

AGENDA ITEM



Committee and date
Southern Planning Committee
26th May 2026

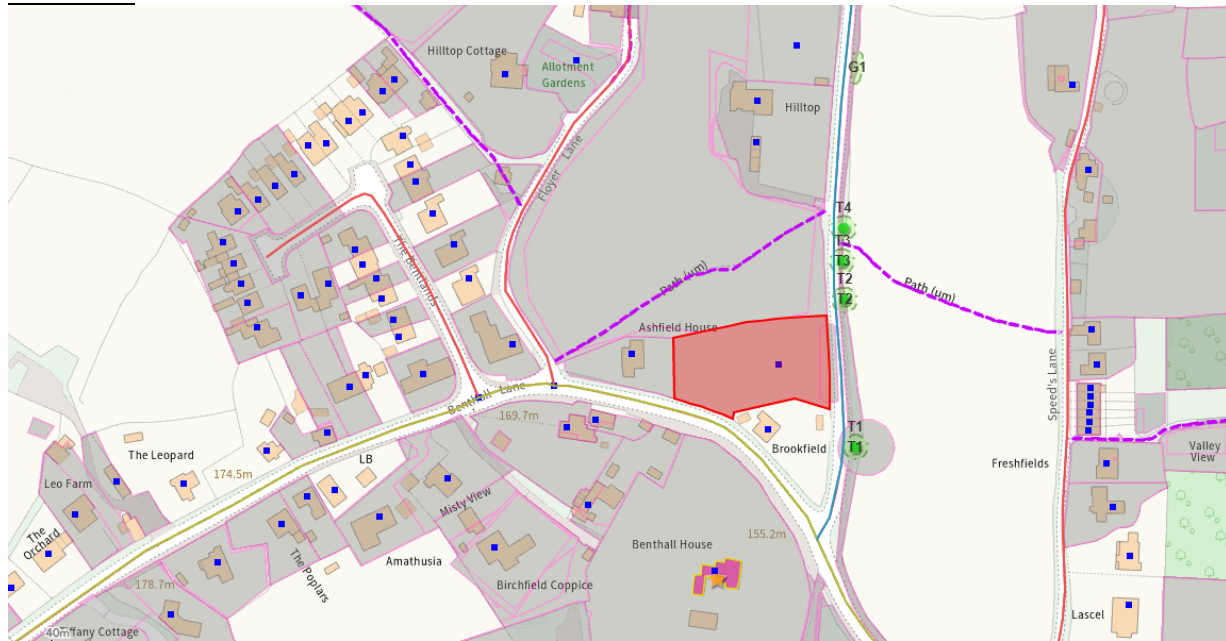
Development Management Report

Responsible Officer: Kassandra Polyzoides, Service Director – Place Shaping

Summary of Application

Application Number: 25/03946/OUT	Parish:	Barrow
Proposal: Outline application (all matters reserved) for the development of 2 or 3No. dwellings		
Site Address: Proposed Residential Development Land Off Benthall Lane And Bridge Bank Benthall Broseley Shropshire		
Applicant: Mr & Mrs Iain and Christine Reddihough		
Case Officer: Dunya Fourie	email: dunya.fourie@shropshire.gov.uk	

Grid Ref: 366916 - 302205



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Recommendation:- Approve, subject to the conditions set out in Appendix 1.

AGENDA ITEM

-	Proposed Residential Development Land Off Benthall Lane And Bridge Bank
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REPORT

1.0 THE PROPOSAL

- 1.1 This application is made in outline. Members are tasked with making a decision whether the principle of residential development on the plots outlined in red is acceptable.
- 1.2 All other Matters including access, layout, appearance, landscaping and scale are reserved for consideration under a separate application(s).
- 1.3 The proposal has not been subject to pre application advice prior to the submission of this scheme, however planning consent for the same sites was refused last year (planning application 25/01930/OUT), the reason for refusal was insufficient information to adequately assess the impact of the proposal on nearby heritage assets. This submission includes a Heritage Impact Assessment (HIA).

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The site comprises a three vacant parcels of land on the northern edge of Benthall.
- 2.2 Plot 1 adjoins Benthall Lane to the south and Plots 2 and 3 adjoin Bridge Road (C4171) to the east. The site is within Broseley Conservation Area.
- 2.3 There is a footpath which crosses the site to the north. There are two existing dwellings; Ashfield House and Brookfield House each side of plot 1 and the dwelling 'Hilltop' is to the north of plots 2 and 3.
- 2.4 Grade II Listed building; Benthall House and surrounding plot is on the adjacent side of Benthall Lane to plot 1.

3.0 REASON FOR COMMITTEE/DELEGATED DETERMINATION OF APPLICATION

- 3.1 In accordance with the Council's Scheme of Delegation, the application must be determined by Planning Committee.

The Local Member called the application into Planning Committee to be determined by Members of the Council. The request was made within the required 21 days from

AGENDA ITEM

-	Proposed Residential Development Land Off Benthall Lane And Bridge Bank
---	---

the date of first consultation and the call in was based on the following material matters.

4.0 Community Representations

The below section provides a summary of representations received during the consultation/publicity period, comments can be viewed in full on the online planning register, using the planning reference.

4.1 Consultee Comment

4.1.1 Local Member-Councillor Dan Thomas

Referral to Planning Committee on the following grounds:

- 1. The planning application documents refer to the site being in Broseley, but outside of the neighbourhood plan area. The site is entirely in Barrow Parish with Penns Meadow between it and the Broseley Parish Boundary. Therefore, it is in open countryside and out of the development boundary
2. The site is within the Broseley Conservation area.
3. Barrow Parish is classified as open countryside for planning purposes. Policy CS5 Therefore no open market development is allowed. Whilst Shropshire Council at present does not have a 5 year land supply as required, this site is not in a sustainable community being in Benthall.
4. The application claims to give the existing properties privacy however the development is up to the boundaries of both properties.
5. Shropshire Council Archaeology refers to the site in the comments to likely have industrial remains on site and asks a condition is added to ensure an archaeological assessment is carried out. There is also likely to be a world war 2 crashed plane on the site. the pilot died at the site.
6. The site is a steep slope and Barrow Parish Council question if it is suitable for development. The site is also part of an area of known stability issues with Bridge Road sinking adjacent to the site.
7. The proposed access onto Benthall Lane is on a part of the road where traffic accelerates when climbing from Barratts Hill and is also on a blind bend.
8. The Broseley Conservation area is contiguous with the Ironbridge Gorge World Heritage site, therefore, it is important to maintain an effective WH site buffer zone and to protect the unspoilt character of Broseley's countryside
9. There was a WW2 plane crash on this site which is important and part of Benthall's heritage

AGENDA ITEM

-
Proposed Residential
Development Land Off Benthall
Lane And Bridge Bank

- 4.1.2 **SC Archaeology:** Response (12th November 2025). The site has some archaeological potential. Recommended conditions include a program of archaeological work, including a watching brief during all ground works.
- 4.1.3 **SC Affordable housing:** Response (6th November 2025) proposal falls below threshold for affordable housing contribution
- 4.1.4 **SC Conservation: Response** (17th November 2025) No objection in principle

The site lies on the western edge of the Broseley Conservation Area and is adjacent to existing modern development. There are no designated heritage assets within the site boundary, although several listed buildings and potential non-designated heritage assets are located nearby. The submitted HIA concludes that the proposals would result in a minor degree of change to the conservation area but would not equate to harm substantial or less than substantial to the significant of designated or non designated heritage assets.

Taking into account the HIA no objection is raised to the proposed development of up to three dwellings on this site in principle from a conservation perspective. However, as the application is in outline with all matters reserved, it is difficult to make a full assessment at this stage. Therefore further detail and assessment will be required at the reserved matters stage.

Any future reserved matters application should demonstrate how the design, scale, materiality and layout respond positively to the local character and the conservation area context and provide details of boundary treatments and landscaping to ensure visual integration within the street scene.

- 4.1.5 **SC Regulatory Services:** Response (18th November 2025) The site is within the Coal Mining Reporting Area (as defined by the Coal Authority. All new development within the defined coal mining areas shall require a Mine Gas Risk Assessment to be undertaken.
- 4.1.6 **SC Ecology:** Response (8th December 2025) BNG units to be purchased from a habitat bank, in the absence of a monitoring obligation on the Council, no legal agreement is required. Ecological survey is accepted and relevant conditions recommended.
- 4.1.7 **Local Highway Authority:** Response (3rd December 2025) Insufficient information
- 4.1.8 **Barrow Parish Council**

AGENDA ITEM

-	Proposed Residential Development Land Off Benthall Lane And Bridge Bank
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Barrow Parish Council: Response (19th November 2025) Objection. Grounds of objection in principle:

- Contrary to policy CS5 and Benthall is not a sustainable location
- Steep aspect of the site
- Stability concerns
- Impact on Broseley Conservation Area

4.2 Public Comments

4.2.1 Public representations made in support: 0
Public representations made in objection: 17
Public representations made in neutral; 2

4.2.2 A total of 17 members of the public have objected to the proposal, the material grounds for objection are summarised below:

- Road safety Risks (plot 1 access point) and Bridge Road/Benthall Lane junction and the narrow width of Bridge Road for additional traffic
- Impact on the Conservation Area; compromise the character and appearance of the area
- Wildlife and Biodiversity; habitat loss and fragmentation, concern with the content of the ecological assessment and mitigation measures
- Surface water run-off and Bridge Bank damage; increased impermeable surfaces and associated rate and speed of surface water run-off.
- Aspect of land in relation to Bridge Road would require undercutting of land, subsidence issues further down Bridge Road. Hidden historic mining works.
- Market value properties are contrary to the Local Development Plan
- Neighbour amenity; loss of privacy through overlooking

5.0 THE MAIN ISSUES

The main issues for consideration in the determination of this application are the principle of residential development, having regard to the site's countryside location and the current housing land supply position, the impact of the proposal on highway safety, the effects on ecology, biodiversity and heritage assets, drainage and flood risk, land condition. These matters must be assessed in the overall planning balance.

6.0 OFFICER APPRAISAL

AGENDA ITEM

-
Proposed Residential
Development Land Off Benthall
Lane And Bridge Bank

6.1 Adopted Development Plan

- 6.1.1 Policy CS1 of the Core Strategy sets out the overall strategic approach for the County, including establishing the broad strategy for distribution of growth between Shrewsbury, the Market Towns and Key Centres, and the rural area. It stipulates that residential development in the rural areas will predominantly occur in Community Hub and Community Cluster settlements. Outside these settlements development shall primarily be for economic diversification and to meet the needs of the local communities for affordable housing.
- 6.1.2 Policy MD1 of the SAMDev Plan complements Policy CS1 of the Core Strategy, addressing the scale and distribution of development. It directs sustainable development towards Shrewsbury, the Market Towns, Key Centres and the Community Hubs and Community Cluster settlements. Specifically, it states “*....sustainable development will be supported in Shrewsbury, the Market Towns and Key Centres, and the Community Hubs and Community Cluster settlements identified in Schedule MD1.1, having regard to Policies CS2, CS3 and CS4 respectively and to the principles and development guidelines set out in Settlement Policies S1-S18 and Policies MD3 and MD4*”.
- 6.1.3 Policy MD1 of the SAMDev Plan also identifies the Market Towns, Key Centres, Community Hub settlements and Community Cluster settlements, within Schedule MD1.1. Benthall is not identified as any such settlement, as such it constitutes ‘countryside’ for policy purposes.
- 6.1.4 Policy CS5 of the Core Strategy and MD7a of the SAMDev Plan establish the policy approach for residential development within the ‘countryside’. Policy CS5 states “*New development will be strictly controlled in accordance with national policies protecting the countryside*”. Whilst advocating strict control in order to support the aspirations of other policies, policy CS5 nevertheless recognises that it is important to support Shropshire’s large rural area, and therefore encouragement is provided to development proposals which maintain and enhance countryside vitality and character where they improve the sustainability of rural communities by bringing economic and community benefits. Policy CS5 states that these are dwellings to house agricultural, forestry and other essential countryside workers and other affordable housing to meet a local need. The only non-affordable housing that is identified as a component of improving the sustainability of rural communities within Policy CS5 is conversion schemes.
- 6.1.5 Having taken into account the strategic policies set out in the Core Strategy and SAMDev Plan, being located outside defined development boundaries associated with a settlement that is classified as ‘countryside’, the sites for market value

AGENDA ITEM

-

Proposed Residential
Development Land Off Benthall
Lane And Bridge Bank

residential development do not confirm with policies CS1 and CS5 of the CS or policies MD1 and MD7a of the SAMDev Plan. Whilst the application is not within Broseley; which is defined as a Market Town under policy CS1, the sites, in particularly plots 2 and 3 are close to the boundary, separated by a field; referred to as Penn Meadow. There is existing development within Benthall and Broseley to the east, south and west. In officers' view, the site locations would read as part of existing development along Bridge Road and Benthall Lane and viewed in the wider context as part of Benthall. On this basis, and subject to the detailed design, access and landscaping matters reserved for future consideration under separate applications, officers consider that the principle of the proposals in this location would not appear materially out of character with Benthall.

6.2 **Five Year Housing Land Supply**

6.2.1 Shropshire is unable to demonstrate a 5 year housing land supply is available and deliverable. Paragraph 11(d) of the NPPF requires decision makers to apply the presumption in favour of sustainable development, unless policies in the NPPF that protect areas of particular importance provide a clear reason for refusal. In such circumstances, the conflict with the adopted Development Plan must be considered in the overall planning balance and the weight given to that conflict relevant to the extent of the land supply shortfall. Shropshire Council's latest assessment of housing land supply via the annual review was published on the 31st March 2026, utilising the most recently published housing stock and affordability ratio data, using the 'standard methodology' results show a housing need for Shropshire of 2030 dwellings per annum. Specifically, the Council considers that Shropshire has a 4.61 year's supply of deliverable housing land.

6.2.2 Benthall isn't a recognised settlement, but Broseley is and the site is connected to Broseley via a footway along Benthall Lane and via interconnecting public rights of way. Indeed, Broseley High Street is within 500m of the site, via Benthall Lane. The evidence base for the emerging Local Plan lists the services available within recognised settlements within Shropshire. Broseley has the following services and facilities:

- public transport links; a regular bus service offered during peak travel times, nursery/pre primary,
- primary school,
- NHS GP surgery,
- dentist,
- pharmacy,
- convenience store,
- post office

AGENDA ITEM

-

Proposed Residential
Development Land Off Benthall
Lane And Bridge Bank

- bank/building society,
- public house,
- petrol station,
- Place of Worship,
- community hall,
- library,
- children's playground,
- outdoor sports facility,
- amenity green space,
- superfast broadband and employment.

6.3

6.3.1

Heritage and Archaeology

A HIA has been submitted in support of the application, there are no designated heritage assets within the site and it is considered that proposed development would result in a degree of change to the western part of the conservation area, such change would not equate to harm or less than substantial harm. There is some potential for archaeological remains of local interest associated with WWII, officers are not aware of any remains of national significance. In the absence of consultation with Shropshire's Historic Environment Record (HER) or that any LiDAR data has been reviewed and, as is understood a walkover survey has been undertaken, the Council's archaeology team recommend a programme of archaeological work, including a watching brief, to be undertaken during all ground works in association with the development. The HIA did not identify any harm to designated or non-designated heritage assets, and officers concur with this assessment. Accordingly, the proposal is considered acceptable in heritage and archaeological terms in principle. The development is therefore compliant with CS17 and MD13 of the Development Plan and Section 16 of the NPPF.

6.4

6.4.1

Visual Impact and landscape

The application is supported by an indicative block plan and topographical survey. Plots 2 and 3 are shown to be adjacent to Bridge Road, the ground ascends in westerly direction, away from the carriageway, the adjacent dwelling; Brookfield would be at a similar ground level. The aspect of the site to the rear of plot 2 and 3 ascends relatively towards plot 1 where it levels out adjacent Benthall Lane and Ashfield House.

6.4.2

In principle officers are given no reason to believe that the aspect of the site would prevent development of dwellings on the proposed sites. It is essential, however, that a plan detailing existing and proposed site levels, a Slope Stability Assessment and a detailed landscaping plan which achieves a high-quality response to the

AGENDA ITEM

-
Proposed Residential
Development Land Off Benthall
Lane And Bridge Bank

topographical constraints is submitted as part of future reserved matters application(s)

6.5

6.5.1 **Ecology and Biodiversity**

An Ecological Impact Assessment and Biodiversity Net Gain (BNG) report have been submitted in support of the application. The site is not located within or adjacent to any statutory or non-statutory ecological designations, and the submitted surveys found the potential effects on notable species were found to be neutral or positive. Provided mitigation measures are followed during construction, the relevant legislation would have been complied with. The matters reserved included landscaping, all existing boundary hedgerow and trees would need to be identified on a plan and annotated to enable a clear understanding of what is to be retained and any mitigation measures where loss is unavoidable. A Construction and Ecological Management Plan is also required to be submitted at the same time as the first reserved matters application.

6.5.2

The BNG assessment confirms that while the development would result in a net loss of habitat units on site, this would be fully addressed by the applicant purchasing habitat units from a Biodiversity Gain Site, such as a habitat bank. There is no option to address the short fall within the sites themselves as the sites shall predominantly comprise garden area which cannot be used to provide BNG. Any outline consent would be bound by the statutory imposed General Biodiversity Gain condition which requires written discharge by the LPA.

6.6

6.6.1 **Drainage and Flood Risk**

The site is within Flood Risk Zone 1 where there the probability of flooding is low and is therefore suitable for residential development. The Lead Local Flood Authority (LLFA) have been consulted on the application, their response confirms the site is not within the SuDs Consultation Area, in these instances the LLFA provide standard advice only, this advice has been included as an informative, to be read as part of any forthcoming consent. In addition to this advice, officers have included a recommended condition requiring the details of all surface materials be provided and formally discharged by the LPA prior to any above ground works commencing.

6.7

6.7.1 **Mineral Safeguarding**

The application site lies within an area identified Coal Mining Reporting Area (as defined by the Coal Authority). As advised by environmental protection, this does not necessarily mean that there are risks due to gas emissions, however in order to assess whether or not mine gas would pose a significant risk, conditions of any

forthcoming consent require Mine Gas Risk Assessment to be carried out and the associated report fed back to the Council for consideration and where appropriate, approval. This would need to be carried out prior to the occupation of any future dwellings on the sites.

6.8

6.8.1 **Scale and Design**

This application seeks a decision from the Council as to whether the principle of residential development is acceptable on the site. The matters 'scale' and 'appearance' are reserved for consideration under separate future application(s).

6.9

6.9.1 **Highway Access**

The means of access onto the site is a matter reserved for consideration under a separate application. The level of detail submitted with this application is not sufficient to enable a positive response from the Local Highway Authority in relation to two access points for the development. Access to plots 2 and 3 is directly off Bridge Road, and is suitable for achieving site access. However, the indicative layout for plot 1 shows access directly off Benthall Lane, due to the constraints of this section of the highway and the associated loss of the mature hedge which is within the conservation area. As consequence of this concern and highways being a reserved matter, officers have agreed with the applicants to alter the description of development for 2-3 dwellings, to align with the potential limitations and constraints to the development relating to highway matters.

7

7.1.1 **Planning Balance**

The Council is unable to demonstrate a five-year supply of deliverable housing land, paragraph 11(d) of the NPPF requires decision-makers to apply the presumption in favour of sustainable development, unless policies in the NPPF that protect areas of particular importance provide a clear reason for refusal. In such circumstances, the conflict with the adopted Development Plan must be considered in the overall planning balance and the weight given to that conflict relevant to the extent of housing land supply shortfall.

7.1.2

For this report, the hierarchy of weight to be given is: Full; Substantial; Significant; Considerable; Moderate; Modest; Limited; Minimal; Zero

7.1.3

Paragraph 11(d) of the NPPF sets out that where the policies most important for determining an application are out-of-date, planning permission should be granted unless either:

- The application of NPPF policies that protect areas or assets of particular importance provides a clear reason for refusal or

AGENDA ITEM

Proposed Residential
Development Land Off Benthall
Lane And Bridge Bank

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as whole.

7.1.4

In regard to the first criterion:

- The site does not lie within a protected landscape, a heritage designation or an area where development is restricted for ecological reasons.
- Technical assessments confirms that the proposal would not result in unacceptable impacts on designated heritage assets, protected species or designated ecological sites.
- The site lies within Flood Zone 1.

7.1.5

On this basis, there is no clear reason for refusal to protect areas or assets of importance and the tilted balance is not dis-engaged.

7.1.6

Consequently, paragraph 11(d)(ii) applies and requires a balancing exercise between the adverse impacts and benefits of the development. The key test is whether the adverse impacts significantly and demonstrably outweigh the benefits

7.1.7

Benefits *Economic*

The proposal would give rise to short-term economic benefits during the construction phase, including employment and with longer-term expenditure in the local area and revenue from council tax by future occupiers-**moderate weight**.

Housing Land Supply Benefit

The dwelling would provide three dwellings which would count towards the shortfall in Shropshire's housing land supply. The contribution of small housing sites to the lack of housing supply is recognised within the NPPF **Substantial** weight

Vitality of rural areas

The proposal is a small scale housing scheme which has characteristics of infill development **moderate weight** in accordance with paragraph 83 of the NPPF - maintaining and enhancing the vitality of rural communities

Sustainable travel options

The site is within a reasonable walking/biking distance to the services and facilities within Broseley. Future occupiers could reach services within a 10-minute walk/800m

AGENDA ITEM

-
Proposed Residential
Development Land Off Benthall
Lane And Bridge Bank

of their house. The route is direct, clear and legible with adequate footways, there is also the option of a footpath connection plots 2 and 3 to Broseley. There is also a regular bus service within Broseley which is a walkable distance from the site.-

Substantial weight

7.1.8 Harms

Countryside location

The site is outside of any defined settlement boundary, resulting in a departure from the spatial strategy of the adopted development plan-**limited weight**

Habitat Loss

Loss of areas of grassland and sections of hedgerow, requiring mitigation through off site biodiversity provision-**moderate weight**, given the Ecology consultee response and no loss of significant habitats

Heritage Impact

Development within Broseley Conservation Area which is characterised by an open rural setting. **Neutral weight**-given the Conservation consultation response of no objection, HIA conclusion of 'No Harm' and the siting of the proposed dwellings close to existing built features; dwellings and roads.

8.0 **CONCLUSION**

Taking the planning balance as a whole, the proposal would deliver a modest but meaningful contribution to housing supply at a time when the Council cannot demonstrate a five-year supply of deliverable housing land, together with associated economic benefits and support for the vitality of the wider Broseley area. Those benefits are weighed against the identified harms, principally the conflict with the adopted spatial strategy by reason of the site's countryside location and the loss of some habitat, albeit with mitigation and biodiversity gain measures secured through condition and the statutory BNG regime. In addition, no unacceptable harm has been identified in respect of heritage, drainage, flood risk or archaeology, and the more detailed matters of layout, scale, access, landscaping and site stability would remain subject to further scrutiny at reserved matters stage. Overall, having regard to paragraph 11(d) of the NPPF, the adverse impacts of the development would not significantly and demonstrably outweigh its benefits when assessed against the policies of the Framework taken as a whole. Accordingly, material considerations indicate that planning permission should be granted, subject to the conditions set out in Appendix 1.

9.0 **Risk Assessment and Opportunities Appraisal**

AGENDA ITEM

-
Proposed Residential
Development Land Off Benthall
Lane And Bridge Bank

9.1 Risk Management

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

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

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

9.2 Human Rights

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

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

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

9.3 Equalities

AGENDA ITEM

-	Proposed Residential Development Land Off Benthall Lane And Bridge Bank
---	---

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

10.0 Financial Implications

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

11. Background

Relevant Planning Policies

National Planning Policy Framework

National Design Guide

Core Strategy

- CS1-Strategic Approach
- CS5-Countryside and Greenbelt
- CS6-Sustainable Design and Development Principles
- CS17-Environmental Networks
- CS18-Sustainable Water Management

Site Allocation and Management of Development Plan

- MD1-Scale and Distribution of Development
- MD2-Sustainable Design
- MD7a-Managing Housing Development in the Countryside
- MD12-Natural Environment
- MD13-Historic Environment

Broseley Conservation Area Appraisal

12. Additional Information

AGENDA ITEM

-
Proposed Residential
Development Land Off Benthall
Lane And Bridge Bank

View details online: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T4FZF7TDLK300>

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

Cabinet Member (Portfolio Holder) - Councillor David Walker

Local Member

Cllr Dan Thomas

Appendices
APPENDIX 1 - Conditions

AGENDA ITEM

-	Proposed Residential Development Land Off Benthall Lane And Bridge Bank
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APPENDIX 1

Conditions

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

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

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

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

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

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

4. Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (GDPO) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no development within Classes A, AA of Schedule 2, Part 1 of the GDPO shall be carried out without the prior grant of planning permission from the Local Planning Authority.

Reason: In the interests of the historic environment and biodiversity and to accord with Shropshire's Core Strategy policies Cs6 and CS17 (2011) and SAMDev Plan policies MD2, MD12 and MD13 (2015)

5. The first submission of reserved matters for each plot shall include a Construction Environmental Management Plan.

Reason: To ensure the provision of roosting and nesting opportunities, in accordance with Core Strategy policies CS6 and CS17, policies MD2 and MD12 of the SAM(Dev) Plan and section 186 of the NPPF.

AGENDA ITEM

-
Proposed Residential
Development Land Off Benthall
Lane And Bridge Bank

6. Prior to first occupation of the dwellings hereby approved, the following biodiversity features shall be erected on the site:
- A minimum of 2 external woodcrete bat boxes or integrated bat bricks, suitable for nursery or summer roosting for small crevice dwelling bat species.
 - A minimum of 4 artificial nests of either integrated brick design or external box design, suitable for starlings (42mm hole, starling specific) or sparrows (32mm hole, terrace design)
- These biodiversity features shall be sited in suitable locations, with a clear flight path and where they will be unaffected by artificial lighting. The biodiversity features shall thereafter be maintained for the lifetime of the development.

Reason: To ensure the provision of roosting and nesting opportunities, in accordance with Core Strategy policies CS6 and CS17, policies MD2 and MD12 of the SAM(Dev) Plan and section 186 of the NPPF.

7. Prior to the erection of any external lighting, a lighting plan shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure the provision of roosting and nesting opportunities, in accordance with Core Strategy policies CS6 and CS17, policies MD2 and MD12 of the SAM(Dev) Plan and section 186 of the NPPF.

8. Prior to any ground works commencing on site, a written scheme of investigation for a programme of archaeological work shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in full prior to the construction of the dwelling(s). A report detailing the results of the archaeological works shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of Archaeology and to accord with Shropshire's Core Strategy policies CS6, CS7 (2011) and SAMDev Plan policies MD2 and MD13 (2015) and the National Planning Policy Framework (2024).

9. Prior to any groundworks commencing on each site, an assessment of the risks posed by coal mine gases shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be carried out in accordance with authoritative UK

AGENDA ITEM

-	Proposed Residential Development Land Off Benthall Lane And Bridge Bank
---	---

guidance, CL:AIRE, 2021 Good Practice for Risk Assessment for Coal Mine Gas Emissions (ISBN 978-1-905046-39-3).

Reason: To ensure that the risks associated with any ground gases or vapours 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 NPPF.

10. Should the risk assessment (required by condition 9 above) identify coal mine gases posing unacceptable risks a detailed remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. No development shall commence until the approved remediation scheme has been implemented in full.

Reason: To ensure that the risks associated with any ground gases or vapours 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 NPPF.

11. Following completion of the approved remediation scheme (required by condition 10 above) and prior to the first occupation the dwelling on the site, a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the risks associated with any ground gases or vapours 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 NPPF.

12. The first submission of reserved matters for each plot shall include a topographical plan with the existing and proposed site levels.

Reason: In the interests of visual amenity and the historic environment and to accord with Shropshire's Core Strategy policies CS6 and CS17 (2011) and SAMDev Plan policies MD2 and MD13 (2015)

13. Prior to commencement of any ground works on the site, a Site Stability Assessment shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.

Reason: To ensure that the risks associated with any ground stability have been assessed in accordance with the NPPF.

14. The first submission of reserved matters shall include details of all hard surface treatments, dwelling construction materials and boundary treatments.

Reason: In the interests of the historic environment and landscape impact and to accord with Shropshire's Core Strategy policies CS6 and CS17 (2011) and SAMDev Plan policies MD2 and MD13 (2015)

AGENDA ITEM

-
Proposed Residential
Development Land Off Benthall
Lane And Bridge Bank

Informatives

Surface and Foul Drainage

A sustainable drainage scheme for the disposal of surface water from the development should be designed and constructed in accordance with the Council's SUDS Handbook which is available in the Related documents section on the council's website at:
<https://shropshire.gov.uk/drainage-and-flooding/development-responsibility-and-maintenance/sustainable-drainage-systems-handbook/>

The provisions of the Planning Practice Guidance, Flood Risk and Coastal Change, should also be followed.

Preference should be given to drainage measures which allow rainwater to soakaway naturally. Connection of new surface water drainage systems to existing drains / sewers should only be undertaken as a last resort, if infiltration techniques are not achievable.

Any proposed drainage system should follow the drainage hierarchy, with preference given to the use of soakaways. Soakaways should be designed in accordance with BRE Digest 365. Connection of new surface water drainage systems to existing drains / sewers should only be undertaken if it can be demonstrated that infiltration techniques are not achievable.

Where a positive drainage connection is proposed, the rate of discharge from the site should be restricted to an appropriate rate as set out in the SuDS Handbook. Shropshire Council will not permit new connections to the Highway Drainage network.

Where a proposed surface water attenuation feature serves multiple properties, this feature should not be constructed within a private property boundary and be located in areas of public open space or shared access to allow future maintenance

If non permeable surfacing is used on the driveways and parking areas which slope towards the highway, a drainage system to intercept water prior to flowing on to the public highway must be installed.

If main foul sewer is not available for connection, British Water 'Flows and Loads: 4' should be used to determine the Population Equivalent (PE) for the proposed development and the sizing of the septic tank or package treatment plant and drainage fields should be designed to cater for the correct number of persons and in accordance with the Building Regulations H2.

Biodiversity Net Gain

AGENDA ITEM

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Proposed Residential
Development Land Off Benthall
Lane And Bridge Bank

This planning permission is subject to mandatory Biodiversity Net Gain. Please see <https://www.gov.uk/guidance/meet-biodiversity-net-gain-requirements-steps-for-developers> for more information. Development must not commence until you have submitted and obtained approval for a Biodiversity Gain Plan.

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