

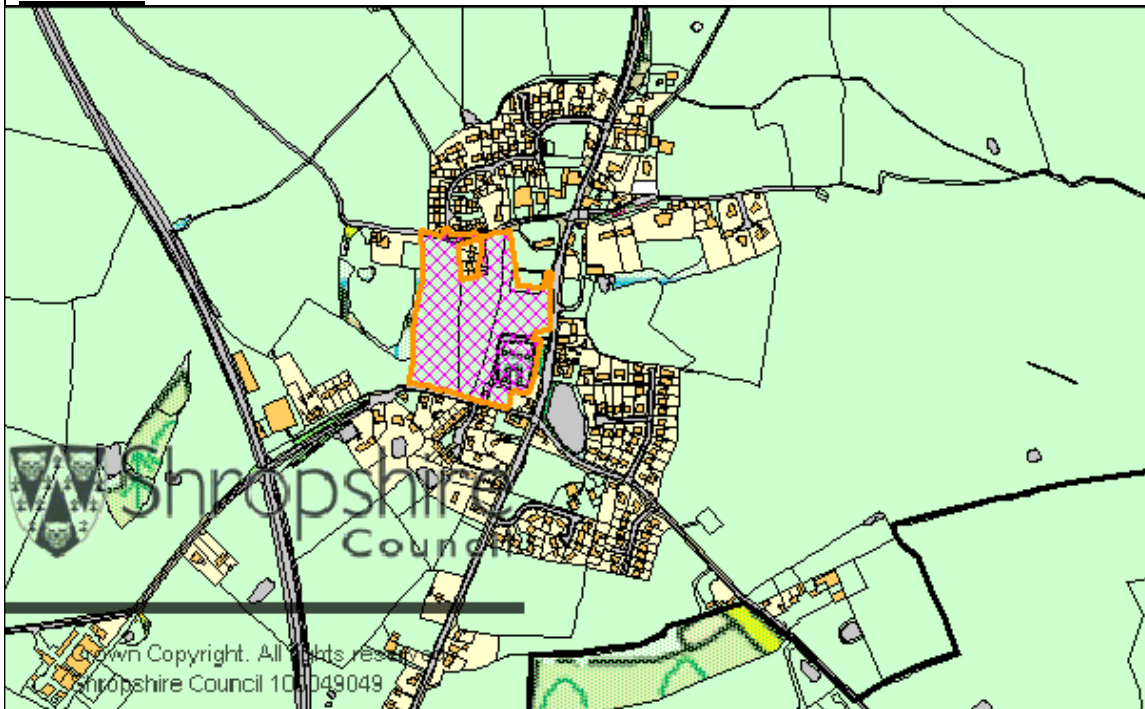
Development Management Report

Responsible Officer: Tim Rogers
Email: tim.rogers@shropshire.gov.uk Tel: 01743 258773 Fax: 01743 252619

Summary of Application

<u>Application Number:</u> 14/03995/OUT	<u>Parish:</u> Hadnall
<u>Proposal:</u> Outline application (access for approval) for residential development of up to forty dwellings, the provision of public open space and car park and restoration of the moat (amended description)	
<u>Site Address:</u> Land Off A49 Hadnall Shropshire	
<u>Applicant:</u> Sansaw Estates And Galliers Homes	
<u>Case Officer:</u> Jane Raymond	<u>email:</u> planningdmc@shropshire.gov.uk

Grid Ref: 352120 - 320067



© Crown Copyright. All rights reserved. Shropshire Council 100049049. 2011 For reference purposes only. No further copies may be made.

Recommendation:- Grant Permission subject to the conditions set out in Appendix 1 and a S106 agreement to secure the relevant affordable housing contribution at the time

of the Reserved matters application and the restoration and future maintenance of the moated site.**REPORT****1.0 THE PROPOSAL**

- 1.1 This application relates to outline permission to include access for residential development of up to forty dwellings, the provision of public open space and car park, and restoration of the moat. The proposal has been amended since first submitted so that vehicular access is only via Station Road. The proposal also originally include the provision of a bowling green within the moat and a club house adjacent, but this has been omitted following advice from English Heritage and SC Archaeology who support the restoration of the moat.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The site is an agricultural field roughly rectangular in shape apart from the top North East Corner where the Church and Village green is located and the bottom South East Corner which is occupied by the moated site. The proposed site is bound by built development on three sides with agricultural fields to the West. To the North is Church Lane, to the East is the main A49 and to the South is Station Road.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

- 3.1 The scheme does not comply with the delegation to officers as set out in Part 8 of the Shropshire Council Constitution as the Parish Council have submitted a view contrary to officers and the application has been requested to be referred by the Local Member, and the Principal Officer in consultation with the Committee Chairman agrees that the application should be determined by committee.

4.0 Community Representations**4.1 - Consultee Comments****4.1.1 SC Archaeology (Historic Environment) No Objection**

The proposed development site includes the Scheduled Monument of Moated site and associated ridge and furrow cultivation remains, 145m south of St Mary Magdalene's Church (National Heritage List ref. 1019650). It is also adjacent to the boundary of the churchyard of the Church of St Mary Magdalene, which is a Grade II* Listed Building (National Heritage List ref. 1177680).

The application includes proposals which will directly affect the Scheduled Monument and which will therefore require Scheduled Monument Consent. The proposed development will also fall within the setting of both of these designated heritage assets.

A Heritage Statement has been submitted with the application which also indicates that non-designated heritage assets with archaeological interest may be present on

the proposed development site beyond the Scheduled area. These may include features and deposits associated with the moated site, as well as possible agricultural features of medieval and post-medieval date. The proposed development site is therefore deemed to have high archaeological potential.

Further to both English Heritage's comments on this application of 7 October 2015 and 7 January 2015, our comments of 9 October 2014, and a joint site meeting with the applicant's planning agent on 15 January 2015, the applicant has provided a second revised site layout. This seeks to address our previously expressed concerns regarding the potential impacts of the development on Scheduled Monument of Moated site and associated ridge and furrow cultivation remains, 145m south of St Mary Magdalene's Church (National Heritage List ref. 1019650), and the wider archaeological interest of the proposed development site.

Recommendation:

In their most recent consultation response of 3 February 2015, English Heritage have indicated that the amended site layout has addressed their previously expressed concerns about the impact of the development on the Scheduled Monument. In particular, they state that the proposals are now acceptable to English Heritage in principle, subject to a Section 106 or similar legal agreement being secured that addresses the current management issues affecting the Scheduled Monument and provides for its long term maintenance. We confirm that we are in agreement with English Heritage's advice and recommend that a Section 106 Agreement or similar is secured as they have indicated.

With regard to the wider archaeological interest of the proposed development site, the revised site layout indicates that the development will not now occur within those areas which are considered to have the highest archaeological potential; namely on the moated site itself and within the area immediately to the west. As a consequence, we now recommend that the previously advised pre-determination field evaluation is undertaken as part of a phased programme of archaeological work secured as a pre-commencement condition of any planning permission. This should comprise a geophysical survey of the areas of the site which will be developed for housing and targeted trial trenching of any anomalies thus identified, followed by further mitigation as appropriate.

4.1.2 **English Heritage** No objection

The application is on a site to the west of St Mary Magdalene's Church, listed II* and also a scheduled monument, Hadnall moated site, national monument number UID 1019650. English Heritage has undertaken pre-application discussions with the applicant regarding these designated heritage assets. The discussions have concerned the location and density of development, and the achieving of wider community benefits that will enhance the historic environment, especially the medieval moated site, as an accessible community asset. The application is supported by a Heritage Statement by Richard K Morriss, Mercian Heritage Series report No. 742.

Summary

Hadnall moated was a medieval manor house and is of national archaeological importance. The site has well preserved upstanding earthworks, although overgrown. It was the centre of an economic and social complex which will contain well preserved archaeological evidence as buried deposits on the platform, in the surrounding ditch, and in the environs, which can inform us of day to day medieval life. There are considerable historical values in the site as, along with the adjacent church, it demonstrates the structure of medieval village and wider society, dominated by church and state. The moated site demonstrates the wealth and prominence of the feudal aristocratic elite, and as the centre of an economic complex is evidence for the organisation of society within a rural manor. The remains of a manor house, and other high status buildings may survive on the platform itself and nearby.

We met the applicants and their agent to review initial proposals (plan JO510:SK1:1) on 21st July 2014, to consider the impact of proposals upon the designated historic assets, both in terms of their settings and directly. We subsequently advised concerns over the proximity of some of the development area to the designated assets, and also confirmed we felt it may be possible to relocate the bowling green onto the platform (area within the ditch) of the monument as part of an overall package. The applicant subsequently revised proposals, drawing SA16168/02, to relocate the bowling club and reduce the number and proximity of houses to the moated site. On 3rd September we responded to the revised proposals with further comments. Our view was that further analysis of the options for the bowling green needed to be investigated because of uncertainty about the degree of intervention and infrastructure actually required. The response from the bowling club to the Parish Council following the public meeting of 3rd October confirms that the degree of work involved may be considerable.

The development proposal is within the setting of designated heritage assets, and this setting makes an important contribution to the significance of both the church and moated site. The area in-between them is important is an open space that allows this interrelationship to be read in the landscape. This area is partially scheduled itself (as an extension of the moated site that contains medieval earthworks), and is not included in the development proposals. The area to the west of the moated site and church is also important in maintaining the contribution of setting to the significance of these assets.

The proposals, as set out in an email from Stuart Thomas, Partner and Head of Planning at Berrys dated 22 January, are acceptable in principle, subject to agreement on detailed design, and including the securing of a programme of works to put the adjacent site of Hadnall Manor (a scheduled ancient monument of national importance) into good heart as an accessible and attractive public open space.

We have previously responded on 7th October 2014, and 7th January 2015, confirming that some development could be appropriate at this site, but seeking modifications to the proposals in order to ensure that the significance of the historic environment is not unduly affected. We set out aspects of the sites significance in those letters. We met with the applicant on 21st July 2014 to discuss proposals and on 15th January 2015 to discuss the second revision to the application details.

A legally binding planning agreement, such as a Section 106 agreement, should be secured to provide a Management Plan for the scheduled ancient monument of Hadnall Moated site. The Management Plan should set out works to clear vegetation from the site and establish permanent grass cover, site interpretation, and a long term maintenance plan. The provision of this public open space and improvements to the historic environment should be fairly and reasonably related in scale and kind to any permitted development, and is in our view necessary to make the development compliant with the NPPF and sustainable in overall terms. We would anticipate that archaeological survey and supervision would be required within the overall development proposals.

We support the application in principle subject to the securing of a legally binding agreement.

4.1.3 **SC Conservation** No objection

The setting of the Church from the west is currently open fields and this will be lost as part of the development. The impact of the proposed development on the setting of the Grade II* listed Church has been described, within the Heritage Statement, as “fairly low” and “very minor or non-existent” but as there is a footpath across the site and there are existing views of the Church from the west, from both Church Road and Station Road this is understating the impact. The views from Station Road would be dramatically altered by the development, only really leaving the tower to be seen, however, as a wider view this could be regarded as less than substantial harm in regard to para 134 of NPPF and as one comes nearer to the site the Church can be viewed within a more appropriate setting. The view of the Church from Church Road by Wincote and moving eastwards towards the Church is also less than substantial harm, but would be considered in regard to paras 132, 134 and 137 of the NPPF). The design of any proposed dwellings should reflect the local vernacular detail in terms of scale, details, materials and layout.

The amendments appear to have responded to the comments made previously and have improved upon the previous layout.

4.1.3 **SC Highways** No objection

Following the previous highway comments the scheme has been amended to now show all vehicular access serving the development to be via Station Road, with the principle development access point towards the eastern end of the site road frontage. It is noted in this regard that local concerns have been raised regarding the suitability of Station Road and its junction onto the A49. The highway authority however consider that Station Road is adequate to cater for the level of development indicated. In addition, the highway authority would point out that works are currently being undertaken to introduce a pedestrian crossing on the A49 to the north of the Station Road junction. This scheme also includes alterations to the Station Road junction kerb line/footway widening on the northern side, which facilitates the current ‘Give Way’ road markings to be moved forward and therefore improve visibility for emerging drivers onto the A49. It is considered that the highway improvements currently being undertaken will assist to reduce traffic speeds along the A49 in the vicinity of the Station Road junction. Whilst clearly the

current application submission seeks outline consent including access and scale, the development provides opportunity to provide footway linkage between the site and the A49. The current scheme indicates linkage through the Village Green, but this would need to be considered as part of a reserved matters application, together with layout of the site.

4.1.4 **SC Ecology** No objection

Environmental Networks

The Shropshire Core Strategy contains in Policy CS17: Environmental Network provision for mapping and subsequently protecting, maintaining, enhancing and restoring Environmental Networks in the county in line with the recommendations of both The Lawton Review and the National Planning Policy Framework. The area in and around the Moat is within the Environmental Network and as such the proposed scheme must clearly demonstrate how the development will 'promote the preservation, restoration and re-creation of priority habitats and ecological networks' as required by paragraph 117 of the National Planning Policy Framework. Whilst the housing proposal itself would not interrupt the Network, the proposal shown to relocate the bowling green inside the moat would result in replacement of semi-natural vegetation with a close mown green.

The amended Proposed Block Plan revised 20/11/14 now show the moat excluded from the application site, which will retain the Environmental Network. A landscape scheme should be conditioned to specify the management proposed for the moat and other open space areas.

Great crested newts

Blacktree (2014) have carried out presence/absence surveys for great crested newts for 5 pools and 5 ditches. Access permission was not obtained for 3 other ponds and a ditch. No great crested newts were found in the ponds surveyed however frogs, toads and smooth newt were recorded. No further survey is proposed. Blacktree (2014) recommend enhancement of the moat ponds for wildlife. There are recent records of a small great crested newt population to the east of the A49 for the application South of Hermitage Farm 14/01872/OUT (within 70m of the application site).

The road barriers between the unsurveyed ponds and the site will reduce the likelihood of newts using the application site and Turnstone have now supplied Risk Avoidance Measures for great crested newts, which should be conditioned.

Bats

Blacktree Ecology (2014) notes the presence of bat roosts in nearby buildings. The oak on the south hedgerow of Field 1 offers potential as a bat roost but appears to be retained on the Block Plan. The trees and hedgerows on site are likely to be used for bat foraging and commuting. A condition on lighting is recommended to avoid affecting bat behaviour and installation of bat boxes as an enhancement measure.

Nesting birds

The trees and hedgerows on the site are likely to be used by nesting birds.

Recommends conditions and informatives.

4.1.5 **SC Drainage**

The drainage details, plan and calculations could be conditioned and submitted for approval at the reserved matters stage if outline planning permission were to be granted.

4.1.6 **SC Rights Of Way**

Footpath 6 Hadnall runs across the development site and is affected by the proposal. It is noted that the developers intend to apply to legally divert the route if permission is granted.

4.1.7 **SC Affordable Houses**

If this site is deemed suitable for residential development, then there would be a requirement for a contribution towards the provision of affordable housing in accordance with Policy CS11 of the adopted Core Strategy. The level of contribution would need to accord with the requirements of the SPD Type and Affordability of Housing and at the prevailing housing target rate at the time of a full or Reserved Matters application. The assumed tenure split of the affordable homes would be 70% for affordable rent and 30% for low cost home ownership and would be transferred to a housing association for allocation from the housing waiting list in accordance with the Council's prevailing Allocation Policy and Scheme.

If this site is deemed suitable for residential development, then the number, size, type and tenure of the on-site affordable units must be discussed and agreed with the Housing Enabling Team before an application is submitted.

4.2 - **Public Comments**

4.2.1 Hadnall Parish Council:

08 Oct 14

Met for a site meeting on Wednesday 1st October 2014 No declarations of interest were made. A further Public Meeting was held on Friday 3rd October 2014, where 71 residents discussed with the Applicant and his agents, the proposed application.

Hadnall Parish Council has voted, by majority to object to the proposed scheme, with one abstention. The main reasons for the objections:

- Hadnall Parish Council Parish Plan voted for Countryside (Parish Plan adopted May13th 2013) (Core Strategy Policy C55). This application contravenes the strict development control to protect open countryside. A 28% increase in building over the next 4 years threatens the Village identity.
- NPPF targets for building 27000 new properties in Shropshire (announced by Shropshire Council) was shown to be met August 2014; the 20% buffer also met. Therefore, no further development in Shropshire is required.

- Although Hadnall falls within policy H5 in the Local Plan, this only covers development within the development boundaries set by the Plan; the proposed site falls outside of the development boundaries; therefore this application cannot be accepted.
- According to Shropshire's Core Strategy Hadnall falls within policy CS5; Hadnall is Open Countryside and as such any new development must be strictly controlled in order to protect the countryside. When considered together, 80+ new homes in a village the size of Hadnall is disproportionate and will change the structure and character of the village, turning it into a housing development, whereas we should be protecting our villages.
- Although Shropshire's SAMdev Plan has not yet been adopted, significant weight should be applied to it when assessing this application; as of 12/08/2014 Shropshire have now clearly demonstrated an adequate 5 year housing supply. The site subject to this proposal is not included in the Plan, in fact Hadnall does not feature in any of the core documents submitted for the SAMdev examination demonstrating that Shropshire Council has not identified Hadnall as an area which has a demand for housing, as per the requirements in the NPPF. It goes against the development plan for Hadnall, on which the public were consulted.
- The heart of the NPPF is about 'empowering people to shape their surroundings' and any development should be considered along with other policies and plans, as well as the wishes of the local community and of course site based and material considerations.
- Hadnall PC objects to closing Church Lane to traffic. Church Lane at the narrow point could have been widened at the previous phase of development. The existing residents of the Chapel Road Estate do not consider that further traffic along the road is allowable, given the narrowness of the road and the right angled blind bend by the play area. They do not consider that the exit onto the A49 is good enough for their existing use, let alone additional traffic from the new development. They consider that vision lines are not good despite assurances from the Highways Department. Residents have expressed similar views about additional traffic on Station Road. Some lorries and the very large tractors in use these days, make it quite hazardous. The bend in the road also makes vision lines quite limited.
- The Moat is a listed ancient monument with English Heritage. The proposed development is extremely close to this ancient site, with too many houses too close. The Parish Plan voted(52%) that The Moat should remain a Nature Reserve. An ecological survey should be carried out to protect Great Crested Newts, other species and the loss of pond habitat.
- The NPPF requires that developments make full use of public transport, there is a very limited public transport service in Hadnall. Policy CS7 of the Core Strategy requires that a site has a broad range of transport available. Hadnall does not have sufficient public transport in place. The hourly bus service does not have a sufficient range of times to meet the needs of working people. The cost of re-opening Hadnall Railway station is very large and unlikely to be

considered in the today's financial climate and would be beyond any funds available through CIL payments.

- The village school is currently oversubscribed and will need significant investment to allow it to meet the needs for this level of development.
- Hadnall has experienced flooding problems; the existing infrastructure may be at full capacity with new housing causing a deeper problem.
- Councillors cite our traffic survey showing the average speed of traffic is 38mph we would request a further traffic impact assessment to be actioned by the applicant.
- The development access needs to be considered in relation to the 28 dwellings with outline planning on Hermitage Farm.
- We request that the access is denied until further consultation has been carried out with the local community as it involves the closure of a public right of way giving access to a number of existing properties.
- The Shropshire Way public footpath is removed without provision for its replacement

09 Jan 15

Planning Policy - Hadnall has been listed as 'Countryside' within the parish plan after a full consultation with the community. This proposal fails to satisfy the three dimensions of sustainable development defined within the National Planning Policy Framework: the economic, social and environmental roles. Given the council's current five year housing land supply position, the proposed scheme is not considered necessary to meet Shropshire Council's housing development requirements of the community and would therefore undermine the strategy for the location of housing. Furthermore, the development would extend into the countryside, utilising high quality agricultural land and would fail to protect or enhance the natural environment. Accordingly, the proposal would fail to accord with the aims and requirements of saved policy HS3 of the Shrewsbury and Atcham Borough Plan, adopted Core Strategy policies CS4, CS5, CS6 and CS17, and emerging Site Allocation and Management of Development policies MD1 and MD3.

Village Growth - The application must be considered in perspective of other recent planning applications in Hadnall as follows;

- Ref. No: 14/01872/OUT 28 Houses at South of Hermitage Farm Shrewsbury Road Hadnall GRANTED OUTLINE PLANNING PERMISSION
- Ref. No: 14/01670/OUT 3 dwellings on Land Adjacent Beech Tree Lodge Shrewsbury Road Hadnall GRANTED OUTLINE PLANNING PERMISSION
- Ref. No: 14/05138/AMP 2 Dwellings between Friars Halt and Glenville Shrewsbury Road Hadnall GRANTED OUTLINE PLANNING PERMISSION
- Ref. No: 14/03159/OUT Proposed Dwelling SW Of Leondari Manor Station Road Hadnall is PENDING CONSIDERATION.
- 10 Dwellings are to commence build at Forestart, Church Farm Shrewsbury

Road. FULL PLANNING PERMISSION GRANTED build commenced.

- Ref: 14/04559/OUT Proposed Residential Development Land East Of Shrewsbury Road Hadnall Shropshire. Outline application (All Matters Reserved) for residential development including retirement bungalows and open space. PENDING DECISION

These developments, including this development application for a further 40 houses amount to a potentially 124 new properties in Hadnall. The number of properties in the whole of Hadnall parish is 323 therefore this would represent a 38% growth. The number of houses within the village boundary itself is 173 therefore this would represent 72% growth rate. This cumulative impact is an unacceptable growth rate within a short time period. It would substantially change the character of the village irrevocably from an economic, social and environmental perspective.

Exit from Station Road onto the A49 - Given the traffic flow figures showing the average number of vehicles passing through the village to be in excess of 10,000 vehicles per day with an average speed of 35mph and the 85 percentage averaging 40mph the parish council believe a further 40-60 vehicles generated by the development will not be able to exit station Road onto the A49 without considerable delay. This will be especially difficult for cars turning right necessitating the crossing two lanes of traffic or for vehicles crossing the junction to reach the school or nursery. Local knowledge and experience tells us that negotiation the junction from Station Road is challenging. There is poor visibility looking south with the New Inn steps and hand rail obscuring visibility. The Parish council has received a number of complaints from residents of cars parking outside the houses cornering Station Road and the A49 which necessitates vehicles moving over the centre line and being out of position at the junction, effectively blocking access to Station Road from the A49. Vehicles turning into Station Road from the south of the A49 have their visibility blocked by the New inn and have met commercial vehicles head on narrowly avoiding collision.

Entrance to Station Road from the A49 - Visibility turning left into Station Road when approached from the south is severely restricted by the New Inn building which is close to the corner edge. This necessitates a tight turn and forced larger commercial vehicles who access the industrial estate off Station Road to swing out over the centre line of the A49 into traffic and onto the opposite side of the road when entering Station Road meeting other approaching vehicles head on.

Traffic Accident Report - An accident search for the 5 years from 1 April 2008 to 13 April 2013 has shown there have been 3 (personal injury) accidents within the extent of the 30mph zone on the A49 in Hadnall. Two of the accidents involved a motorcycle and resulted in slight injuries, whilst the other accident involved a cycle only and resulted in serious injuries. One of the motorcycle accidents involved a vehicle turning right into Wedgefields Close, within 300m of the Station Road / A49 crossroad, being in collision with the motorcycle as it attempted to overtake the right turning vehicle. The other motorcycle/vehicle accident was a shunt type accident involving 3 vehicles. The accident involving a cycle did not involve another vehicle, but the cyclist was reported to lose control and fall from his cycle. The cyclist sustained serious injuries. The cyclist was taking part in a cycle race along the A49. The weather conditions at the time of all three accidents were dry,

fine and without high winds. All occurred during daylight hours. The two motorcycle / vehicle accidents occurred near to the Station Road / A49 junction, within the 30mph zone. A further serious accident in the village is reported by the Shropshire Star on 4 September 2012. Three people were seriously injured in a collision between two vehicles. The accident happened between Chapel Road and Ladymas Road towards the north end of the village and close to where the speed limit changes from 30 to 40mph.

Road Safety Solution - The Parish Council request that 'if' the development is granted permission it should be with the provision that the development addresses the road safety issues and funds appropriate traffic control measures at the Station Road / A49 crossroads in the form of a four way traffic light system including pedestrian crossing control.

Car Parking - We acknowledge the placement of a car park for the use of the bowling club, moat visitors being open to the general public. Lack of parking has been identified within the village. As part of the site development we would request that the eastern boundary is adapted to extend and join both lay-bys on the A49 in order to provide parking for visitors to the shop and church and to solve the present double parking which has been identified as a major problem within the village.

Moat - The moat is listed as being restored however there is no confirmation of whether the development will fund this work. We would respectfully request confirmation of this from the developer with the understanding that English Heritage has approved the restoration. We would also request confirmation from both the developer and English Heritage of the restoration plan which we would like to become public information, the long term maintenance plan and that the moat will be given open public access once restored.

The Shropshire Way - The Shropshire Way presently passes through the development site however the developer has omitted to detail how this will be routed through the development. The parish believe this should remain within the area identified as public open space and a path provided on the north east along the church boundary to exist into Church Lane. .

4.2.2 There have been 24 public letters of objection, which are summarised below (full comments are available to view on the file)

Highways

- The proposed access is not safe.
- The vehicle movements anticipated is grossly underestimated
- The local roads will not cope with the additional traffic
- An increase in traffic on either Station Road, Church Lane or Chapel Road is not acceptable
- The initial proposal to route traffic through a housing estate (Chapel Road) would affect highway and pedestrian safety
- Station Road is already well used by HGVs and large agricultural vehicles
- There are significant road safety issues in Hadnall
- There are parking issues
- There is a children's play area in close proximity to a dangerous junction.

- The West of the A49 is the wrong side of the road to develop as residents will have to cross the road to access facilities
- The A49 should be diverted to the West of Hadnall

Impact on the Landscape and Natural Environment

- There are air pollution issues.
- The development would affect the Shropshire Way.
- The development is in open countryside.
- Flora and Fauna, such as newts, may be adversely affected.
- It will destroy the rural setting of Hadnall
- There are flooding and surface water drainage issues and the land is always flooded after heavy rainfall and for most of the winter.
- The cost of restoring the moated site should be paid by the applicant and not CIL funds

Impact on the Community and Residential amenity

- Local services, such as the primary school, will not be able to cope.
- There are already inadequate public services, for example buses are infrequent.
- There is inadequate amount of outdoor recreational space, play area or playing fields in Hadnall
- The development may cause petty crime and antisocial behaviour.
- It will adversely affect disabled neighbours.
- Measures must be undertaken to preserve the bowling club for the use of future generations.
- This application follows the current trend to build large housing estates in rural areas without the supporting infrastructure
- The development is urban in nature and will affect the quality of village life
- It will affect neighbours views of the countryside.
- House prices will fall.

Policy

- The application contravenes the Parish Council Plan for 2013, which only supports the 'building of groups of houses in numbers of 10 or less'.
- The site is situated outside the development boundary and is countryside
- There is unsold recently developed housing in Hadnall and there is no need for more housing in Hadnall

4.2.3 In addition, CPRE considers the development to discord with CS5 as it fails to demonstrate how the development will maintain and advance countryside vitality and character.

5.0 THE MAIN ISSUES

- Principle of development
- Vehicular and Pedestrian Access/Highways
- Layout, Scale and Appearance and Residential Amenity
- Impact on heritage assets
- Trees, Landscape and Open Space
- Ecology

- Developer contributions
- Drainage

6.0 OFFICER APPRAISAL

6.1 Principle of development

6.1.1 Under section 38(6) of the Planning and Compulsory Purchase Act 2004, all planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. Since the adoption of the Councils Core Strategy the National Planning Policy Framework (NPPF) has been published and is a material consideration that needs to be given weight.

6.1.2 Paragraph 14 of the NPPF states that:

‘at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking’

and that for decision making this means:

‘approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole’

NPPF Paragraph 49 states that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. The council published a revised 5 year land supply statement in August 2014 which demonstrates that the Council now considers that it has a 5 year supply of housing.

6.1.3 Even though the Council has a 5 year housing land supply prior to adoption of SAMDev the balance of material consideration is still in favour of boosting housing supply in locations that are considered to be sustainable and/or those locations that are being promoted by the Parish as a Community Hub or Community Cluster within the emerging SAMDev DPD or are located within the development boundary under saved local plan policies. Consequently in the balance of considerations the key issues in determining this application are:

- Whether the proposal accords with adopted and emerging local plan policy and
- Whether the proposal represents sustainable development (an assessment of the benefits and harm).

6.1.4 **Adopted and emerging policy:** The relevant adopted Local Plan for Hadnall is the North Shropshire District Council (NSDC) Local Plan and the Shropshire Core Strategy. The site is outside the development boundary for Hadnall on the

proposals map of the NSDC local plan and is not an allocated site under saved NSDC policy H4 and is therefore classed as countryside. The relevant Core Strategy policy that relates to development in the countryside is CS5 which seeks to control development such that only limited types of development, such as accommodation for essential countryside workers and other affordable housing, is permitted. Core strategy policy CS4 outlines that development, which amongst other things, provides housing for local needs and that is of a scale appropriate to the settlement will be allowed in villages in rural areas that are identified as Community Hubs and Clusters within the SAMDev DPD and not allowing development outside these settlements unless it meets policy CS5. The explanation within CS4 states that *'Shropshire Council is adopting a "bottom up" approach, whereby it works with communities at the parish and village level in together undertaking an intelligent analysis of the nature of their local community and how their village functions, and how it can be improved'* and that *'a key consideration in identifying Community Hubs and Community Clusters is the views of the local community regarding whether they wish to put themselves forward for this status, whether singly or as a part of a networked group of settlements'*. Following extensive consultation the community and the Parish Council have not put the settlement of Hadnall forward and it has not been identified as a Community Hub or Cluster settlement. Development of the proposed site would therefore be contrary to both adopted and emerging policy.

6.1.5 Paragraph 216 of the NPPF states that decision-takers should give weight to the relevant policies in emerging plans according to:

- *the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);*
- *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- *the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).*

The SAMDev Plan is considered to be at an advanced stage of preparation having undergone significant public consultation and has been submitted to the Secretary of State for its examination. It is therefore considered that even though there are some objections to it that some weight can now be given to SAMDev and the wishes and aspirations of the community that have chosen not to promote Hadnall as a Hub or Cluster settlement.

6.1.6 The objections to Hadnall not being identified as a hub or cluster have mainly been from landowners with land in the Hadnall area and/or whose sites are not allocated sites within SAMDev. If Hadnall had been put forward as a Hub or Cluster settlement adopted policy CS4 would apply and this seeks to restrict development outside of the settlement. Paragraph 4.69 of CS4 states that *'Development in Community Hubs and Community Clusters will be within the village, or on land that has been specifically allocated for development. To prevent fragmented development, windfall development adjoining the village is not acceptable, unless it is an exception site for affordable housing or other development allowed under Policy CS5 Countryside and Green Belt'*. This proposal is situated outside of the

adopted development boundary for Hadnall but it is not considered to be 'fragmented development' or land that adjoins the settlement but that it is a site situated within the settlement being bound and enclosed by development on three of its four sides. Therefore if Hadnall had come forward as a hub or Cluster settlement then it is officers opinion that this site would be considered to be within the settlement and would accord with CS4 in that respect.

6.1.7 Notwithstanding the above although the Council can demonstrate a 5 year housing land supply it is acknowledged that full weight cannot be given to the housing policies within SAMDev until its is adopted and that the five year housing supply is a minimum requirement. Until SAMDev is adopted it is still appropriate to determine development in accordance with the 'Presumption in favour of sustainable development' and assess whether there would be any impact or harm as a result of the proposed development that would outweigh any benefits. This will be considered in the paragraphs below.

6.1.8 **Sustainable development (an assessment of the benefits and harm when considering the three dimensions to sustainable development: economic, social and environmental).** Policy CS6, amongst a range of considerations, requires proposals likely to generate significant levels of traffic to be located in accessible locations where opportunities for walking, cycling and use of public transport can be maximised and the need for car based travel to be reduced. Paragraph 17 of the NPPF advises that planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling. Hadnall is a village of approximately 180 dwellings (within a Parish of approximately 300). The services and facilities available within the village include a primary school, shop with a post office, public house, restaurant, village hall and church. These facilities within the village could be accessed on foot by footpath from the application site and a pedestrian crossing is currently being installed which will provide a safe route to the opposite side of the A49. There is an hourly bus service (511) between Whitchurch, Wem and Shrewsbury that stops in Hadnall. The first bus in the morning to Shrewsbury Mon to Friday is at 08:08 and the latest bus leaving Shrewsbury is 16:06. The bus stop is adjacent the New Inn or Chapel Lane which is conveniently located for future residents of this site to access. It is considered that the site is situated in a reasonably sustainable location with regard to accessibility to public transport to reach larger settlements and in reasonable proximity to some local facilities but it is accepted that future occupiers are likely to use the private car to access all essential day to day services and employment.

6.1.9 However 'sustainable development' isn't solely about accessibility and proximity to essential services but the NPPF states that it is 'about positive growth – making economic, environmental and social progress for this and future generations'. In paragraph 7 of the NPPF it states that these three dimensions give rise to the need for the planning system to perform a number of roles:

- *an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*

- *a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*
- *an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*

6.1.10 Social role - As the Council can meet the NPPF requirement to provide five years worth of housing against its housing requirements, the contribution that the proposal would make in terms of providing additional housing is not required to meet a shortfall in housing in Shropshire, nor does it meet a local housing need. Paragraph 52 of the NPPF indicates that the supply of new homes can sometimes be best achieved by extensions to existing villages and towns but that working with the support of communities consider whether such opportunities provide the best way of achieving sustainable development. The Parish Council and the Community through the SAMDev consultation process and the PC response to this application have clearly indicated that more housing in Hadnall when combined with other sites already approved and under consideration does not represent sustainable development. They have referred to a total of 124 houses. However of those 124, 40 relate to this site and 40 relate to another site South of the village (14/04559/OUT) that has recently been refused. It was refused as it was considered to be an unacceptable extension of the village into countryside. However this site is not considered to be an extension of the village but is contained on three sides by built development and is situated centrally to the village. Whilst not meeting an identified local need the provision of 40 houses will add to the total housing numbers for Shropshire which is currently being challenged and the provision of more housing in sustainable locations is still a requirement of the NPPF. The proposal will in a small way help increase the housing supply numbers therefore helping the Council to resist challenges to its 5 year supply and speculative proposals for development on less sustainable sites.

6.1.11 Of the 40 houses proposed at the current prevailing rate 6 would be affordable which could be seen as a social benefit to this proposal but it is acknowledged that this would not be a benefit of developing this particular site compared to any other site. Allowing additional housing will help to provide support for and maintain the level of services and facilities already available in the village and surrounding area. The NPPF positively encourages the siting of housing in settlements where it will support facilities helping to retain services and enhancing the vitality of rural communities. Providing housing that will help support and maintain existing facilities will benefit and meet the needs of both the existing and future generations. It is recognised that increasing the number of dwellings in a settlement without a proportionate increase in the provision of local services risks impacting upon the social integrity of the settlement. Residents are concerned that the infrastructure is not capable of accommodating the new development and that the school is already over subscribed. However infrastructure and education are in part funded by CIL contributions. In addition Education have confirmed that the school is only full as children from outside the catchment area attend the school and that if out of

catchment children attended their local school in future the school has the capacity to cope with the numbers of children the proposed development is likely to bring. There are approximately 300 dwellings in Hadnall and up to 40 additional houses is not considered to be a disproportionate number that would adversely change the structure and character of the community.

- 6.1.12 In addition to housing the development also proposes the restoration of the moated site, provision of a car park for the existing bowling green and the provision of a large amount of public open space. These are seen as significant social benefits to the community and the restoration of the moated site will in particular provide an accessible community asset.
- 6.1.13 Environmental role - The part of the site proposed for housing is grade 3 agricultural land, and it is considered that the loss of this piece of agricultural land for agricultural purposes would not be significant. It is accepted that the application site is greenfield land classed as countryside and that the development of it would change its character. However the development would not extend the natural boundaries of the settlement or intrude into the countryside. Part of the site is occupied by the Scheduled Monument of Moated site and associated ridge and furrow cultivation remains. The application includes restoration of this site and the amended indicative layout indicates that a wider area will be retained between the proposed built development and the moated site which will ensure that the setting and the interrelationship between the moated site and the Church and the view from Station Road will be preserved.
- 6.1.14 Economic role – The provision of more homes would create a stimulus to the economy and help to address the National housing shortage and the provision of up to 40 houses would provide some local economic benefits during the construction phase but this would be for a limited period and are not specific to delivering housing on this site compared to any other site in Hadnall or the County. The proposal will also be liable for a CIL payment which will provide financial contributions towards infrastructure and opportunities identified in the Place Plan. But this again is not a benefit specific to delivering this particular site and these benefits could be said for any development in any location. Future residents might use local services such as the shop, pub and restaurant, so supporting local business but this again would not be a significant benefit and future residents are more likely to travel by private car to Shrewsbury to access the full range of essential day to day services and facilities that are not available in Hadnall. It is considered therefore that there would be some but not significant economic benefits of developing this particular site.
- 6.1.15 On balance whilst the social and economic benefits of this proposal would not be significant there are no significant adverse impacts of allowing residential development of this site. Officers consider that the limited harm in terms of developing this greenfield site does not outweigh the overall benefits of allowing this proposal outlined above including the enhancement and restoration of the moated site. On balance it is considered that the proposal represents sustainable development.

6.2 **Vehicular and Pedestrian Access/Highways**

- 6.2.1 The application when first submitted included the closure of Church Lane and routing existing and proposed traffic via Chapel Road. This was strongly objected to by the local residents and the PC, and Highways also found it unacceptable. In consultation with Highways the scheme has been amended to include all vehicular access off Station Road but there is still local opposition to this and the suitability of Station Road and its junction with the A49 to take the additional traffic. However Highways consider that Station Road is adequate to cater for the level of development indicated.
- 6.2.2 The PC has requested that if this development is approved then the applicant should be required to provide a pedestrian crossing and four way traffic lights at the Station Road junction. Highways do not consider that a traffic light controlled junction is necessary and that works are already being undertaken to introduce a pedestrian crossing on the A49 to the north of the Station Road junction. This scheme also includes alterations to the Station Road junction kerb line/footway widening on the northern side, which facilitates the current 'Give Way' road markings to be moved forward and therefore improve visibility for emerging drivers onto the A49. It is considered that the highway improvements currently being undertaken will assist to reduce traffic speeds along the A49 in the vicinity of the Station Road junction.
- 6.2.3 In addition to vehicular access the proposal also provides opportunity for pedestrian access to both the North and the South of the site and to the existing and proposed open space and village green to the East. The indicative layout also indicates a car park for use by the bowling club and the general public. This is welcomed as the PC has identified a lack of parking within the village and has also requested that the applicant extends the layby parking adjacent to the A49. This request is however is considered to be unreasonable as an applicant should not be required to provide something to resolve an existing issue that their proposal would not exacerbate.
- 6.2.4 The Shropshire Way public footpath currently crosses the proposed development site and it is proposed that this is rerouted through the site. The exact route will be indicated on any proposed layout plan which together with the internal road layout, footpaths and parking provision within the site will be considered at the Reserved Matters stage. A separate application for the diversion of the Shropshire Way will also be required.

6.3 **Layout, Scale and Appearance and Residential Amenity**

- 6.3.1 This proposal is Outline with all matters other than access reserved for later approval. An indicative layout has been submitted that illustrates that the site can satisfactorily accommodate up to 40 dwellings of various footprints and plot sizes. The Conservation officer has commented that the design of any proposed dwellings should reflect the local vernacular detail in terms of layout, density, scale, details and materials. It is considered that an appropriately designed scheme could be achieved that would respect the context of the site and without adverse impact on the character and appearance of the locality. The initial concern of Conservation that the proposal would impact on the setting and views of the church have been addressed by the revision to the indicative layout.

6.3.2 Whilst it is accepted that the built development of part of this site will change the view of a field enjoyed by existing residents in Station Road and Church Lane there is no right to a view. However it is not considered that the development would appear obtrusive and overbearing or result in overlooking and loss of privacy and this would be considered fully at the reserved matters stage. It is accepted that the construction phase of the development would result in some noise and disturbance but this can be controlled by condition. However it is not considered that the use of this field for residential development once complete and occupied would result in unacceptable levels of noise and disturbance to existing residents. Impact on property values is not a material consideration.

6.4 **Impact on heritage assets**

6.4.1 The proposed development site includes the Scheduled Monument of the moated site and associated ridge and furrow cultivation remains and is adjacent to the boundary of the churchyard of the Church of St Mary Magdelene, which is a Grade II* Listed Building. The proposal therefore has the potential to impact on these heritage assets. A heritage Impact assessment has been submitted with the application and has been reviewed along with revisions to the proposal by SC Archaeology and English Heritage. Their detailed analysis is contained within the consultee comments earlier in this report. The proposal as first submitted included a bowling green within the moat and a club building/pavilion adjacent. However this has been omitted from the proposal following advice from English Heritage. The application now includes restoration of the moated site which can be secured by a legal agreement. The amended indicative layout indicates that a wider area will be retained between the proposed built development and the moated site which will ensure that the setting and the interrelationship between the moated site and the Church and the view from Station Road will be preserved. It is therefore considered that subject to conditions the proposal would have no adverse impact on heritage assets but would provide enhancement of the site.

6.5 **Trees, Landscape and Open Space**

6.5.1 Full landscape details and details of the open space will be provided at the Reserved matters stage but an indicative layout has been submitted which includes the provision of a large amount of open space including extension of the existing village green in addition to the restoration of the moated site. The amount of open space indicated significantly exceeds that required by the Open Space IPG for the number of dwellings proposed. The site is surrounded by mature hedgerows and trees and is also split in two by a field hedgerow. An indicative layout indicates that the trees and the majority of the hedgerows will be retained apart from the removal of a small part of the hedgerow which currently divides the site. A landscaping condition is not required at this is one of the reserved matters and if tree protection measures are considered necessary when a layout plan is submitted conditions can be imposed on any reserved matters approval.

6.6 **Ecology**

6.6.1 A Phase 1 Ecological Survey and Report has been submitted which concludes that the land to be developed is of limited ecological value, with no BAP species identified on site. The Councils Ecologist however commented that due to recent

records of a small great crested newt population to the east of the A49 for the application South of Hermitage Farm 14/01872/OUT (within 70m of the application site) the applicant should put forward suitable Risk Avoidance Measures for great crested newts. This has been received and a condition will be imposed regarding implementation. The recommended conditions regarding the provision of bat and bird boxes will also be imposed and this will provide ecological enhancement of the site. An appropriate landscaping scheme to be considered at the reserved matters stage will ensure that the Environmental Network or 'Green Corridor' is satisfactorily preserved. Subject to the imposition of conditions it is not considered that the proposal would have any adverse impact on wildlife, protected species or their habitat.

6.7 Developer contributions

6.7.1 At the existing prevailing rate of 15% this proposal for up to 40 dwellings should provide 6 affordable homes and the applicant has indicated that they are willing to enter into a S106 agreement to secure the relevant contribution in accordance with the requirements of the Type and Affordability of Housing SPD at the prevailing housing target rate at the time of the Reserved Matters application. English Heritage has also requested that the restoration and future management of the moated site is secured by a S106 agreement. The development will also be liable for a CIL contribution and if at the Reserved matters stage an equipped play area is incorporated into the open space then this would be funded by CIL. Some residents have raised concern about the capacity of the local infrastructure (including school places) to support the additional dwellings. However CIL replaces the need to seek additional developer contributions via a S106 for Education, Highway improvements or other infrastructure improvements for example and can also be used to target community improvements identified in the LDF Implementation plan and Place plans.

6.8 Drainage

6.8.1 The site is in Flood Zone 1 (which is an area of low risk of flooding) but on the Pluvial Flood Map the site is at risk of surface water flooding. A FRA has been submitted and the Design and Access statement indicates that foul drainage will be to the public sewer and surface water will be to soakaways at greenfield run off rates. The Councils drainage engineer has no objection to the proposal and has commented that the detailed surface and foul water drainage proposals including full details on how the surface water runoff will be managed can be submitted at the reserved matters stage and recommends appropriate conditions to be imposed. Full drainage details will also be considered as part of an application for Building Regulation approval.

7.0 CONCLUSION

7.1 On balance it is considered that the proposal represents sustainable development when considering the three dimensions outlined in the NPPF. Whilst the social and economic benefits of this proposal might not be significant there are no significant and demonstrable adverse impacts of allowing this proposal and the limited harm in terms of developing this greenfield site does not outweigh the combined benefits of allowing this proposal outlined in this report, including the enhancement and

restoration of the moated site.

7.2 Layout, scale, appearance and landscaping of the scheme are reserved for later approval but it is considered that an acceptable and appropriately designed scheme could be achieved that would have no significant adverse impact on residential amenity and would not result in significant or demonstrable harm to the character and appearance of the locality. The proposal would not result in the loss of any significant trees or hedgerow, and would have no adverse highway or ecological implications subject to conditions being imposed. Landscape details and open space provision will be fully considered and determined as part of an application for reserved matters. The on site affordable housing provision and the restoration and future maintenance of the moated site will be secured by a S106 agreement. It is therefore considered that the proposal accords with Shropshire LDF policies CS6, CS11, and CS17 and the aims and provisions of the NPPF.

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. Background

Relevant Planning Policies

Central Government Guidance: NPPF

Core Strategy and Saved Policies: CS4, CS5, CS6, CS11 and CS17

RELEVANT PLANNING HISTORY:

NS/96/00194/FUL Land part OS 1500 – Hadnall: erection of four low cost houses with parking and formation of new vehicular and pedestrian accesses. Approved 21st April 1997

11. Additional Information

View details online:

List of Background Papers: File14/03995/OUT
Cabinet Member (Portfolio Holder) Cllr M. Price
Local Member Cllr Simon Jones
Appendices APPENDIX 1 - Conditions

--

APPENDIX 1**Conditions****STANDARD CONDITION(S)**

1. Approval of the details of the siting, design and external appearance of the development 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 4 of the Development Management Procedure Order 2010 and no particulars have been submitted with respect to the matters reserved in this permission.

2. Application for approval of reserved matters shall be made to the local planning authority before the expiration of one year 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 begin 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. As part of the first application for reserved matters an updated FRA, and a surface water drainage strategy shall be submitted for approval and shall be implemented as approved prior to the first occupation of the dwellings.

Reason: To ensure that all potential flood risk to the development has been addressed and to minimise the risk of surface water flooding.

5. As part of the first application of reserved matters, in addition to a proposed landscaping scheme, a detailed design and programme of works for the restoration of Hadnall Manor (a scheduled ancient monument of national importance) to be used as an accessible and attractive public open space shall be submitted for approval. The approved programme of works shall be fully implemented prior to the occupation of more than 50% of the development.

Reason: To ensure the restoration and preservation of the scheduled monument

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

6. No development approved by this permission shall commence until the applicant, or their agents or successors in title, has secured the implementation of a phased programme of archaeological work in accordance with a written scheme of investigation (WSI). This written scheme shall be approved in writing by the Planning Authority prior to the commencement of works.

Reason: The proposed development site has high archaeological potential

7. Prior to the commencement of development full engineering details of the access, visibility splays, footway provision along Station Road, internal road layout, parking and turning areas shall be submitted to and approved in writing by the Local Planning Authority; the approved scheme shall be fully implemented prior to any dwelling being first occupied.

Reason: In the interests of highway safety.

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

8. Work shall be carried out strictly in accordance with the Further Information Regarding Great Crested Newt Mitigation by Turnstone Ecology dated 9th January 2015.

Reason: To ensure the protection of great crested newts a European Protected Species

9. Prior to the first occupation of the dwellings details of five woodcrete artificial nests suitable for small birds such as robin, blackbird, tit species, sparrow and swallow shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented in full prior to the occupation of the dwelling/ building.

Reason: To ensure the provision of nesting opportunities for wild birds

10. Prior to the first occupation of the dwellings details of five woodcrete bat boxes suitable for nursery or summer roosting for small crevice dwelling bat species shall be submitted to and approved in writing by the local planning authority. All boxes must be at an appropriate height above the ground with a clear flight path and thereafter be permanently retained. The approved details shall be implemented in full prior to the occupation of the dwelling/ building.

Reason: To ensure the provision of roosting opportunities for bats, which are European Protected Species

11. Prior to occupation, a "lighting design strategy for biodiversity" shall be submitted to and approved in writing by the local planning authority. The strategy shall:
 - a) Identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the

strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

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