



Committee and date

Northern Planning Committee

22nd September 2026

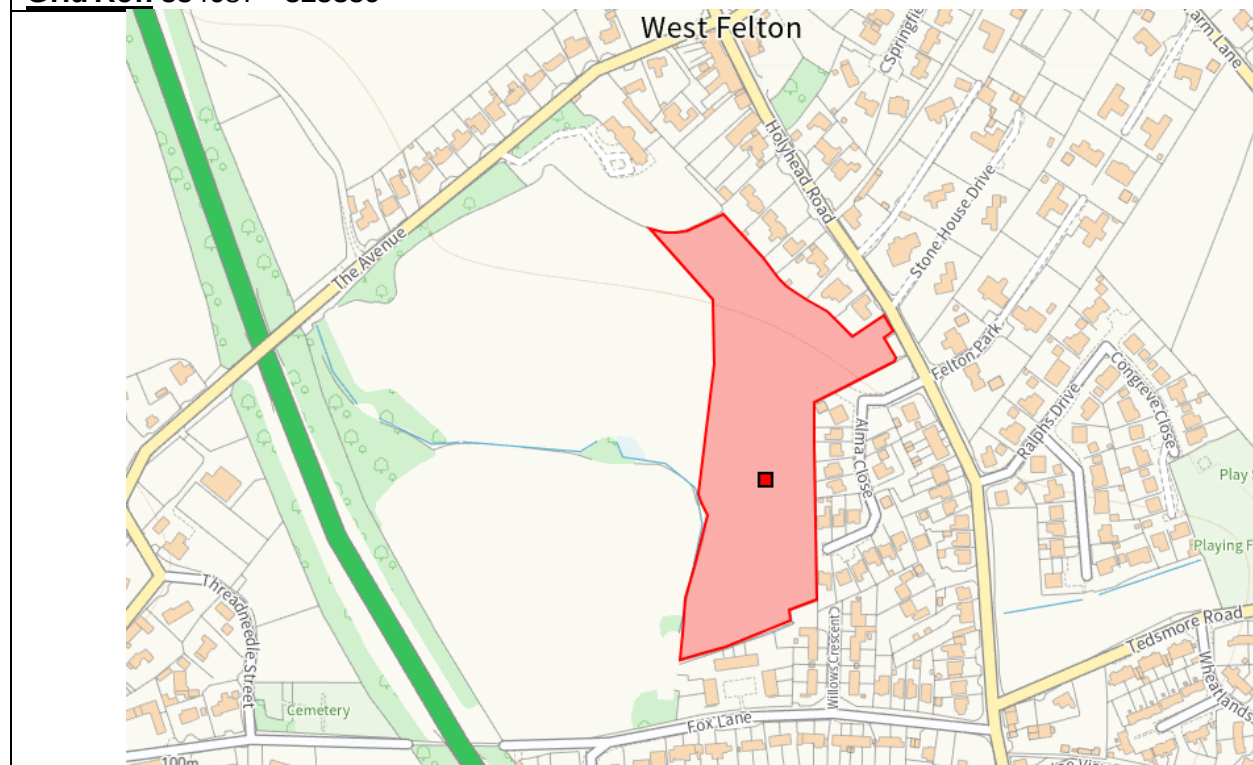
Development Management Report

Responsible Officer: Kassandra Polyzoides, Service Director - Place Shaping

Summary of Application

<u>Application Number:</u> 26/00099/OUT	<u>Parish:</u>	West Felton
<u>Proposal:</u> Residential Development (Outline) with Access to be considered		
<u>Site Address:</u> Proposed Residential Development Land West Of Alma Close West Felton Shropshire		
<u>Applicant:</u> Mr J Shingler		
<u>Case Officer:</u> Mark Perry	<u>email:</u> mark.perry@shropshire.gov.uk	

Grid Ref: 334687 - 325359



© Crown Copyright. All rights reserved. Shropshire Council AC0000808715. 2025 For reference purposes only. No further copies may be made.

Recommendation:- subject to the conditions set out in Appendix 1 and the applicant entering into a S106 legal agreement.

REPORT

1.0 THE PROPOSAL

- 1.1 This outline application seeks planning permission for residential development, with approval sought at this stage for the principle of development and the proposed means of access. Matters relating to appearance, landscaping, layout and scale are reserved for later approval.
- 1.2 The application is supported by a plan showing direct access from the existing stub road on Alma Close and an indicative site layout. The layout illustrates one possible form of development, comprising 42 dwellings, estate roads, public open space and drainage attenuation areas.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 West Felton consists of two distinct parts separated by the A5, which sits in a vegetated cutting. The two parts of the village are connected by both a road bridge and a pedestrian bridge. The application site lies on the western edge of the larger part of the village and forms the eastern section of a wider field. The northern portion of the site adjoins rear gardens serving properties fronting the main road through West Felton. To the south, it abuts modern housing on Alma Close and a small cul-de-sac of bungalows accessed from Fox Lane.
- 2.2 The site is outside the West Felton Conservation Area but adjoins its boundary, which runs along the rear boundary of the gardens of existing properties fronting the main road and the curtilage of Felton Grange to the north.
- 2.3 Felton Grange is a Grade II listed dwelling dating from the mid-18th century. A further Grade II listed building, Old Plough Cottage, is located to the east of the site and is a mid-17th century timber-framed cottage. A further listed building named brick house, sits on the opposite side of Holyhead Road, but separated from the application site by intervening development.
- 2.4 There are trees within the application site that are covered by Tree Preservation Orders (TPOs). These are located to the rear of the adjacent listed Old Plough Cottage and at the front of the site adjacent to the War Memorial.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

- 3.1 The Parish Council has submitted a view contrary to officers based on material planning reasons, and the local member has also requested committee determination of the application. In consultation with the Committee Chair and Vice-Chair, it was agreed that material matters have been raised which warrant consideration and determination by the Planning Committee.

4.0 Community Representations

Below is a summary of representations received during the consultation/publicity period. Comments can be viewed in full online.

Consultee Comment

- 4.1 **Councillor David Walker-** I am concerned about this application the wider compound impact of the three live applications.

I have grave concerns about this planning application for the land off Alma Close and the wider implications it poses, if passed. I therefore wish to object to the proposed application and ask that it is called in and considered by the agenda-setting meeting with a view to determination by the Northern Planning Committee. The material reasons for call-in are the harm to the setting of Heritage Assets, the Conservation Area, and the wider historical context of the village, Highways safety at Queens Head junction, Flooding on Fox Lane, Sustainability/access to services, and the cumulative impact of development on the historic character of the village. These material reasons for objection and call-in are set out in the PDF [available to view in the online planning file]

- 4.2 **Parish Council-** strongly objects to the application on the following grounds:

Heritage

West Felton is a well-established community mentioned in the 1086 Domesday Book with a name that means Settlement in 'Open Ground.' The Parish Council made considerable effort to secure a significant part of the village was designated a Conservation Area and under 2015 SamDev it is considered Open Countryside. There is significant historic evidence from maps dating to the 19th and 20th centuries that the village is set in historic parkland. The heritage impact statement ignores the impact such an extensive housing development would have on both the Conservation Area and land abutting it. This development would have a serious impact on the sustainability of the village as a rural community which does not have the necessary infrastructure to service such an increase in population and pressure on the small number of amenities

already in the village. It would cut across the principles outlined in SamDev and destroy the historic heritage of the village thus downgrading it. The area for development is parkland which belonged to residents of the then Felton Grange and clearly shown on a map published in 1892 and also on the Natural England Map of Parkland. It is also noted that the development would undesirably impact on the loss of setting of the War Memorial. Visitors to this enjoy a calm and tranquil experience contributed to by the setting of open green fields that will be much restricted by an outlook across a housing estate.

We note that HHD&C prepared a Heritage Statement which supports the proposal claiming, 'This heritage impact assessment has gathered data on the historic environment for the site and a 500m radius study area. Analysis has found no indication of the potential for archaeological remains within the site. It has also assessed the potential for indirect impacts on listed buildings and the conservation area from development within their settings and concluded no designated assets would be adversely affected.'

However the report of the listed Heritage Adviser BSc. MA MRICS MCIfA IHBC, states that;

'The Heritage Statement is weak on facts and contains not so much inaccuracies as a lack of knowledge about the origin and development of the settlement along the Holyhead Road, in particular the role of the coaching trade.'

Numerous examples are provided which confirm the extensive historic nature of the village: former well established properties, small farms, numerous hostleries confirming West Felton as a major coaching route to Ireland - hence the name of the main road - Holyhead Road. Such heritage cannot be ignored as is the case in the Planning Proposal.

Style of House and Sight Lines

The indicative site Master plan proposes 42 houses in close proximity to the historic site of Felton Grange and backing onto well established houses already in situ and taking up significant open parkland. The footprints of most of the properties are not in keeping with other properties in close proximity which border along Holyhead Road, suggesting properties that are smaller with less green area around them. It does not as claimed 'reflect the density of the other properties adjacent to and within the wider village.'

The siting of the new properties seriously ignores the necessity to retain views onto open parkland from existing properties along Holyhead Road - which are in the Conservation Area. The plan will destroy this aspect and be contrary to the principle of the Conservation Area and the importance of the retention of open fields to the setting of the Conservation Area.

Ecology

The site is open green space and a vast tranche of agricultural land as is evidenced by the fact that there is a very large flock of sheep currently grazing that land now. The plan would reduce significantly the rural nature of the village if such a large flock of sheep was denied their grazing rights on open parkland. This must be protected.

The Heritage Adviser states; 'Felton Grange suffers dramatically in regard of the lack of cognizance of the importance of retaining a green setting for this unique and rather special example of a small estate, previously called Orange Grove, the latter possibly reference to a plantation of the latter imported by the owner of the Nursery that predictably failed in the English climate.'

On these objections alone this applications should be refused.

West Felton is a historic village and we are concerned about its sustainability given that it was noted that the infrastructure supporting the village has decreased in recent years. There are some specific issues which seriously concern the Parish Council in responding to this application.

Flooding

The Parish Council has regularly raised concerns about the capacity of the current drainage systems to protect the land from flooding and the failure of effective actions taken to remedy the situation. This results in regular flooding in the Fox Lane area when the weather is particularly inclement as the pipe into which the water runs is not wide enough to cope as we have reported on numerous occasions, and regularly affects the properties already on that site. Although there is an 'Attenuation Pond' indicated in the application, the history of this site does not provide confidence that it will resolve the problems but, on the contrary, it will aggravate them. Under this plan an extra forty two properties discharging foul waste into the sewerage system will only completely exacerbate the situation and would be untenable. It is also noted that the local Water Authority, Severn Trent, has no long term planning programme for the area and would not be able to cope with a serious increased capacity.

Traffic

This proposal would create extensive and increased pressure on the road network and pedestrian amenities. There would be more pedestrian traffic with an increased number of children and parents walking along Holyhead Road at start and end of the school day. The current pavements are mainly only wide enough for one person and certainly not wide enough for two or more abreast at a time. This would mean that there would be more pedestrians having to be on the road and create a serious safety risk for parents walking young children to and from school. Remedial measures, such as crossing places, would not alleviate this problem with the expected increase in volume of such traffic.

Further concerns were expressed about the increase in vehicular traffic in and around the village with particular apprehension at busy times for

the two access points into the village at Queens Head and the other end of Holyhead Road. With the demise of the proposed Shrewsbury by pass there will be even more pressure on the A5 and traffic through the village. Queens Head entrance is already very difficult and hazardous to negotiate with fast moving, almost continuous, traffic on the main A5 and a restricted view of oncoming traffic to the left (east) because of a bend in the road. As a result at present there is often a queue of traffic backing up into the village, particularly at major times during the day. This development would create substantial increased traffic movements particularly mornings and evenings with residents having to drive to work as there is none within the village.

Amenities

The current electricity provision is under strain with no published plans to increase the capacity of the National Grid, and the access to strong technology communications is extremely limited.

In addition to ensuring this development does not adversely impact on the historic status of the village there are specific concerns around the practical impact on everyday life and living in the village.

West Felton was listed in Shropshire Council's withdrawn draft Local Plan as a 'community hub'. Since that designation many of the community facilities that contributed to that status no longer exist or apply.

The Settlement Function Scoring System is a methodology used to rank and categorise towns and villages based on their available services, facilities, and overall sustainability. On a recent rating undertaken West Felton does not score very highly and may not even reach the level of 'community hub.' Over time amenities have declined - so there is only one public house, one public meeting place, one convenience store, no library, no surgeries or pharmacy, no fuel station, limited quality services such as gas, electricity, water, drainage and technology and a very limited public transport facility. The school has expanded and remains full, with limited room to expand further. Many residents are retired. To access some services parishioners have to travel either by car putting more intolerable pressure on the road network.

A village, such as West Felton, lacking basic amenities cannot sustain such significant housing development of what would be almost 100 houses with this and the other two currently live applications. There is clear evidence that this would result in increased traffic movements in a small the village itself threatening the safety of the parish and its parishioners.

Any of the objections would be grounds in themselves for rejecting each application but the cumulative impact of the three current applications for so many more houses would be devastating for our historic village.

Detrimental impact on visual amenity and character of natural landscape
The site is located in the heart of the village, abutting The Conservation Area. In 2015 a planning Application (ref 14/00734/OUT) was submitted for housing development on another site within the village. That application was refused on the grounds that 'the development would result in visual harm to the character of the rural village...' and the committee refusing permission considered that 'the proposed development would have a detrimental impact on the character of the surrounding landscape' and did not 'represent sustainable development in accordance with the overall aims and objectives of the National Planning Policy Framework.' These concerns were subsequently re-enforced by the dismissal of the appeal to the Planning Inspectorate. As this is a similar site with views across open countryside, and abutting the Conservation Area, and in addition is for far more houses, the comments made against granting permission for that application are just as, if not more, relevant for this one. It is therefore important that this application be rejected to preserve the rural nature of the village.

- 4.3 **National Highways-** recommend that condition to secure a Construction Traffic Management Plan should be attached to any planning permission that may be granted.
- 4.4 **SC Drainage-** No objection subject to conditions
- 4.5 **Archaeology-** No objection subject to conditions requiring a programme of archaeological work to be carried out.
- 4.6 **SC Highways-** No objection subject to conditions having considered the proposed means of access, junction capacity, highway safety, visibility, sustainable transport and the operation of the surrounding highway network,
- 4.7 **Regulatory Services-** The proposed development is close to the busy A5 trunk road (which lies to the west/west southwest of the site). The resultant road traffic noise may make it difficult to achieve acceptable noise standards within some of the proposed dwellings.

No noise impact assessment has been submitted as part of the application to consider the impact of road traffic noise. It is recommended that a suitable noise assessment is submitted prior to determination of the application.

- 4.8 **SC Conservation-** Less than substantial harm would be caused to the significance of the West Felton Conservation Area (WFCA) by the development. This level of harm would be noted to be towards the lower end of less than substantial harm, however, as harm has been identified Section 72 is engaged and this requires that any proposal preserves or

enhances the character or appearance of the Conservation Area.

Officers consider that there is a negligible level of less than substantial harm to Felton Grange, Grange Cottage and Old Plough Cottage, but to a lesser extent than the WFCAs and this is considered to be at the lowest end of less than substantial harm.

- 4.9 **SC Ecology-** No objection raised, conditions and informatives have been recommended to ensure the protection of wildlife and to provide ecological enhancements under NPPF, MD12 and CS17.

The proposed BNG is significant, therefore a s106 will be required.

A financial contribution towards visitor management mitigation measures at Cole Mere Ramsar site has been agreed by the applicant in order to demonstrate that the proposal will not cause an offence under The Conservation of Habitats and Species Regulations 2017 (as amended). This will be secured in a s106. An Appropriate Assessment has been undertaken and is provided at the end of this response.

- 4.10 **SC Trees-** No objection is raised to the application at this stage. The final layout must take account of the tree constraints identified in the AIA and make provision to accommodate all retained trees and provide new planting within the site design.

The final site layout submitted as Reserved Matters, must be supported with an updated version of the AIA, assessing any impacts that arise and demonstrating that any retained trees can be protected to the minimum standards recommended in BS5837: 2012. The application should also be supported by a landscape proposal including trees planting prepared in accordance with BS8545: 2014.

- 4.11 **SC Learning and Skills-** Due to the scale of development and the number of pupils not only this development but also numbers that other developments in the area will generate it is recommended that contributions for both primary, secondary and special education provision are secured via CIL.

- 4.12 **Severn Trent Water-** Does not object to the development but does have concerns regarding the impact that additional flow that the development will generate. The site is within an area that is part of ST investment plan with a provisional delivery date of March 2030. A Grampian condition may be requested if occupation is proposed to be before this date.

Severn Trent has the capacity serve the development with drinking water and to safely take away all wastewater (subject to the above). The danger we want to avoid is the development increasing the amount of rain and surface water in our sewers (combined or foul).

4.13 Public Comments

A total of 85 public representations were received, all of which object to the proposal. The main grounds for objection are summarised as follows:

Highway safety and traffic

- Additional traffic would worsen congestion.
- Alma Close and the Holyhead Road mini-roundabout are considered unsuitable.
- Queens Head and Weir Brook junctions are accident hotspots.
- Cumulative traffic impacts are under-assessed.
- Narrow roads, parking, farm traffic and poor surfaces already cause difficulties.

Pedestrian safety

- Footways are narrow, incomplete or absent.
- Extra traffic would reduce pedestrian safety.
- Impact on schoolchildren, older residents and mobility scooter users.
- Safe crossing points are insufficient.

Drainage and flooding

- Flooding is reported at Fox Lane, Ralphs Drive and nearby drainage routes.
- Loss of permeable land with hard surfaces.
- Runoff into ditches and culverts could increase.
- Drainage capacity is questioned.
- Drainage issues should be resolved before permission is granted.

Foul drainage and wastewater

- Inadequate sewerage capacity.
- Existing sewage spills and wastewater pressure are cited.
- Severn Trent infrastructure lacks planned upgrades.
- Additional dwellings increase pollution and public health risks.

Local services and infrastructure

- West Felton has limited services.
- Facilities include one small shop and pub, but no post office or GP surgery.
- Public transport is limited.
- Residents would be car-dependent.
- Healthcare, utilities and local facilities would face added pressure.

Education

- The primary school is at or near capacity.
- No secondary school in the village.

- School transport and school-run traffic are concerns.

Sustainability

- West Felton is not considered sustainable.
- Limited services, jobs and public transport.
- Proposal conflicts with sustainable travel and climate aims.
- West Felton would become more commuter-focused.

Heritage and conservation

- Harm to the West Felton Conservation Area.
- Heritage concerns include Holyhead Road, Felton Grange, Old Plough Cottage, Haslehurst Memorial Institute and the War Memorial.
- The open field contributes to heritage setting.
- The proposal fails to preserve or enhance the Conservation Area.

Landscape and village character

- Loss of open countryside/greenfield land.
- The scheme is said to urbanise the village.
- Estate-style development and loss of rural character.
- Sprawl of the village.

Ecology and biodiversity

- Loss of habitat, hedgerows, trees and agricultural land.
- Impact on wildlife.
- Site has local wildlife value.
- Recreational pressure on nearby nature sites is raised.

Utilities and digital connectivity

- Broadband and mobile signal are poor.
- Poor connectivity affects home working.

Residential amenity

- Overlooking and loss of privacy.
- Overbearing impacts.
- Loss of outlook.
- Increased noise and lighting.
- Location of the proposed substation.
- Loss of light.

Cumulative impact

- The application should not be viewed in isolation.

Planning process and housing need

- Housing need at this scale is questioned.
- Housing need does not outweigh infrastructure, heritage and environmental concerns.

Members are advised that most consultation responses and consultee comments were received prior to publication of the revised NPPF on 17th August 2026. Officers have reviewed those responses against the current national policy framework. Whilst consultees generally referred to previous national policy terminology, the substantive planning issues raised remain relevant and have been assessed within the context of the current NPPF.

5.0 THE MAIN ISSUES

- 5.1 The main issues are the principle of development, given the site's location outside any defined development boundary and whether it is an appropriate location for housing growth in West Felton. Other matters concern the visual and landscape impacts; the effect on designated heritage assets; highway implications and drainage.

6.0 OFFICER APPRAISAL

6.1 Adopted Development Plan

- 6.1.1 Planning applications are required to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan includes the Core Strategy and the SAMDev Plan.
- 6.1.2 Core Strategy Policies CS1, CS4 and CS5, and SAMDev Policies MD1 and MD3, establish a clear hierarchy directing housing to sustainable settlements. Despite its size, West Felton is not classed as either a Community Hub or Community Cluster settlement and, for planning policy purposes, the site and the village as a whole are classed as a countryside location.
- 6.1.3 In such countryside locations, Policy CS5 states that new development will be strictly controlled and sets out the limited types of development that may be acceptable as exceptions. These include small-scale economic development, agricultural or forestry development, housing for essential countryside workers, and affordable housing to meet an identified local need.
- 6.1.4 The proposed development is predominantly for open market dwellings and does not satisfy any of the exception criteria for countryside development under Core Strategy Policy CS5 or SAMDev Policy MD7a, nor does it represent development of an allocated site. Consequently, the proposal would conflict with the adopted development plan.

6.2 National Planning Policy Framework

- 6.2.1 Since the Core Strategy and SAMDev Plan were adopted, there have

been various iterations of the NPPF, with the most recent and significant revision published in August 2026. The NPPF is a material consideration to which significant weight must be given.

- 6.2.2 The new NPPF introduces a rules-based policy structure, replacing the former paragraph-led approach with separate plan-making and national decision-making policies. The presumption in favour of sustainable development remains central to decision-taking but is now expressed through policies S3 to S5 requiring the decision-maker to consider whether the proposal is within a settlement, outside a settlement, or otherwise falls within one of the categories of development supported by national policy.
- 6.2.3 For this application, the site is outside a recognised settlement for development plan purposes, and the proposal must therefore be assessed against the national decision-making policies for development outside settlements, namely Policy S5, together with the development plan and all other material considerations.
- 6.2.4 The age of the adopted Core Strategy and SAMDev Plan does not, of itself, mean that the relevant policies should be disregarded. Annex A of the NPPF makes clear that policies in adopted development plans should not be considered out of date simply because they were prepared under previous national policy. They remain part of the adopted development plan and continue to provide the starting point for decision-making. However, any material inconsistency with the NPPF affects the weight that can be given to those policies.
- 6.2.5 In this case, the adopted Core Strategy continues to direct open market dwellings towards settlements rather than countryside locations, but this conflict must be weighed against the national decision-making policies of the NPPF 2026, including Policy S5 and the Council's current housing land supply position.
- 6.2.6 The Council is currently unable to demonstrate a five-year supply of deliverable housing land. Policy S5(1) of the NPPF sets out the circumstances where new development outside of settlements should be approved.
- 6.2.7 The NPPF states that development outside a settlement which falls within one of the specified categories in Policy S5(1)(a)–(j), including circumstances where there is a lack of a five-year housing land supply under point (j), should be approved unless its benefits are likely to be substantially outweighed by the adverse effects. This is subject to the development being physically well-related to an existing settlement, unless the nature of the development would make this inappropriate, and being of a scale that can be accommodated having regard to existing or proposed infrastructure, as set out in Policy S5(1)(j)(i).

- 6.2.8 Policy HO7 of the revised NPPF requires substantial weight to be given to the benefits of providing homes which contribute towards meeting evidenced accommodation needs.
- 6.2.9 Policy N2(1)(b) of the NPPF requires decision-makers to take account of the quality of agricultural land, including Best and Most Versatile agricultural land. Where significant development of agricultural land is necessary, areas of poorer quality land should be used where possible. In this case, the land is classified as Grade 3, which is good to moderate quality.

6.3 Draft Local Plan

- 6.3.1 The Draft Local Plan has been withdrawn from examination, meaning its settlement strategies, development boundaries and proposed allocations no longer carry weight as material considerations. The site was not proposed for allocation in the withdrawn plan, although West Felton as a whole was proposed to be reclassified as a Community Hub.
- 6.3.2 Although the Draft Local Plan itself carries no weight, the evidence base that supported it has been endorsed by Cabinet for use as a material consideration in decision-making. That evidence identified West Felton as a sustainable location suitable for growth, having regard to available infrastructure. The withdrawn plan anticipated that the village would deliver around 60 additional dwellings on an allocated site, together with further housing on other sustainable sites within the proposed development boundary over the plan period.

6.4 Whether the site is in a sustainable location

- 6.4.1 Although the site lies outside any defined development boundary, it is closely related to the main part of West Felton. Access would be taken from an existing stub road serving the adjoining housing estate, which connects to the main road through the village.
- 6.4.2 The application site immediately adjoins existing residential development and would relate well to the established settlement pattern. The site is contiguous with the existing built form of the village and would represent a logical, natural extension to the settlement, rather than an isolated or detached form of development. Only the western boundary adjoins open countryside. This boundary is approximately 300m long, with its southern section already defined by an existing hedgerow with intermittent trees. Consequently, only the northern 200m section would create a new boundary between the development and the remaining agricultural field. This relationship limits the extent to which the proposal would project into the wider countryside and supports the conclusion that the site is physically well-related to West Felton.

6.4.3 West Felton is served by a range of facilities, including a shop, public house, primary school, play and recreation areas, churches and a village hall. It also lies on the Shrewsbury to Oswestry bus route, which provides hourly services. With the exception of one church, these facilities are located in the northern part of the village, close to the application site. The Parish Council refer to a loss of facilities in the village but do not set out what has been lost. The local councillor in his comments has set the facilities that were in the village including multiple pubs, garages, multiple retail premises, retirement home and a post office but also acknowledges that this was in the 1990's. Officers considered that leisure, recreation, and retail habits have changed substantially since this time. However, despite these losses the village does continue to have a range of services and facilities for a settlement of this size. Additionally, any increase in the village's population will provide increased economic and social support for them.

6.4.4 From the entrance to the site, the village's services are approximately the following walking distances and times:

Village shop / public house— 330m / 4-minute walk

Bus stop — 270m / 3-minute walk

Primary school — 590m / 8-minute walk

Village hall — 265m / 3-minute walk

Play and recreation areas — 460m / 7-minute walk

6.4.5 The site is not isolated in planning terms. Given its relationship with surrounding development, future occupiers would have reasonable access to day-to-day services and facilities.

6.5 Access and Highways

6.5.1 The application is supported by a Highways and Transport Statement. Following initial comments from the Council's Highway Officer, the applicant submitted a further Highways Technical Note, which has also been assessed.

6.5.2 Vehicular access would be taken from the existing highway stub off Alma Close. The junction between the stub road and Alma Close would be re-prioritised so that the route into the new estate becomes the principal highway, with a new junction serving the existing Alma Close dwellings. Localised highway improvements are also proposed, including tactile crossing points to the north and south of the mini-roundabout at Holyhead Road and Alma Close.

6.5.3 The proposed access arrangements are acceptable in principle and would provide a safe and suitable means of access to the site. The proposed crossing facilities are also appropriate and reflect the expected

function of the development.

- 6.5.4 In response to the Highway Officer's comments, the applicant submitted a detailed assessment of the existing mini-roundabout at Alma Close, Felton Park and Holyhead Road. This demonstrates that the junction would continue to operate well within capacity, with negligible queuing and sufficient reserve capacity to accommodate development traffic.
- 6.5.5 In highway safety terms, the applicant's speed survey and revised visibility assessment show that vehicle speeds are below the posted 30mph limit and that suitable visibility can be achieved in accordance with the relevant design standards.
- 6.5.6 Having regard to the scale of the development, prevailing highway conditions and proposed local highway works, the Highway Authority is satisfied that the access can operate safely without causing unacceptable highway safety impacts or a severe residual cumulative impact on the wider highway network.
- 6.5.7 Residents travelling further afield, including towards Oswestry or Shrewsbury, are likely to use the wider highway network, particularly the A5, which forms part of the Strategic Road Network. Access to the A5 would be via the Queens Head junction to the north or the Weirbrook junction to the south. National Highways acknowledges the accident history at Queens Head, but considers that, given the modest scale of the development, the associated traffic would not materially affect the safety or operation of these strategic junctions.
- 6.5.8 Overall, both the Highway Authority and National Highways consider that the development would not have an unacceptable impact on highway safety or a severe residual cumulative impact on the operation of the wider highway network. Both have recommended conditions should planning permission be granted.

6.6 Site Layout, Scale and Design

- 6.6.1 This outline application seeks approval for the principle of residential development and the proposed means of access only. The submitted layout is indicative and shows one possible form of development.
- 6.6.2 Detailed matters, including the layout, dwelling mix, number of units, scale, appearance, open space and landscaping, would be considered at reserved matters stage.
- 6.6.3 The main consideration at this stage is whether the site could accommodate residential development that responds appropriately to its context, provides acceptable living conditions for future occupiers and maintains a suitable relationship with neighbouring properties.

- 6.6.4 As noted above, the site is subject to several constraints, including nearby listed buildings, trees, neighbouring occupiers and existing vegetation. These matters will need to inform the preparation of any reserved matters submission.

6.7 Impact on Heritage Assets

- 6.7.1 The application site lies outside, but partly adjoins, the West Felton Conservation Area. Three Grade II listed buildings are located nearby: Felton Grange, its garage wall and attached outbuildings, and Old Plough Cottage and the Brick House on the opposite side of Holyhead Road and not closely associated with the application site because of intervening development
- 6.7.2 NPPF Policy HE4 requires decision-makers to give great weight to the conservation of designated heritage assets, regardless of the level of harm identified. The more important the asset, the greater the weight to be given to its conservation. Any harm to significance must be clearly and convincingly justified and weighed against the public benefits of the proposal.
- 6.7.3 In accordance with NPPF Policy HE5, the applicant has submitted a Heritage Impact Assessment (HIA), which assesses the significance of the affected heritage assets, including the contribution made by their settings, and the likely impact of the proposal on that significance.
- 6.7.4 The HIA identifies the application site as lying within the wider setting of Felton Grange. It notes that the site was historically associated with the dwelling, contributing to its parkland setting and wider views across open agricultural land. These views have been partly interrupted by the A5, whose planted embankment screens closer views beyond the site. There is also a strong planted boundary adjacent to the historic sunken boundary (ha-ha) designed to preserve views whilst controlling livestock. along the south-western garden boundary.
- 6.7.5 The submitted HIA concludes that the proposal would not adversely affect the identified designated heritage assets, namely the listed buildings and the Conservation Area. The Council's Conservation Officer disagrees and considers that the development would cause less than substantial harm to the significance of the Conservation Area, albeit towards the lower end of that scale.
- 6.7.6 With regard to Felton Grange, including its associated wall and outbuilding, and Old Plough Cottage, the Conservation Officer considered that there would be a negligible level of less than substantial harm.

- 6.7.7 It should be noted that the new NPPF published in August has removed the previous policy test of 'less than substantial harm'. The distinction in levels of harm now comprises 'total loss', 'substantial harm' and 'harm', as set out in Policies HE5 and HE6.
- 6.7.8 The HIA and the consultation response from the Conservation Officer were both written before the publication of the new NPPF. While the term 'less than substantial' is no longer used in the current NPPF, officers consider that the identified impact falls within the category of 'harm', rather than 'substantial harm' or 'total loss'.
- 6.7.9 Nonetheless, it is considered that the development would cause harm, albeit at differing lower levels, to both the listed buildings and the Conservation Area. Consequently, this engages sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. These sections set out how decision-makers must give considerable importance and weight to the desirability of preserving the setting of listed buildings and preserving or enhancing the character or appearance of conservation areas. These statutory duties are matters of considerable importance in the planning balance and have been afforded significant weight in the assessment of this application.
- 6.7.10 As required by policy HE6(4) of the NPPF, where a development would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal.
- 6.7.11 The public benefits of the proposal include the delivery of a significant number of new dwellings, although the precise number would only be known upon submission of a reserved matters application, and these would be provided in a location that is closely related to the existing village. The scheme would also meet the policy requirement of providing a 10% affordable housing contribution, which, on the basis of the indicative layout and indicative number of 42 dwellings, would equate to 4 on-site affordable dwellings plus a financial payment. The scheme would also make a modest contribution to housing supply in the context of the Council's current housing land supply position, provide economic benefits through construction activity and future household spending, and secure some minor highway improvements. These benefits are considered to outweigh the harm that would be caused to the significance of the identified designated heritage assets.

6.8 Flood Risk and Drainage

- 6.8.1 The application site lies entirely within Flood Zone 1, where there is the lowest risk of fluvial flooding. Residential development on the site is therefore acceptable in sequential flood risk terms.

- 6.8.2 As part of the application, a Flood Risk Assessment has been submitted, with additional technical drainage information provided during the course of the application following the initial comments from the Council's Drainage team.
- 6.8.3 The submitted information indicates that infiltration testing has demonstrated that infiltration drainage is not a viable option due to insufficient percolation rates. Therefore, the surface water management strategy is based on an attenuation solution which discharges at a restricted rate of 13.5 l/s to a drainage ditch. The existing drainage ditch runs along the western boundary of the site.
- 6.8.4 It is proposed that a detention basin will be constructed in the south-west corner of the site, providing sufficient attenuation to accommodate the 1 in 100-year rainfall event plus a 40% climate change allowance. Flow from this will then be controlled via a hydro-brake or equivalent flow-control device to limit discharge to 13.5 l/s, corresponding with 50% AEP (Annual Exceedance Probability) greenfield runoff rate. Any surface water runoff will be managed entirely within the site boundary.
- 6.8.5 Surface-water sewers within adoptable highways will be offered for adoption by the Council, with any private drainage managed by property owners and/or a management company where applicable. The proposed attenuation basin will be maintained by a management company which will be appointed by the developer, in order to ensure its long-term management and maintenance.
- 6.8.6 Following the submission of additional information, the Council's Drainage team raises no objection.
- 6.8.7 An existing foul sewer crosses the site. The applicant advises that it would be diverted to accommodate the development and avoid conflict with proposed building footprints and private gardens. The proposed dwellings would then connect to the diverted section of pipework.
- 6.8.8 Severn Trent Water initially submitted a holding objection while further investigations were undertaken and requested that the developer submit a Development Enquiry. A further response was then received from Severn Trent advising that they had no objection but had concerns regarding the additional flow that the development would generate and how this would align with the timing of their investment plan for the area; currently scheduled for March 2030. As part of their submission the developer has submitted evidence of a response to its Developer Enquiry. Severn Trent advised that *"It is anticipated the approximate foul flows of 0.69l/s (2xdwf) will have no adverse impact on the network. Therefore, a gravity connection to the public sewer (direct or indirect) is acceptable subject to a formal Section 106 sewer connection approval."*

6.8.9 The comments from Severn Trent stress how they wish to avoid the development increasing the amount of rain and surface water in their sewers which increases the flood risk to those living downstream. It is important to note that the proposed development, as detailed above includes SuDS scheme with attenuation basin and any flows restricted to 13.5 l/s which is equivalent to the existing 1 in 2 year (50% AEP) green field run-off rate to the receiving watercourse. Therefore, the only additional flows to Severn Trent's network are the foul flows from the development and not any rain of surface water.

6.8.10 Public concerns about flooding of the field, associated flooding on Fox Lane from the stream, and reports that these issues have worsened in recent years are acknowledged. Members of the public have also commented on flooding within the vicinity of the mini-roundabout. However, Officers are satisfied that the proposed on-site surface water drainage system, including attenuation, would not worsen existing conditions. The proposed connection to the mains sewer, together with the surface water drainage strategy, can be secured by condition to ensure that the development does not increase flood risk either on or off site.

6.9 Ecology and Biodiversity

6.9.1 The application is supported by an Ecological Appraisal and Biodiversity Net Gain Assessment in order to allow an assessment of the impact of the development on habitats and protected species.

6.9.2 The assessment identifies the existing grassland as having negligible ecological value, due to its low botanical diversity and the presence of several undesirable species. It also confirms that the existing boundary hedgerows would be retained, along with an oak tree that offers high potential for bat roosting because of its cracks and crevices. Based on the indicative layout, the development would not encroach on the watercourse. The ditch is currently in poor condition but would be enhanced as part of the proposed on-site biodiversity net gain.

6.9.3 A biodiversity net gain of 0.61 (14.17%) habitat units, 0.80 (30.42%) hedgerow units and 0.15 (46.56%) watercourse units will be provided on-site. As the BNG is considered to be significant, the applicant will need to enter into a s106 to secure the BNG for 30 years. The details of the BNG are a post decision matter and the applicant will need to submit a Biodiversity Gain Plan and Habitat Management and Monitoring Plan in order to discharge the mandatory General Biodiversity Gain Condition.

6.9.4 The site lies within the catchment of Colemere which is part of the Midland Meres and Mosses Phase 2 Ramsar site, as such this application must be considered under the Habitats Regulations Assessment process in order to satisfy the Local Authority duty to adhere

to The Conservation of Habitats and Species Regulations 2017 (known as the Habitats Regulations).

6.9.5 New development has been identified as increasing recreational pressure on Cole Mere, with potential adverse effects on the integrity of this designated site and on efforts to restore it to favourable condition. Mitigation is therefore required and would be secured through a financial contribution of £50 per bedroom. This contribution would support visitor management measures consistent with the aims and objectives of the Cole Mere Management Plan 2020–2025. This contribution would be secured by S106.

6.9.6 The Council's Ecologist is satisfied by the level of survey work carried out and raises no objection to the scheme subject to conditions to secure mitigation in the form of bat and bird boxes.

6.10 Impact on Trees

6.10.1 Several trees are located within or close to the site. The submitted Arboricultural Impact Assessment (AIA) assesses the likely effects of the development on existing trees, hedgerows and shrubs, and identifies the justification and mitigation required for any proposed losses.

6.10.2 The AIA identifies 10 individual trees, six tree groups and five hedgerows, and categorises them by their existing and potential public amenity value. This helps determine the weight to be given to any tree loss and informs the final site layout and design.

6.10.3 As this is an outline application, the full arboricultural impact cannot be confirmed until the site layout is finalised. However, officers are satisfied that the submitted information demonstrates that residential development could be accommodated without significant harm to trees of amenity value.

6.10.4 The indicative layout in the AIA shows minor encroachment into the root protection area of a high-value veteran oak. This will need to be addressed when the final layout is prepared at reserved matters stage.

6.10.5 Overall, officers are satisfied that the information submitted at this outline stage is proportionate and sufficient to demonstrate that development of the site is achievable without unacceptable harm to trees of amenity value.

6.11 Affordable Housing

6.11.1 Shropshire's adopted affordable housing policy requires qualifying residential developments to provide 10% affordable housing. On a scheme of 42 dwellings, as shown on the indicative layout, this would result in 4 on-site affordable dwellings plus a financial contribution for the

remaining 0.2 dwellings.

- 6.11.2 Full consideration of the number of affordable dwellings and their tenure mix will be undertaken at reserved matters stage. However, as part of any outline approval, a S106 would secure the policy requirement of 10%.

6.12 Residential Amenity

- 6.12.1 The proposed development would introduce new dwellings onto a site where there were previously none, resulting in additional residential activity, noise and vehicle movements typically associated with such a land use. Representations received have also commented on potential noise from the proposed substation.
- 6.12.2 Based on the indicative layout, additional traffic would use only the first 55–60 metres of Alma Close before entering the site via the existing stub road. Most existing residents on Alma Close would therefore not experience additional vehicle movements directly outside their homes. The main properties likely to be affected are Manor House and 2 Alma Close, as development traffic would pass these dwellings. However, given the scale of the scheme and the low speeds expected at the Alma Close entrance, officers consider that associated noise would not cause unacceptable harm to residential amenity.
- 6.12.3 The effects of the development on neighbouring occupiers, including any potential loss of light or privacy, would be considered in detail at reserved matters stage when layout, scale and appearance are assessed. At this outline stage, officers are satisfied that residential development could be accommodated on the site without unacceptable harm to neighbouring amenity. The location and noise emissions of the proposed substation would also need to be considered at reserved matters stage.
- 6.12.4 During consultation, the Council's Public Protection Officers advised that a noise assessment should be submitted before determination of this outline application, due to the proximity of the A5 and the potential effect of road traffic noise on the living conditions of future occupiers.
- 6.12.5 The nearest part of the application site is approximately 150 metres from the A5. In this location, the road sits within a cutting and its embankments are lined with trees. Existing dwellings are also located closer to the A5 than the proposed homes would be. In these circumstances, officers consider it proportionate and reasonable to require a noise assessment at reserved matters stage. By then, the final layout and position of dwellings will be available, allowing a fuller assessment of the potential effects of A5 traffic noise on residential amenity and any necessary mitigation, such as enhanced glazing.

6.13 Other Matters

- 6.13.1 Public concerns about the cumulative effects of this proposal alongside other current applications in West Felton are acknowledged, particularly in relation to local infrastructure. However, each application must be assessed on its own merits, having regard to the submitted evidence, consultee responses and relevant planning policies. Policy S5(1)(j)(i) of the NPPF requires development to be of a scale capable of being accommodated by existing or proposed infrastructure. In this case, no statutory consultee has identified inadequate local infrastructure, and officers are satisfied that unacceptable cumulative infrastructure impacts have not been demonstrated.

7.0 PLANNING BALANCE

- 7.1 The Council must determine this application in accordance with the Development Plan unless material considerations indicate otherwise. As set out above, the proposal conflicts with the adopted Development Plan because the site lies outside an identified Community Hub or Community Cluster settlement, and West Felton is not designated as either. This conflict weighs against the proposal.
- 7.2 As the Council cannot currently demonstrate a five-year supply of deliverable housing land, the proposal must be considered in the context of the new NPPF. Policy S5(1)(j) supports development outside settlements where it would help address an evidenced unmet housing need, provided the site is physically well-related to an existing settlement and the scale of development can be accommodated having regard to existing or proposed infrastructure. In these circumstances, planning permission should be granted unless the benefits would be substantially outweighed by the adverse effects when assessed against the national decision-making policies in the Framework.
- 7.3 The proposal would contribute towards meeting identified housing needs through the delivery of market and affordable housing. The majority of the site's boundary adjoins other residential development. Officers are satisfied that the site is physically well-related to West Felton, as required by the NPPF. Additionally, the development is of a scale that can be accommodated having regard to existing and proposed infrastructure.

Adverse Effects

- 7.4 **Countryside Location:** the site lies outside of any defined settlement boundary in the countryside, resulting in a departure from the spatial strategy of the adopted development plan. This attracts **substantial weight**.
- 7.5 **Harm to Heritage Assets:** The site lies adjacent to the West Felton Conservation Area and also within close proximity of listed buildings.

Officers conclude that the proposal would result in harm to the significance of designated heritage assets although as noted above this is towards the lower end in terms of the Conservation Area and to an even lesser level of harm in respect of the Listed Buildings. Officers have attached significant weight to this harm in accordance with Policy HE4 and in recognition of the statutory duties under sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Nevertheless, when weighed against the identified public benefits, including housing delivery and affordable housing provision, the heritage harm is not considered to justify refusal. This harm therefore attracts **moderate weight**.

- 7.6 **Loss of Existing Habitat:** the development would result in the loss of modified grassland which is of negligible ecological interest. The scheme will include appropriate mitigation through new habitat creation and increased biodiversity provision. This attracts **limited weight**, reduced to reflect the findings of the technical reports and Ecology consultee comments.
- 7.7 **Landscape and Visual Change:** development of a greenfield site will result in a permanent change to the landscape character at the settlement edge. Part of the site is clearly visible from part of Alma Close. This attracts **moderate weight** in recognition that the site does not lie within a protected landscape and is visually contained by existing development, and is visible from only a very limited number of public vantage points because of intervening development and vegetation.
- 7.8 **Additional Traffic Movements:** the development will result in some increase in vehicle movements, although this has been assessed as acceptable in highway terms, with the local and strategic highway junctions able to accommodate the additional vehicle movements associated with the development. This is therefore considered **neutral**.
- Benefits of the proposal**
- 7.9 Housing Land Supply Benefit: contribution towards boosting housing delivery in the context of the Council's inability to demonstrate a five-year supply of deliverable housing land. This attracts very **substantial weight**.
- 7.10 Affordable Housing: the development will provide 10% of the dwellings as affordable units. This carries **moderate weight**.
- 7.11 Social and Community Benefits: improved housing choice for local residents, supporting the sustainability and social cohesion of West Felton and the surrounding settlements. This attracts **moderate weight**.
- 7.12 Economic Benefits: short-term economic benefits during construction, including employment and expenditure in the local area. This attracts

moderate weight.

- 7.14 Location: the residential development of the site would be physically well-related to the settlement. The site has residential development to most of its periphery and would make efficient use of an accessible site that is only a short distance from the centre of the village, services and facilities, and the local bus route. This attracts **moderate weight**.

8.0 CONCLUSION

- 8.1 Taking the proposal as a whole, and applying Policy S5(1)(j) of the NPPF, the development would help meet an evidenced unmet housing need and is physically well-related to an existing settlement. Although adverse effects have been identified, they are not considered to substantially outweigh the benefits of granting permission. The applicant has adequately addressed the principle of development and the proposed means of access, which are the matters being considered at this outline stage. Sufficient information has also been provided on drainage, heritage, ecology and arboricultural matters to demonstrate that the site is capable of accommodating residential development.
- 8.2 In reaching this conclusion, officers have given substantial weight to the delivery of additional homes in accordance with Policy HO7 and have also had regard to the transitional provisions in Annex A of the NPPF.
- 8.3 Accordingly, the application is recommended for approval, subject to conditions and completion of a Section 106 legal agreement to secure affordable housing, public open space and a financial contribution to mitigate recreational impacts on Cole Mere.

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.

10. Background

Relevant Planning Policies

Central Government Guidance:

West Midlands Regional Spatial Strategy Policies:

Core Strategy and Saved Policies:

RELEVANT PLANNING HISTORY:

11. Additional Information

View details online: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T8RM85TDFLT00>

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)
Cabinet Member (Portfolio Holder) - Councillor David Walker
Local Member Cllr David Walker
Appendices APPENDIX 1 - Conditions

APPENDIX 1

Conditions

STANDARD CONDITION(S)

1. Approval of the details of the appearance of the development, layout, scale, and the landscaping of the site (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: The application is an outline application under the provisions of Article 5 of the Development Management Procedure (England) Order 2015 and no particulars have been submitted with respect to the matters reserved in this permission.

2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act, 1990.

3. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act, 1990.

4. A noise assessment shall be submitted with the first reserved matters application, including details of any necessary mitigation measures to adequately protect future occupiers from traffic noise.

Reason: To safeguard the residential amenity of future occupiers.

5. Any application for approval of reserved matters relating to layout shall be accompanied by an updated Arboricultural Impact Assessment (AIA), prepared by a suitably qualified arboriculturist and informed by a current tree survey where necessary. The AIA shall assess the impact of the proposed layout on all retained trees and hedgerows within and adjacent to the site and shall include details of root protection areas, required tree protection measures, any proposed tree works and any arboricultural constraints in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations.

Reason: Layout is a reserved matter and insufficient information is currently available to fully assess the impact of a future layout on existing trees and hedgerows. In the interests of visual amenity, biodiversity and local character.

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

6. No development shall commence until detailed designs of a surface water drainage scheme in accordance with the national standards for SuDS and Shropshire SuDS handbook, incorporating the following measures have been submitted to and approved by the Local Planning Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

- The peak allowable discharge rate from the development to surface waters or sewers for the 50% AEP event shall be limited to the equivalent 50% AEP greenfield runoff rate, or 3 l/s/ha, whichever is the greater. The entire development area that could potentially drain to the proposed surface water drainage system in an extreme event shall be used for estimating greenfield runoff rates and volumes (including both permeable and impermeable surfaces).
- Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% AEP (1 in 30 year) and 1% AEP (1 in 100) rainfall events (both including allowances for climate change). The design of the attenuation basin will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1% AEP (1 in 100) rainfall event plus climate change allowance.
- Evidence of correspondence with the LLFA regarding Land Drainage consent for the proposed headwall and alterations to the ditches.
- Confirmation of onward connectivity of the surface water network beyond Fox Lane.
- A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development

Reason: To prevent flooding by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

7. (a) No development approved by this permission shall commence until a written scheme of investigation for a programme of archaeological work has been submitted to and approved by the local Planning Authority in writing.

(b) The approved programme of archaeological work set out in the written scheme of investigation shall be implemented in full and a report detailing the results of the archaeological work provided to the local planning authority prior to first use or occupancy of the development.

Reason: The site is known to hold archaeological interest.

8. Within six weeks prior to the commencement of development, a badger inspection shall be undertaken by an appropriately qualified and experienced ecologist and the outcome reported in writing to the Local Planning Authority. If new evidence, or a change in status, of badgers is recorded during the pre-commencement survey then the ecologist shall submit a mitigation strategy for prior approval that sets out appropriate actions to be taken during the works. These measures will be implemented as approved.

Reason: To ensure the protection of badgers under the Protection of Badgers Act 1992.

9. No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with both the Highway Authority and National Highways. The approved Plan shall thereafter be implemented throughout the construction period.

The Plan shall include:

- ' construction vehicle routing;
- ' delivery management;
- ' details of any special or abnormal deliveries or vehicular movements.
- ' contractor parking;
- ' clear and detailed measures to prevent debris, mud and detritus being distributed onto the Local highway and SRN.
- ' details of signage including type, drawings, timescales and locations
- ' temporary traffic management;
- ' protection of pedestrians and cyclists;
- ' measures to prevent mud and debris being deposited on the public highway;
- ' construction hours relating to deliveries.

Reason: To minimise the impact of construction traffic upon the local highway network and the Strategic Road Network in the interests of highway safety.

10. No development shall take place until a scheme of foul drainage has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is occupied/brought into use (which ever is the sooner).

Reason: The condition is a pre-commencement condition to ensure satisfactory drainage of the site and to avoid flooding.

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

11. Detailed engineering drawings of the proposed site access, associated junction works, carriageways, footways, visibility splays, drainage, road markings, traffic signs and all associated highway infrastructure shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The approved works shall be completed in accordance with the approved details prior to the occupation of the first dwelling unless otherwise agreed in writing.

Reason: To ensure that the development is served by a safe and suitable means of access in the interests of highway safety.

12. Prior to first occupation, following 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 8 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), swifts (swift bricks), house martins (house martin nesting cups), wrens (wren specific) and robins/blackbirds (open-fronted design).

- A minimum of 8 invertebrate boxes.

- A minimum of 2 hedgehog boxes,

The boxes shall be sited in appropriate locations and where they will be unaffected by artificial lighting. Bat boxes should be erected on southerly aspects (south-west, south or south-east) and bird boxes should be erected on northerly or shaded east/west aspects. Swift bricks should be positioned: 1) Out of direct sunlight; 2) At the highest possible position in the building's wall; 3) In clusters of at least three; 4) 50 to 100cm apart; 5) Not directly above windows; 6) With a clear flightpath to the entrance; and 7) North or east/west aspects preferred. (See <https://www.swift-conservation.org/Leaflet%20-%20Swift%20Nest%20Bricks%20-%20installation%20&%20suppliers-small.pdf>). 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 the NPPF.

13. Prior to the occupation of the 25th dwelling, a Full Residential Travel Plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The Travel Plan shall include implementation measures, monitoring arrangements, modal shift targets, annual review procedures and the appointment of a Travel Plan Coordinator. The approved Travel Plan shall thereafter be implemented and monitored for a minimum period of five years.

Reason: To encourage sustainable travel choices and reduce reliance upon the private car.

CONDITION(S) THAT ARE RELEVANT FOR THE LIFETIME OF THE DEVELOPMENT

14. Prior to the occupation of any dwelling, the off site highways works as shown on drawing no. WFE00-AA-405 shall be fully constructed in accordance with the approved details.

Reason: In the interest of highway safety and encouraging pedestrian movements.

15. All site clearance, development and landscaping shall occur strictly in accordance with Appendix 1 (RAMMS), Appendix 2 (Lighting), Appendix 3 (hedgehog connectivity) and Appendix 4 (hedgerow protection) of the Preliminary Ecological Appraisal & Biodiversity Net Gain Assessment (Arbor Vitae, November 2025).

Reason: To ensure the protection of and enhancements for wildlife.