

## Part B: Your Response

Please complete a separate **Part B form** for each response that you wish to make. One **Part A form** must be enclosed with your **Part B form(s)**.

To assist in making a response, separate **Guidance** is available on the Council's website. Responses should be returned by **5:00pm on Tuesday 11<sup>th</sup> June 2024**.

Name and Organisation:	Shingler Homes Ltd
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### Q1. To which document(s) does this response relate?

<b>a. Draft policy on Housing Provision for Older People and those with Disabilities and Special Needs and its explanation.</b>	<input type="checkbox"/>
<b>b. Updated Additional Sustainability Appraisal of the Draft Shropshire Local Plan Report.</b>	<input type="checkbox"/>
<b>c. Updated Housing and Employment Topic Paper.</b>	<input checked="" type="checkbox"/>
<b>d. Updated Green Belt Topic Paper.</b>	<input type="checkbox"/>

### Q2. To which paragraph(s) of the document(s) does this response relate?

Paragraph(s):	2.12, 8.73b
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### Q3. Do you consider the document(s) are:

- A. Legally compliant      Yes:       No:
- B. Sound      Yes:       No:

### Q4. Please detail your comments on the specified document(s).

**Please be as precise as possible.**

This representation seeks to support the principle of the additional windfall allowance throughout Shropshire.

Specifically the representation seeks to support the additional 75 dwelling windfall allowance increase within Whitchurch.

This increase is especially important as the existing windfall allowance of 82 dwellings noted within Appendix 5 (Table A5(i)) of the Local Plan Review (page 345) has already been exceeded by 55 dwellings despite being only 8 years into the 22 year plan.

As it stands this allows no further capacity in one of the key principal centres in the northern part of the Plan area (Whitchurch is the County's 5<sup>th</sup> most sustainable settlement as identified within the 'Hierarchy of Settlements' published in Oct 2017).

In this context it may be suggested by 3<sup>rd</sup> parties that there are no further suitable windfall sites left within the settlement boundary to accommodate this additional windfall allowance, and so this additional windfall allowance has no prospect of coming forward.

Shingler Homes are promoting a site at Linden Court, Tarporley Road, Whitchurch SY13 1LR and we can confirm that this site is a suitable windfall site within the settlement boundary of Whitchurch as defined within the emerging Local Plan Review 2016-2038.

continued below

The site measures around 2.4ha and a copy of the site boundary is attached as document 1.

This land is available, capable of immediate development and is deliverable.

As noted above Shingler Homes wishes to develop the site and has previously submitted a pre application request for advice to Shropshire Council (ref: PREAPP/21/00542). The Council's formal written response is attached for information as document 2.

The pre application response explains that once the Local Plan Review 2016-2038 is adopted, the land will sit within the settlement boundary of Whitchurch where the principle of development would be acceptable.

It also confirms that the proposed layout, housing mix and housing density to include 35 dwellings would '...appear appropriate' (page 6 of 21). The draft layout for 354 dwellings is attached as document 3, with a further iteration for 30 dwellings taking into account detailed comments in the letter attached as document 4.

Further issues of heritage assets, open space, residential amenity, ecology, drainage, ground investigations, trees and landscaping, rights of way, archaeology, flooding, highways, education, community infrastructure levy and climate change were considered and all of these issues would be dealt with within the detailed planning application to be submitted in due course.

To clarify, this representation seeks to support the additional windfall allowance within Whitchurch and puts forward a site within the settlement boundary which could (would) come forward as a windfall site once the Local Plan Review 2016-2038 were adopted.

We have ticked the box below suggesting that we would like to appear at the hearing session, but do so only if this issue of capacity within the settlement boundary of Whitchurch is challenged.

*(Please continue on a separate sheet if necessary)*

***Please succinctly provide all necessary evidence and information to support your response. After this stage, further submissions may only be made if invited by the Planning Inspectors, based on the matters and issues identified for examination.***

#### **Q5. Do you consider it necessary to participate in relevant examination hearing session(s)?**

*Please note: This response provides an initial indication of your wish to participate in relevant hearing session(s). You may be asked to confirm your request to participate.*

No, I do not wish to/consider it necessary to participate in hearing session(s)

Yes, I consider it is necessary/wish to participate in hearing session(s)

*The Inspectors will determine the most appropriate procedure to consider comments made during this consultation.*



Date: 8<sup>th</sup> November 2021

Our Ref: PREAPP/21/00542

Your Ref:

Dear Mr Turnell,

**TOWN AND COUNTRY PLANNING ACT 1990**

**PLANNING REFERENCE:**

**PROPOSAL:** Proposed residential development for 35 dwellings with access off Chester Road

**LOCATION:** Land at Linden Court, Tarporley Road, Whitchurch, Shropshire, SY13 1LR.

Thank you for your recent request for advice on the above proposal prior to submitting a planning application. I have considered your proposal and consulted with the relevant Planning Consultees and can provide the following guidance in relation to a follow-on application:

**Planning Policy**

Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004). Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused, unless other material considerations indicate otherwise. The National Planning Policy Framework (NPPF) constitutes guidance for local planning authorities as a material consideration to be given significant weight in determining applications.

The NPPF in itself constitutes guidance for local planning authorities as a material consideration to be given significant weight in determining applications. The NPPF sets out the presumption in favour of sustainable development through plan-making and decision-taking. The NPPF reiterates that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development. These considerations have to be weighed alongside the provisions of the development plan. Development plan policies of particular relevance to assessing the acceptability of this housing application in principle are discussed below.

## Adopted Local Plan

For the purposes of the assessment of this enquiry the development plan presently comprises of the adopted Shropshire Core Strategy 2011; the adopted Site Allocations and Management of Development Plan 2015; and Supplementary Planning Documents. These documents provide a positive framework for managing development in the County up to 2026 and are currently considered to be up-to-date.

Policies CS1 and CS3 of the Core Strategy set out the strategic approach to housing provision. It is envisaged that Market Towns and Other Key Centres will maintain and enhance their roles in providing facilities and services to their rural hinterland, balancing housing and employment development, of an appropriate scale and design that respects each town distinctive character and is supported by improvements in infrastructure within the towns development boundaries and on site allocated for development. Policies CS1 and CS3 are consistent with the objectives of the NPPF to focus new development in sustainable locations.

Whitchurch within the adopted plan is a Principal Centre with an identified development boundary. SAMDev Settlement policy S18.1 sets out the expectations for Whitchurch which is a focus for significant development in the North East of Shropshire and expects to deliver around 1,200 dwellings within the plan period (2006-2026).

The majority of the site subject to this pre-application is located outside the development boundary for Whitchurch as identified on the adopted policies map (S18 INSERT 1) and for the purposes of planning policy is within the 'countryside'. Core Strategy policy CS5 and SAMDev Plan policy MD7a apply, alongside the NPPF set out the criteria for residential development in the countryside, seeking to limit new residential development. In order to accord with these policies new market housing is expected to be strictly controlled.

SAMDev Policy MD3 relates to housing delivery and deals with the role of settlement housing guidelines stating the following:

2. *The settlement housing guideline is a significant policy consideration. Where development would result in the number of completions plus outstanding permissions providing more dwellings than the guideline, decisions will have regard to:*
  - i. *The increase in number of dwellings relative to the guideline; and*
  - ii. *The likelihood of delivery of the outstanding permissions; and*
  - iii. *The benefits arising from the development; and*
  - iv. *The impacts of the development, including the cumulative impacts of a number of developments in a settlement; and*
  - v. *The presumption in favour of sustainable development.*
3. *Where a settlement housing guideline appears unlikely to be met, additional sites outside the settlement development boundaries that accord with the settlement policy may be acceptable subject to the considerations in paragraph 2 above.*

The published Five Year Housing Land Supply Statement (2020) identifies that as at the 31<sup>st</sup> March 2020, for Whitchurch there have been 604 completions and there are a further 706 sites with planning permission or prior approval. These figures do not consider any planning

permissions or completions since the 31<sup>st</sup> March 2020, however with the number of completions and identified sites with planning permission totalling 1,310 dwellings and no evidence to suggest the sites would be undeliverable there is significant confidence that the residential guideline for Whitchurch can be achieved within the plan period. As such it is not considered that SAMDev Plan Policy MD3(3) is applicable in the context of this pre-application site.

## Five Year Housing Supply and Housing Delivery Test

Part 2 (v) of the SAMDev Policy MD3 reflects the NPPFs presumption in favour of sustainable development and provisions for where there is a lack of five-year supply of housing sites. With regard to Housing Land Supply across Shropshire the published Five Year Housing Land Supply Statement, 2020 concludes that as of 31<sup>st</sup> March 2020 Shropshire currently has 6.05 years supply of deliverable housing land against the housing requirement within the adopted Core Strategy (2011) and 8.11 years supply of deliverable housing land against the local housing need, calculated using Governments standard methodology.

Shropshire has exceeded the housing need over the last 3 years as calculated within the national housing delivery test (156% delivery) and as calculated locally against the housing requirement identified within the adopted Core Strategy (2011) (127% delivery). As such, there is a five year supply of housing land across Shropshire and the national housing delivery test has been met. It is considered therefore that the relevant adopted plan policies remain up to date.

## Local Plan Review

The Draft Shropshire Local Plan (2016-2038) has been through several stages of consultation (Regulation 18 (plan-making) and Regulation 19 (pre-submission)) and the Draft Shropshire Local Plan was submitted to the Planning Inspectorate for examination on the 3<sup>rd</sup> September 2021.

Paragraph 48 of the NPPF sets out factors which effect the amount of weight which can be applied to relevant policies in emerging plans. Taking these into account it is considered that some limited weight can be applied to relevant draft policies within the draft Shropshire Local Plan, as a material consideration in the decision making process on planning applications. However, this limited weight is significantly reduced where there are any relevant unresolved objections. Ultimately the draft Shropshire Local Plan will only carry full weight on its adoption.

Additionally, like the Adopted Plan, the Draft Shropshire Local Plan is intended to be read and applied as a whole. As such all relevant draft policy requirements would need to be taken into account where it is proposed that any weight is given to the draft Shropshire Local Plan.

## Local Plan Review Policy Considerations

Whitchurch is proposed to remain as a Principal Centre within the Draft Shropshire Local Plan (Draft policies SP2 - Strategic Test and draft settlement policy S18.1).

The draft settlement policy S18.1 proposes a residential guidance for Whitchurch of around 1,600 dwellings to be provided during the plan period (2016-2038). The draft policy expects

this proposed residential development to be delivered primarily through saved SAMDev residential allocations and proposed local plan residential allocations. The draft settlement policy goes on to state that this would be complemented by appropriate windfall residential development within the Whitchurch development boundary shown on the draft policies map and where the development is consistent with relevant policies of the draft local plan.

It is also noted that part 5 of draft policy S18.1 requires 'All development within Whitchurch to require mitigation measures to remove any adverse effect from increased recreational pressure on the integrity of the Fenns, Whixall, Bettisfield, Wem, Cadney Mosses SAC/Ramsar site and Brown Moss SAC/Ramsar site in accordance with draft policies DP12, DP14 and DP15'.

Part 7 of draft policy S18.1 states that 'development will also be expected to take into account infrastructure constraints and requirements identified within the implementation plan and Whitchurch Place Plan, particularly in relation to the need for upgrades to the wastewater treatment works in 2020-2025 and positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with policy DP25'.

This application site is currently outside the development boundary for Whitchurch and is not identified as a proposed site allocation in the draft plan (policy S18.1). However, the land to the west of the site (outside of this pre-application enquiry) is proposed as a residential allocated sites (WHT037 and WHT044) and subsequently the development boundary for Whitchurch is proposed to be extended to include the proposed allocation. As a result of the proposed allocation and alteration to the development boundary the land subject to this pre-application would become encompassed as land within the development boundary.

The representations received during the Regulation 19: Pre-submission Consultation on the Draft Shropshire Local Plan, include unresolved objections to the proposed allocations for Whitchurch, including concern regarding over development and flood risk on proposed site allocation WHT037 and WHT044. There are also representations on other possible development sites within Whitchurch which were omitted from the draft local plan. It is not known at this stage whether the Plan Inspectors will wish to explore these matters further through the Examination. The opportunity to consider the proposed site allocations, resulting development boundary alterations and omission sites further through the examination process should not be prejudiced by an early approval. As such it is considered that at this stage only very limited weight can be applied to the inclusion of this land within the development boundary and as a windfall development site.

It is important to note that the draft Shropshire Local Plan should be read and applied as a whole. Therefore, when applying very limited weight to the proposed inclusion of the land within the development boundary for Whitchurch there is also a need to consider the conformity of the proposals within the pre-application with the wider policies of the draft Shropshire Local Plan. Draft policies which introduce additional policy considerations include:

- The settlement guidelines in draft policy S18.1
- Draft Policy SP3: Climate Change
- Draft Policy SP5: High Quality Design
- Draft Policy SP6: Health and Wellbeing
- Draft Policy DP1: Residential Mix
- Draft Policy DP2: Self-Build and Custom-Build Housing
- Draft Policy DP3: Affordable Housing Provision

- Draft Policy DP11: Minimising Carbon Emissions
- Draft Policy DP12: The Natural Environment
- Draft Policy DP14: Green Infrastructure
- Draft Policy DP15: Open Space and Recreation
- Draft Policy DP16: Landscaping of New Development
- Draft Policy DP18: Pollution and Public Amenity
- Draft Policy DP20: Water Efficiency
- Draft Policy DP21: Flood Risk
- Draft Policy DP22: Sustainable Drainage Systems
- Draft Policy DP27: Broadband and Mobile Communication Infrastructure

## Conclusion

The adopted Local Plan currently provides the starting point for decision making. Whilst Whitchurch itself is established as a Principal centre and thus a suitable location for sustainable development within the adopted Local Plan, the site subject to this pre-application is currently located outside the identified settlement development boundary for Whitchurch as identified on the policies map for the adopted local plan. As such the site is, for planning policy purposes located within the 'countryside'. Adopted Local Plan Policies (including Core Strategy Policy CS5 and SAMDev Plan Policy MD7a) and the NPPF set out the criteria which limits new residential development in the countryside.

As a result of the number of completions and commitments identified within Whitchurch, it is not considered that SAMDev Plan Policy MD3(3) is applicable in the context of this pre-application site.

As noted above, Shropshire Council considers that there is a robust five-year housing land supply in Shropshire and that the housing delivery test has been met in Shropshire and therefore relevant policies within the adopted local plan remain up to date.

The site subject to this pre-application would, due to the proposed expansion of the development boundary as a result of proposed allocations WHT037 and WHT044 become land which would sit within the proposed development boundary. Reflecting on the relevant considerations within Paragraph 48 of the NPPF, it is considered that some limited weight can be applied to relevant draft policies in the draft Shropshire Local Plan, as a material consideration in the decision-making process on Planning Applications. However, this limited weight is significantly reduced where there are any relevant unresolved objections, which is the case with regard to the proposed allocation immediately adjoining this site and the reason for the proposed development boundary expansion.

Furthermore, the draft Shropshire Local Plan should be read and applied as a whole, as such when applying this very limited weight to the sites inclusion within the development boundary, there is a need to consider the conformity of proposals with the wider policies of the draft Shropshire Local Plan. Particularly pertinent draft policies are documents above.

Given that currently only very limited weight can be applied in the decision-making process, it is considered that any proposals for this site would need to demonstrate other significant supporting material considerations, together with compliance with all emerging policy requirements within the draft Shropshire Local Plan, in order to justify a departure for the adopted Local Plan.

There is therefore a need to consider whether there are other specific material considerations which may weigh in the balance of decision making in relation to the delivery of sustainable development.

## **Layout, Scale and Design**

Policy CS6 'Sustainable Design and Development Principles' of the Shropshire Core Strategy requires development to protect and conserve the built environment and be appropriate in scale, density, pattern and design taking into account the local context and character. The development should also safeguard residential and local amenity, ensure sustainable design and construction principles are incorporated within the new development. This is reiterated in the Site Allocations and Management of Development (SAMDev) Plan in policy MD2 in which development should reflect local architectural characteristics including building heights, scale and plot sizes.

The application site consists of 2.32 hectares of land with a mixture and native trees and hedgerows along the field boundaries. The proposed layout provides a total of 35 dwellings with a continuation of the existing estate road from The Beeches providing two cul-de-sacs. This has resulted in a relatively low-density level of 15 units per hectare. It is understood that there is a badger sett protection area required within the site; whilst there is a pond which is being retained; and the development will include a large area of open space which contributes to the low-density. It is also recognised that the site currently classified as countryside and has open fields to the west and there is a mixture of dwellings and bungalows adjoining the site to the north, east and south with varying plots sizes. The proposed density layout would appear appropriate.

It is noted that the proposed site will provide the following housing mix which would provide a range of house sizes and the open market dwellings are acceptable:

### Open Market Dwellings

1 x 2-bedroom (bungalow)  
3 x 3-bedroom (bungalow)  
7 x 2-bedroom  
7 x 3-bedroom  
14 x 4-bedroom

### Affordable Dwellings

3 x 2-bedroom

TOTAL = 35 units

In general terms the layout of the dwellings appears satisfactory and the proposed differing houses designs would be in keeping with the local area and provide a good mixture of variety and include features and design elements from adjoining properties. However, it was noted that house types The Tedsmore, The Alkmund and The Highgrove (Bungalow) were not included in this pre-application submission.

Issues were raised regarding the position of some of the dwellings in relation to trees and further layout changes are requested in the relevant sections of this report.



During our site meeting I did indicate the desire to provide a pedestrian connection onto Haroldgate to provide improved access for pedestrians within the town. However, it was indicated that this would not be possible due to this land being outside the control of the current landowner. Although no details have been provided to indicate any discussions with this landowner as to why a connection would not be possible. I would make you aware that there is concern and objection regarding the vehicular access being gained from The Beeches estate as this would segregate an important badger wildlife corridor. This is indicated further in the Ecology section of this letter. Vehicular access from Haroldgate would be more appropriate with a pedestrian link into the Beeches estate.

It is noted that Plots P19 to P25 would result in a long continuous row of hard surfacing, whilst Plots 1 to 4, Plots 12 and 13, Plots 29 and 30 and Plots 33 to 35 provide wide areas of hardstanding and would appear quite harsh in the street scene. It is suggested that the layout is revised with potentially a small reduction in the number of units to provide improved plot widths which will allow tandem car parking alongside gable elevations and provide improved landscaping (including tree planting) within the front gardens.

## **Impact on Heritage Asset**

In considering the proposal due regard to the following local policies and guidance has been taken, when applicable: CS5 Countryside and Green Belt, CS6 Sustainable Design and Development and CS17 Environmental Networks, MD2 Sustainable Design, MD13 Historic Environment and with national policies and guidance, Section 16 of the National Planning Policy Framework (NPPF) published July 2021.

The site is currently agricultural land which surrounds Linden Court and it is proposing to extend the urban built form into the countryside between Haroldgate, The Beeches and the bungalows to the east off Tarporley Road. Linden Court is considered to be a heritage asset as described in Annex 2 of the National Planning Policy Framework, due to its age (presence on the 1900 mapping).

Section 16 of the National Planning Policy Framework refers to Conserving and Enhancing the Historic Environment, as follows:

- Paragraph 194 refers to Local Planning Authorities requiring applicants to describe the significance of heritage assets and their setting.
- Paragraph 197 refers to the need for Local Authorities to take account of the desirability of sustaining and enhancing the significance of the asset, putting them to viable uses and that there is a desirability for new development to make a positive contribution to local character and distinctiveness.

MD13 states that Shropshire's heritage assets will be protected, conserved, sympathetically enhanced and restored by ensuring proposals avoid harm or loss to significance of designated and non-designated heritage assets and ensuring that proposals affecting the significance of these assets are accompanied by a Heritage Assessment. It goes on to state that proposals which are likely to have an adverse effect on the significance of non-designated heritage assets, including their setting, will only be permitted where it can be clearly demonstrated that the public benefits of the proposal outweigh the adverse impact.

Archaeological comments have been made on this site and these request a desk based assessment and we would suggest that a proportional assessment is made with regard to

setting of Linden Court. We would refer to English Heritage's Guidance GPA3 <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/> to ensure that this is sufficiently assessed to inform the application process and will be useful in informing the design of the proposed new dwellings. We would suggest the design of the dwellings should reflect the local vernacular detail in terms of scale, details, materials and layout. Some house types have been submitted with this Preapplication, however, there are some house types missing which preclude full comment being made at this stage. Overall, the currently submitted dwellings would appear to be a good mix and of a good standard of detailing. From a heritage perspective the plots we would be most concerned with are those which are adjacent the boundary with Linden Court and that these should reflect the design cure of the local vernacular.

The other aspect we would suggest needs to be considered closely is the boundary treatments with Linden Court and would encourage the applicant to use native hedging and post and rail/wire fencing so that the visual appearance of the development when read in the context of Linden Court does not appear too urban.

## **Open Space**

Policy MD2 of the SAMDev Plan indicates that adequate open space set at a minimum standard of 30sqm per person is provided for residential developments and that for developments of 20 dwellings and more the open space needs to comprise of a functional area for play and recreation. This should be provided as a single recreational area rather than a number of small pockets spread throughout the development site.

It is noted that the public open space required for the housing mix indicated on the Proposed Site Masterplan would be 3,240sqm. However, the layout indicates a substantial over provision providing 5,350sqm of open space which the Parks & Recreation Team have confirmed is acceptable. The open space would appear to be provided predominately as a large area of land to the south of the site and will include a footpath leading up to The Beeches estate road. This footpath should provide a physical connection with the adopted footpath along this estate road to provide continuous pedestrian connectivity.

I would confirm that the nearest children's play area is on Jubilee Park which is over 430 metres away as the crow flies to the south. Having regard that the proposed housing mix will provide family accommodation it is requested that this development provides an enclosed Local Equipped Area for Play primarily for young children. The ongoing needs for access to manage open space must be provided for and arrangements must be in place to ensure that the open space will be maintained in perpetuity whether by the occupiers, a private company, a community organisation, or Whitchurch Town Council. A formal application should include details on how the future of the open space will be managed.

## **Impact on Residential amenity**

Policy CS6 'Sustainable Design and Development Principles' of the Shropshire Core Strategy indicates that development should safeguard the residential and local amenity. There are a number of residential properties which back onto the site boundaries, although there is good natural screening and good separation between elevations with habitable windows. Having regard to the layout, design and scale of the proposed dwellings in relationship to the neighbouring properties the development will not result in any significant overlooking or loss of privacy, cause an overbearing impact or result in loss of light. The proposed vehicular and pedestrian access will link into The Beeches estate. Having regard

to the use of the road the proposed movement of vehicles from the development is not envisaged to create any significant increase in noise or disturbance to existing residents.

## **Ecology**

Policy CS17 'Environmental Networks' of the Shropshire Core Strategy indicates that development will identify, protect, expand and connect Shropshire's environmental assets to create a multifunctional network and natural and historic resources. This will be achieved by ensuring that all development protects and enhances the diversity, high quality and local character of the natural environment and does not adversely affect the ecological value of the assets, their immediate surroundings or their connecting corridors. This is reiterated in national planning guidance in policy 11 'Conserving and Enhancing the Natural Environment' of the National Planning Policy Framework. This indicates that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, minimising impacts on biodiversity and providing net gains where possible. I have consulted the Council Planning Ecologist who has provided the following response:

### Badger

A stand-off zone around the main breeding sett has been provided, however, this is shown as part of public open space. I do have concerns regarding the conflict of people and dogs and a main sett. No barriers or planting are shown to provide a division between publicly accessible areas and those which should be for badger only in order protect badgers in their setts from disturbance by people and dogs who would be utilising the public open space and this should be provided.

In addition, the proposed badger/wildlife corridor around the edges of the site runs behind back gardens, and concern that due to this layout, that the corridor could easily become either taken into gardens or become blocked / used a dumping ground for residents from the adjacent back gardens. It is not a good layout in this respect, and it is requested that further thought is given to this in terms of the layout.

It is also noted that the badger corridor is very narrow at the corner just north of Plot 26 (opposite plot 31) and this should be made wider, especially as it is directly adjacent to a road.

### Great Crested Newt

A pond which is located within the development site was identified in the Preliminary Ecological Appraisal (PEA) report as having below average habitat suitability for Great Crested Newts (GCN), however, no further survey of the pond has been undertaken to support the conclusions of the PEA which states:

*'There was no suitable breeding habitat for great crested newts found within 250m of the proposed development boundary. The two ponds were found to provide poor and below average breeding opportunities for the species. The proposed development is unlikely to have a significant impact on this species, however given the development will surround Pond 1, Reasonable Avoidance Measures are deemed appropriate for this scheme, so as to ensure no impact to individual GCN's is committed.'*

HSI is only a measure of habitat suitability, and not a substitute for surveys for newts. In general, ponds with high HSI scores are more likely to support Great Crested Newts than those with low scores, although the system is not sufficiently precise to conclude that any particular pond with a high score will support newts, or that any pond with a low score will not do so.

For a planning application for this site, details of surveys for GCN in Pond 1 should be submitted in order to fully inform of the likely impacts of the development proposals upon this European protected species. Use of eDNA is an option which could be explored, or an alternative would be utilising the Natural England GCN District Level Licensing scheme. More information on GCN surveys and the suitability of different approaches available should be sought from a consultant ecologist.

## Existing Pond

The retention of the existing pond is welcomed, as it is a priority UK habitat, however, within the current layout development is located less than a metre from it which is clearly going to have a negative impact on this valuable asset. The environs of the pond should be rethought as part of the layout, with it set in a larger area of semi-natural space. During our site visit it was noted that Plot 31 would be located adjacent to the pond and there is a large tree (T54) to the east. This tree was tall with a widespread canopy and would result in significant overshadowing of this plot. If this plot was removed it would have the benefit of providing improved open space around the pond and allow the road to be moved across improving the wildlife corridor north of Plot 26

## Environmental Networks

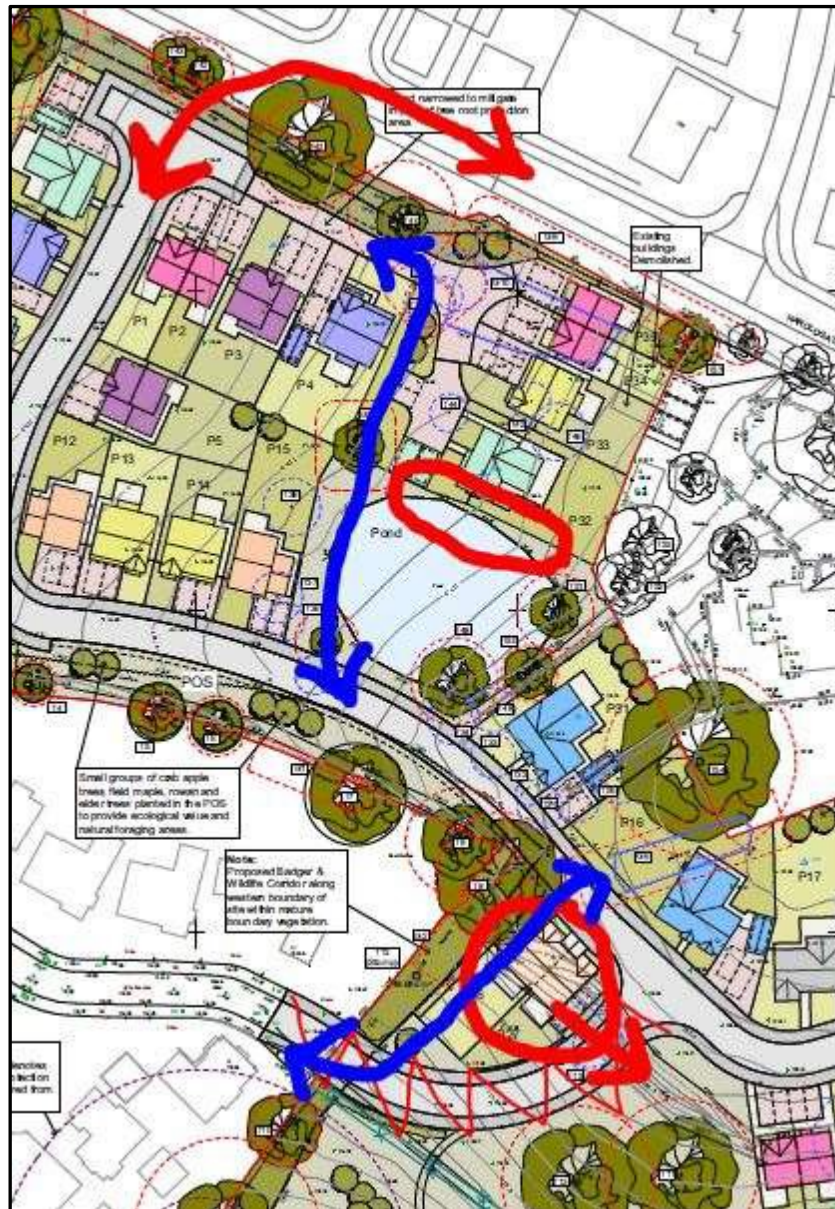
The Shropshire Core Strategy contains in Policy CS17: Environmental Network provision for mapping and subsequently protecting, maintaining, enhancing and restoring Environmental Networks in the county in line with the recommendations of both The Lawton Review and the National Planning Policy Framework. This proposed development site lies within an Environmental Network corridor. As such, the proposed scheme must clearly demonstrate how the development will 'promote the conservation, restoration and enhancement of priority habitats [and] ecological networks' as required by paragraph 174 of the National Planning Policy Framework.

## Biodiversity Net Gain

A planning application on this site should also be accompanied by information demonstrating biodiversity losses and gains, utilising the DEFRA Metric 3.0 and with accompanying documentation in line with BS 8683:2021 - 'Process for designing and implementing Biodiversity Net Gain' and good practice guidance i.e. 'Biodiversity Net Gain - Good Practice Principles for development', CIEEM, 2016. The development must demonstrate at least a 10% net gain in biodiversity.

## Sustainable Development

Copied below is a section of the layout plan with annotations marked on relating to wildlife corridors, and linkages/permeability for active travel and vehicle movement. The submitted plans do not demonstrate good design for permeability and provision of active travel routes within and beyond the development.



Instead of the proposed roadway that snakes around a long route to exit onto Chester Road it would seem much more appropriate for the development to have an exit for vehicles onto Haroldgate to the north - this would mean that the link road that cuts across the open space into the new development to the west, and cuts across the wildlife corridor, could be removed from the plans, and replaced with a footpath/cycleway that could run alongside the hedgerow, between the hedgerow and the boundary of Plot 26.

Plots 26 and 27 create a narrow pinch point in the wildlife corridor and Plot 26 is very close to the existing mature tree with potential problems likely to occur. By moving Plots 26 and 27 a few metres to the southeast into the space currently intended for the roadway there would be no issue with the tree or the wildlife corridor and space for a footpath. It would also avoid creating a break in the wildlife corridor where the roadway cuts through the hedgerow.

There is also an obvious route for a footpath to run along the western side of the pond and up past Plots 32 to 35, where it would provide a connection onto Haroldgate and contribute to an active travel network through the site for residents of the new development and also existing development areas to the north and south.

## Drainage

Policy CS18 'Sustainable Water Management' of the Shropshire Core Strategy indicates that development should integrate measures of sustainable water management to reduce flood risk, avoid an adverse impact on water quality and quantity and provide opportunities to enhance biodiversity.

The technical details submitted for this enquiry have been appraised by WSP UK Ltd, on behalf of Shropshire Council as Local Drainage Authority as follows:

(1) The development site is greater than 1 hectare, a Flood Risk Assessment (FRA) should be produced where the developer should:

Complete a FRA using Shropshire Council's Strategic Flood Risk Assessment (SFRA) documents for guidance. The SFRA's are available on the Shropshire Council website. The criteria for a FRA are set out in National Planning Policy Framework and the Technical Guidance to the National Planning Policy Framework. Reference should also be made to the Environment Agency West Area (Midlands) Flood Risk Assessment Guidance notes.

A FRA should include, as a minimum:

- Assessment of the Fluvial flooding (from watercourses)
- Surface water flooding (from overland flows originating from both inside and outside the development site)
- Groundwater flooding
- Flooding from artificial drainage systems (from a public sewerage system, for example)
- Flooding due to infrastructure failure (from a blocked culvert, for example)
- Flood compensation storage, finished floor levels and evacuation plan should be detailed.
- Proposed surface water drainage strategy

(2) In the Ground Investigation Report, it stated that the use of soakaway drainage may be viable; infiltration testing in accordance with BRE Special Digest 365 (2016) will be required to confirm viability of soakaway drainage.

The use of soakaways should be investigated in the first instance for surface water disposal. Percolation tests and the sizing of the soakaways should be designed in accordance with BRE Digest 365 to cater for a 1 in 100 year return storm event plus 35% for climate change. Full details, calculations, dimensions and location plan of the percolation tests and the proposed soakaways should be submitted for approval.

Surface water should pass through a silt trap or catchpit prior to entering the soakaway to reduce sediment build up within the soakaway.

Should the use of soakaways prove to be not viable, the use of large diameter pipes and crate storage together with a large number of chambers are likely to prove to be an expensive solution in terms of both construction and maintenance. The site's topography lends itself well to the use of true SuDS. Opportunities for permeable paving, swales, attenuation basins, filter strips and rain gardens for the highway within the development site which could be explored to make the drainage system more sustainable.

Challenges to the viability of SuDS at development sites may include land take/space limitations, land contamination legacy, soil infiltration properties and groundwater conditions. Key to their viability, however, is their early consideration. It could not be accepted, for example, that true SuDS are unviable simply because they do not fit in with a proposed site layout which has been designed prior to the consideration of SuDS.

The 'Management Train Approach' should be central to the surface water drainage strategy of the proposed site. The main objective is treatment and control of runoff as near to the source as possible protecting downstream habitats and further enhancing the amenity value of the site aiming to incrementally reduce pollution, flow rates and volumes of storm water discharging from the site. SuDS should link with the individual plot structure, planting, public open space requirements and amenity areas, gaining multiple benefits from a limited area of land.

(3) Urban creep is the conversion of permeable surfaces to impermeable over time e.g. surfacing of front gardens to provide additional parking spaces, extensions to existing buildings, creation of large patio areas.

The appropriate allowance for urban creep must be included in the design of the drainage system over the lifetime of the proposed development. The allowances set out below must be applied to the impermeable area within the property curtilage:

Residential Dwellings per hectare	Change allowance % of impermeable area
Less than 25 dwellings	- 10%
30 dwellings	- 8%
35 dwellings	- 6%
45 dwellings	- 4%
More than 50 dwellings	- 2%
Flats & apartments	- 0%

(4) Information on the proposed maintenance regime for any sustainable drainage system proposed, including details of who will take responsibility should be provided to ensure that the drainage system remains in good working order throughout its lifetime.

(5) Highway gully spacing calculations should be provided.

Where a highway is to be adopted and gullies will be the only means of removing surface water from the highway, footpaths and paved areas falling towards the carriageway, spacing calculations will be based on a storm intensity of 50mm/hr with flow width of 0.75m, and be in accordance with DMRB CD526 Spacing of Road Gullies (formerly HA102)

Gully spacing calculations must also be checked in vulnerable areas of the development for 1% AEP plus climate change 15 minute storm events. Storm water flows must be managed or attenuated on site, ensuring that terminal gullies remain 95% efficient with an increased flow width. The provision of a finished road level contoured plan showing the proposed management of any exceedance flows should be provided.

Vulnerable areas of the development are classed by Shropshire Council as areas where exceedance flows are likely to result in the flooding of property or contribute to flooding outside of the development site. For example, vulnerable areas may occur where a sag curve in the carriageway vertical alignment coincides with lower property threshold levels or where ground within the development slopes beyond the development boundary.



Shropshire Council's 'Surface Water Management: Interim Guidance for Developers, paragraphs 7.10 to 7.12' (Local Standard D of the SUDS Handbook) requires that exceedance flows for events up to and including the 1% AEP plus CC should not result in the surface water flooding of more vulnerable areas (as defined above) within the development site or contribute to surface water flooding of any area outside of the development site. Exceedance flow path should be provided.

(6) The proposed method of foul water sewage disposal should be identified and submitted for approval, along with details of any agreements with the local water authority and the foul water drainage system should comply with the Building Regulations H2.

Although the Council drainage consultants are recommending soakaways in the first instance to deal with surface water drainage the Ground Investigation report indicated that there was no significant infiltration during testing. I note that the near-surface geology is predominately clay soil and that surface water from the proposed development could not be effectively discharged by soakaway drainage. The preliminary drainage plan indicates that the proposed drainage system will provide a combined foul water and surface water connection to an existing combined system on the Haroldgate Road.

I would confirm that Welsh Water worked extensively with the developer of the David Wilson Homes development accessed off Haroldgate Road to achieve a detailed and permanent drainage solution that was designed to prevent the development from causing detriment within the local sewer network. I am aware of capacity issues regarding drainage within Whitchurch and I would recommend that any discussions with Welsh Water are undertaken as soon as possible and that any application should be accompanied with a detailed drainage scheme including agreements with Welsh Water for connection. Whitchurch Town Council frequently respond to housing developments in Whitchurch and regularly raise issues and objection to planning applications over drainage capacity. I think it would assist any planning application to have these issues resolved prior to submission.

## **Ground Investigation**

The Council Environmental Protection Team have assessed the Ground Investigation Report by GeoRisk Management. It would appear that the site has remained as agricultural fields dating back to at least the late 1800's and Public Protection has not identified the proposed development site as potentially contaminated land having regard to the Council's Environmental Protection Act 1990 Part 2A responsibilities. GeoRisk Management has undertaken a Phase I Desk Study and carried out an intrusive investigation. The conceptual site model (CSM) identified a low risk and the results of the intrusive site investigation confirmed that there were no pollutant linkages in respect of risks to human health and the site can be developed without the need for any remedial works. Public Protection does not disagree with the conclusions of the GeoRisk Management Report and will therefore not be making any recommendations in respect of contaminated land should an outline or full application be received.

## **Impact on Trees & Landscaping**

Policy CS17 'Environmental Networks' of the Shropshire Core Strategy indicates that development should protect and enhance the local natural environment.



A pre-design Arboricultural Impact Assessment has been carried out with a total of 50 trees and other groups and hedges. The site is a mixture of native mature trees and garden trees and conifers associated with the dwelling on site. It appears from the Master plan that 13 trees are to be removed to facilitate development most of which are garden specimen forming part of the existing house gardens.

Whilst I have no objection in principle on arboricultural grounds, a further application will require a final layout plan in relation to retained trees and root protection areas (RPA's), an Arboricultural Method Statement and a Tree Protection Plan. The plan should consider the following:

- Retention of the 12 mature Oaks in the best possible situations for long term survival. These are the most important trees on site and are all given 'B' category with the exception of T54 which is an 'A' category tree: T2 T11 T133 T18 T21 T22 T23 T26 T41 T42 T54 T57
- Building in the root protection area (RPA) of T54 ' can this be avoided?
- Proximity of T1 and T2 to the adjacent plot ' shading and liveability issues?
- The retained Ash trees are vulnerable to Ash dieback disease which should be taken into account in the final retention / design.

During our site visit it was agreed that the rear garden for Plots 16, 17 and 18 would be provided with a timber fence to provide security and privacy. Although a hedgerow would be planted on the Linden Court side to provide a soft boundary edge to this property.

The exact details of any landscaping will be controlled by a soft and hard landscaping condition.

## **Rights of Way**

There are no public rights of way which cross the development site which would be affected by the proposed development of this land.

## **Impact on Archaeology**

The proposed development site comprises 0.9 hectares of agricultural land on the north-western edge of the historic market town of Whitchurch. At present there are no records of any features with archaeological interest on the Shropshire Historic Environment Record (HER) on the proposed development site itself. However, the Tithe Award Map for Whitchurch Township of 1841 indicates that the southern part of the proposed development site, south of Linden Court, previously formed part of a field called Windmill Field. This may indicate the presence of a postmedieval or earlier windmill within it. As a consequence, the proposed development site is considered to have moderate archaeological potential.

With regard to the requirements of Policy MD13 of the Local Plan and Paragraph 194 of the NPPF (July 2021), it is advised that an archaeological desk-based assessment should be submitted with any planning application for the proposed development.

Subject to the findings of the desk-based assessment, and in line with Policy MD13 of the Local Plan and Paragraph 205 of the NPPF, it is advised that it is likely that it will be

necessary to advise that a phased programme of archaeological work is made a condition of any planning permission for the proposed development. This should comprise an initial trial trenching exercise followed by further mitigation as appropriate. An appropriate condition of any such consent would be:

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 development site is known to have archaeological interest.

## **Flooding**

Policy CS18 'Sustainable Water Management' of the Shropshire Core Strategy indicates that development should integrate measures for sustainable water management to reduce flood risk and development sites within flood risk areas should be developed in accordance with national planning guidance contained in Section 14 'Meeting the Challenge of Climate Change, Flooding and Coastal Change' of the National Planning Policy Framework. The proposed development site does not fall within Flood Zone 2 or 3.

## **Affordable Housing**

Policy CS11 'Type and Affordability of Housing' of the Core Strategy indicates that all new open market housing development should make an appropriate contribution to the provision of local needs affordable housing having regard to the current prevailing target rate as set out in the Shropshire Viability Index. As the master plan shows a scheme of 35 dwellings the development would need to provide 3 affordable units on site and a financial contribution of 0.5. It is noted that affordable dwellings are shown as 3 x 2-bedroom properties and although we do have a need for 2-bedroom homes we would like to see a mix of property sizes and would suggest 2 x 2-bedroom and 1 x 3-bedroom. The size of the units are sufficient for a 2 bedroom 3 person house and a 3 bedroom 4 person house. The tenure split of the affordable units would be 2 for affordable rent and 1 for low-cost homes ownership and these 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. However, as this is a pre app application the percentage contribution and number of affordable homes will not be set at this time but will be reviewed at the time of the full or reserved matters application. The size, type and tenure of the affordable housing needs to be agreed in writing with the Housing Enabling team before any application is submitted.

## **Highways**

Policy CS6 'Sustainable Design and Development Principles' of the Shropshire Core Strategy indicates that proposals likely to generate significant levels of traffic should be located in accessible locations where there are opportunities for walking, cycling and use of public transport can be maximised and the need for car-based travel to be reduced. This policy also indicates that development should be designed to be safe and accessible to all. I have therefore consulted the Highways Manager who has provided the following response:

From a highway perspective I see no objection in principle to the development of the site and extension off Linden Court, which has been developed out. Due to the gradient of the road extending from Linden Court, consideration should be given to a traffic calming feature

between the current and proposed extension to Linden Court. This would appear to be at a natural point of the green corridor between trees T9 and T10.

The carriageway width of the site should be a minimum of 5.0 metres to be consistent with the existing Linden Court. There are no adverse comments as regards the proposed footway infrastructure through the development. Footways should be a minimum of 2 metres wide. A service margin will be required along the public open space between trees T4 and T9 and our preference would be to see this hard surfaced at 1.0 metre width.

I see no fundamental issue with the estate road layout. As part of any application submission, all road widths, junction radii and centreline radii should be shown. Tracking of a refuse vehicle in accordance with Shropshire Council's specification should be provided. Parking spaces should be provided at 2.5 x 5.0 metres.

Whilst the proposed housing and road layout is a masterplan at this stage I would make the following observations:

- Plot 11 - The alignment of the parking drive would result in difficulties in reversing and turning to exit the site towards the Tarporley Road.
- Plot 18 - Vehicle tracking should be provided to demonstrate adequate turning space is available.
- Plot 25 - Would result in manoeuvring across the footway road termination. Does this need a full width footway at this termination point?
- Plot 27 - Would require vehicle manoeuvring to gain entry and exit onto and off the highway.

I would question the narrow private access road link to serve Plots P32 to P35 and the layout of the private turning head in relation to the parking spaces shown. I would question also the narrowness of the private access road link to allow vehicles to reverse back out of Plots P2 to P4.

Access to Plot P2 raises the same issue as P25 above.

Further guidance on the adoption of residential estate roads is contained in the Council's new draft Shropshire Manual for Adoptable Roads and Transport (SMART) link <https://shropshire.gov.uk/roads-and-highways/developing-highways/design-standards/>

## **Education**

Shropshire Council Learning and Skills forecasts that the potential development, along with other development proposals in the vicinity will impact on future schooling requirements in the catchment area. The local primary and secondary school are both forecast to require additional capacity in the current plan period, as a result of development. Learning and Skills will continue to monitor the impact of this and future housing applications and developments in the area. It is therefore essential that the developers of this and any new housing in this area contribute towards the consequential cost of any additional places/facilities considered necessary to meet pupil requirements. Based on a development of 34 dwellings it is recommended that CIL contributions are used towards school capacity requirements.

## **Community Infrastructure Levy**

Policy CS9 'Infrastructure Contributions' of the Shropshire Core Strategy indicates that development that provides additional dwellings or residential extensions over 100 square metres should help deliver more sustainable communities by making contributions to the local infrastructure. The arrangements for the use of the levy funds are detailed in the Local Development Frame Implementation Plan. The Community Infrastructure Levy will only relate to the open market dwellings.

## **Climate Change**

At this point in time the Council does not have any adopted Climate Change policy. However, the adopted Sustainable Design Supplementary Planning Document (Part 1) includes a Sustainability Checklist in providing guidance on how new development in Shropshire should be designed and constructed. Through the use of a Sustainability Checklist, the SPD requires all development proposals to meet a minimum standard in relation to a range of sustainable design principles, in accordance with current national sustainable building standards. It will ensure that future developments are of a high quality, which respect and enhance local distinctiveness, and incorporate measures to optimise the effectiveness to combat climate change and manage or mitigate its effects.

The objectives of this Sustainable Design Supplementary Planning Document and accompanying Part 1 Checklist are to:

- Ensure new development incorporates sustainable water management measures to protect Shropshire's water resources, reduce flood risk and avoid an adverse impact on water quality.
- Ensure new development is energy efficient and that opportunities for renewable energy generation are pursued, where possible.
- Ensure new developments achieve greater resource efficiency through sustainable waste management, both through the period of construction and their subsequent operation.

Any formal application will need to be accompanied by Part 1 Sustainability Checklist which can be found on the following link:

<https://www.shropshire.gov.uk/media/8579/adopted-sustainable-design-spd.pdf>

## **Section 106 & Planning Obligations**

An application for this development would be subject to a Section 106 legal agreement which will secure the affordable housing in perpetuity.

## **Conclusion**

The majority of the proposed site falls outside of the adopted development boundary for Whitchurch and would be classified as countryside for planning policy purposes. The Council has demonstrated that it has a five-year land supply and that the housing need will be met. The draft local plan has only recently been submitted to the Planning Inspectorate for examination and there are unresolved objections to the proposed two allocated sites

adjoining this proposed development site. Whilst other possible development sites within Whitchurch were omitted from the draft local plan. As such until the examination has been undertaken there is no certainty of the exact extent of the development boundary for Whitchurch and whether this pre-application site would fall wholly within the development boundary or not. At this point in time there are no significant material considerations which would allow a departure from the adopted local plan. It would therefore not be appropriate to support a development on this site until the draft local plan examination has dealt with the allocated sites and extent of the development boundary for Whitchurch.

There is also objection regarding the access road cutting through an important wildlife corridor for the badgers. Although the master plan layout indicates a badger sett protection area, the wildlife corridors are important for badgers to forage away and access areas of more open countryside. The access road, layout of housing and restricted width of the wildlife corridors could have a detrimental impact on the badgers. As indicated in the Ecology section of this report access from Haroldgate and changes to the layout would overcome this issue.

In addition to the above comments, any application would be subject to public consultation at which point the views of local residents as well as other interested parties would be known and could be taken into consideration.

I trust the above is helpful, but please note that it is an informal opinion based on the information you have provided at this stage. Any planning application submitted will be determined taking into account the details contained in the application; the policy of the Development Plan; Government planning policy; the outcome of any consultation with statutory or other consultees; any representations received and any other material consideration. Any expenditure incurred in preparing plans or making the application must be entirely at their own risk.

## **Local List Validation Requirements**

Providing that the information detailed in the above section is provided within the following list of documents, it will enable the application to be registered and validated against the Council's local list validation requirements:

- Design & Access Statement
- Planning Statement
- Arboricultural Impact Assessment
- Affordable Housing Proforma
- Ecological Impact Assessment
- Badger Survey
- Great Crested Newt Survey
- Ground Investigation Report
- Flood Risk Assessment
- Foul and Surface Water Drainage Assessment
- Archaeological desk-based Assessment
- Part 1 Sustainability Checklist

## **National List Validation Requirements**

I can also confirm the application will need to comply with National submission requirements in order to be validated and for this particular proposal I recommend that you also submit the following

## ✓ **Completed Application Form**

Where possible please submit using the online [Planning Portal](#) however if you wish to download and submit a paper application, please submit a total of 2 sets of all documents. Please also ensure that the **Ownership Certificate (A, B, C or D as applicable)** and the **Agricultural Land Declaration** sections are completed in all instances

## ✓ **Location Plan**

Based on an up-to-date map at an identifiable metric scale (1:1250 or 1:2500). The plan should identify sufficient roads, buildings, adjoining land etc. to ensure that location of the site is clear. The site should be edged clearly in red line and include all that is within the proposal; including any access from a highway, landscaping, parking, open areas around building etc. A blue line should be drawn around any other land owned or controlled by the applicant if close to or adjoining the site.

## ✓ **Site Plan (existing and proposed)**

Applications should normally include existing and proposed plans at a standard metric scale (1:100 or 1:200 for householder applications and 1:500 otherwise). All site plans should be numbered and versioned if the drawing is subsequently amended. All site plans should accurately show:

- Direction of North and an indication of scale.
- The footprint of all existing buildings on site with written dimensions and distances to the site boundaries or a scale bar appropriate to the building scale. If using more than one scale on a drawing please clearly indicate so.
- The paper size that the drawing should be printed at.
- Building, roads and footpaths on adjoining land to the site including access.
- Any public Rights of Way.
- The position of all existing trees on and adjacent to the site.
- The extent and type of hard surfacing.
- Boundary treatment including type and height of walls or fencing.

Types of existing and proposed site plans include:

- Block plan of site (e.g. at 1:100 or 1:200) showing site boundaries
- Existing and proposed elevations (e.g. at 1:50 or 1:100)
- Existing and proposed floor plans (e.g. at 1:50 or 1:100)
- Existing and proposed site sections and finished floor and site levels (e.g. at 1:50 or 1:100)
- Roof plans (e.g. at 1:50 or 1:100)

As all application are stored electronically and made available via the Shropshire Council website, applicants are asked to ensure that documents and drawings are of a sufficient quality and that their clarity is such that the documents can be viewed accurately after being scanned.

## ✓ **The correct planning fee**

Most applications incur a fee. The on-line Planning Portal includes a fee calculator for applicants, however you can also contact Shropshire Council Planning Validation Team for clarification on the correct fee to submit:-

Email: [planning.validation@shropshire.gov.uk](mailto:planning.validation@shropshire.gov.uk)

✓ **Summary of application documents (major or complex schemes only)**

This should not exceed 20 pages and should include an overview of the proposal and a clear description of its impacts. The aim is to introduce the scheme to parties who are not familiar with the details of the proposed development

✓ **Design and Access Statement**

A written report supporting the proposed development and should include a written description and justification of the proposal, show that the proposal is based on a thoughtful design process and a sustainable approach to access. The level of detail required depends on the scale and complexity of the application, and the length of the statement varies accordingly.

I trust the above is helpful, but please note that it is an informal opinion based on the information you have provided at this stage. Any planning application submitted will be determined taking into account the details contained in the application; the policy of the Development Plan; Government planning policy; the outcome of any consultation with statutory or other consultees; any representations received and any other material consideration. Any expenditure incurred in preparing plans or making the application must be entirely at their own risk.

For further information regarding validation requirements for Planning applications, please visit the Shropshire Council website, [Planning pages](#).

**When submitting your follow on application, please ensure that you clearly state the Pre-Application 'Planning Reference' number that is provided at the top of this letter.**

If your proposed project requires **Building Regulations Approval** or you are unsure whether it does please contact us on **01743 258710**, email [buildingcontrol@shropshire.gov.uk](mailto:buildingcontrol@shropshire.gov.uk) or visit our website <https://www.shropshire.gov.uk/building-control/> for pre-application advice and a competitive fee.

Yours faithfully

*Richard Denison*

Richard Denison

Technical Specialist Planning Officer












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Northern Team











Shropshire Council, [planning.northern@shropshire.gov.uk](mailto:planning.northern@shropshire.gov.uk) - 01743 258940



**Document 4**  
**House Types**

-  The Yeaton (2b) Semi  
70 sqm
-  The Adcote (4b) Detached  
129.9 sqm  
Garage: 13.2 sqm
-  The Marton (3b) Detached  
89.6 sqm
-  The Merrington (3b) Detached  
97.4 sqm  
Garage: 17 sqm
-  The Tedsmore (4b) Detached  
136.5 sqm
-  The Hinford (3b) (Part M4)  
123.4 sqm
-  The Highgrove (2b)  
70 sqm
-  The Alkmund (4b)  
153.5 sqm
-  The Grafton (4b)  
131.2 sqm  
Garage: 14.8sqm
-  The Tiley(4b) Detached  
113 sqm  
Garage: 16.5 sqm
-  The Frankton (3b) Semi  
84.6 sqm

**Key**

-  Site Boundary
-  Existing Trees & Hedges to be retained.
-  Existing Trees required to be removed.
-  Tree root protection area of trees to be retained as part of phase 1 planning condition.
-  Public Open Space
-  Existing overhead cables to be re laid.
-  Area of existing badger sett
-  Badger sett entrance
-  10m & 30m Badger Sett Protection Area (BSPA)
-  Badger & ecological corridors

**Note:**  
Due to topography of the site, plot no. 20 to 23 will either have to have stepped foundation or a 1m to 1.5m high retaining wall provided between plot 21/22 & plot 23/24. Approximate length of retaining walls if required (both): 35m

**Note:**  
Potential Badger Corridor along southern boundary of site.

**Note:**  
Potential Badger Corridor along western boundary of site.

**Note:**  
Purple dashed line denotes 30m Badger Sett Protection Area (BSPA) measured from each set entrance.

**Note:**  
Option to create pedestrian link from entrance to phase 1 through to phase 2.

**Note:**  
Potential Badger Corridor along southern boundary of site.



Purpose of Issue <b>FOR COMMENT ONLY</b>	status	Scales @ A3 <b>1:1000</b>	Project No. <b>LIN-02</b>	Originator <b>SHINGLER GROUP</b>	Project <b>Residential Development Linden Court Phase 2 Linden Court</b>	Client <b>Shingler Homes</b>	Layout Title <b>Massing Layout 2021 Opt 4</b>	Drawing Number							
								project	originator	volume	level	type	role	number	rev
								LIN-	AT	-	-	-	<A>	LIN02 SK-005	



In addition to the hazard risks normally associated with the types of work detailed on this drawing the role of the above is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement.

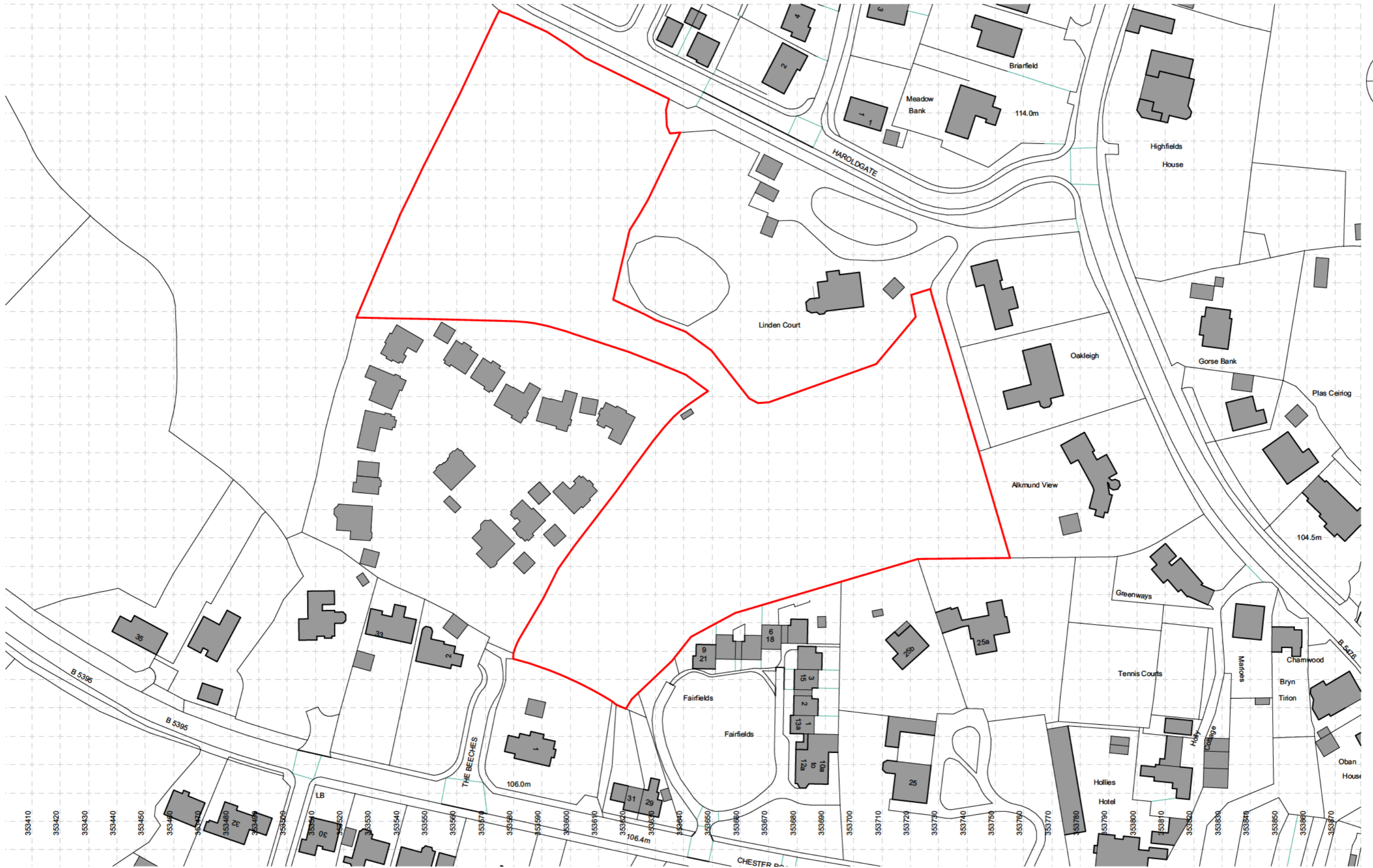
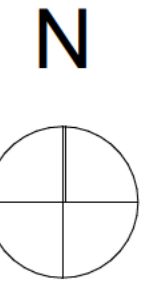
Notes  
This document and its design content is copyright ©. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. Do not scale from documents. All dimensions to be checked on site. Immediately report any discrepancies, errors or omissions on this document to the Originator. If in doubt ASK.



Plots	House Type Ref	Type	Beds				
			Bungalow (3 Bed) (M4)	2 bed	3 Bed	4 Bed	Affordable (2/3 Bed)
1	The Yeaton			1			2
2	The Yeaton			1			2
3	The Merrington				1		3
4	The Tedsmore					1	4
5	The Merrington				1		3
6	The Alkmund					1	4
7	The Tedsmore					1	4
8	The Grafton					1	4
9	The Adcote					1	4
10	The Tedsmore					1	4
11	The Hinford (M4)	1					3
12	The Tiley					1	4
13	The Adcote					1	4
14	The Adcote					1	4
15	The Tiley					1	4
16	The Hawkstone (Bungalow)				1		3
17	The Highgrove (Bungalow)		1				2
18	The Alkmund					1	4
19	The Adcote					1	4
20	The Frankton					1	3
21	The Frankton					1	3
22	The Yeaton (Affordable)						1 2
23	The Yeaton (Affordable)						1 2
24	The Yeaton (Affordable)						1 2
25	The Yeaton		1				2
26	The Frankton					1	3
27	The Frankton					1	3
28	The Marton					1	3
29	The Yeaton					1	2
30	The Yeaton					1	2
31	The Hawkstone (Bungalow)					1	3
32	The Alkmund					1	4
33	The Adcote					1	4
34	The Yeaton					1	2
35	The Yeaton					1	2
Total			1	8	9	14	3 108
% Mix			3	23	26	40	9 100
Total							35
POS required:							3240
POS provided on site:							5,350sqm

Scales @ A1 1:500,	Project No. LIN01
PRE-APPLICATION	
Originator SHINGLER GROUP	
Project Residential Development Linden Court Phase 2 Linden Court	
Layout Title Proposed Site Masterplan	
Client Shingler Homes	
Drawing Number	
project	originator
volume	level
type	role
number	rev
LIN01- AT	<A> LIN01 PP-003





Location Plan  
1:1250 @ A3

Purpose of Issue <b>FOR INFORMATION ONLY</b>	status	Scales @ A3	Project No.	Originator	Project	Client	Layout Title	Drawing Number							
		<b>1:1250</b>	<b>LIN-02</b>	<b>SHINGLER GROUP</b>	<b>Residential Development Linden Court Phase 2 Linden Court</b>	<b>Shingler Homes</b>	<b>Location Plan</b>	projct	originator	volume	level	type	role	number	rev
								LIN-	AT	-	-	<A>	LIN-02 SK-002		