e.g. age of a saved local plan policy and consequent inconsistency with NPPF policies) therefore simply having a 5 year land supply does not mean full weight can be given to saved housing policies or emerging SAMDev policies (the weight to these policies also being dependent on the extent of unresolved objections and degree of consistency with the NPPF);
- There is a strong likelihood of continuing under delivery against the county-wide Core Strategy target for another few years, meaning that the overall requirement at each update would be higher, even though the number of sites available will be increasing. Consequently, in the balance of considerations if more acceptable sustainable and suitable sites that are permitted impact of under-delivery is offset to a greater degree;
- Now that the SAMDev Plan has been submitted to the Secretary of State for its examination, the Plan is at an advanced stage of preparation. However, the Plan has not been through the examination stage and there are unresolved objections to elements of it (e.g. sites contributing to the housing supply), so the weight that can be attached has to be considered with care alongside the other material considerations and having regard to specific circumstances of particular planning applications.

2.2 In relation to determining planning applications outlined in Appendix A, the main issues to consider are

- whether a particular proposal is in accordance with the Development Plan,
- how it sits in relation to the emerging SAMDev Plan, and
- whether the proposal would give rise to any adverse impacts which would significantly and demonstrably outweigh the benefits of the scheme in the context of the presumption in favour of sustainable development.

The fact of having a five year land supply can never be a reason in itself for refusing a planning application; it simply affects what other policy considerations are applied as set out above.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

The applications included in Appendix A were referred to committee for consideration in accordance with the Council's scheme of delegation. There is no provision in the scheme of delegation in cases where the balance of material planning considerations may have changed for these "minded to approve" decisions to then be delegated to officers.

4.0. RELEVANT PLANNING POLICIES

Central Government Guidance:
National Planning Policy Framework 27th March 2012
National Planning Practice Guidance 6th March 2014

Shropshire Council Core Strategy and Saved Policies:
SAMDev Plan (submitted for examination)
MD Policies (submitted for examination)

Appendix A – An assessment of how the balance of considerations is affected in each case in the context of a 5yr supply of housing land. The original reports to committee and minutes of those meetings are available to view via the online planning register following the link below:

<http://planningpa.shropshire.gov.uk/online-applications/>

1. 12/05208/OUT Proposed development of up to 6 dwellings at 33, Park Lane, Shifnal, considered by Planning Committee on 7th January 2014

- This is considered to be a site where sustainable development can be accommodated within existing housing immediately adjoining the built up area of Shifnal.

- **Development Plan Considerations**

The site is for 6 dwellings on safeguarded land outside development boundary for Shifnal where saved Policy S4 applies. This policy is to provide for housing when the need arises and as the Plan was adopted in July 2006 it predates the NPPF by 6years. In terms of its consistency with the NPPF, the presumption in favour of sustainable development and aim to significantly boost the supply of housing, bringing forward safeguarded land now for housing supply is consistent with the NPPF aspirations. Consequently, although the proposed development on this safeguarded land would be contrary to current Development Plan policies relating to residential development and the restrictions placed on the land by saved Bridgnorth District Local Plan policy S4, it is considered that these policies can now be given only limited weight.

- **How the proposal sits in relation to the emerging SAMDev Plan,**
The emerging SAMDev plan and policies can be given some weight now SAMDev is on deposit although not significant weight at this stage due to the fact there remain unresolved objections to the plan. This site is not allocated for development in the emerging SAMDev plan but has been considered to be sustainable location within a previously developed part of the town.
- **Whether the proposal would give rise to any adverse impacts which would significantly and demonstrably outweigh the benefits of the scheme in the context of the presumption in favour of sustainable development.**
- The development of this land would not detract from the wider landscape setting of Shifnal or the immediate locality. Neighbour amenity would be safeguarded in the consideration of the reserved matters submission. There are no highway safety, ecological, archaeological or drainage reasons that would justify a refusal of planning permission. The scheme would make a contribution towards affordable housing through the Section 106 Agreement. Detailed technical aspects of the scheme (apart from the access works affecting the public highway) would be fully assessed in relation to the development scheme submitted at the reserved matters stage.

Having regard to the Council's 5yr housing land supply, under delivery on the ground will continue to erode the 5 year land supply figure until such a time as development activity on the ground increases. In principle the site is considered to be sustainable and the impacts of the development can be addressed. Therefore the officer recommendation, having regard to these factors and the changing balance of considerations in the context of a 5 year housing land supply is to maintain a recommendation for approval. However, as a consequence of seeking to maintain the 5year housing land supply and promote delivery of housing on the ground the officer recommendation is now amended to include a limit of 1 year , rather than 3 years for the submission of the reserved matters application. There are considered to be no other material considerations of sufficient weight to override the clear NPPF guidance, at paragraphs 14 and 49, of a presumption in favour of sustainable housing development as exemplified by this scheme.

Recommendation: That planning permission be granted as a departure in accordance with the Officer's recommendation, subject to the conditions as agreed by committee previously and subject to a limit of 12 months for the submission of reserved matters and a Section 106 Agreement in respect of an affordable housing contribution.

2. 13/02148/OUT Proposed dwelling at land at 29 Park Lane, Shifnal Considered by Planning Committee on 7th January 2014

- This is considered to be a site where sustainable development can be accommodated
- **Development Plan Considerations**
- As with the site at 33 Park Lane the site is on safeguarded land outside development boundary for Shifnal where saved Policy S4 applies and in this case the application is for a single dwelling. Policy S4 provides for housing when the need arises. In terms of its consistency with the NPPF and its objective to significantly boost the supply of housing, bringing forward safeguarded land now for housing supply is consistent with the aspirations of the NPPF. Consequently , although the proposed development on this safeguarded land would be contrary to current Development Plan policies relating to residential development and the restrictions placed on the land by saved Bridgnorth District Local Plan policy S4, it is considered that these policies can now be given only limited weight.
- **How it sits in relation to the emerging SAMDev Plan**
- The emerging SAMDev plan and policies can be given some weight now SAMDev is on deposit although not significant weight at this stage due to the fact there remain unresolved objections to the plan. This site is not allocated for development in the emerging SAMDev plan but has been considered to be sustainable having regard to the social, environmental and economic impacts.
- **Whether the proposal would give rise to any adverse impacts which would significantly and demonstrably outweigh the benefits of the scheme in the context of the presumption in favour of sustainable development.**

- Although a single dwelling cannot be said to significantly boost the supply of housing the impacts arising from this scale of development are not significant. This site is a sustainable location, within existing housing immediately adjoining the built up area of Shifnal and there are considered to be no other material considerations of sufficient weight to override the clear NPPF guidance, at paragraph 14, of a presumption in favour of sustainable housing development as exemplified by this scheme. Furthermore, the development of this land would not detract from the wider landscape setting of Shifnal or the immediate locality. Neighbour amenity would be safeguarded in the consideration of the reserved matters submission.
 - Having regard to the Council's 5yr housing land supply, under delivery on the ground will continue to erode the 5 year land supply figure until such a time as development activity on the ground increases. In principle the site is considered to be sustainable and the impacts of the development can be addressed. Therefore the officer recommendation, having regard to these factors and the changing balance of considerations in the context of a 5 year housing land supply is to maintain a recommendation for approval. However, as a consequence of seeking to maintain the 5year housing land supply and promote delivery of housing on the ground the officer recommendation is now amended to include a limit of 1 year , rather than 3 years for the submission of the reserved matters application. There are considered to be no other material considerations of sufficient weight to override the clear NPPF guidance, at paragraphs 14 and 49, of a presumption in favour of sustainable housing development as exemplified by this scheme.
 - **Recommendation: That planning permission be granted as a departure in accordance with the Officer's recommendation, subject to the conditions as agreed by committee previously and subject to a limit of 12 months for the submission of reserved matters and a Section 106 Agreement in respect of an affordable housing contribution.**
3. **13/02989/OUT Outline application (access) for mixed residential development with associated parking, public open space, SUDs pond, landscaping and other ancillary works Development Land West of Coppice Green Lane Shifnal Shropshire**
Considered by Planning Committee on 4th February 2014
- This is considered to be a site where sustainable development can be accommodated.
 - **Development Plan Considerations**

The site is for up to 200 dwellings on safeguarded land outside development boundary for Shifnal where saved Policy S4 applies. This policy is to provide for housing when the need arises and as the Plan was adopted in July 2006 it predates the NPPF by 6years. In terms of its consistency with the NPPF, the presumption in favour of sustainable development and aim to significantly boost the supply of housing, bringing forward safeguarded land now for housing supply is consistent with the NPPF aspirations. Consequently, although the proposed development on this safeguarded land would be contrary to current Development Plan policies relating to residential development and

the restrictions placed on the land by saved Bridgnorth District Local Plan policy S4, it is considered that these policies can now be given only limited weight.

- **How the proposal sits in relation to the emerging SAMDev Plan,**

The emerging SAMDev plan and policies can be given some weight now SAMDev is on deposit although not significant weight at this stage due to the fact there remain unresolved objections to the plan. This site is not allocated for development in the emerging SAMDev plan but has been considered to be a sustainable location.

- **Whether the proposal would give rise to any adverse impacts which would significantly and demonstrably outweigh the benefits of the scheme in the context of the presumption in favour of sustainable development.**

- The proposed development on this safeguarded land would be contrary to current Development Plan policies relating to residential development and the restrictions placed on the land by saved Bridgnorth District Local Plan policy S4. However this site is a sustainable location, adjacent to existing housing immediately adjoining the built up area of Shifnal, and would satisfy the economic, social and environmental dimensions of sustainable development set out in the NPPF.

The applicant has confirmed in writing that after an extensive marketing exercise they have now agreed contractual terms with a national home builder to purchase the site and take forward the Reserved Matters application as soon as possible. A pre-application meeting has already been held with planning officers to discuss the detailed layout for the site, with the intention of having the application submitted by the end of October 2014. Subject to gaining approval of reserved matters the applicant's preferred developer is currently forecasting a site start by mid-2015 and it is likely that the site will be dual branded, which will see it built out as soon as possible.

In addition the applicant has agreed in principle to make a significant contribution to the Shifnal Travel & Movement strategy and prior to the publication of this report was close to completing S106 negotiations.

Having regard to the Council's 5yr housing land supply, under delivery on the ground will continue to erode the 5 year land supply figure until such a time as development activity on the ground increases. In principle the site is considered to be sustainable and the impacts of the development can be addressed. Therefore the officer recommendation, having regard to these factors and the changing balance of considerations in the context of a 5 year housing land supply is to maintain a recommendation for approval. However, as a consequence of seeking to maintain the 5 year housing land supply and promote delivery of housing on the ground the officer recommendation is now amended to include a limit of 1 year, rather than 3 years for the submission of the reserved matters application. This is not a speculative scheme and there is therefore a real prospect of delivery in the short term which will help to address the under delivery that otherwise continues to erode the land supply position.

Consequently, there are considered to be no other material considerations of sufficient weight to override the clear NPPF guidance, at paragraphs 14 and 49, of a presumption in favour of sustainable housing development as exemplified by this scheme.

Recommendation: That, subject to satisfactory agreement being reached on a Section 106 Agreement relating to affordable housing provision, contributions to the Travel and Movement Strategy for Shifnal and reduction of speed limit on a section of Coppice Green Lane, and subject to an additional condition limiting the outline permission to 12 months, planning permission be granted as a departure as per the Officer's recommendation.

**4. 14/00062/OUT | Outline application with vehicular access (from Stone Drive and Lloyd Grove) to be determined for mixed residential development, public open space, earthworks, balancing ponds, landscaping, car parking and all ancillary and enabling works; demolition of one dwelling (18 Silvermere Park) Development Land North East Of Stone Drive Shifnal
Considered by Planning Committee on 27th May 2014**

- This is considered to be a site where sustainable development can be accommodated.

- **Development Plan Considerations**

The site is for up to 250 dwellings on safeguarded land outside development boundary for Shifnal where saved Policy S4 applies. This policy is to provide for housing when the need arises and as the Plan was adopted in July 2006 and it predates the NPPF by 6 years. At the present time planning permission would normally only be given for developments on the land which would be acceptable in the Green Belt, provided that such development would not prejudice its ability to meet the settlements long term needs. The erection of open market housing on the site outside of the Shifnal development boundary would be contrary to current adopted Development Plan housing policies. However the National Planning Policy Framework, published in March 2012, must be taken into account and is a material consideration of significant weight in determining planning applications. Consequently, although the proposed development on this safeguarded land would be contrary to current Development Plan policies relating to residential development and the restrictions placed on the land by saved Bridgnorth District Local Plan policy S4, it is considered that these policies can now be given only limited weight.

- **How the proposal sits in relation to the emerging SAMDev Plan,**

Ideally the future of all safeguarded land would be determined through the SAMDev Plan process. However it is clear from a recent parliamentary debate (Parliamentary Debate on housing supply and the role of Local Plans, Hansard 24/10/13) and a review of recent appeal decisions across the country, that an emerging Local Plan is afforded minimal weight by the Planning Inspectorate or Secretary of State until submission stage (for non-contentious proposals) or publication of the Inspector's report (for contentious proposals) respectively. Therefore, although the emerging SAMDev plan and policies

can be given some weight now SAMDev is on deposit this is limited due to the fact there remain unresolved objections to the plan.

A further factor of significance is that the application site forms part of a parcel of land the bulk of which, in the SAMDev preferred options consultation of March 2012 and the revised preferred options consultation of July 2013, has been allocated as a housing site. (Land north-east of the Wolverhampton Road (ref SHI006 – 11.6Ha). In the final SAMDev plan the site boundaries to SHI006 have been adjusted to follow existing boundary features, to accommodate a town park and match those shown in this planning application.

- Whether the proposal would give rise to any adverse impacts which would significantly and demonstrably outweigh the benefits of the scheme in the context of the presumption in favour of sustainable development.
- Having regard to the Council's 5yr housing land supply, under delivery on the ground will continue to erode the 5 year land supply figure until such a time as development activity on the ground increases. In principle the site is considered to be sustainable and the impacts of the development can be addressed. Therefore the officer recommendation, having regard to these factors and the changing balance of considerations in the context of a 5 year housing land supply is to maintain a recommendation for approval. However, as a consequence of seeking to maintain the 5year housing land supply and promote delivery of housing on the ground the officer recommendation is now amended to include a limit of 1 year, rather than 3 years for the submission of the reserved matters application. In addition, as this is a SAMDev Plan allocation site which has been the subject of assessment and consultation and for which a planning application has been submitted and considered by committee with a resolution to approve, the site has been included in the Council's 5 year housing supply statement as a deliverable site. The number of dwellings which can be accommodated on the site is significant in terms of boosting housing delivery, which remains a significant consideration.

Recommendation

That planning permission be granted as a departure and as per the amended Officer's recommendation as set out in the Schedule of Additional Letters, subject to:

- **The outline permission being limited to one year to encourage the submission of reserved matters and ultimately delivery of housing;**
- **Satisfactory agreement being reached on a Section 106 Agreement relating to affordable housing provision;**
- **Contributions to the Travel and Movement Strategy for Shifnal and off site drainage works;**
- **Maintenance of the town park/open space by an appropriate body; and**
- **The conditions as agreed previously by committee, subject to Condition No. 1 being amended to read as follows:**

“Reason: The application is an outline application under the provisions of Article 2(1) of the Town and Country Planning (Development Management Procedure)

Order 2010 and no particulars have been submitted with respect to the matters reserved in this permission.

**5. 13/04840/FUL | Mixed residential development of 66 dwellings and garages
Land South Of A464 Shifnal Shropshire
Considered by Planning Committee 22nd July 2014**

- This is considered to be a site where sustainable development can be accommodated.

- **Development Plan Considerations**

The application is a full application for 66 dwellings on safeguarded land outside development boundary for Shifnal where saved Policy S4 applies. This policy is to provide for housing when the need arises and as the Plan was adopted in July 2006 it predates the NPPF by 6years. In terms of its consistency with the NPPF, the presumption in favour of sustainable development and aim to significantly boost the supply of housing, bringing forward safeguarded land now for housing supply is consistent with the NPPF aspirations. Consequently, although the proposed development on this safeguarded land would be contrary to current Development Plan policies relating to residential development and the restrictions placed on the land by saved Bridgnorth District Local Plan policy S4, it is considered that these policies can now be given only limited weight.

- **How the proposal sits in relation to the emerging SAMDev Plan,**

The emerging SAMDev plan and policies can be given some weight now SAMDev is on deposit although not significant weight at this stage due to the fact there remain unresolved objections to the plan. This site is not allocated for development in the emerging SAMDev plan but was included in the revised preferred options consultation stage of the plan as a potential development site. It will therefore been considered through a process of technical site assessment and found to be suitable at that time, the reason for its exclusion from the final plan was the level of development interest on other sites in Shifnal considered against the revised housing target figures for the settlement.

- **Whether the proposal would give rise to any adverse impacts which would significantly and demonstrably outweigh the benefits of the scheme in the context of the presumption in favour of sustainable development.**

- This is a full application and committee has previously considered the impacts of the scheme and found these to be acceptable as part of the overall planning balance. In addition the scheme will provide for a financial contribution towards the Shifnal Travel and Movement Strategy. Issues concerning mitigation for Great Crested Newts raised in the previous officer report have now been resolved.

Having regard to the Council's 5yr housing land supply, under delivery on the ground will continue to erode the 5 year land supply figure until such a time as development activity on the ground increases. In principle the site is considered to be sustainable and the impacts of the development can be addressed. Therefore the officer recommendation,

having regard to these factors and the changing balance of considerations in the context of a 5 year housing land supply is to maintain a recommendation for approval. This is a full planning application with a real prospect of delivery.

Recommendation

That planning permission be granted as a departure subject to:

- **Satisfactory agreement being reached on a Section 106 Agreement relating to affordable housing provision;**
- **Contributions to the Travel and Movement Strategy for Shifnal and reduction of speed limit on a section of the A464 Wolverhampton Road;**
- **Provision and maintenance of the open space by an appropriate body;**
- **The conditions as agreed previously by members; and**
- **Development to commence before the expiration of two years from the date of permission.**

6. 13/03406/FUL Erection of a detached dwelling following demolition of existing commercial greenhouse Proposed Dwelling On South Side Of Benthall Lane Benthall Broseley Shropshire Considered by Planning Committee 4th March 2014

- This is considered to be a site where sustainable development can be accommodated. The adjacent site to the south west of this proposed plot has benefitted from approval of an affordable dwelling under planning permission ref:11/05609/FUL granted on 5th April 2012 as in addition to the other requirements listed, the site met the locational criteria outlined i.e. it falls within the named settlement of Benthall adjoining the Key Centre of Broseley. For these reasons, this adjacent site was considered to be a sustainable location. As the plot now proposed for development is closer to the Broseley Development Boundary is must also be regarded as a sustainable location.
- **Development Plan Considerations**
- The site is positioned in open countryside outside of any development boundaries designated under existing or 'saved' planning policies where open market housing would not normally be permitted. Under LDF Core Strategy Policy CS5 – Countryside and Green Belt, new open market residential development is not considered acceptable within the countryside unless for affordable, an essential worker's dwelling or conversion of a building of historic merit, on appropriate sites which maintain and enhance countryside vitality. In this respect the proposal for an open market dwelling on the plot at Benthall Lane is contrary to adopted Local Policy. However the saved policies in the Bridgnorth District Plan date from 2006 and pre date the NPPF which is now a significant material consideration with its presumption in favour of sustainable development
- **How it sits in relation to the emerging SAMDev Plan**
- The emerging SAMDev plan and policies can be given some weight now SAMDev is on deposit although not significant weight at this stage due to the fact there remain

unresolved objections to the plan. This site is not allocated for development in the emerging SAMDev plan but has been considered to be sustainable having regard to the social, environmental and economic impacts of the scheme and is located within the context of existing development.

- **Whether the proposal would give rise to any adverse impacts which would significantly and demonstrably outweigh the benefits of the scheme in the context of the presumption in favour of sustainable development.**
 - Having regard to the Council's 5yr housing land supply, there are considered to be no other material considerations of sufficient weight to override the clear NPPF guidance, at paragraph 14, of a presumption in favour of sustainable housing development as exemplified by this scheme. Although a single dwelling cannot be said to "significantly" boost the supply of housing, the impacts arising from this scale of development are not significant and have been considered previously by members following a site visit. Whilst this proposal for an open market dwelling in a designated countryside location is a departure from Shropshire Council Policy, it is not contrary to National Planning Policy where the balance of considerations would support the provision of sustainable development where any adverse impacts can be addressed. By its scale, design and siting, the proposed dwelling would not detract from the visual amenity or character of the surrounding environment, nor unduly harm the amenities of neighbouring residential properties.
 - **Recommendation: That planning permission be granted as a departure in accordance with the Officer's recommendation, subject to a Section 106 Agreement in respect of an affordable housing contribution**
7. **14/01173/OUT Outline planning consent for residential development (up to 52 dwellings) to include access The Leasowes Sandford Avenue Church Stretton Shropshire SY6 7AE 14/01173/OUT – The Leasowes, Sandford Avenue, Church Stretton**
Considered by Planning Committee on 24th June 2014
- This is considered to be a site where sustainable development can be accommodated, it is additionally allocated as a site for housing in the SAMDev Plan.
 - **Development Plan Considerations**
 - Church Stretton is identified as a Market town and Key Centre in the adopted Core Strategy. Policy CS3 – "Market Towns and Other Key Centres" requires market towns such as Church Stretton to accommodate balanced housing and employment development within their development boundaries and on sites allocated for development. The saved South Shropshire District Local Plan Policies applied to a plan period 2004-2011 and pre-date the publication of the NPPF, accordingly they can be given limited weight.
 - **How it sits in relation to the emerging SAMDev Plan**

- The emerging SAMDev plan and policies can be given some weight now SAMDev is on deposit although not significant weight at this stage due to the fact there remain unresolved objections to the plan. The current site is allocated in the emerging SAMDev and has the support of Church Stretton Town Council.
- **Whether the proposal would give rise to any adverse impacts which would significantly and demonstrably outweigh the benefits of the scheme in the context of the presumption in favour of sustainable development.**
- The main issue to address is whether the proposals would result in any additional impacts on surrounding properties, amenities, the environment, infrastructure, economy and local community relative to the existing situation. This includes potential effects on the Conservation Area and the AONB.

Having regard to the Council's 5yr housing land supply, under delivery on the ground will continue to erode the 5 year land supply figure until such a time as development activity on the ground increases. In principle the site is considered to be sustainable, it is a SAMDev allocation and has therefore already been taken into consideration in calculating the Council's land supply position. Therefore the officer recommendation, having regard to these factors and the changing balance of considerations in the context of a 5 year housing land supply is to maintain a recommendation for approval. However, as a consequence of this and seeking to promote delivery of housing on the ground the officer recommendation is now amended to include a limit of 1 year, rather than 3 years for the submission of the reserved matters application.

Recommendation: Grant Permission subject to the conditions and informatives set out in the original officer report, an additional condition limiting the permission to 12 months for the submission of reserved matters and subject to a Section 106 legal agreement to secure the payment of an affordable housing financial contribution, in accordance with the Council's affordable housing policy.