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Northern Planning Committee

9th December 2025

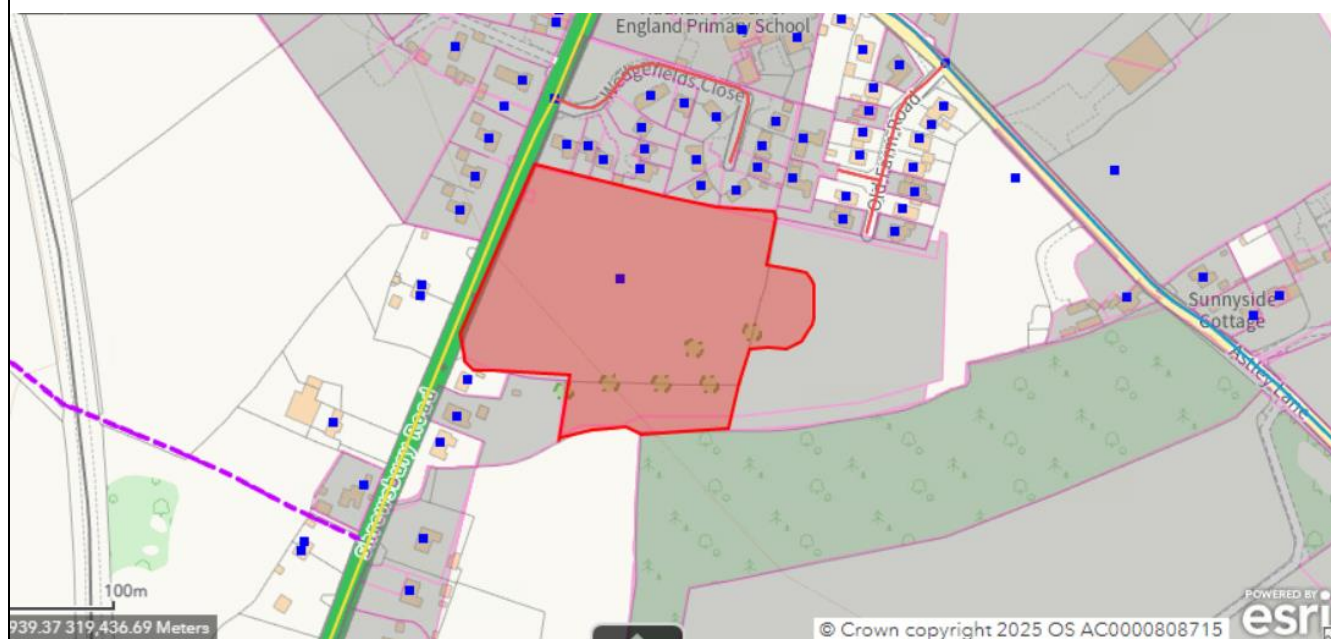
Development Management Report

Responsible Officer: Tim Collard, Service Director - Legal and Governance

Summary of Application

<u>Application Number:</u> 24/04834/FUL	<u>Parish:</u>	Hadnall
<u>Proposal:</u> Construction of 44 dwellings, vehicular access via Shrewsbury Road, public open space, landscaping and planting, associated infrastructure and enabling works		
<u>Site Address:</u> Proposed Residential Development Land East Of Shrewsbury Road Hadnall Shropshire		
<u>Applicant:</u> Cameron Homes Limited		
<u>Case Officer:</u> Jane Preece	<u>email:</u> jane.preece@shropshire.gov.uk	

Grid Ref: 352175 - 319568



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Recommendation:- Subject to the receipt and agreement of an amended internal road design to adoptable standards and a walking and cycling review, both to the satisfaction of the Highway Authority, it is recommended that planning permission be granted, subject to the prior completion of a Section 106 agreement to secure affordable housing, biodiversity net gain, long-term management of drainage infrastructure, and the delivery and management of public open space and play facilities; and subject to the conditions set out in Appendix 1 (with authority delegated to the Planning and Development Services Manager for minor amendments to conditions).

REPORT

1.0 THE PROPOSAL

- 1.1 The proposed residential development has been subject to a series of amendments since its initial submission in December 2024.

The original application comprised 45 dwellings, vehicular access via Shrewsbury Road, a school car park, public open space, landscaping, and associated infrastructure.

During consideration, the scheme has been revised in response to consultation feedback and technical requirements. Key changes include:

- Reduction in dwelling numbers: The scheme has been reduced from 45 to 44 dwellings.
- Revisions to site layout and design: Multiple updates have been made to the arrangement of dwellings, access, parking, landscaping, and boundary treatments.
- Relocation of the SuDS drainage basin and associated change to the red line boundary/site area: The SuDS basin was moved further south within the site to address flood risk concerns and consultation responses, which required a corresponding amendment to the red line boundary/site area to accommodate the revised drainage layout.
- Affordable housing and housing mix: Adjustments have been made to the mix and tenure of dwellings, including the provision of bungalows and affordable homes.
- Removal of the school car park: The school car park originally proposed has been omitted from the revised scheme. This change was made following further review of site constraints and in response to feedback from consultees regarding the necessity and suitability of this provision within the development.
- Technical and infrastructure updates: Amendments have been made to drainage, highways, and wastewater network arrangements, including the introduction of a Grampian condition relating to occupation and network improvements.

These amendments reflect the applicant's response to ongoing consultation,

technical advice, and the need to address site-specific constraints and requirements.

2.0 SITE LOCATION/DESCRIPTION

2.1 The majority of the application site was identified as a preferred allocation for residential development in the now-withdrawn draft Local Plan for Hadnall. The site is located to the east of Shrewsbury Road, on the southern edge of the village, and comprises predominantly agricultural land. It is bounded by existing residential development to the north and west, and open countryside to the south and east. The site is relatively flat, with established hedgerows and trees along some boundaries, and is accessed directly from Shrewsbury Road (A49).

2.2 Both the Sustainable Drainage System (SuDS) basin and the public open space (POS) associated with the scheme are situated outside the area that was proposed for allocation in the draft Local Plan. The revised location plan has repositioned the SuDS basin southwards along the eastern side of the site from its original north-east position, in response to technical drainage concerns, while the POS remains outside the former draft allocation boundary. The remainder of the site is proposed for residential development, with associated landscaping and infrastructure.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

3.1 The Planning and Development Services Manager and Principal Planning Officers in consultation with the Northern Planning Committee Vice Chairman have taken the decision that the matters raised by this major planning application warrant committee consideration.

4.0 Community Representations Summary

4.1 Consultee Comments Summary

4.1.1 **SC Drainage** – SC Drainage initially commented in January 2025, requiring a pre-commencement condition for submission and approval of a detailed surface and foul water drainage scheme. Key concerns included the need for evidence of Severn Trent's consent for surface water discharge, maintenance of the on-site watercourse with a 3m easement and confirmation of riparian responsibility, relocation of the proposed SuDS pond to avoid pluvial flood risk, and submission of network simulation results demonstrating compliance with greenfield runoff rates and climate change allowances. Additional requirements included allowances for urban creep, a drained area plan, and confirmation of exceedance flow routes with a gully catchment plan. Upon re-consultation in July 2025, soakaways were confirmed as unfeasible, groundwater levels required clarification, and evidence of Severn Trent agreement remained outstanding. Concerns persisted regarding the SuDS pond location, network simulation results, urban creep allowances, and maintenance arrangements. In September

2025, revisions to the pond location, groundwater data, drainage area plan, and exceedance flows were acknowledged, with network simulation results subsequently requested and later submitted. Following final review, SC Drainage confirmed that the proposals are unlikely to increase flood risk and are therefore considered acceptable.

- 4.1.2 **SC Ecology** – SC Ecology initially advised that a Section 106 agreement would be required to secure the proposed Biodiversity Net Gain (BNG), with the original submission indicating a net gain of 0.55 (10.38%) habitat units and 0.49 (18.49%) hedgerow units on-site, later updated to 0.98 (18.97%) habitat units and 0.63 (23.75%) hedgerow units. Conditions and informatives were recommended to ensure the protection of wildlife and delivery of ecological enhancements in accordance with the NPPF, MD12, and CS17. The presence of great crested newts (GCN) was confirmed in several ponds within 500m of the site, and the applicant has entered the District Level Licensing scheme, with SC Ecology satisfied that impacts on GCN can be fully addressed under this scheme, subject to the inclusion of a District Level Licence condition. Additional recommended conditions include the provision of wildlife boxes for bats, birds, and hedgehogs, and the submission of a lighting plan to minimise disturbance to sensitive species. Informatives were also provided regarding the protection of nesting birds and general site practices to safeguard wildlife during construction. SC Ecology confirmed that, with the recommended conditions and legal agreement in place, the proposals are acceptable in ecological terms. The planning officer is required to complete the European Protected Species three tests matrix for great crested newts and include it in the committee report, as per legislative requirements.

- 4.1.3 **SC Highways** – SC Highways initially reviewed the application and supporting transport documentation, raising concerns regarding the site's reliance on car travel for most trips due to limited access to wider facilities, and highlighting the need for further work on the proposed access arrangements, internal layout, and car park provision. Specific issues included the relationship between the new access and the A49 speed limit changeover, the adequacy of swept path analysis, lack of visitor parking, and the internal street layout's limited permeability and quality. The car park's location was questioned in terms of its benefit for school parking, and the need for a clear construction access arrangement was emphasised.

Upon re-consultation, SC Highways maintained concerns about the access design, particularly the inability for vehicles to safely wait at the give-way line, and noted that most local facilities remained beyond reasonable walking distance. The removal of the car park from the proposals was acknowledged, and further work on access and internal layout was still required.

In a subsequent response, SC Highways referenced national policy on sustainable transport and requested that the applicant demonstrate how the site could be made more sustainable in transport terms.

Following submission of revised plans, SC Highways confirmed no objection subject to several requirements. These include securing the access and associated highways works (notably the relocation of the speed limit), and a condition requiring submission of a Construction Management Plan prior to commencement. Importantly, a walking and cycling review is required prior to determination to ensure safe and inclusive routes to and from the development.

SC Highways also advised that the internal streets would not be adopted by the highway authority and the development offered no wider public utility.

With these matters addressed, and on the basis that the roads are to be private, the highways authority considered the proposal acceptable in highways terms.

(NB: If the roads are proposed to be adopted, then further technical design amendments are required to bring them in line with adoptable standards).

- 4.1.4 **SC Trees** – SC Trees initially reviewed the application and supporting Arboricultural Implications Assessment (AIA), raising significant concerns regarding the proposed removal of the western roadside hedgerow (H1) and a mature oak tree (T3) within the site, both of which were considered to have notable landscape and amenity value. The Tree Team recommended that the hedgerow be retained if feasible and that the site layout be amended to allow for the retention of T3, which was regarded as a 'natural asset' under SAMDev Policy MD12. Concerns were also raised about the positioning of tree protection barriers in relation to construction near tree T5. The initial response concluded that the scheme, as submitted, would result in the loss of important trees and hedgerows, contrary to local and national policy, and could not be supported.

Upon re-consultation, it was acknowledged that the amended plans now retained the majority of the roadside hedgerow, addressed tree protection near T5, and improved the relationship between new dwellings and retained trees. However, objection was sustained to the loss of T3, as its retention would require further reduction in dwelling numbers. The Tree Team advised that, should the planning balance favour the scheme, robust tree protection and landscaping conditions should be imposed, including measures for the protection of retained trees and the implementation of a comprehensive landscaping scheme. In the final re-consultation, SC Trees confirmed no further comments on layout or tree retention, but recommended the use of proprietary root barriers for new tree planting adjacent to hard surfaces and reiterated the need for the previously recommended tree protection and landscaping conditions to ensure the long-term integration and protection of trees within the development.

- 4.1.5 **SC Conservation** – SC Conservation raised no objections from a heritage perspective and offered no specific comments regarding heritage impact. However, as the site forms a gateway to the historic village of Hadnall, which contains numerous listed buildings and a significant Scheduled Monument ("Moated site and associated ridge and furrow cultivation remains, 145m south of

St Mary Magdalene's Church"), officers advised that the design of the proposed dwellings should reflect local vernacular detail in terms of scale, materials, detailing, and layout. The Development Management Team is therefore encouraged to ensure that the scheme responds appropriately to the historic context of the village in its design approach.

- 4.1.6 **SC Affordable Houses** – SC Affordable Houses initially confirmed that the site is subject to a 15% affordable housing requirement, equating to the on-site provision of six affordable homes and a financial contribution for the remaining 0.75 unit, and welcomed the inclusion of bungalows within the affordable mix. Upon re-consultation, it was advised that affordable dwellings should meet the Nationally Described Space Standard (NDSS), with a specific concern raised that the proposed three-bedroom affordable home was undersized for a five-person occupancy and should be classified as a three-bedroom, four-person dwelling. It was also emphasised that affordable homes should be located on adopted roads and provided within each phase of the development.

Subsequent comments noted that a revised floor plan for the affordable three-bedroom, four-person dwelling had not been provided, but this was later resolved, with confirmation that the floor plan was now correct and that affordable dwellings would be situated on an adopted road, thereby addressing the outstanding concerns.

NB: It was later accepted that 10% was the relevant requirement – as for or the avoidance of doubt, the applicable affordable housing requirement for this scheme is 10% based on the Council's current policy position and viability context for Hadnall, which equates to four on-site affordable dwellings for a 44-home scheme, with a financial contribution to secure the remaining 0.4 fraction.

- 4.1.7 **SC Regulatory Services** – SC Regulatory Services raised no objection to the proposed development in principle, subject to the implementation of noise mitigation measures as recommended in the submitted noise assessment. The assessment identified the need for specific attenuation measures for glazing, vents, and acoustic barriers to ensure that noise levels within external spaces, bedrooms, and living rooms meet the standards set out in BS 8233. These requirements were illustrated in Figures 3, 4, and 5 of the relevant noise assessment reports, with the recommended condition updated to reflect the latest version of the report (ref 13371.03.v2). It was advised that all recommended mitigation measures should be fully implemented prior to occupation of the properties to ensure satisfactory living conditions for future residents.
- 4.1.8 **SC ESP Ltd - Landscape Consultant** – SC ESP Ltd initially reviewed the applicant's Landscape and Visual Appraisal (LVA) and found it generally well-presented and proportionate, with no disagreement regarding its findings. However, several recommendations were made to improve transparency and robustness, including clearer explanation of how judgements on landscape and

visual sensitivity were reached, explicit reference to the 2018 Shropshire Landscape & Visual Sensitivity Study, and more detailed consideration of mitigation, particularly along the northern site boundary to soften views to and from neighbouring properties. The LVA was considered to broadly align with local policy requirements, with the proposed landscape masterplan retaining most mature trees and enhancing biodiversity. Upon re-consultation, ESP Ltd confirmed that updates to the LVA and landscape masterplan addressed earlier comments, particularly through improved methodology, additional planting along the northern boundary, and clarification of mitigation measures. The revised proposals were considered to provide a relatively green development that responds to its landscape context. ESP Ltd recommended that, should planning permission be granted, conditions be imposed to secure detailed hard and soft landscaping schemes, including species, planting specifications, boundary treatments, and a minimum five-year management and maintenance plan, to ensure the successful integration of the development into its setting.

- 4.1.9 **SC Green Infrastructure Advisor** – SC Green Infrastructure initially highlighted the strategic importance of the site's western and southern boundaries for green infrastructure connectivity, recommending enhancement of these corridors with wider grassland verges and the planting of large native trees to replace those lost and to improve the site's below-target canopy cover. Concerns were raised regarding the narrowness of planting strips, proximity of new development to existing landscape features, and the limited space for new trees to reach maturity. The advisor also noted that the proposed public open space (POS) was located outside the allocated site, lacked formal and inclusive access, and provided minimal opportunities for recreation or play, recommending the inclusion of at least a Local Area for Play (LAP).

Further comments sought clarification on access to the SuDS basin, coordination of planting with easements, and advocated for more distributed SuDS features. Upon re-consultation, it was acknowledged that trim trail and gym equipment had been added, but further detail was required on their specification, safety, and accessibility, as well as on hard and soft landscaping proposals. The need for inclusive, accessible play and recreation features and improved natural surveillance of the POS was reiterated.

In the final review, previous requests for more detailed landscape and play provision remained relevant, with the advisor recommending that these matters could be addressed by condition, and emphasising the importance of holistic, well-connected, and safe outdoor spaces in line with policy MD2.

- 4.1.10 **SC Planning Policy** – No comments received.

- 4.1.11 **SC Waste Management** – SC Waste emphasised the importance of providing adequate storage space for waste at each new dwelling, recommending provision for three wheelie bins per property to accommodate general,

recyclable, and compostable waste in line with the updated collection service. It was highlighted that all access roads, bridges, and ramps must be constructed to a specification capable of supporting waste collection vehicles with a gross weight of up to 32 tonnes and a minimum single axle loading of 11 tonnes. The developer was advised to refer to Shropshire Council's refuse and recycling planning guidance for best practice, including vehicle tracking to demonstrate that collection vehicles can safely access and manoeuvre within the estate. Particular attention was drawn to plots on private drives, where collection vehicles may not access; in such cases, designated bin collection points should be identified, and residents informed that these are for collection only and not for permanent bin storage.

4.1.12 West Mercia Constabulary – No comments received

4.1.13 SC Learning & Skills – Shropshire Council Learning and Skills advised that current forecasts indicate a need for additional school place capacity at both primary and secondary levels to accommodate the educational needs arising from this and other planned housing developments in the area. It was emphasised that the scale of the proposed development will generate a requirement for additional early years, primary, secondary, post-16, and specialist educational provision. Using Department for Education yield data, it is projected that the development of 45 dwellings will result in demand for 4 new early years places, 12 primary places, 7 secondary places, 3 post-16 places, and 1 place requiring specialist provision. Accordingly, it is recommended that developer contributions are secured towards both primary and secondary education provision, with costings to be determined in line with the latest national benchmarking data.

4.1.14 Severn Trent Water – Severn Trent Water initially raised serious concerns regarding the capacity of the public wastewater network to accommodate additional flows from the proposed development, noting that investment was planned to address these issues. As such, Severn Trent requested the imposition of a Grampian condition preventing occupation of any dwelling until the necessary improvements to the public wastewater network had been completed, with an indicative completion date of 2028, though this was subject to change. Additional conditions were requested to ensure that drainage plans for foul and surface water were submitted and approved prior to commencement, that the scheme was implemented as approved, and that no surface water would be discharged to the combined wastewater network. Upon re-consultation, Severn Trent amended the Grampian condition to specify that no dwelling should be occupied before 31st December 2027, unless the required network improvements had been completed, and that, if necessary, a phasing strategy for occupation should be agreed with the Local Planning Authority in consultation with Severn Trent, informed by the status of the improvement works at that time. These measures are intended to ensure satisfactory drainage provision, reduce flood risk, and minimise pollution.

4.2 Public Comments Summary

4.2.1 **Hadnall Parish Council** - Hadnall Parish Council objected to the proposed development throughout all consultation stages, citing that the site lies outside the settlement boundary and is designated as open countryside under the adopted Local Plan, with no status as an allocated site in any current or emerging plan. The Council referenced previous appeal decisions and pre-application advice, expressing concern that the proposal would significantly alter the village's character, encroach on productive agricultural land, and erode the green buffer between settlements. Key objections included unresolved and ongoing issues with drainage, sewerage, and flooding, with the Parish Council highlighting the lack of a clear solution or timeline for infrastructure improvements and the risk of exacerbating existing problems. Additional concerns were raised regarding the capacity of local services, particularly the primary school and GP surgery, and the absence of meaningful recreation provision or integration with the wider village. The Council also noted highway safety issues, lack of pedestrian and cycle connectivity, and the reliance on car travel. The removal of mature trees and the impact on wildlife and green infrastructure were also opposed, with support expressed for the objections raised by the Tree Team and other consultees. The Parish Council felt that community feedback had not been adequately addressed, and that the development would bring significant and unwanted challenges to Hadnall without delivering local benefits. These objections were reiterated and expanded upon in subsequent responses, with continued emphasis on the need for infrastructure to be demonstrably fit-for-purpose before any further development is approved.

4.2.2 **Local Member** - The local elected member has submitted a detailed objection to the proposed development, closely reflecting and expanding upon the concerns raised by both residents and the Parish Council. The member draws particular attention to the withdrawal of the Local Plan and the site's designation as open countryside, emphasising that this status is a significant material consideration under the National Planning Policy Framework. Persistent issues with sewage and drainage are highlighted, with the member expressing frustration at the lack of progress from Severn Trent Water in addressing these longstanding problems. Additional concerns are raised regarding the capacity of local schools, GP surgeries, and the availability of employment opportunities, all of which are considered inadequate to support further development.

The member also points to the likely increase in traffic congestion and the inadequacy of local roads, noting the absence of any planned improvements to mitigate these impacts. The choice of a greenfield site is criticised as being contrary to planning guidelines, with further worries expressed about the potential for flooding, the loss of rural character, and negative effects on existing housing. Questions are raised about the effectiveness of the affordable housing provision, with a suggestion that conditions should be imposed to ensure that such homes are reserved for those in genuine need.

In conclusion, the local member is clear that the development should not proceed until the underlying infrastructure and service issues have been satisfactorily addressed.

- 4.2.3 **Local MP** – The local Member of Parliament, Helen Morgan MP, has submitted a formal objection to the proposed development. The MP draws attention to recent incidents where sewage has backed up into homes and serious flooding has affected residents, businesses, and road users in the area. It is noted that Severn Trent Water acknowledges the severity of these problems and is planning major remedial works, although these are expected to take several years to complete.

Helen Morgan MP expresses the view that the existing drainage network is already unable to cope with current demand, and that any additional pressure from further development would only exacerbate the situation. On this basis, the MP urges that any further development in Hadnall should be halted until the ongoing problems are resolved and the infrastructure is upgraded to accommodate increased demand. Allowing additional housebuilding before these improvements are made is described as irresponsible and contrary to the interests of both current and future residents.

4.2.4 **Public representations**

Number and Type of Representations

- Objections: 18 (which includes the Parish Council, Local Member and Local MP objections)
- Neutral representations: 1 (recommendation for biodiversity enhancement, not an objection)
- Support: 0

Main Issues and Concerns Raised in Public Representations

Drainage, Flooding, and Sewerage

- Widespread concern that the existing drainage and sewerage infrastructure is already inadequate, with frequent flooding, sewage surcharges, and health hazards reported.
- Fears that the proposed development will exacerbate these problems, particularly as the local system is a combined surface water and foul water network.
- Calls for no further development until infrastructure is upgraded and existing issues are resolved.

Loss of Privacy and Amenity

- Residents of Wedgefields Close and other neighbouring properties object to loss of privacy, overlooking, and loss of light due to the proximity and height of new dwellings.
- Requests for more substantial screening (trees/hedges) along boundaries have not been addressed.

- Concerns that the development will result in a terracing effect and visual intrusion, out of character with the area.

Flood Risk

- Reports of existing surface water flooding, with fears that new development will worsen the situation.
- Questions about the location, maintenance, and effectiveness of the proposed SuDS basin, and who will be responsible for its upkeep.

Strain on Local Infrastructure and Services

- Objections that local roads (notably the A49), schools, GP surgeries, and other services are already overstretched.
- Anticipated increase in traffic congestion and road safety risks, especially with additional commuting and school runs.

Overdevelopment and Unsustainable Location

- Claims that the proposal exceeds the number of dwellings allocated in the Local Plan and encroaches beyond the village boundary into open countryside.
- Concerns that the development is not in a suitable or sustainable location, with limited local employment and amenities.

Loss of Rural Character and Wildlife

- Objections to the loss of agricultural land and open countryside, with negative impacts on the rural character of Hadnall.
- Concerns about disruption to local wildlife, including bats and other species.

Inadequate Public Open Space and Play Provision

- Criticism that the proposed public open space is not well integrated, lacks accessibility, and does not provide sufficient recreational or play facilities for children.

Affordable Housing

- Concerns about the siting of affordable homes and their impact on neighbouring property values and privacy.
- Requests that affordable homes be reserved for local people or those in genuine need.

Process and Consultation

- Frustration that previous objections and feedback have not been addressed.
- Reference to previous refusals for development on this site, with questions as to why the situation has changed.

Other Issues

- Requests for biodiversity enhancements (e.g., installation of Swift nest

- bricks).
- Concerns about potential for anti-social behaviour associated with the proposed car park.
- Calls for more detailed plans and clarity on boundary treatments and landscaping.

In summary, the majority of public comments are objections, focusing on drainage and flooding, loss of privacy, overdevelopment, strain on local infrastructure, and loss of rural character. There is one neutral representation suggesting a biodiversity enhancement condition.

4.2.5 **NB:** The full content of consultee and public comments can be viewed on the Council's planning portal for the application case.

5.0 THE MAIN ISSUES

- Principle of development and policy
- Drainage, flooding and sewerage
- Highways and access
- Landscape, trees, green infrastructure and open space
- Ecology, biodiversity and Biodiversity Net Gain (BNG)
- Housing mix and affordable housing
- Heritage, design, layout and amenity
- Local services and Community Infrastructure Levy (CIL)
- S106 obligations and pre-commencement conditions

6.0 OFFICER APPRAISAL

6.1 Principle of development and policy

6.1.1 Under the adopted Shropshire Local Plan, Hadnall is classified as countryside, where open market residential development is generally not supported. The 2018 Strategic Land Availability Assessment (SLAA) reflected this position, finding sites in and around Hadnall unsuitable for allocation. However, as part of the Local Plan Review, Hadnall was identified as a potential Community Hub based on a points-based assessment, and the site was included as a preferred allocation in the draft Local Plan, supported by technical evidence and site assessments.

6.1.2 Whilst the majority of the application site was identified as a preferred allocation in the withdrawn draft Local Plan, the current red line boundary extends beyond this area to include land required for the SuDS basin and public open space. The justification for including this land, and its policy implications, are considered further below and as part of the overall planning balance.

- 6.1.3 Although the draft Local Plan has since been withdrawn, the Council's Cabinet has resolved that the supporting evidence base—including the settlement hierarchy and site assessments—remains a material consideration. This means that, while the site is not allocated in the adopted plan, the rationale for its previous allocation can be given weight in the planning balance, particularly in the context of housing land supply.
- 6.1.4 The inclusion of land beyond the withdrawn allocation boundary has been carefully considered. The applicant has demonstrated that this additional land is required to accommodate the relocated SuDS basin and the proposed public open space, following technical advice and consultee feedback. Both elements are essential to the delivery of a policy-compliant scheme and cannot be accommodated within the original allocation boundary.
- 6.1.5 The policy status of the additional land as open countryside means that its inclusion must be robustly justified. In this case, the technical need for the SuDS basin and the provision of public open space, both of which are integral to the scheme and required by policy and consultees, are considered to provide sufficient justification. The use of this land does not facilitate further residential development. Any additional impacts on landscape, ecology, and amenity arising from the extension have been assessed and are addressed in the relevant sections of this report.
- 6.1.6 The Council's latest Five Year Housing Land Supply Statement (February 2025) confirms a deliverable supply of 4.73 years, below the five-year requirement. As a result, paragraph 11(d) of the National Planning Policy Framework (NPPF) is engaged, meaning the presumption in favour of sustainable development applies unless specific policies in the NPPF indicate otherwise or adverse impacts would significantly and demonstrably outweigh the benefits.
- 6.1.7 In summary, the site's progression from "not suitable" in the SLAA to a preferred allocation in the emerging Local Plan reflects Hadnall's reclassification as a Community Hub. Although the Local Plan has been withdrawn, the supporting evidence base is a material consideration. Given the current lack of a five-year housing land supply, the presumption in favour of sustainable development must be given significant weight in the planning balance.

6.2 Drainage and flood risk

- 6.2.1 The assessment of drainage and flood risk for this proposal is guided by the NPPF, the Shropshire Core Strategy (notably policies CS6, CS17, and CS18), and the Site Allocations and Management of Development (SAMDev) Plan (notably policies MD2, MD8, and MD12). These policies require that new development does not increase flood risk elsewhere, incorporates sustainable drainage systems (SuDS), and is resilient to climate change. The Shropshire SuDS Handbook and local technical standards are also material considerations.

6.2.2 **Surface Water Drainage**

The applicant has submitted a detailed surface water drainage strategy, which has been revised in response to consultee and public comments. The original concerns related to the feasibility of infiltration, the location and design of the attenuation pond, and the need for robust modelling of exceedance flows and urban creep. In response, the applicant has provided infiltration testing which demonstrates that soakaways are not feasible due to the low permeability of the glacial till underlying the site. As a result, surface water is now proposed to be discharged to the public surface water sewer at a controlled greenfield runoff rate, with attenuation provided by a SuDS basin sized for the 1 in 100-year storm event plus a 40% allowance for climate change. The calculations also include a 6% allowance for urban creep, in line with Shropshire Council's requirements. The revised SuDS basin has been re-located to avoid displacing pluvial flood risk onto neighbouring properties. The applicant has also provided a comprehensive SuDS maintenance plan, setting out regular, occasional, and remedial tasks to ensure the long-term effectiveness of the system.

6.2.3 These revisions have been reviewed by the Council's drainage consultee (WSP), who now confirm that the surface water drainage proposals are acceptable and are unlikely to increase flood risk. The consultee's most recent comments (September 2025) acknowledge the submitted network simulation results and confirm that no further technical objections remain, subject to conditions securing delivery. Ongoing maintenance of the SuDS will be secured through the s106 agreement, ensuring a responsible party is identified and long-term management is in place, as recommended by the drainage consultee.

6.2.4 It is considered that Public and Parish Council concerns regarding surface water flooding have been addressed through the revised SuDS design, which ensures that surface water is managed on-site and does not increase flood risk elsewhere.

6.2.5 In summary, the surface water drainage strategy has now been fully resolved to the satisfaction of the Lead Local Flood Authority (SC Drainage/WSP). The applicant has addressed all previous technical concerns, including the provision of network simulation results, confirmation of urban creep allowances, and the location and design of the SuDS basin. The most recent consultee response confirms that the proposals are unlikely to increase flood risk and are therefore acceptable.

6.2.6 **Foul Drainage**

Severn Trent Water, as the statutory sewerage undertaker, has a duty under the Water Industry Act 1991 to provide and maintain an effective foul drainage system and to plan for future demand, including that arising from new housing developments. Developers have a statutory right to connect foul water to the public sewer under Section 106 of the Act. Where capacity constraints exist, these should normally be addressed through planning conditions or phasing rather than forming the sole basis for refusal. Current guidance requires separate

foul and surface water systems, with no surface water discharge to foul sewers, and drainage strategies must be agreed prior to commencement.

- 6.2.7 It is a common concern that new development may be refused planning permission if the existing public sewerage network lacks capacity. However, national planning guidance and case law indicate that insufficient capacity in the public sewer should not, by itself, justify refusal, provided that the statutory undertaker has a plan to resolve the issue. The accepted planning approach is to use a 'Grampian' condition, which prevents occupation of new dwellings until the necessary improvements to the sewerage network have been completed. This ensures that new homes are not occupied until adequate foul drainage infrastructure is in place, while allowing the statutory undertaker to fulfil its legal obligations.
- 6.2.8 In relation to this application, Severn Trent Water has confirmed that significant improvement works are planned and fully funded, including a rising main upgrade, separation and rehabilitation of key sections of the gravity sewer to reduce surface water inflow and infiltration, and pump upgrades at the Hadnall pumping station. Modelling has demonstrated significant surcharging and drain down issues in the existing network, and the proposed works are designed to resolve these constraints. Contingency has been built into the project timeline to absorb minor delays; however, occupation of new dwellings cannot be considered until all works are completed.
- 6.2.9 Accordingly, a Grampian condition is proposed, preventing occupation of any dwelling before 31st December 2027 or until the required improvements are completed, with provision for a phased occupation strategy to be agreed with the Local Planning Authority and Severn Trent Water should works not be completed by that date. This approach ensures that foul drainage capacity will be sufficient to accommodate the proposed development and addresses both statutory obligations and local concerns regarding drainage infrastructure.
- 6.2.10 Recommended Grampian Condition:

No dwelling shall be occupied before 31st December 2027 to allow for the improvements required to improve capacity of the public wastewater network sufficiently that the development may connect to it to be fully implemented and completed by Severn Trent. Should the required improvements to the public wastewater network not be fully implemented and completed by this date, a strategy for the phased delivery and occupation of dwellings shall be submitted to and agreed by the Local Planning Authority in consultation with Severn Trent. The phasing strategy shall be informed by the status of the improvement works to the public wastewater network at that time.

Reason: To ensure that satisfactory foul drainage infrastructure is available to serve the development and to prevent an unacceptable risk of flooding or pollution of the environment, in accordance with the National Planning Policy

Framework and policies CS6 and CS18 of the Shropshire Core Strategy.

6.3 Highways and access

- 6.3.1 The assessment of highways and access is guided by the NPPF and relevant local policies, which require that new development provides safe and suitable access for all users, promotes sustainable travel, and does not result in an unacceptable impact on highway safety or the local road network. The proposal, as revised, is for 44 dwellings accessed via a new priority junction onto the A49 Shrewsbury Road. The access design includes 10.5 metre radii, a 5.5 metre carriageway, and 2 metre footways on both sides, tying into the existing pedestrian infrastructure. The scheme also involves relocating the 30mph/40mph speed limit transition further south, with associated changes to road markings and signage. Dropped kerbs with tactile paving are provided at the access, and the internal layout incorporates a bend on entry and short cul-de-sacs to discourage excessive speeds. Parking is provided at a minimum of two spaces per dwelling, through a mix of allocated spaces and garages, with provision for electric vehicle charging. Refuse vehicle swept path analysis and bin collection points have been demonstrated on the submitted plans.
- 6.3.2 The original Transport Statement was reviewed by the local highway authority, who raised concerns regarding the adequacy of the access junction, visibility splays, swept path analysis, and the need for a Stage 1 Road Safety Audit. In response, the applicant submitted revised access drawings, which now provide a 120 metre visibility splay to the south (in line with the 40mph speed limit), and demonstrate that a large car can pass a delivery van within the bellmouth. The speed limit relocation and associated road markings have been clarified, and the swept path analysis for refuse vehicles has been accepted by the highway authority. The Stage 1 Road Safety Audit identified several issues, including the need for adequate surface water drainage, maintenance of visibility splays, provision of street lighting at the access, removal of redundant carriageway markings, and the width of the access for two-way movements. The applicant's designer has accepted all recommendations except for the refuse vehicle manoeuvre, noting that such movements are infrequent and that the highway authority has accepted the swept path analysis for delivery vans and cars. The audit team has confirmed that the designer's response is acceptable and recommends that the details are forwarded to the highway authority for final approval and sign-off.
- 6.3.3 Local representations have raised concerns regarding the safety of the access onto the A49, the adequacy of visibility, the impact of additional traffic on the local network, and the potential for increased on-street parking. The submitted Transport Statement demonstrates that the development will generate a modest number of additional vehicle movements (26 two-way trips in the AM peak and 27 in the PM peak), which is not considered to have a material impact on the operation of the local highway network. The site access junction has been modelled using industry-standard software and is shown to operate well within

capacity, with negligible queues and delays. Accident data for the past five years indicates no pattern of highway safety issues in the vicinity of the site access. The internal layout has been designed to support a 20mph environment, with short straight sections and bends to discourage speeding. Parking provision meets local standards, and bin collection points and refuse vehicle access have been demonstrated. Electric vehicle charging points are included in the layout.

- 6.3.4 The acceptability of the access and highway proposals has been carefully considered in consultation with the Highway Authority. The current access arrangements, including the new priority junction onto the A49, visibility splays, and associated off-site works, are considered acceptable in principle by the Highway Authority and can be secured by condition and Section 278 agreement. The internal estate roads, as currently designed, are also considered acceptable for the purposes of serving the proposed development on the basis that they would remain private.
- 6.3.5 However, for the scheme to meet affordable housing requirements, it is necessary for the internal estate roads to be adopted by the Highway Authority, as Registered Providers will not accept affordable units on unadopted roads. In response to this, the Highway Authority has indicated that, in principle, adoption of the internal roads could be supported. Nevertheless, the current road design does not meet adoptable standards, with specific amendments required to achieve compliance—such as removal of raised treatments and alignment with the SMART manual. The Highway Authority has requested these design changes from the applicant's agent, and revised plans are awaited at the time of writing this report. The implications of the adoption status of the internal estate roads for the delivery of affordable housing are discussed further in section 6.6 below.
- 6.3.6 In addition, the Highway Authority has required the submission and approval of a Construction Management Plan by pre-commencement condition, to manage construction traffic, site logistics, and safety before any development starts. The Highway Authority has also made it a pre-determination requirement that a walking and cycling review is undertaken and agreed, to ensure that safe and inclusive routes to and from the development are provided in line with national and local policy. At the time of writing, both the amended internal road design and the walking and cycling review are outstanding and awaited from the applicant's agent. Determination of the application will be contingent on the receipt and agreement of these items. Any further technical amendments or off-site mitigation measures identified will be secured through appropriate planning conditions and/or legal agreements as advised.

6.4 Landscape, trees, green infrastructure and open space

- 6.4.1 The proposals for landscape, trees, green infrastructure, and open space have been developed in accordance with the NPPF, Shropshire Core Strategy, and SAMDev policies, which require the protection and enhancement of landscape character, the retention of important trees and hedgerows, and the delivery of

accessible public open space.

- 6.4.2 The scheme retains most boundary hedgerows and mature trees, with the exception of one internal oak (T3), which is offset by extensive new planting, including over 70 trees, native scrub, and hedgerow. The landscape strategy also features wildflower meadows, wetland planting around the SuDS basin, and informal open space with a gravel path and gym/trim trail equipment. The internal layout incorporates street trees and ornamental planting to enhance the streetscape.
- 6.4.3 A Provisional Tree Preservation Order (TPO) now covers key trees on or adjacent to the site, and all works to these trees require separate consent. The Arboricultural Implications Assessment and Tree Protection Plans ensure that retained trees are protected throughout construction, with robust measures in place in line with best practice.
- 6.4.4 In response to consultee and local comments—particularly from the Green Infrastructure Officer—the applicant has agreed to a comprehensive set of pre-commencement conditions. These require the submission and approval of detailed hard and soft landscaping schemes, a landscape management plan, and a scheme for play and gym equipment that is inclusive, accessible, and benefits from natural surveillance. A specific condition also requires a detailed scheme for the design and ecological integration of the SuDS and public open space, ensuring these features are holistically planned and contribute to the wider green infrastructure network, while allowing for the retention of important hedgerows.
- 6.4.5 In addition to these planning conditions, the delivery and long-term management of public open space, landscaping, and on-site play facilities will be secured through a Section 106 agreement. This will include a management plan for the ongoing upkeep of these areas, as required by the Green Infrastructure Advisor and landscape consultants.
- 6.4.6 The proposals have been revised to address concerns about tree loss, boundary treatments, and the integration of SuDS and open space. The Biodiversity Net Gain Assessment demonstrates a substantial gain, well above statutory requirements.
- 6.4.6 In summary, the landscape, tree, green infrastructure, and open space proposals are considered acceptable, subject to the agreed pre-commencement conditions, s106 obligations, and compliance with the TPO. These measures secure the delivery of a high-quality, policy-compliant scheme that responds to consultee and community feedback.
- 6.5 **Ecology, biodiversity and Biodiversity Net Gain (BNG)**
- 6.5.1 The ecological assessment for the scheme is guided by the NPPF, Shropshire Core Strategy, SAMDev policy MD12, and the statutory requirements for

Biodiversity Net Gain (BNG) under the Environment Act 2021. These policies require development to protect and enhance biodiversity, deliver measurable net gains, and safeguard protected species and habitats.

- 6.5.2 The application is supported by an updated Ecological Appraisal, BNG metric, and technical note. The scheme delivers a range of ecological enhancements, including extensive new tree, hedgerow, and wildflower planting, wetland and wildflower habitats around the SuDS basin, and the installation of bat, bird, and hedgehog boxes. The BNG metric demonstrates a net gain of 18.97% in habitat units and 23.75% in hedgerow units, significantly exceeding statutory requirements.
- 6.5.3 Consultee and local comments raised issues regarding survey adequacy, the presence of great crested newts (GCN), impacts on bats and nesting birds, and the long-term management of BNG. These have been addressed through updated survey work, the applicant's commitment to the District Level Licensing scheme for GCN, and robust management proposals. SC Ecology has confirmed that all relevant issues have been resolved, subject to appropriate conditions and a s106 agreement.
- 6.5.4 The delivery and long-term management (30 years) of on-site BNG, including a monitoring fee, will be secured through a s106 agreement. Planning conditions will require a District Level Licence for GCN prior to any development, approval and installation of wildlife boxes, and a lighting plan to protect ecological networks. Standard informatives will address the protection of nesting birds, reptiles, amphibians, and hedgehogs during site clearance and construction. In summary, the ecology, biodiversity, and BNG proposals are considered acceptable, subject to the agreed s106 obligations and planning conditions, which secure the delivery, enhancement, and long-term management of biodiversity in accordance with policy and consultee recommendations.

6.6 **Housing mix and affordable housing**

- 6.6.1 The proposal has been assessed against the NPPF, Shropshire Core Strategy, SAMDev policy MD7a, and the Type and Affordability of Housing SPD, all of which require new residential development to provide a mix of dwelling types and sizes that reflect local needs and to make an appropriate contribution to affordable housing. The scheme will deliver a total of 44 dwellings, offering a balanced mix of house types and sizes. This includes five bungalows, specifically located on plots 11 to 15, which provide accessible accommodation suitable for older people and those with mobility needs. The remaining thirty-nine dwellings are two-storey houses, with the overall mix comprising 13 two-bedroom homes, 19 three-bedroom homes, and 12 four-bedroom homes. The development includes both two and three-bedroom bungalows, and a variety of semi-detached and detached houses, ensuring a range of options for different household types.
- 6.6.2 Affordable housing provision is policy compliant, with four affordable dwellings to

be delivered on site—three for affordable rent and one for shared ownership—reflecting the Council’s standard 70:30 tenure split. All affordable homes are to be provided as semi-detached houses and will be integrated within the development so as to be indistinguishable from market housing. In addition, a financial contribution will be made to account for the remaining 0.4 of the affordable housing requirement, ensuring the scheme meets the requirements of the Core Strategy, SAMDev Plan, and SPD, and supports a mixed and sustainable community.

- 6.6.3 A key issue raised during the application process relates to the adoption status of the internal estate roads. The Affordable Housing Officer has confirmed that the Council’s most active Housing Associations will not accept affordable units on unadopted roads. The applicant will therefore need to clarify which Registered Provider they have engaged with and provide evidence of agreement if the roads are not to be adopted. Should the applicant confirm that the internal roads will remain private, the Section 106 agreement will need to include provisions to exempt affordable housing residents from any private road maintenance charges. While this would represent an exception to the norm and is considered necessary to avoid placing additional financial burdens on those households, it does not guarantee that a Registered Provider will take the units, and the risk to affordable delivery remains unless clear evidence is provided. At the time of writing, the matter of road adoption is not fully resolved, but either outcome is considered technically resolvable, subject to the above controls and the provision of evidence from the applicant regarding Registered Provider engagement.
- 6.6.4 Some local representations raised concerns about whether the scheme provides an adequate number of smaller homes and sufficient affordable housing. The submitted plans and schedules demonstrate that the development includes a good proportion of two and three-bedroom homes, including bungalows and accessible units, and meets the Council’s affordable housing policy in both the number and tenure mix of affordable dwellings. The Council’s Housing Enabling Officer has confirmed that the proposed housing mix and affordable housing provision are policy compliant, subject to the completion of a Section 106 agreement to secure the delivery of the affordable dwellings and the required financial contribution. The integration and distribution of affordable units within the site are considered acceptable.
- 6.6.5 In conclusion, the proposed housing mix and affordable housing provision are considered acceptable, subject to a Section 106 agreement to secure the delivery of four affordable dwellings (three for affordable rent and one for shared ownership) and the financial contribution for the remaining 0.4 fraction. The affordable homes must be delivered in accordance with the approved plans and should be indistinguishable from market housing in terms of design and materials. Allocation and management of the affordable housing will be in accordance with the Council’s policies and local connection criteria.

6.7 Heritage, design, layout and amenity

- 6.7.1 The proposed development has been assessed against the NPPF, Shropshire Core Strategy, SAMDev policies, and the Type and Affordability of Housing SPD, all of which require high standards of design, respect for local character, the safeguarding of residential amenity, and the conservation of heritage assets and their settings. The submitted plans demonstrate a clear commitment to delivering a varied and high-quality residential environment, with a mix of two, three, and four-bedroom houses and five bungalows arranged around a legible network of streets and open spaces. The layout establishes a hierarchy of routes, with dwellings orientated to provide active frontages to public spaces and private drives, supporting natural surveillance and a strong sense of place.
- 6.7.2 A variety of house types are proposed, including accessible units designed to M4(2) and M4(3) standards, ensuring inclusive design. The plans indicate a mix of materials, such as brick, render, and tiled roofs, with architectural detailing that draws on local vernacular traditions. Elevational treatments and material palettes are indicative at this stage, with final details to be secured by condition to ensure compatibility with the surrounding context. Private gardens are provided for all dwellings, and the scheme incorporates areas of public open space. The landscape masterplan has been revised to address consultee and community feedback, including additional planting and the introduction of a trim trail. While some concerns remain regarding the adequacy and accessibility of open space and play provision, these matters can be addressed through planning conditions requiring further detail on play equipment and natural surveillance.
- 6.7.3 The layout has been carefully considered to minimise overlooking and loss of privacy for both new and existing residents. In response to local representations, particularly from residents of Wedgefields Close, the applicant has amended the scheme to reduce the height and massing of dwellings in sensitive locations and has provided enhanced boundary treatments, including fencing and new planting, to mitigate potential impacts. Boundary treatments are confirmed through the enclosures and materials plans, which show a mix of fencing, hedging, and walling to define plot boundaries. The use of locally characteristic materials and detailing is supported by the Council's Conservation Officer, subject to final approval of materials by condition.
- 6.7.4 Noise and amenity have been robustly addressed. The application is supported by a detailed noise assessment, which evaluates the potential impact of external noise sources—primarily road traffic on Shrewsbury Road and occasional trains—on the proposed dwellings and their amenity spaces. The assessment, undertaken in accordance with BS8233:2014, ProPG: Planning & Noise, and relevant Building Regulations guidance, concludes that, with appropriate mitigation, the development can achieve the recommended noise standards for both internal and external amenity areas. Mitigation measures include the installation of localised 2.3m and 1.8m high acoustic barriers at key locations along the site boundary, enhanced glazing and acoustic ventilation for living rooms and bedrooms facing higher noise exposures, and standard cavity

masonry construction for walls and roofs. These measures ensure that internal and external noise levels meet the relevant standards, and Regulatory Services have confirmed that noise can be satisfactorily controlled by the design of the development, subject to a condition requiring full implementation of the recommended mitigation measures prior to occupation.

- 6.7.5 The site occupies a prominent position at the gateway to the historic village of Hadnall, which contains several listed buildings and a Scheduled Monument. The Council's Conservation Officer has raised no objection to the proposal from a heritage perspective, provided that the design, scale, and materials of the new dwellings reflect local vernacular and respect the setting of heritage assets. The submitted plans demonstrate a variety of house types and materials, with architectural detailing that draws on local character. The layout has been designed to retain key views and incorporates landscaping to soften the transition to the surrounding countryside. No designated heritage assets are directly affected by the development, and the proposal is considered to preserve the setting of nearby listed buildings and the Scheduled Monument, subject to the use of appropriate materials and landscaping.
- 6.7.6 The Landscape and Visual Appraisal has been reviewed by the Council's Landscape Consultant, who confirms that the updated assessment and masterplan address previous concerns regarding landscape character, visual impact, and mitigation planting. The revised masterplan includes additional tree planting along the northern boundary and the relocation of the SuDS basin to reduce visual impact. The landscape scheme is considered acceptable, subject to detailed planting plans and management arrangements to be secured by condition.
- 6.7.7 Local residents and the Parish Council have raised concerns regarding loss of privacy, overlooking, adequacy of open space and play provision, drainage, and the impact on local character. The applicant has responded by amending the layout to reduce the height and massing of dwellings near existing properties, providing additional boundary planting, and revising the landscape masterplan. While some concerns regarding privacy and open space provision remain, these can be addressed through planning conditions. Consultee responses are generally supportive, subject to conditions. The Council's Conservation Officer supports the scheme, provided that final design and materials reflect local character. The Landscape Consultant and Green Infrastructure Advisor support the revised landscape masterplan, subject to further detail on planting and play provision. The Tree Officer maintains an objection to the loss of a mature oak tree (T3) but acknowledges that, in the long term, new planting may compensate for this loss. Regulatory Services support the scheme subject to implementation of noise mitigation measures, and Highways have no objection subject to conditions regarding access, speed limit relocation, and a walking/cycling review. Drainage consultees require conditions to secure detailed drainage design and management.

6.7.8 In conclusion, the proposed development achieves a high standard of design and layout, reflecting local character and providing a mix of dwelling types and sizes. The scheme preserves the setting of heritage assets and, subject to conditions, provides appropriate landscaping, boundary treatments, and noise mitigation. The submitted noise assessment demonstrates that, with the recommended mitigation measures in place—including acoustic barriers, enhanced glazing, and acoustic ventilation—the development will provide an acceptable standard of amenity for future residents in accordance with the NPPF, BS8233, and local policy. While some concerns remain regarding privacy and open space, these can be addressed through planning conditions. The proposal is therefore considered to comply with the NPPF, Core Strategy, SAMDev, and SPD policies relating to heritage, design, layout, and amenity, subject to the recommended conditions and planning obligations.

6.8 Local services and Community Infrastructure Levy (CIL)

- 6.8.1 The National Planning Policy Framework (NPPF) and local development plan policies require that new development is supported by adequate infrastructure, including education, health, and community facilities. Policy CS6 (Sustainable Development) and CS8 (Facilities, Services and Infrastructure Provision) of the Shropshire Core Strategy seek to ensure that development contributes to the provision of necessary infrastructure and does not place undue pressure on existing services.
- 6.8.2 In accordance with these policies, the proposed development will be liable for the Community Infrastructure Levy (CIL). CIL is used to fund a range of infrastructure projects identified in the Shropshire Place Plans, which are reviewed annually in consultation with local communities and infrastructure providers.
- 6.8.3 For Hadnall, the Place Plan identifies the expansion of Hadnall C of E Primary School as a priority, reflecting the anticipated increase in pupil numbers resulting from new housing. The Council's Learning & Skills team has confirmed that CIL and S106 contributions from this development will be directed towards supporting local education provision. This approach is consistent with the requirements of Core Strategy Policy CS8 and ensures that the scheme will help to mitigate its impact on local schools.
- 6.8.4 With regard to health services, Hadnall does not have its own GP surgery, and residents typically access primary care in neighbouring villages such as Clive, Shawbury, Wem, or Shrewsbury. While health infrastructure improvements are eligible for CIL funding, no specific health project is currently identified for Hadnall in the Place Plan. The lack of a local GP and existing capacity pressures have been raised in public representations and by the Parish Council. However, at present, CIL allocations in Hadnall are focused on education, play provision, and community facilities.
- 6.8.5 The Place Plan also identifies improvements to play and recreation facilities,

including the provision of a new play area and enhancements to the Village Hall, as local priorities. These projects are eligible for CIL funding and may be brought forward as funding becomes available and local need is demonstrated.

In summary, the proposed development will contribute to local infrastructure through CIL and S106, in accordance with national and local planning policy. The scheme will help to address the need for additional school places and support the delivery of community facilities identified in the Place Plan. While health service capacity remains a concern, there is currently no specific CIL-funded health project for Hadnall, but this may be reviewed in future Place Plan updates should local need be identified.

6.9 S106 obligations and pre-commencement conditions

- 6.9.1 A range of Section 106 (S106) obligations and pre-commencement conditions are proposed to secure the delivery, management, and long-term maintenance of key elements of the scheme, in line with consultee recommendations and policy requirements.
- 6.9.2 The S106 agreement will secure the delivery of affordable housing, with four affordable dwellings provided on site and a financial contribution for the remaining fraction, in accordance with policy and the requirements of the Council's Housing Enabling Officer. The agreement will also secure the creation and long-term management (minimum 30 years) of habitats and hedgerows to deliver Biodiversity Net Gain (BNG), as required by the Environment Act 2021 and ecology consultees. This includes a monitoring fee and a management plan to ensure that BNG is maintained and monitored over the long term.
- 6.9.3 Long-term management and maintenance of Sustainable Drainage Systems (SuDS) and any watercourses within the site will also be secured through the S106, including identification of the responsible party, as recommended by the drainage consultee. This ensures that the SuDS infrastructure will be properly maintained and will continue to function as designed, addressing a key concern raised by both technical consultees and local objectors.
- 6.9.4 The S106 will further secure the delivery and long-term management of public open space, landscaping, and on-site play facilities. A management plan will be required for the ongoing upkeep of these areas, as recommended by the Green Infrastructure Advisor and landscape consultants. This will ensure that the public open space and play provision remain accessible, safe, and well-maintained for the benefit of future residents and the wider community.
- 6.9.5 In addition to the S106 obligations, a comprehensive suite of pre-commencement conditions has been agreed with the applicant to address technical and environmental matters prior to the start of development. These include a requirement for the submission and approval of a Construction Management Plan, which will address construction access, vehicle routing, site safety, and mitigation of impacts on the local highway network, ensuring responsible

management of construction activities from the outset. Robust arboricultural (tree protection) measures are also required, including the implementation of tree protection fencing, completion of any necessary pre-commencement tree works, and submission of photographic evidence to the Local Planning Authority before development begins.

6.9.6 Further pre-commencement conditions require the submission and approval of detailed hard and soft landscaping schemes, a landscape management and maintenance plan, and a detailed scheme for play, trim trail, and gym equipment. These must include inclusive and accessible features, as well as measures to maximise natural surveillance and safety. A specific condition also requires a detailed scheme for the design, planting, management, and ecological integration of the SuDS and associated public open space, ensuring these features are holistically planned and contribute to the wider green infrastructure network, while allowing for the retention of important hedgerows.

6.9.7 Other technical matters, such as detailed drainage design, noise mitigation, and ecological enhancements, have already been addressed through the submission of detailed schemes and will be secured by compliance conditions rather than pre-commencement conditions.

Together, these S106 obligations and pre-commencement conditions provide a robust framework to secure the delivery, management, and long-term stewardship of affordable housing, biodiversity, drainage, green infrastructure, and public open space, in accordance with national and local policy and the recommendations of technical consultees.

7.0 **Planning balance and recommendation**

7.1 **Planning balance**

7.1.1 In weighing this application, it is necessary to consider the benefits of the proposed development against any adverse impacts, taking full account of the adopted development plan, the evidence base for the withdrawn Local Plan, consultee responses, public representations, and the requirements of the National Planning Policy Framework. The site is located in the countryside under the adopted Shropshire Local Plan, where open market residential development is generally not supported except in exceptional circumstances. However, the Council cannot currently demonstrate a five-year supply of deliverable housing land, and the presumption in favour of sustainable development is engaged. The evidence base for the withdrawn Local Plan, including the reclassification of Hadnall as a Community Hub and the technical assessment of the site, is a material consideration and lends support to the principle of development in this location.

7.1.2 In reaching the planning balance, it is acknowledged that the application site includes land beyond the area previously identified as a preferred allocation in the withdrawn draft Local Plan. The inclusion of this additional land, required for

the SuDS basin and public open space, has been justified on technical and policy grounds and does not facilitate further residential development. The planning balance has taken account of the policy status of this land, the technical and policy justification for its inclusion, and any additional impacts arising. On balance, it is considered that the benefits of the scheme—including the delivery of housing, essential infrastructure, and public open space—outweigh the limited harm arising from the inclusion of land beyond the allocation, and the application is recommended for approval.

- 7.1.3 The scheme will deliver 44 new homes, including a policy-compliant mix of dwelling types and sizes, accessible bungalows, and affordable housing. It will secure substantial biodiversity net gain for 30 years, provide new public open space and green infrastructure, and contribute to local infrastructure through CIL and S106, supporting education and community facilities. The proposals have been revised to address consultee and public concerns, including the relocation of the SuDS basin, enhanced boundary treatments, and improved play provision. Technical matters relating to highways, drainage (including foul drainage), noise, landscape, and ecology have all been resolved to the satisfaction of consultees, subject to recommended conditions and planning obligations.
- 7.1.4 There are some adverse impacts, including the loss of a mature oak tree (T3), although this is offset by extensive new planting and long-term management of green infrastructure. Some residual concerns remain from public and Parish Council representations regarding policy, infrastructure capacity, privacy, and amenity, but many of these have been addressed through scheme amendments and planning obligations.
- 7.1.5 On balance, it is considered that the benefits of the scheme outweigh the identified harms, and the proposals are acceptable when assessed against the development plan as a whole and the presumption in favour of sustainable development.

7.2 Recommendation

- 7.2.1 Subject to the receipt and agreement of an amended internal road design to adoptable standards and a walking and cycling review, both to the satisfaction of the Highway Authority (including the incorporation of any additional conditions or legal agreements required as a result of these reviews), it is recommended that planning permission be granted, subject to:
- the completion of a Section 106 agreement to secure affordable housing, biodiversity net gain, long-term management of drainage infrastructure, and the delivery and management of public open space and play facilities; and
 - the list of conditions appended to this report, which includes a Grampian condition relating to foul drainage infrastructure and a comprehensive suite of pre-commencement conditions covering construction management, tree protection, detailed landscaping, play and gym

equipment, and the design and management of SuDS and public open space.

- 7.2.2 The European Protected Species (EPS) three tests matrix for great crested newts has been completed and is included in this report as Appendix A.

7.3 Policy and legislation

- 7.3.1 In considering the application due regard has been given to the relevant planning policies, consultee and public comments, and all other material considerations. This includes the Shropshire Core Strategy (CS1, CS5, CS6, CS7, CS8, CS9, CS11, CS17, CS18), Site Allocations and Management of Development (SAMDev) Plan policies (MD1, MD2, MD3, MD7A, MD12, MD13, S17), the Council's SPD on the Type and Affordability of Housing, and the National Planning Policy Framework.

- 7.3.2 Special regard has also been given to the desirability of preserving the setting of listed buildings, in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as reflected in the comments from SC Conservation. Consideration has also been given to the impact on the nearby Scheduled Monument, in line with the Ancient Monuments and Archaeological Areas Act 1979 and relevant national and local planning policies.

8.0 Artificial Intelligence (AI)

AI can be used to support our work and to create content by bringing together or summarising responses to consultation. The report writer remains responsible for ensuring that the content of the report is factually accurate and that the use of AI is responsible and lawful. All original documents remain unaltered on the planning register should you wish to view them in full.

9.0 Risk Assessment and Opportunities Appraisal

9.1 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.

9.2 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.

9.3 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.

10.0 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.

APPENDIX A

EUROPEAN PROTECTED SPECIES: The 'three tests'

Application reference number, site name and description:

24/04834/FUL

Proposed Residential Development Land East Of, Shrewsbury Road, Hadnall, Shropshire
Construction of 45 dwellings, vehicular access via Shrewsbury Road, school car park, public open space, landscaping and planting, associated infrastructure and enabling works

NB: The description of development has since been amended to 'Construction of 44 dwellings, vehicular access via Shrewsbury Road, public open space, landscaping and planting, associated infrastructure and enabling works'

Date:

28th January 2025

Officer:

Sophie Milburn
Planning Ecologist
sophie.milburn@shropshire.gov.uk
Tel.: 01743 254765

Test 1:

Is the development 'in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment'?

Although the application site is located in the countryside and is not allocated for development in the adopted development plan, the Council is currently unable to demonstrate a five-year supply of deliverable housing land. In accordance with paragraph 11(d) of the National Planning Policy Framework (NPPF), the presumption in favour of sustainable development applies. The proposal would deliver 44 new homes, including affordable housing, in an area with identified housing need, and would provide additional community benefits such as public open space and significant biodiversity enhancements. The site was also identified as a proposed allocation in the evidence base for the now withdrawn local plan, indicating its suitability for development. The delivery of new housing and associated benefits is considered to be in the overriding public interest, both socially and economically, and will also deliver environmental gains through measurable biodiversity net gain.

Test 2:

Is there 'no satisfactory alternative'?

The site is being brought forward in the context of the Council's housing land supply shortfall and has been identified in the local plan evidence base as suitable for residential development. The layout and design of the scheme have been informed by ecological surveys and have been revised to avoid and minimise impacts on protected species and habitats. The use of the District Level Licensing scheme for great crested newts ensures that impacts are fully compensated and that the population

will be maintained at a favourable conservation status. While it is not possible to state with certainty that no alternative sites exist in the wider area that could deliver the required housing and associated benefits without some ecological impact, the presence of great crested newts is widespread in the local landscape and it is likely that most comparable sites would present similar ecological constraints. The proposed approach is considered to represent an appropriate balance between meeting housing needs and safeguarding protected species.

Test 3:

Is the proposed activity 'not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range'?

A total of 28 ponds were identified from maps and aerial imagery within a 500m radius of the site.

An eDNA survey was undertaken on pond P23 (180m to the south) in 2021 and returned a positive result.

Presence/absence surveys were carried out in 2022. GCNs were found to be present in ponds P23, P18 (265m to the east), P24 (340m to the south), P25 (380m to the south) and P26 (430m to the south).

It is considered that there are two metapopulations of GCN utilising the ponds within a 500m radius of the site. GCN utilising pond P18 is one GCN meta population, and GCN utilising ponds P23-P26 is a second meta population.

EPS offences under Article 12 are likely to be committed by the development proposal, i.e. damage or destruction of an EPS breeding site or resting place and killing or injury of an EPS.

A Great Crested Newt District Level Licensing Impact Assessment & Conservation Payment Certificate (Enquiry no. DLL-ENQ-SHRP-00067) has been submitted which confirms that the project is eligible to enter the District Level Licensing scheme and that the developer intends to do so.

With the submission of the IACPC, and provided that works are carried out under the District Level Licensing scheme, SC Ecology are satisfied that the impacts of the development on GCN are capable of being fully addressed in a manner which complies with the requirements of the Habitats Regulations. As stated in the IACPC, '[I]n signing this Certificate Natural England has considered the matters it believes to be necessary to satisfy regulation 55(9) (b) of the 2017 Regulations ("that the action authorized will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range") and has concluded that the payment by the Applicant of the Conservation Payment will suffice to allow the impacts on great crested newts of the Applicant's proposals on the Site to be adequately compensated, and therefore that these proposals will not be detrimental to the maintenance of the population of great crested newts at a favourable conservation status in their natural range.'

I am satisfied that the proposed development will not be detrimental to the maintenance of the population of great crested newts at favourable conservation status within their natural range, provided that the 'District Level Licence condition for GCNs' condition included in the response

from Sophie Milburn to Jane Preece (dated 28th January 2025) is included on the decision notice and are appropriately enforced.

Guidance

The 'three tests' must be satisfied in all cases where a European Protected Species may be affected by a planning proposal and where derogation under Article 16 of the EC Habitats Directive 1992 would be required, i.e. an EPS licence to allow an activity which would otherwise be unlawful.

In cases where potential impacts upon a European Protected Species can be dealt with by appropriate precautionary methods of working which would make derogation unnecessary (since no offence under the legislation is likely to be committed), it is not necessary to consider the three tests.

The planning case officer should consider tests 1 (overriding public interest) and 2 (no satisfactory alternative). Further information may be required from the applicant/developer/agent to answer these tests. This should not be a burdensome request as this information will be required as part of the Natural England licence application. If further information is required, it can be requested under s62(3) of the Town and Country Planning Act 1990.

Test 3 (favourable conservation status) will be considered by SC Ecology, with guidance from Natural England.

A record of the consideration of the three tests is legally required. This completed matrix should be included on the case file and in the planning officer's report, and should be discussed and minuted at any committee meeting at which the application is discussed.

As well as the guidance provided below, pages 6 and 7 of the Natural England Guidance Note, *Application of the Three Tests to Licence Applications*, may assist the planning officer to answer tests 1 and 2.

Answering the three tests

Test 1

Is the development 'in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment'?

Preserving public health or public safety must also be shown to constitute a reason of overriding public interest. You need to demonstrate that action is required to alleviate a clear and imminent danger to members of the general public, e.g.:

If an unstable structure (e.g. a building or tree) is involved, either through neglect or outside influences (e.g. severe weather or seismic events), supporting evidence from an appropriately qualified person such as a structural engineer, arboriculturalist or tree surgeon should be sought.

If vandalism or trespass is used as an argument, evidence of reasonable measures to exclude the general public from the site must be presented. Evidence may be provided by the local police or fire services in relation to the number of incidents dealt with.

Imperative reasons of overriding public interest

Only public interests can be balanced against the conservation aims of the EC Habitats Directive (1992). Projects that are entirely in the interest of companies or individuals would generally not be considered covered.

Test 2

Is there 'no satisfactory alternative'?

An assessment of the alternative methods of meeting the need identified in test 1 should be provided. If there are any viable alternatives which would not have an impact on a European Protected Species, they must be used in preference to the one that does. Derogations under the EC Habitats Directive (1992) are the last resort.

Where another alternative exists, any arguments that it is not satisfactory will need to be convincing. An alternative cannot be deemed unsatisfactory because it would cause greater inconvenience or compel a change in behaviour.

This test should identify a) the problem or specific situation that needs to be addressed, b) any other solutions, and c) whether the alternative solutions will resolve the problem or specific situation in (a).

Test 3

Is the proposed activity 'not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range'?

Assessment of the impact of a specific development will normally have to be at a local level (e.g. site or population) in order to be meaningful in the specific context.

Two things have to be distinguished in this test: a) the actual conservation status of the species at both a biogeographic and a (local) population level; and b) what the impact of the proposal would be.

In such cases where the conservation status is different at the different levels assessed, the situation at the local population level should be considered first, although ultimately both should be addressed.

No derogation under the EC Habitats Directive (1992) can be granted if the proposal would have a detrimental effect on the conservation status or the attainment of favourable conservation status for a European Protected Species at all levels. The net result of a derogation should be neutral or positive for a species.

In the case of the destruction of a breeding site or resting place it is easier to justify derogation if sufficient compensatory measures offset the impact and if the impact and the effectiveness of compensation measures are closely monitored to ensure that any risk for a species is detected.

Compensation measures do not replace or marginalise any of the three tests. All three tests must still be satisfied.

10. Background

Relevant Planning Policies

Central Government Guidance:

West Midlands Regional Spatial Strategy Policies:

Core Strategy and Saved Policies:

CS7 - Communications and Transport
CS8 - Facilities, Services and Infrastructure Provision
CS1 - Strategic Approach
CS5 - Countryside and Greenbelt
CS6 - Sustainable Design and Development Principles
CS9 - Infrastructure Contributions
CS11 - Type and Affordability of housing
CS17 - Environmental Networks
CS18 - Sustainable Water Management
MD1 - Scale and Distribution of Development
MD2 - Sustainable Design
MD13 - Historic Environment
MD3 - Managing Housing Development
MD7A - Managing Housing Development in the Countryside
MD12 - Natural Environment
Settlement: S17 - Wern
SPD Type and Affordability of Housing
National Planning Policy Framework

RELEVANT PLANNING HISTORY:

14/04559/OUT Outline application (layout, scale and access not reserved) for 40 dwellings. including 8 bungalows with open space and access to A49 (Amended description) REFUSE 21st January 2015
PREAPP/22/00620 Residential development with access and associated infrastructure to include open space, drainage and additional car parking for Hadnall C of E Primary School PREUDV 31st January 2023
24/04834/FUL Construction of 44 dwellings, vehicular access via Shrewsbury Road, public open space, landscaping and planting, associated infrastructure and enabling works PCO

Appeal

15/02248/REF Outline application (layout, scale and access not reserved) for 40 dwellings. including 8 bungalows with open space and access to A49 (Amended description) DISMIS 21st July 2015

11. Additional Information

List of Background Papers [View details online:](#)

[24/04834/FUL | Construction of 44 dwellings, vehicular access via Shrewsbury Road, public](#)

[open space, landscaping and planting, associated infrastructure and enabling works | Proposed Residential Development Land East Of Shrewsbury Road Hadnall Shropshire](#)

Cabinet Member (Portfolio Holder) - Councillor David Walker

Local Member

Cllr Alison Williams

Appendices

APPENDIX 1 - Conditions

APPENDIX 1

Conditions

STANDARD CONDITION(S)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act, 1990 (As amended).

2. The development shall be carried out strictly in accordance with the approved plans, drawings and documents as listed in Schedule 1 below.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.

3. Construction works shall not take place outside 07:30 hours and 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays and at no time on Sundays or Bank Holidays.

Reason: To protect the amenities of occupiers of nearby properties from potential nuisance.

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

4. No development shall take place until detailed hard and soft landscape schemes for the whole site have been submitted to and approved in writing by the Local Planning Authority. These details shall follow the Landscape Masterplan (C06), the Surface Materials Layout (2217-07-M), and the Enclosures Plan (2217-15-K) approved as part of this planning consent and shall include:

- o For soft landscaping: plant species, sizes, numbers and densities, method of cultivation and planting, and an implementation timetable.
- o For hard landscaping: the location and specification of all hard surfaces (with reference to the approved Surface Materials Layout), and all boundary treatments (with reference to the approved Enclosures Plan), and consideration for accessibility for wheelchair users.

Notwithstanding the submitted Enclosures Plan, prior to the commencement of above ground works, full details of the design, materials, and finish of all boundary walls and fences (with the exception of the acoustic fence, which is covered by a separate condition in this consent) shall

be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall thereafter be carried out in complete accordance with the approved details.

A landscape management and maintenance plan for the landscape proposals shall also be submitted and approved prior to commencement. The approved management and maintenance plan shall be followed for a minimum of five years following planting.

All hard and soft landscape works, including hard surfacing and boundary treatments, shall be carried out in accordance with the approved details and implementation timetable. The works shall be completed prior to the occupation or use of any part of the development, unless otherwise agreed in writing by the Local Planning Authority.

Any trees or plants that, within a period of five years after planting, are removed, die, or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season.

Reason: To ensure the provision, establishment and maintenance of a high-quality landscaping scheme in the interests of visual amenity, local character, biodiversity, and accessibility.

5. Notwithstanding the details shown on the approved landscape masterplan, prior to the installation of any play, trim trail, or gym equipment within the public open space, a detailed scheme for play and recreation provision shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- o The location, specification, and layout of all play equipment, trim trail, and gym equipment, ensuring provision for a range of ages and abilities, including children, young people, and adults.
- o Details of safety surfacing, free/fall zones, and product specifications for all equipment.
- o Inclusive and accessible features, including wheelchair-friendly equipment and routes.
- o Measures to maximise natural surveillance and safety, including the positioning of equipment in areas overlooked by active frontages, and any necessary amendments to planting or boundary treatments.
- o A management and maintenance plan for the play and recreation areas and equipment.

The approved scheme for play, trim trail, or gym equipment within the public open space shall be fully implemented and made available for use prior to the occupation of more than 22 of the 44 dwellings hereby permitted, and the play and recreation areas shall thereafter be retained and maintained in accordance with the approved details.

Reason: To ensure that the play and recreation facilities within the public open space are safe, inclusive, accessible, and appropriately designed for a range of users, and that their management and maintenance are secured in the interests of residential amenity, public safety, and compliance with local planning policy.

6. Prior to the commencement of development, a detailed scheme for the design, planting, management, and ecological integration of the Sustainable Drainage System (SuDS) and associated public open space shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- o Details of planting within and around the SuDS basin, hedges, and wildflower meadows, designed to maximise biodiversity, habitat connectivity, and visual integration, referencing the approved masterplan.
- o A statement demonstrating how the SuDS and POS contribute to the strategic green infrastructure network, including links to SEN corridors and ancient woodland.
- o A management and monitoring plan for the SuDS and associated planting, with objectives for ecological enhancement and connectivity, and measures for ongoing maintenance.
- o Confirmation that public access to the SuDS pond is not required, but maintenance access is provided as necessary.

The approved scheme shall be implemented prior to the occupation of any dwelling and thereafter managed and monitored in accordance with the approved details.

Reason: To ensure the SuDS and public open space are holistically designed and managed to deliver strategic green infrastructure benefits, maximise biodiversity and habitat connectivity, and support the wider ecological network.

7. No development shall take place (including any ground works or site clearance) until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall, as a minimum, provide details of:

- o The parking of vehicles of site operatives and visitors;
- o Loading and unloading of plant and materials;
- o Storage of plant and materials used in constructing the development;
- o The erection and maintenance of security hoarding;
- o Wheel washing facilities;
- o Measures to control the emission of dust and dirt during construction;
- o Waste recycling and disposal strategy;
- o Construction working hours;
- o Measures for the protection of the public highway and footpaths during construction.

Reason: To minimise the impact of construction traffic and activities on the local environment, highway safety, and the amenity of neighbouring residents.

8. No development shall take place (including vegetation clearance and ground works) until a District Level Licence with respect to great crested newts has been obtained from Natural England and submitted to the Local Planning Authority.

Reason: To ensure the protection of great crested newts, which are European Protected Species.

9. a) No works associated with the development will commence and no equipment, machinery or materials will be brought onto the site for the purposes of said development until a landscaping scheme, prepared in accordance with British Standard 8545: 2014 Trees: from Nursery to Independence in the Landscape 'Recommendations, or its current version, has been submitted to and approved in writing by the LPA. The approved scheme shall include details as relevant of ground preparation, planting pit specification and the trees and shrubs to be planted in association with the development (including species, locations or density and planting pattern, type of planting stock and size at planting), means of protection and support and measures for post-planting maintenance.

b) The approved landscaping scheme shall be implemented as specified and completed prior to first occupation, or otherwise in accordance with a phased programme of delivery to the written approval of the LPA. If within a period of five years from the date of planting, any tree or shrub, or any tree or shrub planted in replacement for it, dies or, in the opinion of the LPA becomes seriously damaged or diseased, or is otherwise lost or destroyed, another tree or shrub of a similar specification to the original shall be planted at the same place during the first available planting season.

Reason: To ensure satisfactory tree and shrub planting as appropriate to enhance the appearance of the development and its integration into the surrounding area.

10. In this condition 'retained tree' means an existing tree, woody shrub or hedge which is to be retained in accordance with the approved plans and particulars; and any tree, woody shrub or hedge planted as a replacement for any 'retained tree':

a) No retained tree shall be wilfully damaged or destroyed, uprooted, felled, lopped, topped or cut back in any way other than in accordance with the approved plans and particulars, without the prior written approval of the LPA. Any approved tree works shall be specified and carried out by a competent arborist in accordance British Standard 3998: 2010 Tree Work - Recommendations, or its current version.

b) Prior to commencement of development, any pre-commencement tree works and all tree protection measures detailed in the approved Arboricultural Implications Assessment (24.1891.R1A Rev A, Ian Stemp Landscape Associates, 27.06.2025) and Tree Protection Plans (24.1891.020 Rev A and 24.1891.021 Rev A) shall be fully implemented to the written approval of the LPA. Photographic evidence to demonstrate satisfactory installation of the approved tree protection measures shall be submitted to the written approval of the LPA, before any development-related equipment, materials or machinery are brought onto the site.

c) The development shall be implemented in accordance with the approved Arboricultural Implications Assessment (24.1891.R1A Rev A, Ian Stemp Landscape Associates, 27.06.2025) and Tree Protection Plans (24.1891.020 Rev A and 24.1891.021 Rev A). The approved tree

protection measures shall be maintained in a satisfactory condition throughout the duration of the development, until all equipment, machinery and surplus materials have been removed from the site.

d) All services and drainage infrastructure will be routed outside the Root Protection Areas indicated on the approved Tree Protection Plans (24.1891.020 Rev A and 24.1891.021 Rev A) or, where this is not possible, a detailed method statement and task specific tree protection plan will be submitted and approved in writing by the LPA prior to any work commencing on site. Thereafter the development shall be carried out strictly in accordance with the approved method statement and tree protection plan.

e) No works associated with the development permitted will commence and no equipment, machinery or materials will be brought onto the site for the purposes of said development until a responsible person has been appointed for day to day supervision of the site and to ensure that the tree protection measures are fully complied with. The LPA will be informed of the identity of said person.

Reason: to safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important to the appearance of the development.

11. a) No works associated with the development will commence and no equipment, machinery or materials will be brought onto the site for the purposes of said development until a landscaping scheme, prepared in accordance with British Standard 8545: 2014 Trees: from Nursery to Independence in the Landscape ' Recommendations, or its current version, has been submitted to and approved in writing by the LPA. The approved scheme shall include details as relevant of ground preparation, planting pit specification and the trees and shrubs to be planted in association with the development (including species, locations or density and planting pattern, type of planting stock and size at planting), means of protection and support and measures for post-planting maintenance.

b) The approved landscaping scheme shall be implemented as specified and completed prior to occupation of the first dwelling, or otherwise in accordance with a phased programme of delivery, to the written approval of the LPA. If within a period of five years from the date of planting, any tree or shrub, or any tree or shrub planted in replacement for it, dies or, in the opinion of the LPA becomes seriously damaged or diseased, or is otherwise lost or destroyed, another tree or shrub of a similar specification to the original shall be planted at the same place during the first available planting season.

Reason: to ensure satisfactory tree and shrub planting as appropriate to enhance the appearance of the development and its integration into the surrounding area.

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

12. The external materials to be used in the construction of the dwellings, garages, brick screen walls, and hard surfaces shall be in full accordance with the details shown on the approved Building Materials Layout drawing and the Surface Materials Layout drawing, and as supplemented by the Design and Access Statement (White Ridge Architecture, June 2025). Notwithstanding the approved plans, no roof tiles shall be laid or applied to any dwelling, garage, building or structure until full details of the roof tiles (including manufacturer, product name, colour, size, texture, and profile) have been submitted to and approved in writing by the Local Planning Authority.

Any variation to these materials, including the roof tiles, shall be submitted to and approved in writing by the Local Planning Authority through a formal application to discharge this condition prior to their use.

Reason: To ensure that the external appearance of the development, including the dwellings, garages, brick screen walls, and hard surfacing, is satisfactory and to safeguard the character of the area in the interests of visual amenity.

13. All recommended noise mitigation measures, as set out in the submitted noise assessment report ref 13371.03.v2 (including those detailed in Figures 3, 4, and 5 and including acoustic barriers, glazing, and ventilation), shall be fully implemented prior to occupation of the affected dwellings.

Notwithstanding the details shown on Figure 3, the locations and installation of acoustic barriers must comply in full with the requirements of condition 10 (tree and hedge protection).

Reason: To ensure satisfactory living conditions for future residents and to safeguard the protection of retained trees and hedges in accordance with the approved tree protection measures.

14. Prior to first occupation / use of the buildings, the makes, models and locations of wildlife boxes shall be submitted to and approved in writing by the Local Planning Authority. The following boxes shall be erected on the site:

- A minimum of 10 external woodcrete bat boxes or integrated bat bricks, suitable for nursery or summer roosting for small crevice dwelling bat species.
- A minimum of 10 artificial nests, of either integrated brick design or external box design, suitable for a range of bird species, including starlings (42mm hole, starling specific), sparrows (32mm hole, terrace design) and house martins (house martin nesting cups).
- A minimum of 3 hedgehog boxes. The boxes shall be sited in suitable locations, with a clear flight path where appropriate, and where they will be unaffected by artificial lighting.

The boxes shall thereafter be maintained for the lifetime of the development.

Reason: To ensure the provision of roosting and nesting opportunities, in accordance with MD12, CS17 and section 180 of the National Planning Policy Framework.

15. 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 lighting plan shall demonstrate that the proposed lighting will not impact upon ecological networks and/or sensitive features, e.g. bat and bird boxes (required under a separate planning condition). The submitted scheme shall be designed to take into account the advice on lighting set out in the Bat Conservation Trust's Guidance Note 08/18 Bats and artificial lighting in the UK and section 4.24 of the Ecological Appraisal (FPCR, December 2024). The development shall be carried out strictly in accordance with the approved details and thereafter retained for the lifetime of the development.

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

16. No dwelling shall be occupied until the site access and all associated highways works, including the relocation of the speed limit, have been completed and certified as satisfactory by the local highway authority under a Section 278 agreement, and written confirmation of such certification has been provided to the Local Planning Authority.

Reason: To ensure safe and suitable access to the site and in the interests of highway safety.

17. The development shall be carried out in accordance with the approved surface water drainage scheme (as detailed in [insert drawing/report reference numbers]), and the scheme shall be fully implemented before the development is occupied/brought into use (whichever is the sooner).

Reason: To ensure satisfactory surface water drainage of the site and to avoid flooding.

18. No dwelling shall be occupied before 31st December 2027 to allow for the improvements required to improve capacity of the public wastewater network sufficiently that the development may connect to it to be fully implemented and completed by Severn Trent. Should the required improvements to the public wastewater network not be fully implemented and completed by this date, a strategy for the phased delivery and occupation of dwellings shall be submitted to and agreed by the Local Planning Authority in consultation with Severn Trent. The phasing strategy shall be informed by the status of the improvement works to the public wastewater network at that time.

Reason: To ensure that satisfactory foul drainage infrastructure is available to serve the development and to prevent an unacceptable risk of flooding or pollution of the environment, in accordance with the National Planning Policy Framework and policies CS6 and CS18 of the Shropshire Core Strategy.

