



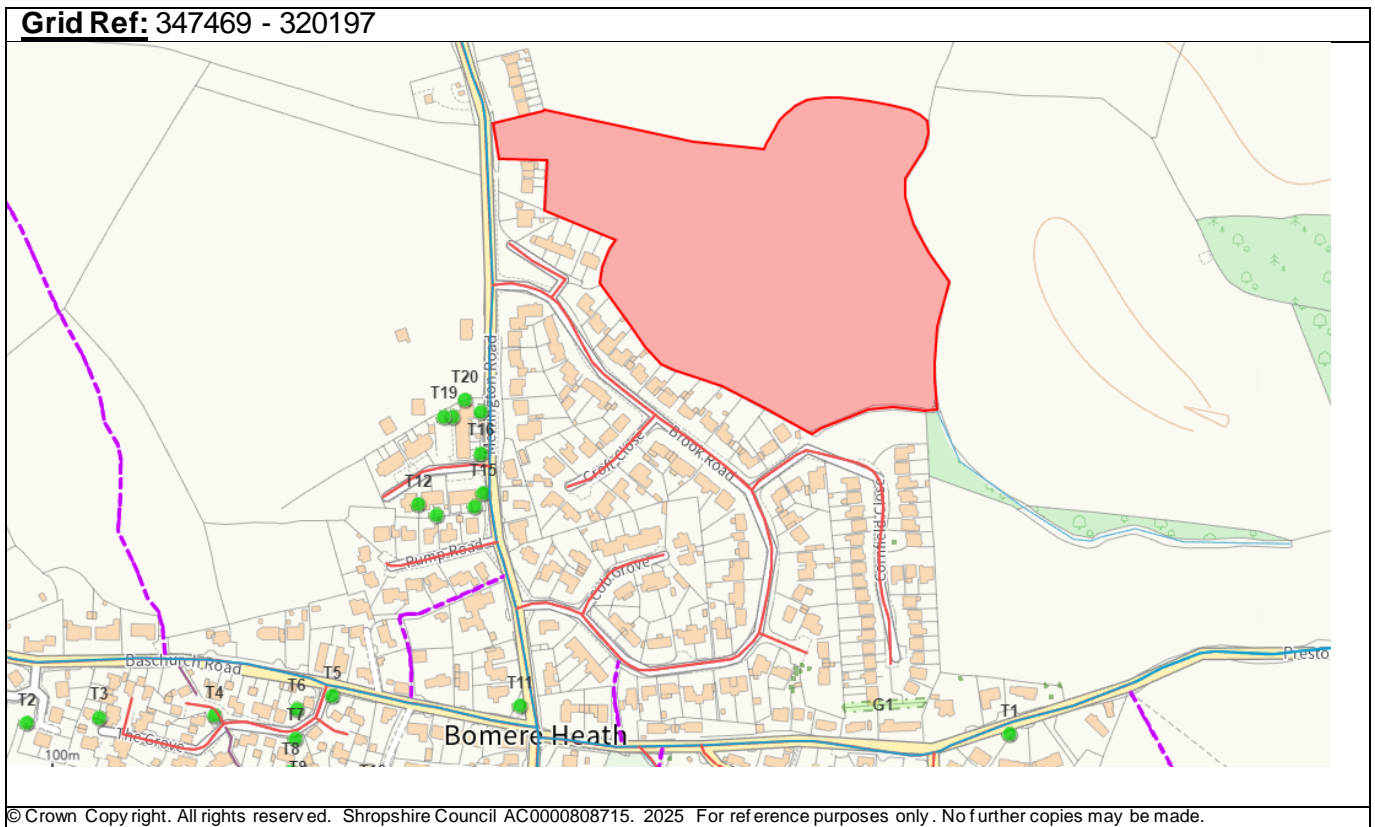
Committee and date
Northern Planning Committee
21 April 2026

Development Management Report

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

Summary of Application

Application Number: 25/02929/OUT	Parish:	Bomere Heath
Proposal: Outline planning application for the erection of up to 98No. dwellings with all matters reserved except for means of access		
Site Address: Land To The East Of Merrington Road Bomere Heath Shrewsbury Shropshire		
Applicant: Wain Estates (Land) Limited		
Case Officer: Jane Raymond	email: jane.raymond@shropshire.gov.uk	



Recommendation:- Grant Permission subject to the conditions set out in Appendix 2 with delegation to officers to confirm the final condition wording and to secure a section 106 agreement to secure affordable housing, long term future management and maintenance of open space and drainage, cost recovery for the 30 year monitoring period for Biodiversity Net Gain and cost recovery for monitoring the section 106 agreement

REPORT

1.0 THE PROPOSAL

- 1.1 This application seeks outline planning permission for the erection of up to 98 dwellings to include means of access with all other matters reserved for later approval (layout, scale, appearance and landscaping).
- 1.2 The application as first submitted indicated an irregular shaped boundary with an area indicated to be recreation land that was not within the red line boundary and with no mechanism proposed to secure this. It was considered that the irregular shaped boundary as initially proposed did not make most effective use of land. Following negotiation with the applicant an amended site location plan with revised red line boundary has been received.
- 1.3 The amended site location plan indicates a reduced site area, and the boundary is also now not such an irregular shape. A parameters plan has also been submitted indicating that the housing development and associated open space provision will be contained within a reduced area of land below the line of a historic field boundary proposed to be re-instated with the planting of hedgerow and trees.
- 1.4 The parameters plan also indicates that a drainage pond will be within the area north of the proposed re-instated field boundary and is not proposed to be enclosed. The applicant has agreed to a condition restricting the development in accordance with this plan.
- 1.5 The access is proposed off Merrington Road to the west.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The site is approximately 4.8 hectares and is the southern half of a larger field to the north of the village of Bomere Heath.
- 2.2 It is adjacent to but outside the development boundary of the settlement that is identified as a community hub in the adopted local plan.
- 2.3 The site is located in Flood Zone 1 on the Environment Agency's Flood Map for Planning.
- 2.4 Overhead electricity cables traverse the site and will need to be diverted or accommodated within the site layout or underground.

2.5 The site is not subject to any statutory landscape or ecological designations.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

3.1 This is a major application, and the Parish Council has submitted a contrary view to Officers regarding material planning reasons. The Planning Services Manager in consultation with the Chairman and Vice Chairman agree that although some of the matters raised have been addressed by the amendments and the imposition of the recommended conditions, due to the complexity and scale of development the item should be determined by the relevant planning committee.

4.0 Community Representations

4.1 **Consultee Comments** (Conclusion or summary of latest comments) Full comments can be viewed on the file.

4.1.1 SC Highways DC: *Further work has been produced including a plan with off-site works that will be secured along with any positive recommendation. The works demonstrate routes to and from the site will be enhanced to encourage inclusive sustainable movement.*

The location of Bomere Heath can be supported for local facilities and trips by sustainable modes. There is access to public transport. In some instances the new development will inherit reliance on car similar to the settlement as a whole.

A travel plan to encourage and otherwise address all opportunities for non-car trips will be implemented as part of any positive recommendation.

The applicant has demonstrated a commitment to opening up Wheat Hill Rise which will be a matter that will only be known following the grant of any permission. However, in highways terms whilst of further benefit the omission of this element, would not be a sufficient reduction in quality to find a severe residual cumulative impact in highways terms, in the eyes of the Highway Authority.

No objection subject to planning conditions.

4.1.2 SC Affordable Housing: *If this site is deemed suitable for residential development, the scheme would be required to contribute towards 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 application or a Reserved Matters application.*

The current prevailing target rate for affordable housing in this area is 15% however utilising the latest evidence in the north of the county the rate is now 10%. A development of 98 homes would need to provide 9 affordable homes on site and

a financial contribution. The application is proposing 15 affordable homes on site which is an over provision. The assumed tenure of the affordable homes would be 70% for affordable rent and 30% for Shared Ownership which 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. The size, type, tenure and location of the affordable homes will need to be agreed with the Housing Enabling Team before any further application is submitted, however it should be noted that there is a need for 1 bed houses along with 2, 3 and 4 bed roomed homes in this area and we will expect a mix of all 4 sizes for the rental units and a mix of 2 and 3 beds for the shared ownerships. The affordable homes should be located in each phase of the development and on adopted roads.

4.1.3 SC Learning and Skills: Requests £1,235,535 towards educational provision in Shropshire with the following breakdown:

Early years places: £146,622
 Primary School places: £565,542
 Secondary School places: £297,290
 Post 16 places: £106,175
 SEND (special school places): £96,806
 SEND Transport: £23,100

4.1.4 Integrated Care Board: *A financial contribution of £87,864 would be warranted from this development.*

The sum requested has been calculated based on the number of dwellings in the proposed development being 98 and is based on the amount of expansion of primary care infrastructure that will be required to support the additional patients resulting directly from the proposed development.

4.1.5 SC Archaeology (Historic Environment): *It is noted that a geophysical survey and programme of trial trench evaluation have been undertaken on the proposed development site. While the geophysical survey identified anomalies that appeared to correlate with enclosure ditches of a potential hillfort (HER PRN 02418), the subsequent trial trenching showed these to be bands of natural gravel and other geological features.*

It is therefore advised that no further archaeological works are required.

4.1.6 SC Conservation (Historic Environment): No comments with regards to built heritage matters.

4.1.6 SC Ecology:

Great crested newts

The nearest pond is located 120m west from the site, land to the east of Merrington

Road. e3p (July 2025) carried out a Habitat Suitability Index Assess on the pond, which produced a score of 0.76, an eDNA assessment on the nearest pond was then recommended. This does not appear to have been conducted, but the District Level Licence Scheme has been applied into.

A Great Crested Newt District Level Licensing Impact Assessment & Conservation Payment Certificate (Enquiry no. DLL-ENQ-SHRP-00080) has been submitted which confirms that the project is eligible to enter the District Level Licensing scheme and that the developer intends to do so. The IACPC covers planning application 25/02929/OUT.

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

Bats

T1 was assessed for its potential to support roosting bats and potential roosting features were identified. T1 should be retained as part of the planning permission. If the tree, hedgerow or ditch is to be impacted or proposed for removal, then additional surveys will be required.

Water Voles

The ditch located on site has the potential to support water voles. It is therefore recommended at a minimum of a 5m buffer is utilised during the course of the development, to mitigation any potential impact to water voles.

Biodiversity Net Gain

The biodiversity net gain assessment determined the site to consist of temporary grass and clover leys, modified grassland and rural trees bound by native species hedgerows. A net gain of 3.19 (27.92%) habitat units, 2.99 (90.92%) hedgerow units and 0.04 (12.00%) watercourse units. The habitat units will be achieved via the creation of vegetated garden, modified grassland, introduced shrub, SuDS, other neutral grassland, mixed scrub and urban trees. The hedgerow units will be achieved via the creation of species-rich native hedgerows with trees. The

watercourse units will be achieved via the enhancement of the ditch.

Because the BNG is considered to be significant, a s106 will be required to secure the BNG for 30 years. The monitoring fee for this application will be set at £13,275.27.

I have provided a European Protected Species 3 tests matrix at the end of this response. The planning officer needs to complete sections 1 and 2, 'over riding public interest' and 'no satisfactory alternative.' The EPS 3 tests matrix must be included in the planning officer's report for the planning application and discussed/minuted at any committee at which the application is considered.

Conditions and informatives have been recommended to ensure the protection of wildlife and to provide ecological enhancements under NPPF, MD12 and CS17.

- 4.1.7 SC Trees: *In conclusion, there is no objection in principle to the proposed development of the site. However, it must be demonstrated through a compliant AIA that the final scheme for consideration as part of the reserved matters application has been informed by the presence of trees, hedgerows and arboricultural features of value, and that adequate measures will be put in place to protect them during and after construction. Where tree loss is unavoidable, this must be clearly justified, and an appropriate level of mitigation and compensatory planting provided to avoid net loss of canopy cover, biodiversity, or visual amenity.*

The final site layout and landscape proposals must show how retained trees can be sustainably integrated within the development, and how new planting will contribute positively to site character, ecological value, and long-term environmental function.

- 4.1.8 SC Green Infrastructure Advisor: *It is noted the application is for outline and the DAS has been provided to inform the future RM submissions. The following comments should be integrated into the layout development and future RM applications. The comments are based on policy MD2 and MD12 to enhance GI on site and the quality of POS.*

- 4.1.9 ESP Ltd - Landscape Consultant: *Generally, the proposed mitigation should reduce the adverse visual effects from the nearby residential and recreational receptors as the landscape treatment matures over time.*

The landscape strategy illustrated on the Development Framework Plan appears to have been appropriately informed by the LVIA, with both retained hedgerows and proposed hedgerow and structure planting along sensitive boundaries. We consider that the disposition of open space in the proposed layout has the potential to provide effective multifunctional open space.

- 4.1.10 SC Regulatory Services:

CONTAMINATED LAND

Environmental Protection acknowledges the reports:

Phase 1 (Desk Based) Geo-Environmental Assessment; Merrington Road, Bomere Heath; Smith Grant LLP; R3446-R01-v1; January 2025.

The report concludes that a limited site investigation should take place around the two infilled ponds to determine the nature of the ground around the footprint of these two sites, in order to assess risk from potential ground contamination and ground gases.

Environmental Protection does not disagree with this conclusion.

AIR QUALITY

The air quality report ref: R3446B-R01-v2 predicts that the proposed development would result in an increase of 96 AADT LDV movements within the Shrewsbury Air Quality Management Area (AQMA). This is slightly below the screening threshold of 100AADT, where a detailed air quality assessment is likely to be required. The predicted vehicle movements through Bomere Heath are also below the relevant screening criteria so significant adverse air quality impacts are not considered likely and no further Air Quality assessment is required.

The air quality report also assesses the potential risk of dust generated during the construction phase of the development. Due to the proximity of residential properties, there is a high risk of a significant adverse dust impact during construction phases if appropriate mitigation measures are not taken. Therefore, it is important that a dust management plan is required as a pre-commencement condition of any consent granted. This should be incorporated into the Construction Environmental Management Plan (CEMP) condition.

AMENITY

Given the scale of development and proximity of existing housing to the site there is some potential for noise and dust impact upon local residents during construction phase. I would therefore recommend that a Construction and Environmental Management plan which includes measures to control noise and dust impact is provided. Note standard working hours are typically between 0730 to 1800 on weekdays and 0800 to 1300 on Saturdays and not at any time on Sundays or Bank Holidays any works outside of these hours should be justified.

Recommends the standard Contaminated Land and Construction Environmental Management Plan conditions.

- 4.1.11 WSP UK Ltd, on behalf of Shropshire Council as Local Drainage Authority:
Appropriate consideration to grant unconditional planning consent from a drainage perspective has not been provided within the FRA.

Provides detailed informative advice and recommends a drainage condition requiring the following:

1. Infiltration test results and calculations of rates, or other suitable ground investigation information.
2. A full scheme of surface and foul water drainage
3. Network simulation results. Labels and features used within the results should be reconcilable with those shown on the drainage layout plan. Appropriate allowances for urban creep and climate change must be included.
4. A gully catchment plan, including contours and drained areas.
5. Exceedance flows indicated on layout plan.
6. A SuDS maintenance plan

4.1.12 SC Waste Management:

It is vital new homes have adequate storage space to contain wastes for a fortnightly collection (including separate storage space for compostable and source segregated recyclable material). An option for residents to have wheelie bins for recycling has been added to the service in 2022, therefore space for three wheelie bins per property could be required.

Also crucial is that they have regard for the large vehicles utilised for collecting waste and that the highway specification is suitable to facilitate the safe and efficient collection of waste. Any access roads, bridges or ramps need to be capable of supporting our larger vehicles which have a gross weight (i.e. vehicle plus load) of 32 tonnes and minimum single axle loading of 11 tonnes.

I would recommend that the developer look at the guidance that waste management have produced, which gives examples of best practice. This can be viewed here: <https://www.shropshire.gov.uk/media/25994/shropshire-refuse-and-recycling-planning-guidance2022.pdf>

I would prefer to see a vehicle tracking of the vehicle manoeuvring the road to ensure that that the vehicle can access and turn on the estate. Details of the vehicle size and turning circles are in the document linked above.

Particular concern is given to any plots which are on private drives that the vehicles would not access. Bin collection points would need to be identified and residents advised when they move in/purchase.

Residents would also need to be made aware that they would be collection points only and not storage points where bins are left permanently.

4.1.3 West Mercia Constabulary: Provides advice on opportunities to design out crime and /or the fear of crime and to promote community safety and site security during construction. Welcomes opportunity for consultation with the developer should

they wish to achieve the Secured by Design award status for this development.

4.2 Public Comments

- 4.2.1 Bomere Heath Parish Council: OBJECT *The Parish Council understand the need for developments within the North Shropshire area, however, there are no more land sites identified as all previously agreed within the 2016-2036 Local Plan have been developed on. The withdrawn Local Plan, quantified Bomere Heath as having 110 dwellings and we have exceeded that requirement already. There has not been a call for sites in the village in which the PC and community can meaningfully discuss or select.*

It is our opinion that the location and scale of the development and understanding that there is an option with the landowner for future development as part of a wider master plan, we feel that this development is inappropriate for the landscape of our village both in location and size and in negative terms, far exceeds what the council has previously accepted as our allocation.

We appreciated the opportunity to meet with the applicant and note that this is an Outline application only, but the voice of the community is clear. We have 2 live developments under construction at this time which is adding 78 properties to the village, another 98 dwellings will have increased the village by around 30%.

Regarding the affordable housing requirements to the parish, the two developments under construction (22/05744/FUL & 23/02934/FUL) are adding 31 affordable houses to the housing stock, none of which have been completed and yet to benefit the wider community at the time of writing.

The Lane Town Planning statement is convoluted and either incorrect or misleading. The 9 affordable houses on new Trinity View in the 22/05744/FUL is actually 12 in total, this includes the 3nr affordable shared ownership tenure status. This reduces the need within Bomere Heath specifically and the Parish as a whole.

In general the PC echo's the comments from the wider community which are;

Drainage Pressures, at the meeting we raised concerns about past flooding in the Brook Road area and the increased pressure that will be mounted on the foul drainage system at the head of the run. Therefore, impacting all dwelling connections to that foul run.

Traffic pressures & Highway safety - The increase of traffic and pedestrians to the North is a concern. We note the Highways preliminary comments and the Police comments on connectivity to the new estate. BHPC note that the Merrington Road beyond the Baschurch Rd & Preston Gubbals & Shrewsbury Rd Crossroads is off the maintenance route. We would like to see a condition OR Section 106 that includes that main Merrington Rd on the winter gritting route should this scheme be granted.

School placement Numbers - Many Parishioners have commented on school place numbers and condition of the BH Primary school building stock & finances. We welcome the comment from the SC Learning & Skills dept that there be a S106 to the amount of: £1,235,535 towards educational provision in Shropshire. With a significant proportion of these monies being allocated to Bomere Hetah Primary School & The Corbett High School (Baschurch)

Health care placement pressures - Many Parishioners note issues with the local health care places and the lack of dentist placements, lack of direct connectivity to the Royal Shrewsbury Hospital & that our 2 doctors surgeries are both overwhelmed. We would welcome the S106 and noted by the ICB for £87,864 of which a significant proportion of this be made available to Clive & Prescott Surgeries to support their additional capacity needs.

Employment opportunities - Many of the parishioners are concerned about the lack of employment opportunities, the D&A Statement (7.1 - Conclusion) cites "In the longer term the local economy would benefit from the provision of housing for workers," but none of the new development in this parish our neighbouring parishes are constructing places to work or be cared for.

Local play provisions - During consultation, the developer asked the PC what it needs & lacks and the development does respond to the need for an adult exercise area, young persons play space & a much needed MUGA area. Should the application be granted, the Parish Council would expect these 3 items to be locked into any further application in the form of a S106 agreement.

In Conclusion

The Parish council objects to the outline development taking into consideration the above comments and comments received on the portal from the public, who at the time of writing, the majority object.

- 4.2.2 Councillor Brendan Mallon: *I believe this outline proposal is utterly inappropriate over development for this village that has already had significant recent development adding 78 houses.*

The available services and infrastructure provision are already at or beyond their capacity to cope with more dwellings, particularly schools and GP provision. This is in contravention of NPPF guidance on accessibility to and capacity of such infrastructure and services.

Access to services and amenities outside the village will not be safely walkable or cyclable, with already overstretched public transport provision. Employment, schools and other amenities and services will primarily be accessed through car usage, most of it transiting through the already congested village towards Shrewsbury with attendant road safety concerns that are already a major issue for the village at current levels of development.

I also have great concern for flood management in the context of similar problems in nearby villages due to their over-development. Residents familiar with the conditions on the ground have already expressed their concerns for the Brook Road area of the village.

4.2.3 Public objection: In addition to the objection from the PC and local member 52 objections have been received from the public summarised as follows (all comments can be viewed in full on the file):

- Outside the settlement boundary and conflict with the local plan and plan led development
- Does not represent sustainable development and contrary to the NPPF
- Concern that the proposal is the first phase of a larger proposal for developing the whole field for 200–300 dwellings
- 98 additional homes (in addition to those being built to the south of the village) is disproportionate to the size of the village
- Impact on the character of the village and community cohesion
- Lack of youth and play provision and that antisocial behaviour might increase with growth of the village
- Concern that school places, GP/healthcare and community facilities are already at or over capacity
- Impact on utilities (foul drainage, water supply and electricity) with no or little evidence of how the new development would be accommodated
- Potential for increase in flood risk due to existing drainage problems, topography of the site and surface water runoff
- Highways safety concerns due to existing roads already being narrow, poorly maintained and congested with a lack of pavements and cycleways
- Fear of increased accidents and unsafe conditions for pedestrians and cyclists
- Impact on residential amenity due to increased noise, dust and disruption during the construction phase, and loss of views, overlooking, loss of privacy, noise/air/light pollution concerns and increased traffic once development complete and occupied
- Loss of agricultural land
- Impact on/loss of hedgerows and trees and natural habitat and impact on wildlife

5.0 THE MAIN ISSUES

Principle of development

Highway impact and access

Impact on infrastructure/developer contributions

Other reserved matters (landscaping, layout, scale and appearance)

Ecology and Trees

6.0 OFFICER APPRAISAL

6.1 Principle of development

- 6.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the local development plan unless other material considerations indicate otherwise.
- 6.1.2 A key objective of the adopted development plan is to concentrate residential development in locations that promote economic, social and environmental sustainability. The Council's Core Strategy Policies CS1, CS3, CS4 and CS5 seek to achieve managed, targeted growth by steering new open-market housing to sites within market towns, other key centres and certain named villages (Community Hubs and Clusters) as identified in the Site Allocations and Management of Development (SAMDev) Plan. Sporadic development in the countryside (i.e. outside the designated settlements) is generally unacceptable unless there are exceptional circumstances, typically as set out in Core Strategy Policy CS5 and SAMDev Policy MD7a.
- 6.1.3 The village of Bomere Heath is identified as a community hub under SAMDev policy MD1 and S16.2(iii) but the site is located outside of the identified settlement development boundary. As such development of this site would be contrary to MD1 and S16.2(iii), and for planning policy purposes the site is located within the countryside.
- 6.1.4 Both Core Strategy policy CS5 and SAMDev policy MD7a strictly control development in the countryside such that only limited types of development, such as conversion of buildings of architectural or heritage merit or accommodation for essential countryside workers and other affordable housing, is permitted. The proposal is not for development that would be permitted in the countryside under policy CS5 and MD7a and therefore the proposed development of this site for open market housing would be contrary to the local plan policies identified as most relevant to the determination of this application and should not be supported unless there are material considerations that indicate otherwise.
- 6.1.5 The NPPF is a material planning consideration for decision making. The NPPF was updated in December 2024 and adopts a new standard methodology for calculating housing need, the purpose of which is to significantly boost housing delivery across England. Using the government's 'standard methodology' Shropshire's recently published Five Year Housing Land Supply Statement for 2025 (which sets out the housing land supply in Shropshire over the five-year period from 2025/26 to 2029/30) indicates that Shropshire currently has 4.61 years supply of deliverable housing land.
- 6.1.6 As the Council is currently unable to demonstrate a five-year supply of deliverable dwellings the NPPF renders the adopted development plan policies concerning the delivery of housing development as being out-of-date. The effect of this is that the

tilted balance, as set out in paragraph 11 d) of the NPPF, is engaged.

- 6.1.7 11 d) states that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.
- 6.1.8 Although the site is not within the settlement it is adjacent to the settlement boundary of a village that is considered to be a suitable and sustainable location for housing development, given that it is identified as a Community Hub in the adopted Local Plan. Provided that the benefits of providing additional housing are not outweighed by any significant adverse impacts, and that the proposal is well designed, makes effective use of land and provides affordable housing, permission should be granted and this will be discussed in the paragraphs below.
- 6.2 Highway impact and access
- 6.2.1 Core Strategy policy CS6 requires that development is safe and accessible. MD2 indicates that adequate on-site car parking should be incorporated within a development site to ensure that cars do not overspill onto surrounding roads and therefore negatively impact on the local road network.
- 6.2.2 Paragraph 116 of the NPPF state that '*development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios*'.
- 6.2.3 The internal road layout and therefore the parking is reserved for later approval, but a condition is recommended requiring the submission of a parking strategy at the reserved matters stage to ensure adequate resident and visitor parking is provided on site.
- 6.2.4 The vehicular and pedestrian access is proposed off Merrington Road to the west via a new access between existing houses. A pedestrian only access is also indicated to the southwest corner of the site to link with Wheathill Rise to improve connectivity to the facilities and services available in the centre of the village. These include a shop, hair and beauty salon, public house, village hall and tennis courts, a primary school and pre-school, and a cricket ground further to the south.
- 6.2.5 In addition to the 3m shared footway/cycleway link to Wheathill Rise the application includes a number of other highway improvements indicated on a connectivity improvements plan. These include:
- A bus stop shelter with seating and timetable information to be provided on eastern development side of Merrington Road to serve southbound bus

services. (Dropped kerbs and tactile paving is being implemented under the approved scheme on the opposite side of the road which will benefit pedestrians seeking to cross Merrington Road in this location and enhance connectivity to the northbound bus stop which is being reinstated as part of these works). The 576 offers an hourly bus service between Oswestry and Shrewsbury stopping in Bomere Heath.

- Dropped kerbs and tactile paving at both Brook Road Junctions (north and south) to enhance pedestrian connectivity between the site and the centre of Bomere Heath.
- Additional street lighting between the proposed site access and Percy Thrower Avenue subject to further detailed design and agreement.

6.2.5 The highway officer has reviewed the submitted detailed access drawing and connectivity improvements plan and now has no objection to the application subject to a condition securing the off-site works and other conditions regarding the access, estate roads, construction method statement, and travel plan.

6.2.6 Although residents have indicated their concern regarding the existing highway and the number of vehicles using the roads through and to Bomere Heath, some of which are narrow and winding, it is not considered that the additional houses would result in a significant increase in traffic with much of the existing traffic being through traffic.

6.2.7 There is no substantive evidence that the proposal would result in unacceptable highway safety impacts or have severe cumulative transport implications on the road network. Subject to the recommended conditions a safe means of access and adequate on-site parking will be provided and the off-site improvements to improve connectivity to the village and promote walking, cycling and use of public transport can be secured.

6.3 Impact on infrastructure/developer contributions

6.3.1 Many objections received refer to the impact on infrastructure and the capacity of the local schools and GP practices and local road network to accommodate the development. Highway implications have been assessed in the paragraphs above.

6.3.2 Assuming a proposal of 80 - 85 open market homes the development would result in approximately £1,400,000 in CIL which would be distributed as follows:

£70,000 (5%) will be used for the administration of CIL;
£210,000 (15%) provided to the local community as Neighbourhood Fund;
£112,000 (10% of the remainder) used for strategic infrastructure priorities across Shropshire; and
£1,008,000 (90% of the remainder) used to deliver local infrastructure within the area where the development takes place.

- 6.3.3 ICB have requested £87,864, and Learning and Skills have calculated that the total education costs arising from this development would be £1,235,535. The nearest GP practice is in Baschurch with the next closest being in Clive. The CIL receipt from this development and the CIL receipt from other developments in the village and surrounding settlements including Baschurch can cumulatively be directed to the expansion of primary care infrastructure that will serve this development. The ICB request for funding will therefore be covered by CIL.
- 6.3.4 The education request for funding is for the total cost of education and school transport provision anticipated to be generated by the new families occupying the proposed development. Education also receives Government funding when school numbers increase and there is therefore no requirement to secure additional developer funding via S106 towards education arising from this proposed development.
- 6.3.5 The development is required to contribute towards affordable housing in accordance with Core Strategy Policy CS11 and the level of contribution in accordance with the requirements of the Type and Affordability of Housing SPD and at the prevailing housing target rate at the reserved matters stage.
- 6.3.6 Many of the objections received refer to whether there is a need for additional housing and in particular affordable housing due to the affordable homes being constructed opposite and as part of the development being completed to the south of the village.
- 6.3.7 The affordable housing team have confirmed that there is a need for more affordable homes and in particular homes for affordable rent. The housing need figures (Shropshire housing register Homepoint March 2026) indicates that the current need in Pimhill is 38 households and 31 of these are for the settlement of Bomere Heath. The bid data from Homepoint indicates that the average number of bids when a 2-bedroom home for affordable rent becomes available is 76 for Pimhill and the average number of bids rises to 105 for Bomere Heath.
- 6.3.8 There is an identified need for more affordable housing. The current prevailing target rate for affordable housing is 15% however utilising the latest evidence in the north of the county the rate in this area is now 10%. The developer is offering 15% affordable housing which is an over provision and a significant benefit of this proposal. The affordable housing will be secured by S106, and the size, type, tenure and location of the affordable homes will be agreed with the Housing Enabling Team at the reserved matters stage.
- 6.3.9 MD2 requires the provision of open space at 30 square metres per bedroom. The Parish Council in their comments indicated the need for an adult exercise area, young persons play space and a MUGA area and that all 3 should be secured if the application is approved.

- 6.3.10 The application as first submitted included a hatched area to the north of the site indicated to be gifted to the PC for future recreational use. This area of land was outside of the red line boundary so would have needed a separate planning application for change of use and it would not have been possible to secure this land as part of this application.
- 6.3.11 In addition, it was not considered appropriate for this recreational open space to be towards the far north of the site. Open space and play provision should be an integral part of the development and more easily accessible to future occupiers of the development in addition to existing residents of Bomere Heath. It also resulted in the red edge boundary being irregular in shape with the proposed developable part of the site projected into the field and effectively sterilised part of the field for efficient agricultural use without any benefit to the development. It was therefore considered that the red line boundary did not make most effective use of land.
- 6.3.11 Following officer advice an amended location plan has been submitted that indicates a reduced site area with a red line boundary that is now not such an irregular shape. A parameters plan submitted indicates that the housing development and associated open space provision will be contained within a historic field boundary proposed to be re-instated with the planting of hedgerow and trees. A planning condition is recommended to ensure that the layout submitted at the reserved matters stage includes a policy amount of usable open space and play and recreational facilities in consultation with the PC. A S106 agreement can secure the management and maintenance of the open space and recreational and play facilities either by a management company or the PC.
- 6.3.12 The proposed landscaping indicates a biodiversity net gain (BNG) of 27.92% habitat units, 90.92% hedgerow units and 12.00% watercourse units that will be achieved via the creation of vegetated garden, modified grassland, introduced shrub, SuDS, other neutral grassland, creation of species-rich native hedgerows with trees and enhancement of the ditch. As the BNG is significant, a s106 agreement is required to secure the BNG for 30 years and the applicant has agreed to the monitoring fee of £13,275.27.
- 6.4 Other reserved matters (landscaping, layout, scale and appearance)
- 6.4.1 SAMDev Policy MD2 (Sustainable Design) and Core Strategy Policy CS6 (Sustainable Design and Development Principles) require 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 and should also safeguard residential and local amenity. The layout of the development and the scale, design and appearance and the buildings will be determined at the reserved matters (RM) stage.
- 6.4.2 An illustrative layout was initially submitted but this was for a larger site area. Although the site area has reduced the number of dwellings in the description has not been changed and still refers to 'up to 98' as the applicant did not agree to

reduce this. How many dwellings a site can satisfactorily accommodate will depend on the proportion of 1-, 2-, 3- or 4-bedroom dwellings to be determined at the RM stage.

- 6.4.3 A layout that looks cramped and overdeveloped compared to nearby development and that does not provide the required amount of open space at the RM stage would be unsatisfactory and would not be supported. Conditions are therefore recommended advising that the indicative layout and number of dwellings is not approved as part of the current outline application; and requiring the submission of an Open Space Assessment and a Layout Plan to include a policy compliant amount of open space and a report demonstrating how the proposed layout and proposed housing mix responds to local housing needs including the size and tenure of the affordable units.
- 6.4.3 Core Strategy Policy CS17 and SAMDev policy MD12 amongst other things, require development to respect locally distinctive character, to protect the natural environment and in general terms to resist significant adverse effects on the landscape and visual amenity. MD12 indicates that proposals which are likely to have a significant adverse effect on, amongst other things, designated sites, priority species or habitats, visual amenity and landscape character should only be permitted where the social or economic benefits of the proposal outweigh the harm to the asset and that a hierarchy of mitigation then compensation measures will be sought.
- 6.4.4 The site is not a locally or nationally designated site, but the built development will obviously change the character and appearance of this existing field and extend the village into the countryside impacting on the rural character. The view that will be most impacted is that which will be glimpsed through the field access on Top Road to the north, and the views of existing residents of properties that back on to the site will also be affected. However, there is no right to a view and the layout to be determined at the RM stage will need to be designed to have regard to the impact on residential amenity.
- 6.4.5 The proposal indicates the re-instatement of a historic field boundary with hedgerow and tree planting, the detail of which and the landscaping of the whole site would be determined at the RM stage. The Council's landscape consultants have reviewed the submitted LVIA and considers that *'the landscape strategy illustrated on the Development Framework Plan appears to have been appropriately informed by the LVIA, with both retained hedgerows and proposed hedgerow and structure planting along sensitive boundaries'* and concludes that *'generally, the proposed mitigation should reduce the adverse visual effects from the nearby residential and recreational receptors as the landscape treatment matures over time'*.
- 6.4.6 The development would have a visual impact on the character and appearance of the rural landscape. Subject to satisfactory landscaping and planting that would partly screen and mitigate the visual effects of the development the proposal would

result in a moderate level of harm. This is discussed further in the planning balance section below.

6.5 Ecology and Trees

6.5.1 Policy MD12 also requires the protection and enhancement of the natural environment, including the retention of trees of landscape, ecological, or amenity value, and encourages the delivery of green infrastructure and biodiversity net gain.

6.5.2 It has already been confirmed that the proposal will result in significant net gain for biodiversity. All trees on or adjacent the boundary to the site are proposed to be retained including T1 where potential roosting features were identified. The recommended tree protection and landscaping conditions will ensure the protection of existing trees and hedgerow to be retained and the implementation of a satisfactory landscaping scheme.

6.5.3 The Council's Ecologist has also confirmed that a pond within 120metres of the site has the potential to be suitable habitat for Great Crested Newts (GCN). Rather than carry out further work to confirm this the applicant has provided a certificate confirming that the works will be carried out under the District Level Licensing scheme. The Councils Ecologist has confirmed that the impacts of the development on GCN are capable of being fully addressed in a manner which complies with the requirements of the Habitats Regulations. The Conservation Payment under the District Level Licensing scheme is sufficient to allow the impacts on GCN due to development on the Site to be adequately compensated, and therefore that these proposals will not be detrimental to the maintenance of the population of great crested newts at a favourable conservation status in their natural range. The required European Protected Species (EPS) 3 Tests Matrix is included in Appendix 1 of this report.

6.5.4 The recommended condition requiring the submission of a Construction Environmental Management Plan will ensure the protection of wildlife during the construction phase, and the development of the site will significantly increase the biodiversity of the site.

6.6 Other matters

6.6.1 Archaeology: The Council's Archaeologist required further survey work as the geophysical survey indicated there was potential for the site to be a hill fort. Subsequent trial trenching has confirmed this not to be the case, and no further archaeological works are required.

6.6.2 Drainage: The drainage team has no objection to the proposal subject to a drainage condition requiring full details to be submitted and provides informative advice about what is required. The site is in Flood zone 1 (the lowest risk of flooding) and there would be no flood risk associated with this development either on the site or on adjacent land as the surface water drainage will have to

demonstrate a betterment to the existing greenfield surface water run off rate.

6.6.3 Contaminated Land: Due to the submitted report indicating that a site investigation is required to determine the nature of the ground around two infilled ponds on site a contaminated land condition is recommended to assess and mitigate any risk from potential ground contamination and ground gases.

6.8 Air quality: The submitted air quality report indicates that significant adverse air quality impacts are not considered likely, and no further Air Quality assessment is required. There is the potential risk of dust generated during the construction phase of the development and a condition requiring the submission of a Construction Management Plan is recommended.

7.0 CONCLUSION AND PLANNING BALANCE

7.1 Due to the lack of a 5-year housing land supply the tilted balance in paragraph 11(d) of the NPPF is engaged which requires decision makers to give reduced weight to restrictive countryside policies and increased weight to the presumption in favour of sustainable development including directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes.

7.2 The development proposes up to 98 dwellings on a site on the edge of Bomere Heath designated as a community hub which is considered a sustainable location for development. The benefits of new housing including affordable housing (5% more than the policy requirement) that meets an identified need, supports rural vitality, and that contributes to Shropshire's overall housing supply must be given substantial weight.

7.3 The proposed off-site highway works are an additional benefit to the proposal supporting alternative travel choice by promoting walking and cycling to facilities within the village and use of public transport. Sustainable travel options that reduce reliance on the private car will help reduce the environmental impacts of the development. Other environmental benefits include the proposed landscaping and significantly enhanced biodiversity of the site. The proposal will also bring economic benefits during the construction phase, and social and economic benefits when the dwellings are occupied.

7.4 The exact number of dwellings and the scale, layout, appearance and landscaping of the site are reserved for later approval. Determination of the RM application will secure an appropriate layout, scale and design and ensure that the development makes effective use of land.

7.5 In the context of the current housing land supply position and paragraph 11 of the NPPF any landscape harm (that will be mitigated by appropriate landscaping) is outweighed by the benefits of the scheme, in particular the delivery of housing (including affordable housing) in a location accessible on foot or by cycle to the

facilities in the village, and where the town of Shrewsbury and also Oswestry is accessible by public transport.

7.6 Although public comments have expressed concern that the scale of development is considered too large for the size of the settlement and existing infrastructure, for the reasons outlined in the report it is considered that subject to the required CIL contribution and the highway improvements to be secured the proposal would not place an unacceptable strain on local infrastructure and will contribute to improvements to the benefit of existing and future residents. The provision of new housing will help to support and retain existing local facilities and services and enhance the vitality of this rural community.

7.7 Any adverse impacts of the development do not significantly and demonstrably outweigh the benefits of the proposal, and therefore the weight in the overall planning balance is in favour of granting planning permission subject to the recommended conditions.

8.0 Risk Assessment and Opportunities Appraisal

8.1 Risk Management

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

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

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

8.2 Human Rights

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

the County in the interests of the Community.

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

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

8.3 Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in Planning Committee members' minds under section 70(2) of the Town and Country Planning Act 1990.

9.0 Financial Implications

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

10.0 Artificial Intelligence (AI)

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

11.0 Background

Relevant Planning Policies

Central Government Guidance:

National Planning Policy Framework

National Planning Practice Guidance

Shropshire Core Strategy:

CS1 Strategic Approach

CS4: Community Hubs and Community Clusters

CS6 Sustainable Design and Development Principles

CS9 Infrastructure Contributions

CS10 Managed Release of Housing Land

CS11 Type and Affordability of Housing
 CS17 Environmental Networks
 CS18 Sustainable Water Management
 Site Allocations and Management of Development (SAMDev)Plan:
 MD1 Scale and Distribution of Development
 MD2 Sustainable Design
 MD3 Delivery of Housing Development
 MD8 Infrastructure Provision
 MD12 The Natural Environment
 MD13 The Historic Environment
 S16.2(iii) Bomere Heath
 SPD on the Type and Affordability of Housing
RELEVANT PLANNING HISTORY:

PREAPM/25/00009 Proposed residential development for up to 150 dwellings including affordable housing PREUDV 28th February 2025

12.0 Additional Information

View details online: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T0MYFXTDJUK00>

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

[25/02929/OUT | Outline planning application for the erection of up to 98No. dwellings with all matters reserved except for means of access | Land To The East Of Merrington Road Bomere Heath Shrewsbury Shropshire](#)

Cabinet Member (Portfolio Holder): Councillor David Walker

Local Member: Councillor Brendan Mallon

Appendices

APPENDIX 1 – EPS 3 Test Matrix

APPENDIX 2 – Recommended Conditions

APPENDIX 1: European Protected Species 3 tests matrix for great crested newts

EUROPEAN PROTECTED SPECIES: The ‘three tests’

Application reference number, site name and description:

25/02929/OUT.

Outline planning application for the erection of up to 98No. dwellings with all matters reserved except for means of access. Proposed Residential Development Land to the East of Merrington Road Bomere Heath Shrewsbury Shropshire

Date:

20th October 2025

Officer:

Demi Cook
Planning Ecologist
demi.cook@shropshire.gov.uk
Tel.: 01743 254316

Test 1:

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

As outlined in the officer report the proposal will bring significant environmental, social and economic benefits.

Test 2:

Is there ‘**no satisfactory alternative?**’

There is no satisfactory alternatives other than to not develop the site but that would not result in the benefits identified.

Test 3:

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

The nearest pond is located 120m west from the site, land to the east of Merrington Road. e3p (July 2025) carried out a Habitat Suitability Index Assess on the pond, which

produced a score of 0.76, an eDNA assessment on the nearest pond was then recommended. This does not appear to have been conducted, but the District Level Licence Scheme has been applied into.

A Great Crested Newt District Level Licensing Impact Assessment & Conservation Payment Certificate (Enquiry no. DLL-ENQ-SHRP-00080) has been submitted which confirms that the project is eligible to enter the District Level Licensing scheme and that the developer intends to do so. The IACPC covers planning application 25/02929/OUT.

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

A Great Crested Newt District Level Licensing Impact Assessment & Conservation Payment Certificate (Enquiry no. DLL-ENQ-SHRP-00080) has been submitted which confirms that the project is eligible to enter the District Level Licensing scheme and that the developer intends to do so.

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

I am satisfied that the proposed development will not be detrimental to the maintenance of the population of great crested newts at favourable conservation status within their natural range, provided that the 'District Level Licence condition for GCNs' condition included in the response from Demi Cook to Jane Raymond (dated 20th October 2025) is included on the decision notice and are appropriately enforced.

APPENDIX 2: Recommended Conditions

STANDARD CONDITION(S)

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

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

2. The development hereby permitted shall be carried out in full accordance with the following approved plans received 10.02.2026, except where modified by other conditions attached to this permission:

- a) Site Location Plan (I00802-DL01.RevB)
- b) Parameter Plan (I000802-DL04.RevA)
- c) Access (A25006-0100-001-P0.RevP0)

There shall be no development other than drainage features in the area shaded blue on the parameter plan.

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

3. Nothing in this permission shall be construed as giving approval to the details shown on the submitted indicative drawings (other than the means of access off Merrington Road) and does not purport to grant consent for the number or scale of dwellings indicated on the illustrative plans and drawings accompanying this application, or the number of dwellings indicated in the description of development.

Reason: To define the permission (as such details are intended for illustration purposes only, and details of the landscaping and layout of the site including the number of dwellings and the scale and appearance of the buildings are reserved for later approval) and to retain control over the details of the development to accord with Core Strategy CS6.

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

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

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

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

6. The first submission of reserved matters shall include a report demonstrating how the proposed housing mix responds to local housing need. The report must include information regarding the existing housing stock of Bomere Heath and demonstrate how the proposed housing mix will balance the size, type and tenure of the local housing stock. The report must specify the amount of MD4(2) and MD4(3) dwellings (as defined by Building Regulations) proposed within the development and the number of NDSS compliant dwellings. The report must also identify the amount of any specialist housing proposed.

Reason: To ensure the proposed housing mix is appropriate to meet the needs of the community in accordance with policy CS11 of the Adopted Core Strategy (2011).

7. The application for reserved matters relating to the layout of the development shall specify the location of the proposed affordable housing units (provision being in accordance with the associated Section 106 Agreement) to be provided on that part of the site covered by that application. No works shall commence on the part of the site covered by that application until the location of affordable housing within it has been approved in writing by the local planning authority.

Reason: To ensure the provision of affordable housing, in accordance with Development Plan housing policy.

8. The first submission for reserved matters shall include an Open Space Assessment and a Layout Plan to include a policy compliant amount of open space (of at least 30sqm per person calculated on the basis of one person per bedroom) including the provision of informal recreational and amenity open space and equipped play areas having regard to the comments received from Shropshire Councils Green Infrastructure Advisor and informed by evidenced consultation with the Parish Council.

Reason: The provision of play areas and informal open space is necessary in the interest of the amenity, health and well-being of future residents and to ensure the quantity, quality and accessibility of recreational, and amenity open space is appropriate for the development hereby permitted in accordance with SAMDev Policy MD2 and Core Strategy Policy CS6.

9. The first submission of reserved matters shall include full details of both hard and soft landscaping works. The submitted details shall include:

- a) Planting plans, creation of wildlife habitats and features and ecological enhancements (including tree and hedgerow planting, wildflower grassland creation, hedgehog-friendly gravel boards and creation of hibernacula and log piles);
- b) Details for the provision of bat and bird boxes
- c) Written specifications (including cultivation and other operations associated with plant, grass and wildlife habitat establishment);

- d) A tree and hedge planting scheme, prepared in accordance with British Standard 8545: 2014 Trees: from Nursery to Independence in the Landscape Recommendations, or its current version;
- e) Schedules of trees, shrubs and plants, to be planted in association with the development noting species (including scientific names), planting sizes and proposed numbers/densities where appropriate;
- f) Native species used are to be of local provenance (Shropshire or surrounding counties);
- g) Details of proposed hard surfacing
- h) Details of proposed boundary treatments (hedgerow, fencing or walls) including re-instatement of the historic hedgerow boundary north of field 294;
- i) The location of any proposed LAP and/or LEAP including any proposed play equipment and structures and any necessary hard landscape furniture (seats, picnic benches, cycle stands, waste bins for example) proposed to be provided;
- j) Implementation timetables.

In support of the landscaping plan, a supplementary Management Company Plan shall be provided that clearly indicates the extent of proposed open space and all landscaped areas of land that will be under future management either by the Parish Council or a management company (i.e. all land beyond privately owned gardens).

The landscape works shall be carried out in full compliance with the approved plan, schedule and timescales. Any trees or shrubs which die or become seriously damaged or diseased within five years of completion of the development shall be replaced within 12 calendar months with trees or shrubs of the same size and species.

Reason: To ensure the provision of amenity and biodiversity afforded by appropriate landscape design and to enhance the appearance of the development and its integration into the surrounding area in accordance with Core Strategy policies CS6, CS17, and SAMDev policies MD2 and MD12.

10. The first submission of reserved matters shall include a plan showing a buffer zone along the watercourse. The plan shall include a minimum 5m buffer temporarily fenced off parallel to the bank along the length of the watercourse.

No access, material storage or ground disturbance shall occur within the buffer zone. The development shall be carried out strictly in accordance with the approved details.

Reason: To ensure the protection of the watercourse, and associated wildlife, during construction works.

11. The plans and particulars submitted in support of the reserved matters application shall include a Tree Survey, an Arboricultural Impact Assessment, an Arboricultural Method Statement and a Tree Protection Plan prepared in accordance with British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction - Recommendations, or its current version. The development shall be carried out strictly in accordance with the recommendations of these approved plans and reports.

Reason: to safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important to the appearance of the development in accordance with Core Strategy policies CS6, CS17, and SAMDev policies MD2 and MD12.

12. The first submission of reserved matters shall include a Construction Environmental Management Plan. The submitted plan shall include:
- a) An appropriately scaled plan showing 'Wildlife/Habitat Protection Zones' where construction activities are restricted, where protective measures will be installed or implemented;
 - b) Details of protective measures (both physical measures and sensitive working practices) to avoid impacts during construction;
 - c) Requirements and proposals for any site lighting required during the construction phase;
 - d) A timetable to show phasing of construction activities to avoid harm to biodiversity features (e.g. avoiding the bird nesting season);
 - e) The times during construction when an ecological clerk of works needs to be present on site to oversee works;
 - f) Identification of Persons responsible for:
 - i) Compliance with legal consents relating to nature conservation;
 - ii) Compliance with planning conditions relating to nature conservation;
 - iii) Installation of physical protection measures during construction;
 - iv) Implementation of sensitive working practices during construction;
 - v) Regular inspection and maintenance of physical protection measures and monitoring of working practices during construction; and
 - vi) Provision of training and information about the importance of 'Wildlife Protection Zones' to all construction personnel on site.
 - g) Pollution prevention measures.

All construction activities shall be implemented strictly in accordance with the approved plan.

Reason: To protect features of recognised nature conservation importance, in accordance with MD12, CS17 and section 192 of the NPPF.

13. The application for reserved matters shall include full details of existing and proposed ground and finished floor levels. For development adjacent to the boundaries of the application site and adjacent to existing residential properties, the details shall include details of the setting out of buildings with plans annotating the distance of buildings from the boundaries to the existing adjacent properties. The plans shall also provide details of the ground levels at the retained trees and hedges. The development hereby permitted shall only be carried out in accordance with the approved details.

Reason: To ensure the levels are acceptable in relation to the surrounding area and to ensure the development is appropriate in relation to the amenity of neighbouring property; and that there is a satisfactory relationship to existing trees and hedges to be retained in accordance with Policy MD12 of the SAM(Dev) Plan and Policies CS6 and CS17 of the Core Strategy.

14. The Reserved Matters application relating to the layout of the development shall specify the location and details of refuse bin storage facilities for all units and refuse collection points if different.

Reason: To ensure that appropriate facilities are provided, for the storage and collection of household waste, (i.e., wheelie bins & recycling boxes) and to protect the amenity of the area,

the amenities of occupiers of nearby properties and future occupiers of the dwellings hereby permitted in accordance with Policy CS6 of the Core Strategy.

15. A parking strategy must be submitted to support the submission of reserved matters to include the number of on plot car parking spaces to be provided per size of dwelling as well as the quantum of visitor parking to be provided. The strategy must demonstrate what measures will be put in place to reduce reliance on private cars as well as details of the proposed arrangements for any secure parking for bikes and mobility scooters.
Reason: To ensure car parking provision is appropriate in accordance with Core Strategy policy CS6 and SAMDev policy MD2.

16. Concurrently with the reserved matters application for the layout of the site a scheme of surface and foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is first occupied.
Reason: To ensure satisfactory drainage of the site and to avoid flooding.

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

17. Prior to the commencement of development a Construction Method Statement (CMS) shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall provide for and include site specific measures to control and monitor impact arising in relation to:

Routes for construction traffic;

Parking of vehicles of site operatives and visitors;

Locations for loading and unloading of plant and materials;

Locations for storage of plant and materials used in constructing the development;

Method of preventing mud being carried onto the highway including wheel washing facilities;

Measures to control the emission of dust and dirt during construction;

Noise and vibration control

A scheme for recycling/disposing of waste resulting from demolition and construction works;

Delivery, demolition and construction working hours;

24 hour emergency contact number;

It shall also set out arrangements by which the developer shall maintain communication with residents and businesses in the vicinity of the site, and by which the developer shall monitor and document compliance with the measures set out in the CMS. The development shall be carried out in full accordance with the approved CMS at all times.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: In the interests of highway safety and local and residential amenity in accordance with Core Strategy Policy CS6.

18. a) Risk assessment: No development shall commence until an assessment of the risks (site investigation) posed by any contamination has been submitted to and approved in writing by the Local Planning Authority. Such an assessment shall be carried out in accordance with authoritative UK guidance.

b) Submission and implementation of remediation scheme: Where the approved risk assessment (required by condition a) above) identifies contamination posing unacceptable risks, no development shall commence until a detailed remediation scheme to protect the development from the effects of such contamination has been submitted to and approved in writing by the Local Planning Authority. A validation and verification plan must be formulated, form part of the remediation scheme and be approved by the Local Planning Authority. Following approval, such remediation scheme shall be implemented on site in complete accordance with approved details unless otherwise agreed in writing by the Local Planning Authority.

c) Verification of remediation scheme: Following implementation and completion of the approved remediation scheme (required by condition b) above) and prior to the first occupation of the development, a verification report shall be submitted to and approved in writing by the Local Planning Authority to confirm completion of the remediation scheme in accordance with approved details.

d) Unforeseen contamination: In the event that further contamination is found at any time when carrying out the approved development - that was not previously identified ' it must be reported in writing immediately to the Local Planning Authority and no further development shall be carried out. Following this, an investigation and risk assessment must be undertaken in accordance with the requirements of (a) above, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of (b) above, which is subject to the approval in writing by the Local Planning Authority.

Reason: To ensure that the risks associated with any contamination have been reduced to acceptable levels and that the health and wellbeing of future occupiers are protected and to ensure that the development complies with the National Planning Policy Framework.

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

19. Prior to above ground works commencing a detailed design for the off-site works as shown on plan A25006-0101-001 P02 shall be submitted to and approved in writing by the Local Planning Authority. No part of the development hereby permitted shall be first occupied until the works have been implemented in accordance with the agreed details.

Reason: In the interest of highway safety and to promote sustainable travel from the site.

20. Construction of the new access road and estate roads shall not be commenced until construction details including surfacing materials have been submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details prior to first occupation of any part of the development. If the estate roads are to be offered for adoption full engineering and construction details shall be submitted

for technical approval to Shropshire Council as Highway Authority concurrently with the application for discharge of this condition. For any estate roads not proposed to be adopted, prior to the first occupation of any part of the development a Maintenance Strategy for the estate roads shall be submitted to and approved in writing by the local planning authority to include a maintenance schedule and management responsibilities. The Maintenance Strategy shall be carried out as approved in perpetuity or in accordance with an alternative Maintenance Strategy to be submitted to and approved in writing by the LPA.

Reason: To ensure the provision of a satisfactory highway access and internal estate roads in the interest of highway safety.

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

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

22. Prior to first occupation of the development, a travel plan which shall include clear objectives and modal split targets, together with a time-bound programme of implementation, monitoring, regular review and update; and be based on the particulars contained within the approved development, shall be submitted to and approved in writing by the local planning authority and thereafter operated in accordance with the agreed details.

Reason: In the interest of genuine choice and uptake of sustainable modes.

23. Prior to first occupation of the development details of the following shall be submitted to and approved in writing by the LPA:

- a) S104 adoption / S106 connection agreement with the local water authority;
- b) A maintenance schedule to include activities and timings of the routine maintenance of the surface water drainage and details of who will be responsible for the on-going maintenance, in accordance with Shropshire Council's Local Standard L of the SUDS Handbook;
- c) Confirmation of the proposed maintenance regime for the watercourses including details of who will take riparian responsibility

The surface water drainage shall be maintained in accordance with the approved details for the lifetime of the development.

Reason: To ensure satisfactory maintenance of the proposed drainage in perpetuity.

24. Prior to the first occupation of any dwelling hereby approved a landscape and habitat management plan shall be submitted to and approved in writing by the Local Planning Authority for the open space and all landscape and habitat areas outside privately owned domestic gardens indicated on the Management Company Plan required to be submitted for approval under the separate landscaping condition. The submitted landscape and habitat management plan shall set out long term design objectives, management responsibilities and maintenance schedules for all hard and soft landscaping areas including any proposed play equipment and any hard landscape furniture (seats, picnic benches, cycle stands, waste bins for example)

indicated on the plans approved at the reserved matters stage. The landscape and habitat management plan shall be carried out as approved for the lifetime of the development.

Reason: In the interests of the visual amenities and ecological interests of the area in accordance with Core Strategy policies CS6, CS17 and SAMDev policies MD2 and MD12 and to ensure the adequate future management and maintenance of the open space and landscape and habitat areas outside privately owned domestic gardens indicated on the approved Management Company Plan.

25. Prior to the erection of any external lighting on the site, a lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The lighting plan shall demonstrate that the proposed lighting will not impact upon ecological networks and/or sensitive features, e.g. bat and bird boxes, trees, and hedgerows. The submitted scheme shall be designed to take into account the advice on lighting set out in the Bat Conservation Trust's Guidance Note 08/23 Bats and artificial lighting in the UK. The development shall be carried out strictly in accordance with the approved details and thereafter retained for the lifetime of the development.

Reason: The details of lighting are needed to i) ensure provision of safe and convenient access for residents/occupiers, ii) avoid loss of residential amenity and prevent unacceptable light pollution; iii) to minimise disturbance on foraging and commuting routes for wildlife, and in particular to ensure that excessive lighting is avoided adjacent to hedgerows and habitat features; in accordance with Core Strategy Policies CS6 and CS17.

26. Prior to above ground works commencing details of the following shall be submitted to and approved in writing by the Local Planning Authority:

Domestic electric vehicle charging points to all properties.

A minimum of 10% of the predicted energy needs of the development from on-site renewable and low carbon energy sources.

The development shall be completed in accordance with the approved details prior to occupation of the properties to which they relate.

Reason: In the interests of promoting sustainable development and reducing carbon emissions.

27. Should any part of the development incorporate piling works or ground compaction works, a risk assessment and method statement (RAMS) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any such works. The RAMS shall also include confirmation that adjoining occupiers/businesses have been notified of the proposed duration and hours of piling/ ground compaction together with contact details of those carrying out the works. All piling/ground compaction works as necessary to complete the development shall be carried out in accordance with the approved details.

Reason: To protect the amenities of occupiers of nearby properties from potential nuisance in accordance with Core Strategy policy CS6.