



Committee and date
Northern Planning Committee 18 August 2026

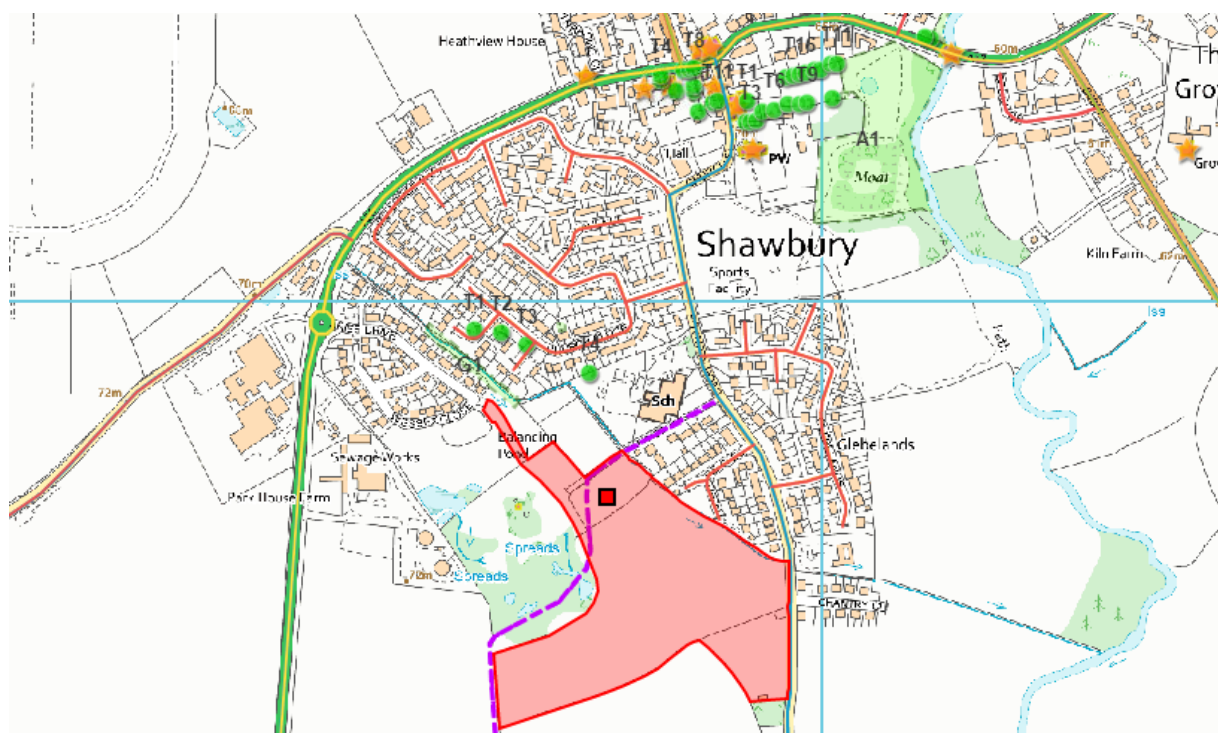
Development Management Report

Responsible Officer: Kassandra Polyzoides, Service Director - Place Shaping

Summary of Application

<u>Application Number:</u> 25/03499/FUL	<u>Parish:</u>	Shawbury
<u>Proposal:</u> Erection of 128 Dwellings with Associated Access, Open Space, Gardens and Parking areas (to include 8 Phases) (amended description)		
<u>Site Address:</u> Proposed Development Land To The SE Of Aries Drive Shawbury Shropshire		
<u>Applicant:</u> Mr Jeremy Shingler and Mr & Mrs Cooke		
<u>Case Officer:</u> Jenny Powell		<u>email:</u> jennifer.powell@shropshire.gov.uk

Grid Ref: 355747 - 320771



Recommendation:- That delegated authority be granted to officers to approve the application, subject to:

a) the completion of a Section 106 Agreement;

b) the imposition of the conditions set out in Appendix 1 (with authority delegated to officers to amend, remove or add conditions as necessary to address any outstanding technical matters raised by consultees).

REPORT

1.0 THE PROPOSAL

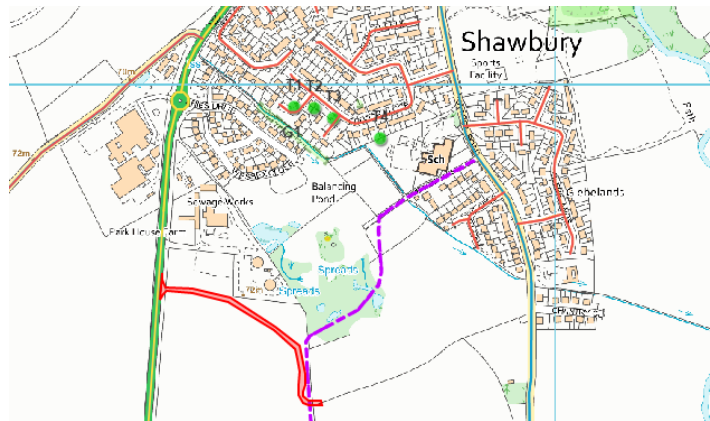
1.1 The application seeks full planning permission for the erection of 128 dwellings with associated infrastructure including access, internal roads, public open space, landscaping, drainage and ancillary works.

1.2 The scheme comprises:

- A mix of dwelling types and tenures, including thirteen units of affordable housing (terraced, semi-detached and detached dwellings ranging from one to four bedrooms), six two-bedroom M4 accessible bungalows, as well as thirty-two two-bed units, thirty-six three bed units and forty-one four bed units, all open market sale, with and without garages.
- Public open space including equipped play provision (LEAP)
- Sustainable drainage infrastructure
- Pedestrian connections, including a link to the GP surgery (dropped kerb with tactile paving)
- Development delivered across 8 phases for the purposes of CIL

1.3 The application has been progressed under a Planning Performance Agreement (PPA) between the developer and the Local Planning Authority.

1.4 A separate application (ref. 26/01684/FUL) has been granted allowing a temporary construction access directly from the A53 to the west of the site. This will avoid routing construction traffic through the existing residential area to the north west of the site. The route of the approved construction access is shown below:



2.0 SITE LOCATION/DESCRIPTION

- 2.1 The site comprises agricultural land located to the south-east of Aries Drive, forming part of the edge of Shawbury. The site lies adjacent to existing residential development and represents a logical extension to the settlement.
- 2.2 The majority of the site formed part of a draft Local Plan allocation in the now-withdrawn Local Plan, with the supporting evidence base for that allocation remaining a material consideration in the determination of this application.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

- 3.1 The Parish Council have submitted a view contrary to officers based on material planning reasons. The Principal Planning Officer, in consultation with the Committee Chair, considers that the Parish Council has raised material planning matters which warrant consideration by Planning Committee.

4.0 Community Representations

4.1 Consultee Comments

SC Affordable Housing: The Affordable Housing Team confirmed that the scheme provides a policy compliant affordable housing provision with an acceptable mix and tenure split. Concerns have been raised regarding the acceptability of siting affordable units located on private drives, however.

SC Highways: Raised initial concerns regarding access via Aries Drive and routing of construction traffic. Upon reconsultation, and having reviewed the amended transport information, junction modelling, travel plan and revised layout proposals, the submitted modelling was accepted as demonstrating that there would be no capacity issues associated with the proposed access arrangements. The Highway Authority identified a number of matters requiring further consideration including pedestrian and cycle connectivity, provision for active travel, construction impacts, traffic calming features and details relating to internal layout and servicing arrangements which have been addressed in subsequently

revised plans.

SUDS: The Local Lead Flood Authority originally objected to the application and raised concerns regarding the location of the attenuation basin, pluvial flood risk, downstream culvert capacity, modelling of the ordinary watercourse, management of external catchments, maintenance responsibilities, discharge calculations and exceedance routing. Following the submission of additional drainage information, engineering drawings, hydraulic modelling and clarification regarding the operation of the proposed mitigation basin, the Lead Local Flood Authority has withdrawn its objection and raises no objection subject to a condition requiring the development to be carried out in accordance with the approved drainage strategy and associated drainage drawings.

SC Learning and Skills: Raised no objection but advised that the development would generate demand for additional education places and considered that mitigation should be secured through Community Infrastructure Levy contributions.

NHS Shropshire, Telford and Wrekin ICB: Raised no objection subject to the provision of an index-linked healthcare contribution of £143,451 to mitigate the impact of the development on local primary healthcare infrastructure.

SC Regulatory Services: Raised no objection to the submitted ground investigation and contaminated land information. The submitted noise assessment was also reviewed and mitigation measures identified within the assessment were supported.

SC Green Infrastructure: The Green Infrastructure Officer (GI Officer) commented extensively on the layout, green infrastructure connectivity, public open space provision, planting strategy, pedestrian permeability and play provision. Recommendations were made in relation to woodland planting, attenuation features, path connections, play areas, management arrangements and public open space design.

Upon reconsultation, raised no objection subject to conditions. The GI Officer broadly supports the proposed landscape framework, public open space and connectivity provision, whilst recommending a number of design refinements. These include additional pedestrian links to reflect desire lines, improved treatment of boundary gaps adjacent to retained hedgerows, clarification of hard landscape and boundary treatment details, enhancements to play provision and accessibility, and further detail regarding planting specifications. A Landscape Management Plan is also requested to secure the long-term establishment and management of the landscape infrastructure.

Landscape (ESP): Advised that the Landscape and Visual Impact Assessment was considered robust and identified localised adverse effects that could be mitigated through landscaping.

SC Ecology: The Council Ecologist confirmed that the submitted Biodiversity Net Gain calculations demonstrate delivery of the statutory biodiversity gain requirement through a combination of significant on-site and off-site measures. A Section 106 Agreement was requested to secure delivery, monitoring and management of the Biodiversity Net Gain proposals over a 30-year period together with associated monitoring contributions. Conditions were also recommended relating to ecological protection during construction.

MOD – Safeguarding: Initially objected to the proposal due to concerns relating to birdstrike risk associated with the proposed landscaping, attenuation basins, drainage features and Biodiversity Net Gain proposals. Further information was requested regarding the attenuation ponds, landscaping species, habitat creation proposals and BNG arrangements. The MOD also requested conditions relating to construction management and the use of cranes and tall construction equipment.

Following the receipt of additional information subsequently submitted in relation to the drainage strategy, landscaping, habitat creation and biodiversity proposals, a reconsultation request was made to MOD Safeguarding. However, at the time of writing no formal reconsultation response has been received. The conditions requested by MOD Safeguarding have been incorporated within the recommended condition schedule.

MOD – RAF Shawbury Operations: The MOD advised that the site lies within an area affected by military aircraft and helicopter activity associated with RAF Shawbury. No objection was raised in principle, however the MOD requested further noise monitoring and/or mitigation measures to ensure acceptable internal noise levels within proposed dwellings together with an informative advising future occupiers of the site's proximity to RAF Shawbury and associated operational activity.

SC Conservation: Advised that the submitted Heritage Impact Assessment adequately assessed the heritage significance of the site and surrounding assets. Whilst a low level of less than substantial harm to the setting of the listed brick kiln was identified, no objection was raised subject to securing repair works and long-term management of the brick kiln through planning obligations and conditions.

SC Archaeology: Agreed with the conclusions that the archaeological potential of the site is low. No archaeological objection was raised, and no further archaeological requirements were identified, subject to the receipt of the trial trenching report.

SC Trees: Following an initial objection, the Tree Team reviewed the amended layout and supporting arboricultural information. The officer welcomed the removal of plot 81, amendments to drainage proposals within root protection areas, the introduction of root barriers and other changes addressing previous concerns regarding retained trees. Following submission of amended root barrier plans, the Tree Team confirmed that these satisfactorily addressed the remaining concerns

regarding root protection. The Tree Team also accepted that updated arboricultural documentation, facilitation pruning requirements and construction methodologies for works within root protection areas can be secured by condition.

A residual concern remains regarding the relationship between retained trees and proposed plots 96 and 119, where significant canopy overhang may create future pressure for pruning that could exceed good arboricultural practice. The Tree Team advises that this remaining concern should be weighed in the planning balance against the benefits of the development.

SC Rights of Way: Noted that Public Footpath 21 would remain available and advised that the route must remain unobstructed during construction and occupation of the development. Advice was provided regarding any future temporary closure requirements and measures required to protect the route.

4.2 **Shawbury Parish Council:** Raised a detailed objection to the proposal, informed by a village meeting and representations from local residents. The concerns raised can be summarised as follows:

- Significant concern regarding the scale of development and its cumulative impact alongside other schemes in the village, questioning whether there is a clearly evidenced housing need to justify 128 dwellings.
- Highway and access concerns, particularly the reliance on a single vehicular access via Aries Drive, the capacity and safety of the existing roundabout, and the ability of local roads to accommodate additional traffic, especially in the context of existing parking pressures.
- Concerns regarding pedestrian safety and connectivity, including the routing of footpaths through The Paddocks, which is unlit and lacks formal footways, and the suitability of proposed links towards the GP surgery.
- Flooding and drainage issues, including reference to historic flooding events, culvert capacity, surface water management and sewer surcharging within the locality.
- Concerns regarding local infrastructure capacity, including GP provision, primary school capacity, and wider services.
- Environmental concerns, including the potential loss or fragmentation of hedgerows and habitats and impacts on wildlife.
- Concerns regarding construction impacts and duration, including disruption over a prolonged build period and the routing of construction traffic.

The Parish Council concluded that the proposal would not be acceptable unless the identified issues were fully addressed and a clear justification for the scale of development was provided.

It is noted that the Parish Council expressed their support for the separate construction access application (now granted planning permission under 26/01684/FUL on 2nd July 2026), which Officers consider addresses the concerns

expressed above relating to the routing of construction traffic.

No further representation has been received following reconsultation with Shawbury Parish Council, and the original concerns are therefore understood to remain.

- 4.3 **Local Member – Cllr Alison Williams:** Considered that the proposal represented an excessive scale of development for Shawbury and objected on the grounds of highway impacts, infrastructure capacity and flood risk concerns.

Public comments

A number of objections were received from local residents raising concerns that broadly aligned with those expressed by the Parish Council. These included:

- Highway safety and traffic impacts, including increased congestion, safety of the existing roundabout, and potential conflicts between pedestrians and vehicles.
- Pedestrian safety concerns, particularly regarding use of existing informal or substandard routes and increased footfall through residential areas.
- Flooding and drainage concerns, including surface water runoff, sewer capacity and historic flooding issues within the village.
- Pressure on services and infrastructure, including GP services, school capacity, and general village facilities.
- Environmental and ecological impacts, including potential loss of habitats and effects on wildlife corridors.
- Concerns regarding the scale, density and cumulative impact of development within Shawbury.

Comments have been summarised for the purpose of this report. These can be viewed in full on Shropshire Council's Public Access planning portal.

5.0 THE MAIN ISSUES

EIA Screening
Principle of development and housing land supply
Design, layout and amenity
Affordable housing
Highways and access
Flood risk and drainage
Landscape and visual impact
Ecology and biodiversity
Trees
Heritage and archaeology
Infrastructure, planning obligations and CIL
Planning balance

6.0 OFFICER APPRAISAL

6.1 EIA Screening

The proposed development comprises residential development falling within Schedule 2, paragraph 10(b) (Urban Development Projects) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The site area exceeds the applicable threshold of 5 hectares, extending to approximately 6.2 hectares. The proposal was therefore screened by the Local Planning Authority to determine whether it was likely to give rise to significant environmental effects by virtue of factors such as its nature, size or location.

Having regard to the nature, scale and location of the development, along with the selection criteria set out in Schedule 3 of the Regulations, it is not considered that the proposal would be likely to result in significant environmental effects. The site is not located within a sensitive area, and the potential impacts of the development are localised and capable of being assessed through the technical information submitted.

On this basis, it is concluded that the proposal does not constitute EIA development, and an Environmental Impact Assessment is not required.

6.2 Principle of development

The site lies outside of the defined development boundary for Shawbury and the proposal therefore conflicts with the spatial strategy set out in Policies CS5 and MD7a, which seek to strictly control development in the countryside. Officers have also had regard to Policies CS1 and CS4 of the Core Strategy, which seek to direct development to the most sustainable locations whilst supporting the role of Community Hubs.

However, this policy conflict must be considered in the context of the Council's current housing land supply position. The authority is presently unable to demonstrate a five-year supply of deliverable housing land, having a supply of approximately 4.61 years. As a consequence, the policies most important for determining this application are considered out-of-date, and the presumption in favour of sustainable development, as set out in paragraph 11(d) of the National Planning Policy Framework (the Tilted Balance), is engaged. This requires development to meet the provisions of the NPPF as well as being sustainably located, well designed, using land efficiently and providing affordable housing.

Although the site falls outside the adopted development boundary, Shawbury remains one of the larger and more sustainable settlements within the north of the county, containing a range of services, facilities and employment opportunities capable of supporting additional residential growth.

In addition, it is a material consideration that the majority of the site was identified as a housing allocation within the now withdrawn draft Local Plan. Whilst the Plan

itself carries no weight, the evidence base supporting site selection has been endorsed by Cabinet for use as an ongoing material consideration in planning decisions. That evidence base identified the site as a sustainable location for growth, within the proposed Community Hub of Shawbury, having regard to its relationship with the existing settlement and available infrastructure. Shawbury as a whole had been anticipated to deliver 150 additional residential dwellings over the plan period.

The site allocation guidelines under SHA019 in the withdrawn draft Local Plan anticipated a development of around 80 dwellings across a slightly smaller area of land. Whereas the current application has extended the original allocation area to fully occupy the fields it was sited in, and proposes a development of 128 dwellings, this is considered logical and proportionate. This is a greater quantum of development than had originally been envisaged, however it remains an acceptable density for a site of this scale and would represent an efficient use of land in line with the tilted balance.

Taken together, these factors weigh significantly in favour of the principle of development in this location, subject to the resolution of detailed technical matters.

6.3 **Phasing and Delivery**

The application proposes development to be delivered across eight phases, although it is important to distinguish between:

- The phasing structure submitted for CIL purposes, which breaks the scheme into eight smaller components for financial and administrative purposes; and
- The anticipated on-site delivery, which in practical terms is expected to take place in two principal development phases.

This distinction is material because it ensures that infrastructure delivery and impacts can be properly understood. While the CIL phasing allows for staged liability and payment triggers, the physical delivery of the development will occur in larger phases, allowing for the coordinated provision of infrastructure, open space and access.

The proposed phasing arrangement does not alter the assessment of the development as a single comprehensive scheme, and a phasing condition will be imposed to ensure that development comes forward in a logical and coordinated manner, with infrastructure delivered alongside the development it serves.

6.4 **Design, Layout and Residential Amenity**

The proposed development has been designed as a comprehensive residential extension to the existing settlement, incorporating a range of dwelling types and a structured layout that integrates green infrastructure and public open space. The scheme provides a range of one, two, three, and four bedroom dwellings, including M4-compliant accessible bungalows, contributing towards housing choice and

market diversity within the settlement.

The layout demonstrates a clear hierarchy of streets and spaces, with development arranged to respond to internal movement routes, existing settlement edges and key site boundaries. The incorporation of public open space, including a Local Equipped Area for Play (LEAP), contributes to the creation of a cohesive residential environment.

In design terms, the proposal reflects the requirements of Core Strategy Policies CS6 and CS17, SAMDev Policy MD2, the Design of New Dwellings SPD and Chapter 12 of the National Planning Policy Framework, which collectively seek to secure high quality, locally distinctive and sustainable development. The layout incorporates a legible street hierarchy, active frontages, areas of public open space and landscaping, whilst providing an appropriate living environment for future residents.

The site lies within the operational influence of RAF Shawbury. The submitted noise assessment has been reviewed by Regulatory Services and the MOD. Subject to the implementation of the recommended acoustic mitigation measures secured through condition, officers are satisfied that acceptable internal living conditions can be achieved for future occupants. In reaching this conclusion, officers have also had regard to the site's longstanding relationship with RAF Shawbury and the established presence of military aircraft operations within the area. Consistent with the Agent of Change principle set out within the NPPF, the proposal has been designed to accommodate this existing source of noise, rather than placing unreasonable constraints on the continued lawful operation of the airfield.

The proposal has also been considered in the context of climate change adaptation and mitigation. The scheme incorporates sustainable drainage infrastructure, biodiversity enhancements, new tree planting and opportunities for active travel through improved pedestrian connectivity. Whilst all residential development generates environmental impacts through construction and occupation, officers are satisfied that the proposal incorporates measures that contribute towards climate resilience and sustainable development objectives.

Subject to the submission and approval of detailed materials and landscaping, officers are satisfied that the proposal represents an acceptable design response to the site's context.

6.5 **Affordable Housing**

Policy CS11 seeks the delivery of affordable housing to meet identified local needs. The proposal includes a policy-compliant level of affordable housing, with the affordable homes distributed throughout the development and integrated alongside market housing rather than forming a discrete enclave.

The proposed affordable housing provision is also considered consistent with

SAMDev Policy MD3, which seeks an appropriate range and mix of housing to meet identified local needs, and with the Type and Affordability of Housing SPD. Officers are satisfied that the proposed tenure split and house type distribution will contribute positively towards the creation of a mixed and balanced community.

The scheme will provide thirteen affordable dwellings comprising 2 no. x one bed units, 6 no. x two bed units, 4 no. x three bed units, and 1 no. four bed unit, to be transferred to a registered housing provider. Officers consider both the tenure mix and dwelling size mix to be acceptable and consistent with the Council's affordable housing requirements.

During the course of the application, clarification was sought regarding the delivery of affordable dwellings located on private drives. The applicant has subsequently confirmed that Housing Plus Group is willing to accept the proposed affordable housing units in their current locations and will have input into the S106 legal agreement. Whilst it is recognised that affordable housing should typically be located on adoptable streets, officers are not aware of any current development plan policy requirement that would necessitate an alternative arrangement in this case. The proposed affordable housing remains fully compliant with the Council's policy requirements and is therefore considered acceptable.

Subject to the completion of a Section 106 Agreement securing the affordable housing provision, officers are satisfied that the proposal complies with Policy CS11 of the Core Strategy and will make a valuable contribution towards meeting identified affordable housing needs within the area.

6.6 Highways and Access

Concerns regarding highways and access have been a central theme throughout the application process and were raised by the Parish Council, Local Member and local residents.

The application has been supported by a Transport Assessment, junction capacity modelling and a Travel Plan, all of which have been reviewed by the Highway Authority. Following the submission of additional transport information and revisions to the scheme, the Highway Authority confirmed that it did not object to the proposed access arrangements and was satisfied that the evidence submitted demonstrated that the development would not result in unacceptable highway safety or capacity impacts, subject to appropriate planning conditions.

A separate planning permission (26/01684/FUL) has subsequently been granted for a temporary construction access directly from the A53. This would remove the need for construction traffic associated with the development to utilise the existing residential estate at Aries Drive and is considered to represent a significant improvement in response to concerns raised through the consultation process. Construction-related impacts can be further controlled through the submission and implementation of a Construction Traffic Management Plan secured by condition.

In addition to vehicular access considerations, the proposal includes improved pedestrian connectivity between the development and existing facilities within Shawbury. In particular, the scheme provides a new pedestrian connection towards Poynton Road together with off-site crossing improvements on the route to Shawbury Medical Practice, including tactile paving and dropped kerbs. These measures will improve accessibility to local services and encourage sustainable travel choices for future residents.

Officers consider that the proposed pedestrian infrastructure responds positively to concerns raised regarding walkability and access to services, whilst also supporting the objectives of Core Strategy Policies CS6, CS7 and CS8 and Chapter 9 of the National Planning Policy Framework. Delivery of these improvements will be secured through the accompanying Section 106 Agreement and the implementation of the approved development.

Having regard to the Highway Authority's assessment, the approved construction access arrangements and the proposed pedestrian improvements, officers are satisfied that the development would not result in an unacceptable impact on highway safety or the operation of the local highway network. The proposal is therefore considered to comply with Policies CS6, CS7 and CS8 of the Core Strategy, Policy MD2 of the SAMDev Plan and the relevant provisions of the National Planning Policy Framework

6.7 **Flood Risk and Drainage**

A significant proportion of the concerns raised by local residents, the Parish Council and the Local Member relate to historic flooding issues within the village, including concerns regarding the capacity of the existing culvert system and reports of localised flooding during periods of heavy rainfall.

In response to those concerns, the applicant has provided substantial additional drainage information, including hydraulic modelling, revised attenuation proposals and updated engineering drawings. Officers understand that detailed discussions have taken place between the applicant's drainage engineers and the Council's Drainage and Flood Risk Manager in relation to the operation of the wider drainage network and the existing culvert system.

In addition to managing runoff from the proposed development through a comprehensive SuDS strategy, the applicant is also proposing works associated with the existing drainage infrastructure, including improvements and maintenance measures to sections of the existing culvert system. These measures have the potential to provide benefits beyond the site itself by assisting in the ongoing management of surface water flows through this part of Shawbury.

The proposed development is therefore not simply seeking to mitigate its own impacts but has the potential to contribute towards addressing existing drainage constraints identified locally and would be secured through planning conditions and the approved drainage scheme.

The proposal has been assessed against the requirements of Core Strategy Policy CS18, SAMDev Policy MD7b and Chapter 14 of the National Planning Policy Framework, which seek to ensure that development appropriately manages surface water runoff and does not increase flood risk elsewhere.

Following the submission of substantial additional drainage information, including updated modelling, engineering drawings and clarification regarding the operation of the proposed mitigation basin and flood storage arrangements, the Lead Local Flood Authority has confirmed that it raises no objection to the proposal. The LLFA has advised that the development should be carried out in accordance with the approved drainage strategy and associated drainage drawings, secured through planning condition.

Officers therefore conclude that the proposed drainage strategy is acceptable and that the development can be delivered without increasing flood risk elsewhere. Subject to compliance with the approved drainage scheme and associated conditions, the proposal accords with Policy CS18 of the Core Strategy, Policy MD7b of the SAMDev Plan and the relevant provisions of the National Planning Policy Framework.

6.8 Landscape and Visual Impact

The proposal incorporates a comprehensive green infrastructure network comprising public open space, structural landscaping, habitat areas, pedestrian links and equipped play provision, helping to integrate the development with the wider settlement.

The application is supported by a Landscape and Visual Impact Assessment, which has been independently reviewed and found to be robust in its methodology and conclusions.

Whilst the development will inevitably result in a change to the character of the area from open agricultural land to residential development, the site is well related to the existing settlement edge and is partially contained by surrounding development and boundary vegetation. The assessment identifies that visual impacts would be localised and moderate in the short term, reducing over time as landscaping becomes established.

The Council's Landscape Officer has reviewed the proposals and, whilst recommending a number of detailed refinements relating to pedestrian connectivity, planting specifications, boundary treatments, play provision and long-term landscape management, raises no objection in principle to the landscape strategy. Officers are satisfied that these matters can be adequately addressed through planning conditions and the accompanying Section 106 Agreement and do not alter the overall conclusions of the Landscape and Visual Impact Assessment.

Officers note that the applicant has confirmed a willingness to address the detailed design refinements requested by the Green Infrastructure Officer through the discharge of landscaping conditions, including matters relating to pedestrian permeability, planting specifications and play provision.

Having regard to Policies CS6 and CS17 of the Core Strategy, SAMDev Policy MD12 and Chapter 15 of the NPPF, officers consider that the landscape effects of the development are therefore acceptable. Whilst the proposal will alter the character of the site from agricultural land to residential development, the impacts will be experienced primarily at a local level and will be moderated by the substantial landscape framework proposed throughout the scheme.

6.9 Ecology and Biodiversity

The Council's Ecology team has previously advised that the BNG offer is significant in scale and capable of delivering measurable biodiversity enhancements through a combination of habitat creation, habitat enhancement and long-term management. The proposed approach reflects current best practice for developments of this scale and will ensure that biodiversity improvements are delivered both within the site and on associated off-site land. The delivery, monitoring and management of these habitats will be secured through the Section 106 Agreement, together with a 30-year management and monitoring regime.

The ecological strategy has also been reviewed in the context of RAF Shawbury safeguarding requirements. Throughout the course of the application, amendments have been made to the proposed landscaping, SuDS design and habitat proposals in order to address concerns relating to birdstrike risk and the potential attraction of hazardous bird species.

Following the submission of revised details, officers consider that the scheme has responded positively to the safeguarding concerns raised in relation to birdstrike risk. Whilst MOD Safeguarding were reconsulted on revised proposals, which were prepared specifically to address the issues identified during consultation, no response has been received from them to date. Subject to any late representation comments yet to be received, officers consider that the ecological and biodiversity proposals are capable of being delivered in a manner compatible with RAF Shawbury's operational requirements.

The proposed habitat creation, landscaping and drainage measures have therefore been designed not only to secure biodiversity enhancements, but also to ensure compatibility with the site's safeguarding constraints. Officers are satisfied that the revised proposals achieve an appropriate balance between ecological enhancement and aviation safeguarding.

The proposal has also been assessed against the provisions of the Environment Act 2021 and the statutory Biodiversity Net Gain regime. The proposed on-site and off-site habitat enhancements have been demonstrated to achieve the required biodiversity uplift, and appropriate arrangements are proposed to secure their

long-term management and monitoring.

Taken together, the on-site and off-site biodiversity measures will provide a significant environmental benefit and are considered consistent with Policies CS17 and MD12, the biodiversity objectives of the NPPF and the statutory requirement to secure a minimum 10% Biodiversity Net Gain. Subject to the completion of the Section 106 Agreement and the implementation of the approved habitat management measures, the ecological impacts of the development are considered acceptable.

6.10 **Trees**

The application has been supported by an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan. Significant amendments have been made during the course of the application in response to arboricultural concerns. The scheme has reduced from the originally submitted 130 dwellings to 128 dwellings and includes the removal of a dwelling to facilitate the retention and long-term protection of Tree T2. Officers consider that this demonstrates a positive and proactive response to the Council's arboricultural advice.

Various arboricultural issues raised during the application have now been addressed. These include amendments to drainage infrastructure within root protection areas, improvements to the relationship between retained trees and proposed dwellings, the use of no-dig construction techniques where appropriate and the introduction of root barriers adjacent to vulnerable hard surfaced areas. The Tree Team has reviewed the amended Root Barrier Location Plans and confirmed that these satisfactorily address the remaining concerns regarding root protection.

The Tree Team has also advised that updated arboricultural documentation reflecting the final approved layout, together with facilitation pruning requirements and construction methodologies for works within root protection areas, can be secured through appropriately worded planning conditions. Similarly, the requirement for a detailed installation methodology for the proposed retaining wall adjacent to plots 3 and 5 can be addressed through condition. Subject to these controls, officers are satisfied that the vast majority of arboricultural matters have been satisfactorily resolved.

The principal remaining issue relates to the relationship between retained trees and proposed dwellings at plots 96 and 119. The Tree Team has advised that the extent of canopy overhang affecting these plots is significant and that resolving any future conflict could potentially require a degree of crown reduction that may not accord with good arboricultural practice as described in BS3998:2010. Whilst this concern is acknowledged, officers note that the issue is localised to two plots within a development of 128 dwellings and does not raise concerns regarding the loss of important trees. The layout has been amended as far as reasonably practicable and future occupiers will be fully aware of the presence of mature

boundary trees at the point of purchase. Officers therefore consider that the residual arboricultural concern attracts moderate weight against the proposal but does not justify refusal when considered in the context of the scheme as a whole.

Overall, substantial progress has been made in resolving the arboricultural concerns identified during the application process. Subject to the imposition of planning conditions securing updated arboricultural documentation, facilitation pruning specifications, tree protection measures and detailed methodologies for works within root protection areas, officers are satisfied that the proposal is capable of delivering an acceptable arboricultural outcome consistent with Policies CS6 and CS17 of the Core Strategy, Policies MD2 and MD12 of the SAMDev Plan, and the objectives of the Design of New Dwellings SPD

6.11 Heritage and Archaeology

The application has been supported by a Heritage Impact Assessment which considers the potential effects of the development on heritage assets within and surrounding the site, including the historic brick kiln located within the wider area.

In reaching a conclusion on heritage matters, officers have had special regard to the statutory duty contained within Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to be given to the desirability of preserving listed buildings and their settings.

The assessment concludes that the principal heritage consideration relates to the conservation and long-term management of the brick kiln. Appropriate mitigation and management measures are proposed and will be secured through the Section 106 Agreement to ensure the ongoing preservation of this heritage asset.

In relation to archaeology, the site has been subject to archaeological assessment which concludes that the archaeological potential of the site is low, and that no significant below-ground archaeological remains are anticipated. The findings are consistent with previous archaeological assessments undertaken in relation to the wider allocation area. Officers are satisfied that the archaeological interest of the site has been appropriately assessed and that no archaeological constraints have been identified that would weigh against the proposal.

Having given considerable importance and weight to the preservation of heritage assets in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, officers are satisfied that the development would result in no more than a low level of less than substantial harm which is outweighed by the public benefits of the proposal. Subject to the proposed heritage mitigation measures, including the long-term management of the brick kiln, the development is therefore considered to accord with Policies CS17 and MD13 and Chapter 16 of the National Planning Policy Framework.

6.12 Infrastructure, Planning Obligations and Community Infrastructure Levy (CIL)

The development will be supported by a comprehensive Section 106 Agreement

securing a range of site-specific mitigation and infrastructure measures necessary to make the development acceptable in planning terms. The proposed obligations have been informed by consultation responses received throughout the application process and are considered to satisfy the tests set out within Regulation 122 of the Community Infrastructure Levy Regulations.

The proposed package of obligations has been assessed against Policy CS8 of the Core Strategy, which seeks to ensure that new development contributes appropriately towards the provision of infrastructure, services and facilities necessary to support sustainable communities.

A key concern raised by the Parish Council, Local Member and local residents relates to the capacity of local infrastructure, particularly healthcare provision. The Integrated Care Board has assessed the likely impact of the development and identified a requirement for investment in local healthcare infrastructure serving Shawbury Medical Practice. Officers note that the development will generate a substantial Community Infrastructure Levy (CIL) liability and that healthcare infrastructure is capable of being funded through the Council's CIL spending programme. In this regard, the identified healthcare requirements can therefore be considered alongside other strategic infrastructure priorities when determining future CIL expenditure.

The development also proposes a significant Biodiversity Net Gain package comprising both on-site and off-site habitat creation and enhancement measures. The delivery, management and monitoring of these measures over a 30-year period will be secured through the Section 106 Agreement, thereby ensuring that the biodiversity benefits are delivered and maintained for the long term.

The site contains a historic brick kiln which contributes to the heritage significance of the wider area. The Heritage Impact Assessment identifies measures required to secure its ongoing conservation and management. These works, together with future maintenance responsibilities, will be secured through the legal agreement to ensure the long-term preservation of the asset.

Improved accessibility to local services forms an important element of the scheme. The Section 106 Agreement will secure delivery of the proposed pedestrian improvements linking the development towards Poynton Road and Shawbury Medical Practice, including the associated dropped kerb crossing and tactile paving. These measures will improve access to healthcare facilities and encourage sustainable travel choices for future residents.

The agreement will also secure the safeguarding of land for a potential future school bus turning facility and/or parent parking and drop-off area. This reflects the long-standing planning objective associated with the wider allocation and continues the approach originally secured through the Phase 1 development. The new agreement will supersede the corresponding obligation contained within the earlier Section 106 Agreement relating to planning permission 16/05474/FUL,

ensuring that a single, updated mechanism exists should Shropshire Council wish to bring such a facility forward in the future.

In addition, the Section 106 Agreement will secure the provision, implementation, management and long-term maintenance of the site's public open space, landscaping, ecological areas and Local Equipped Area for Play (LEAP), together with appropriate management company arrangements where relevant. These arrangements will ensure that the recreational and green infrastructure benefits of the development are retained and maintained in perpetuity for the benefit of future residents and the wider community.

The development will also be liable for Community Infrastructure Levy (CIL). Based on the submitted floorspace figures, the development is expected to generate a substantial CIL contribution, subject to final calculation, indexation and any applicable exemptions. Whilst the Section 106 Agreement addresses site-specific mitigation, CIL will contribute towards strategic infrastructure requirements, including healthcare, education provision and other infrastructure priorities identified by the Council. Together, the Section 106 obligations and CIL payments ensure that both local and strategic impacts arising from the development are appropriately mitigated.

7.0 Planning Balance

The application must be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the proposal conflicts with the adopted spatial strategy by virtue of its location outside the development boundary.

However, the Council's housing land supply position means that the presumption in favour of sustainable development applies. The decision therefore turns on whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits.

Whilst the site remains outside the adopted development boundary, the majority of the site formed part of a proposed housing allocation in the draft Local Plan. Although the draft Plan has since been withdrawn, the supporting evidence base was endorsed for use as a material consideration. That evidence base concluded that the site represented a suitable and sustainable location for residential growth associated with Shawbury and this attracts moderate weight in favour of development.

The benefits of the proposal are substantial. The development would deliver 128 dwellings, including policy-compliant affordable housing, making a meaningful contribution towards meeting housing need in the context of a recognised shortfall. This carries significant weight.

The proposal also delivers a range of additional benefits, including:

- A financial contribution towards healthcare provision, addressing capacity pressures at Shawbury Medical Practice;
- Significant CIL funding for strategic infrastructure, including healthcare and education;
- Public open space and green infrastructure;
- Biodiversity enhancements secured through a robust BNG strategy; and
- Economic benefits associated with construction and local expenditure.

Officers attach moderate weight to the proposed drainage strategy and associated improvements to the existing drainage infrastructure and culvert network. Whilst any new development must first demonstrate that it will not increase flood risk elsewhere, the submitted evidence indicates that the scheme would not only appropriately manage runoff arising from the development itself but would also deliver wider benefits through improvements and maintenance to sections of the existing drainage network which have been the subject of longstanding local concern. The Lead Local Flood Authority has subsequently removed its objection and raised no objection to the proposal following the submission of additional technical information and clarification regarding the operation of the proposed mitigation basin and flood storage measures.. Officers therefore consider that the drainage strategy represents a positive benefit of the scheme which weighs in favour of the proposal.

Additional weight is afforded to the improved pedestrian connectivity delivered by the scheme, particularly the provision of a direct link towards Poynton Road and improved pedestrian access to Shawbury Medical Practice. These measures support sustainable travel choices and improve access to everyday services for future residents.

Officers attach significant weight to the fact that the application has been the subject of extensive negotiation through the Planning Performance Agreement process. A number of concerns identified by consultees have resulted in amendments to the scheme, including a reduction in dwelling numbers, revisions to the drainage strategy, amendments to protect retained trees, clarification of affordable housing delivery arrangements and the provision of a separate construction access proposal. These amendments have substantially reduced the extent of technical concerns originally raised and have enabled the proposal to address the requirements of the Highway Authority and Lead Local Flood Authority, both of whom now raise no objection to the development. This demonstrates a willingness by the applicant to engage positively with the development management process and attracts significant weight in favour of the proposal.

In heritage terms, the proposal would result in a low level of less than substantial harm to the setting of the historic brick kiln. However, the harm identified is limited in extent and is mitigated through the proposed conservation, repair and long-term management measures secured through the Section 106 Agreement. In addition,

the scheme will secure the ongoing preservation of the brick kiln, providing a heritage benefit that would not otherwise be guaranteed. Officers therefore conclude that the identified heritage harm attracts limited weight against the proposal and is outweighed by the public benefits arising from the development.

Against these benefits, the principal harm arises from the development of a greenfield site outside the defined settlement boundary. This represents a departure from the development plan and results in a degree of landscape harm arising from the extension of built development into open countryside at the edge of the settlement, as well as a degree of harm to the character of the countryside.

The development would result in the loss of agricultural land, including land classified as Grade 2 and Grade 3 agricultural land. This is recognised as Best and Most Versatile (BMV) agricultural land. Paragraph 187 of the NPPF seeks to recognise the economic and other benefits of BMV land. This notwithstanding, the site forms a logical extension to the settlement and its suitability for development has previously been recognised through the draft Local Plan evidence base. Whilst moderate weight is afforded to the protection of agricultural land, officers do not consider the loss of this parcel to outweigh the benefits of the development when assessed in the overall planning balance.

Notwithstanding the significant amendments made throughout the application process, the Tree Team maintain concerns regarding the relationship between retained trees and proposed plots 96 and 119. The potential future pressure for excessive pruning of retained trees attracts moderate weight against the proposal. However, this harm is localised in nature and affects only two plots within the wider development. Officers consider that this harm is outweighed by the substantial identified benefits arising from the delivery of market and affordable housing, biodiversity enhancements and infrastructure contributions.

Concerns raised by consultees, residents, the Parish Council and the Local Member in relation to highway capacity, pedestrian connectivity, flooding, ecology and infrastructure are also acknowledged. However, the Highway Authority and Lead Local Flood Authority have raised no objection to the proposal, and officers are satisfied that the remaining technical matters, including those relating to MOD safeguarding, are either acceptable in their own right or capable of being mitigated through planning conditions, the accompanying Section 106 Agreement and Community Infrastructure Levy contributions. When assessed against the substantial benefits of the scheme, including the delivery of market and affordable housing, healthcare contributions, biodiversity enhancements, public open space and associated infrastructure, the identified harms do not significantly and demonstrably outweigh the benefits. Accordingly, the planning balance weighs clearly in favour of granting planning permission.

7.0 CONCLUSION

In light of the Council's current housing land supply position and having regard to

the NPPF's presumption in favour of sustainable development, the proposal represents a sustainable form of development. On balance, the material considerations indicate that planning permission should be granted.

8.0 Risk Assessment and Opportunities Appraisal

8.1 Risk Management

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

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

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

8.2 Human Rights

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

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

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

8.3 Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a

number of 'relevant considerations' that need to be weighed in Planning Committee members' minds under section 70(2) of the Town and Country Planning Act 1990.

9.0 Financial Implications

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

10.0 Artificial Intelligence Statement

Artificial Intelligence (AI) software has been used to assist officers in the preparation and formatting of sections of this report. Any such use has been limited to administrative and drafting support functions. The planning assessment, interpretation of planning policy, weighing of evidence, planning balance and recommendation have been undertaken by the appointed Case Officer and reviewed in accordance with the Council's normal procedures. Responsibility for the contents of this report rests entirely with the Local Planning Authority.

11. Background

Relevant Planning Policies

National Planning Policy Framework (December 2024)

Planning (Listed Buildings and Conservation Areas) Act 1990

Town and Country Planning (Environmental Impact Assessment) Regulations 2017

Environment Act 2021

Community Infrastructure Levy Regulations 2010 (as amended)

Shropshire Core Strategy:

CS1 Strategic Approach

CS4 Community Hubs and Community Clusters

CS5 Countryside and Green Belt

CS6 Sustainable Design and Development Principles

CS7 Communications and Transport

CS8 Facilities, Services and Infrastructure Provision

CS11 Type and Affordability of Housing

CS17 Environmental Networks

CS18 Sustainable Water Management

SAMDev Plan:

MD2 Sustainable Design

MD3 Managing Housing Development

MD7a Managing Development in the Countryside

MD7b General Management of Development in the Countryside

MD12 Natural Environment

MD13 Historic Environment

Supplementary Planning Documents:

Design of New Dwellings SPD

Type and Affordability of Housing SPD

RELEVANT PLANNING HISTORY:

PREAPM/25/00066 Erection of 120 dwellings with associated access, open space, gardens and parking areas PREAIP 12th November 2025

25/03499/FUL Erection of 128 Dwellings with Associated Access, Open Space, Gardens and Parking areas (to include 8 Phases) (amended description) PCO

26/01684/FUL Formation of an agricultural access, to be used as a temporary construction access for residential development under planning application 25/03499/FUL PCO

12. Additional Information

View details online: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T2SQEVTDKU100>

List of Background Papers: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T2SQEVTDKU100>

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. The development shall be carried out in accordance with the approved Materials Schedule and the external materials specified therein, unless otherwise agreed in writing by the Local Planning Authority.

The approved materials shall be used in the construction of the development and shall thereafter be retained.

Reason: To ensure a high-quality form of development which respects the character and appearance of the area in accordance with Policies CS6 and CS17 of the Shropshire Core Strategy and Policy MD2 of the SAMDev Plan.

4. The development shall be carried out in accordance with the approved Drainage Strategy and Drainage Layout Plans SHAW00-SGL-ZZ-XX-DR-C-20100 to SHAW00-SGL-ZZ-XX-DR-C-20107.

All new residential dwellings shall have finished floor levels set a minimum of 300mm above any design flood level and 150mm above surrounding proposed ground levels unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that flood risk is appropriately managed and does not increase elsewhere.

5. If, during the course of development, contamination not previously identified is found to be present at the site, no further development shall be carried out within the affected area until a remediation strategy has been submitted to and approved in writing by the Local Planning Authority.

The remediation strategy shall include:

- a) A site investigation and assessment to identify the nature and extent of contamination;
- b) Measures required to remediate the contamination to an appropriate standard for the approved end use;
- c) A programme for implementation of the remediation measures; and
- d) Verification procedures to demonstrate that the remediation has been completed successfully.

The approved remediation scheme shall be implemented in full in accordance with the approved details and timetable. Following completion of the remediation works, a verification report confirming completion of the approved remediation measures shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any previously unidentified contamination encountered during development is appropriately investigated and remediated in the interests of human health, controlled waters, property and the wider environment, in accordance with Policies CS6 and CS18 of the Shropshire Core Strategy and the National Planning Policy Framework.

6. All services and drainage infrastructure shall be routed outside identified Root Protection Areas unless otherwise approved in writing by the Local Planning Authority.

Where routing within a Root Protection Area is demonstrated to be unavoidable, a detailed methodology and task-specific Tree Protection Plan shall first be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard retained trees and their root systems.

7. The development shall be carried out in accordance with the approved External Lighting Strategy, Lighting Layout Plans, Lighting Design Narrative, Street Lighting Risk Assessment and Lighting Schedule.

No additional external lighting shall be installed along the western boundary of the site, adjacent woodland edge, retained hedgerows, ecological corridors or biodiversity enhancement areas unless details have first been submitted to and approved in writing by the Local Planning Authority.

No additional external lighting shall be installed elsewhere within the site unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard bat commuting and foraging routes, protect biodiversity enhancement areas and ecological corridors, and protect the amenities of neighbouring occupiers in accordance with Policies CS17 and MD12.

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

8. No development shall commence until a detailed Phasing Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall identify the sequence of development, infrastructure delivery, open space provision, drainage works and access arrangements.

Development shall thereafter be undertaken in accordance with the approved Phasing Plan.

Reason: To ensure the coordinated delivery of development and associated infrastructure.

9. No development shall commence, including any site clearance, vegetation removal, demolition, earthworks or groundworks, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:

- a) Site compound, contractor parking, storage and welfare facility locations;
- b) Construction working hours;
- c) Construction vehicle routing, delivery arrangements and wheel washing facilities;
- d) Measures to control dust, dirt, noise and vibration arising from construction activities;
- e) Pollution prevention and surface water protection measures;
- f) Details of temporary site lighting and measures to minimise impacts upon residential amenity and biodiversity;
- g) An appropriately scaled plan identifying Wildlife/Habitat Protection Zones where construction activities will be restricted and any ecological protection measures installed;
- h) Details of physical protection measures and sensitive working practices to safeguard retained habitats, trees, protected species and other ecological features;
- i) A timetable for construction operations, including any ecological constraints and seasonal restrictions;
- j) Details of any ecological supervision required during construction, including the role and responsibilities of the Ecological Clerk of Works;
- k) The identity and responsibilities of persons responsible for:
 - compliance with ecological and environmental legislation;
 - implementation of ecological mitigation measures;
 - installation and maintenance of protection measures;
 - monitoring compliance with the approved CEMP; and
 - provision of environmental awareness training to contractors;

l) Arrangements for liaison and communication with local residents, including procedures for dealing with complaints.

All construction works shall thereafter be undertaken strictly in accordance with the approved CEMP.

Reason: To safeguard residential amenity, highway safety, trees, retained habitats, protected species, watercourses and other environmental interests during the construction phase, in accordance with Policies CS6, CS17 and CS18 of the Shropshire Core Strategy, Policies MD2 and MD12 of the SAMDev Plan and the National Planning Policy Framework.

10. No development shall commence until a RAF Shawbury-specific Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The LPA shall consult RAF Shawbury prior to determining the submitted details. The plan shall include, but not be limited to:

- Details of an individual within the development's operational team who RAF Shawbury can directly contact, should the need arise;
- Details of cranes, plant and tall construction equipment;
- A schedule, to include dates, times and durations, for the on site presence and operation of any cranes, plant or tall construction equipment used in the implementation of the development;
- Details of a liaison protocol through which RAF Shawbury can be notified of any amendments to the schedule detailed above;
- Details of any obstacle lighting that will be displayed on any crane, plant or tall construction equipment to be used on site.

The development shall be carried out and managed strictly in accordance with the approved plan.

Reason: To safeguard aviation operations associated with RAF Shawbury and to accord with the NPPF.

11. Notwithstanding the details approved separately under planning permission reference 26/01684/FUL, no development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include:

- Construction vehicle routing;
- Delivery hours;
- Temporary traffic management measures;
- Measures to minimise conflict with pedestrians and cyclists;
- HGV management procedures.

Development shall thereafter proceed in accordance with the approved plan.

Reason: In the interests of highway safety and residential amenity.

12. No development shall commence until a Construction Phase Surface Water Management Plan has been submitted to and approved in writing by the Local Planning Authority.

The plan shall include details of temporary drainage measures, pollution prevention measures, temporary storage arrangements, maintenance responsibilities and measures to prevent increased surface water runoff, sediment, debris or pollutants entering any watercourse, ditch or sewer during construction.

The approved measures shall be implemented throughout the construction period.

Reason: To minimise flood risk and pollution during construction.

13. No development shall commence until a scheme for the disposal of foul sewage has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include:

- details of the proposed means of foul drainage;
- confirmation of the point of connection to the existing sewerage network;
- details of any off-site reinforcement or upgrade works required to serve the development;
- a programme for the delivery of any such works;
- written confirmation from Severn Trent Water that sufficient network capacity exists to accommodate the proposed development, or alternatively confirmation that any necessary improvement works have been agreed and programmed.

No dwelling shall be occupied until the approved foul drainage scheme and any associated reinforcement works required to serve that phase of development have been completed and brought into operation in accordance with the approved details. The development shall thereafter be retained and operated in accordance with the approved scheme.

Reason: To ensure the provision of a satisfactory means of foul drainage, to prevent pollution and to safeguard the capacity and operation of the public sewerage network in accordance with Policies CS6 and CS18 of the Shropshire Core Strategy and the National Planning Policy Framework.

14. No development, including site clearance, demolition, earthworks or groundworks, shall commence until a final Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan reflecting the approved layout shall be submitted to and approved in writing by the Local Planning Authority.

The approved documents shall incorporate all tree protection measures, facilitation pruning works, root barrier installation, arboricultural supervision requirements, ground protection measures and construction methodologies necessary to safeguard retained trees.

The approved tree protection measures shall be installed prior to commencement of development and retained for the duration of the construction period. The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard retained trees and their root systems during construction.

15. Prior to commencement of development, a schedule of facilitation tree works shall be submitted to and approved in writing by the Local Planning Authority.

The schedule shall be prepared in accordance with BS3998:2010 and shall specify all pruning, felling and other tree works necessary to facilitate the approved development, including but not limited to trees affecting plots 8, 12, 16, 64, 92, 93, 94, 95, 96, 101 and 119.

The approved works shall be undertaken in accordance with the approved schedule by suitably qualified arboricultural contractors.

Reason: To ensure that necessary tree works are undertaken in accordance with good arboricultural practice and to safeguard the long-term health and amenity value of retained trees.

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

16. The development shall be carried out in accordance with the recommendations and acoustic mitigation measures contained within the Environmental Noise Survey (noise.co.uk Ltd, Report 23238-1, dated 16 July 2025).

Prior to the occupation of the first dwelling requiring acoustic mitigation, a verification report prepared by a suitably qualified acoustic consultant shall be submitted to and approved in writing by the Local Planning Authority. The report shall demonstrate that the glazing, ventilation, insulation and other acoustic mitigation measures identified within the approved noise assessment have been installed in accordance with the approved specification

The approved mitigation measures shall thereafter be retained for the lifetime of the development.

Reason: To safeguard residential amenity and protect future occupiers from road traffic and military aircraft noise in accordance with BS8233:2014 and the National Planning Policy Framework

17. Notwithstanding the submitted plans, no above-ground development shall take place until full details of all hard and soft landscaping, public open space and play provision have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:
- a) Existing and proposed levels;
 - b) Means of enclosure and boundary treatments;
 - c) Hard surfacing materials;
 - d) Location, species, size and density of all proposed planting (including hedgerow and riparian areas);
 - e) Written specifications (including cultivation and other operations associated with softworks establishment including protection measures and planting establishment details);
 - f) Areas of public open space;
 - g) Details of the Local Equipped Area for Play (LEAP), including equipment specification (with product sheets), safety surfacing, critical fall height and free/fall zones specifications; fencing, seating and associated features;
 - h) Footpaths, pedestrian links, seating areas and any associated street furniture;
 - i) A programme for implementation of the landscaping, open space and play provision;
 - j) Details of any landscape features required as part of the approved biodiversity enhancement strategy.

The approved scheme shall be implemented in accordance with the approved programme and shall thereafter be retained.

Native species used are to be of local provenance (Shropshire or surrounding counties). Any trees, shrubs or plants which within a period of five years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced during the next available planting season with others of a similar size and species unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the satisfactory appearance of the development, provide appropriate recreational facilities, secure biodiversity enhancement and deliver a high-quality living environment in accordance with Policies CS6 and CS17 of the Core Strategy, Policies MD2 and MD12 of the SAMDev Plan and the Design of New Dwellings SPD.

18. Prior to the commencement of development above slab level, detailed engineering drawings for the roads, footways, parking areas, turning heads, private drives, access aprons, vehicle crossing points and highway tie-ins shall be submitted to and approved in writing by the Local Planning Authority.

No dwelling within any phase of the development shall be occupied until the means of access, estate roads, footways, parking spaces, turning facilities, visibility splays and associated highway infrastructure serving that phase have been constructed and made available for use in accordance with details approved by the Local Planning Authority.

All accesses, vehicle crossing points and access aprons shall be designed and constructed in accordance with the current requirements and specifications of Shropshire Council as Highway Authority.

The approved parking and turning areas shall be provided prior to occupation of the dwellings they serve and shall thereafter be retained and kept available for those purposes at all times.

Reason: To ensure the provision of safe and suitable access arrangements, adequate parking and turning facilities and highway infrastructure necessary to serve the development in accordance with Policies CS6, CS7 and CS8 of the Shropshire Core Strategy, Policy MD2 of the SAMDev Plan and the National Planning Policy Framework.

19. Notwithstanding the approved drawings, no development shall take place in the vicinity of the proposed retaining wall adjacent to plots 3 and 5 until full construction details and a method statement for its installation within the root protection area of retained trees have been submitted to and approved in writing by the Local Planning Authority.

The wall shall thereafter be constructed in accordance with the approved details.

Reason: To ensure that the retaining wall can be installed without unacceptable harm to retained trees.

20. The development shall be carried out in accordance with the approved Ecological Enhancement Plans.

Prior to the occupation of the final dwelling within each phase, the ecological enhancement measures identified for that phase shall be installed, including bird nesting boxes, swallow cups, swift bricks, bat roosting boxes, bee bricks, hedgehog domes and hedgehog access openings within boundary treatments.

Once installed, the approved features shall be retained thereafter.

Reason: To secure measurable biodiversity enhancements as part of the approved development in accordance with Policies CS17 and MD12 and the recommendations of the Ecological Impact Assessment.

21. The development shall be carried out in accordance with the approved Travel Plan (Woodsyde Developments Ltd, September 2025).

A Travel Plan Co-ordinator shall be appointed prior to the occupation of the first dwelling and their contact details shall be provided to the Local Planning Authority.

The approved Travel Plan shall thereafter be implemented, monitored and reviewed in accordance with its provisions, including the submission of monitoring information to the Local Planning Authority as specified within the approved Travel Plan.

Reason: To encourage sustainable travel choices, reduce reliance on the private car and promote healthy and sustainable communities in accordance with Policies CS6, CS7 and CS8 of the Shropshire Core Strategy, Policy MD2 of the SAMDev Plan and the National Planning Policy Framework.

22. The LEAP shall be fully laid out and made available for use prior to the occupation of the 50th dwelling.
Reason: To provide recreational facilities.
23. No dwelling shall be occupied until the approved refuse and recycling storage facilities associated with that dwelling have been provided.
Reason: In the interests of residential amenity.
24. The pedestrian link from the site to Poynton Road along with the associated tactile crossing point shall be provided prior to occupation of the 25th dwelling.
Reason: To ensure the provision of suitable connectivity to the wider village in the interests of permeability and sustainability.

Informatives

1. In arriving at this decision Shropshire Council has used its best endeavours to work with the applicant in a positive and proactive manner to secure an appropriate outcome as required in the National Planning Policy Framework, paragraph 38.
2. This planning permission is subject to mandatory Biodiversity Net Gain. Please see <https://www.gov.uk/guidance/meet-biodiversity-net-gain-requirements-steps-for-developers> for more information. Development must not commence until you have submitted and obtained approval for a Biodiversity Gain Plan.
3. RAF Shawbury Military Aircraft Operations

The development is located in proximity to RAF Shawbury, an operational military airfield and helicopter training establishment. Future occupiers should be aware that military aircraft, including helicopters, fixed-wing aircraft and visiting aircraft, may be seen and heard operating in the area and may overfly the site. Such activity may occur

during both daytime and night-time periods and can generate noise, vibration and visual disturbance.

Prospective purchasers and future occupiers are advised that military flying operations, aircraft types, flight paths and associated ground-based activities may vary over time in accordance with operational and training requirements. The Ministry of Defence operates RAF Shawbury as an established military facility and, in accordance with the "Agent of Change" principle set out within the National Planning Policy Framework, the presence of the existing military airfield and associated activities should be recognised and accepted by future occupiers.

Future occupiers are advised that RAF Shawbury is an established operational airfield and that complaints relating to lawful military flying operations would not normally justify restrictions on the continued operation of the airfield.

4. The land and premises referred to in this planning permission are the subject of an Agreement under Section 106 of the Town and Country Planning Act 1990. The S106 may include the requirement for a financial contribution and the cost of this should be factored in before commencing the development. By signing a S106 agreement you are legally obliged to comply with its contents, irrespective of any changes to Planning Policy or Legislation.
5. The above conditions have been imposed in accordance with both the policies contained within the Development Plan and national Town & Country Planning legislation.