

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

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ADDITIONAL ITEM

13 14/00190/OUT Outline planning application for the erection of two detached dwellings (all matters reserved) Development Land Off, Limes Paddock, Dorrington Considered by Central Planning Committee on 3rd April 2014

This is considered to be a site where sustainable development can be accommodated adjacent to an established residential area.

- **Development Plan Considerations**

The site is currently outside of the development boundary for Dorrington and is not being allocated as a potential housing site within the emerging SAMDev Plan. It is located immediately adjacent to a residential estate on the edge of the settlement.

- **How it sits in relation to the emerging SAMDev Plan**

Shropshire Council has an adopted Core Strategy and CS4 outlines that housing development that is of a scale that is appropriate to the settlement will be allowed in villages in rural areas that are identified as Community Hubs and Clusters within the SAMDev DPD. The SAMDev DPD is at the 'Revised Preferred Options' stage and paragraph 216 of the NPPF states that decision-takers should give weight to the relevant policies in emerging plans according to the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given. 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 two dwellings cannot be said to significantly boost the supply of housing the impacts arising from this scale of development are not significant. The NPPF sets out that the priority is therefore 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 an appropriate location for two additional dwellings as it is situated adjacent to existing houses adjacent to the edge of the village and could be accessed off the highway serving Limes Paddock. The proposal would also have no adverse environmental or ecological implications and would not impact on highway safety. The detailed character and appearance of the buildings will be considered at the reserved matters stage as well as any impact on residential amenity of neighbours. It is considered that the proposal represents sustainable development as the site is adjacent to the edge of Dorrington where there are a range of local services within walking distance and a regular bus service to Shrewsbury and Ludlow. The development will therefore not result in over reliance on the private motor car and it will provide an additional dwelling and would help support existing facilities and services and therefore promote 'strong, vibrant and healthy communities'. The existing infrastructure is sufficient to support the proposed development and the proposal will provide an Affordable Housing Contribution (AHC) and will be liable for the required CIL payment. It is therefore recommended that members support this application and grant planning permission in line with clear guidance within the

Having regard to the Council's 5yr housing land supply position, given that the site has been considered to be sustainable, the balance of considerations rests with the objective of boosting the supply of housing against the impacts of the development in this location as a site not included in the SAMDev plan. The impacts of the development have been considered acceptable although in order to promote delivery of the scheme it is proposed that the grant of outline planning permission is restricted to one year and a planning condition will be included to this effect. The officer recommendation, having regard to these factors is to therefore to maintain a recommendation for approval.

Recommendation: That planning permission be granted in accordance with the Officer's recommendation, subject to an additional condition limiting the outline permission to a period of 12 months and a Section 106 Agreement in respect of an affordable housing contribution.