



Committee and date

Southern Planning Committee

Tuesday 27 October 2026

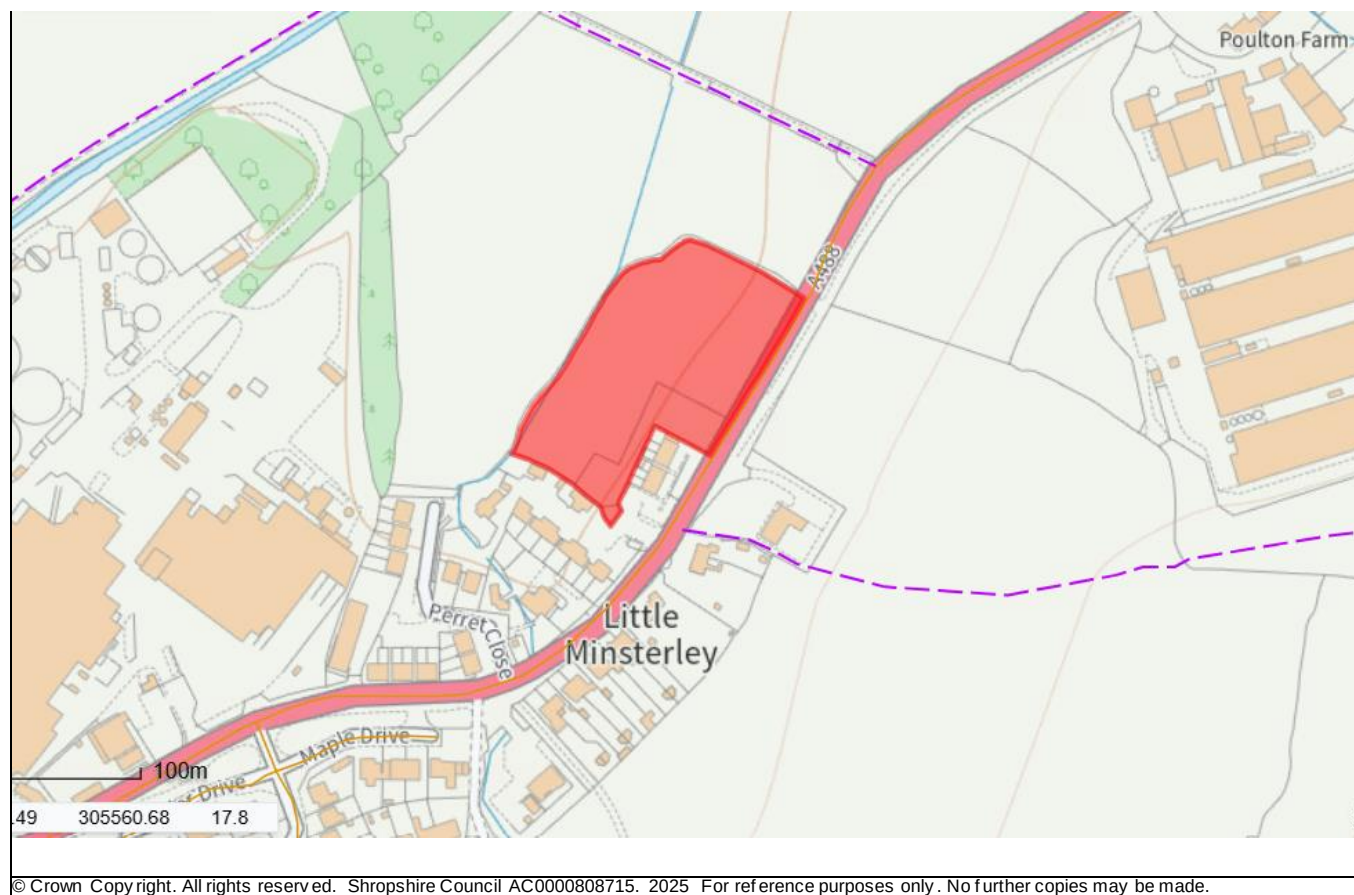
Development Management Report

Responsible Officer: Kassandra Polyzoides, Service Director - Place Shaping

Summary of Application

<u>Application Number:</u> 25/03699/FUL		<u>Parish:</u>	Minsterley
<u>Proposal:</u> Erection of 25No. affordable dwellings including the provision of open space, landscaping and associated works			
<u>Site Address:</u> Proposed Residential Development Land North of Linden Fields Minsterley Shropshire			
<u>Applicant:</u> Bowsall Developments Ltd and the Housing Plus Group Ltd			
<u>Case Officer:</u> Melanie Williams		<u>email:</u> melanie.williams@shropshire.gov.uk	
<u>Grid Ref:</u> 338042 - 305423			

Proposed Residential Development Land North Of Linden Fields



Recommendation:- Grant Permission subject to a S106 agreement and delegated authority to officers to agree the S106 agreement and finalise suitable conditions in accordance with Appendix 1.

REPORT

1.0 THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of 25 affordable dwellings together with associated access, parking, landscaping, public open space, drainage infrastructure and all associated works on land at Station Road, Minsterley.
- 1.2 The development has been promoted as a 100% affordable housing scheme to be delivered by a Registered Provider and includes a mix of dwelling types intended to meet identified local housing needs. The proposal incorporates areas of public open space, structural landscaping, biodiversity enhancements and sustainable drainage measures.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The application site is located on land off Station Road, Minsterley and lies adjacent to the established development boundary of the settlement. The site comprises predominantly undeveloped land and is bordered by existing residential development to part of its boundary, together with highways infrastructure, hedgerows and areas of vegetation.
- 2.2 The site occupies a sustainable location in close proximity to services and facilities available within Minsterley, including local retail, education, recreation and public transport opportunities.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

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

4.0 Community Representations

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

4.1 Consultee Comment

4.1.1 Councillor Nick Hignett-

I agree with the comments from Minsterley Parish Council, of which I am a member. This application, as submitted, is at odds with NPPF Paragraph 91 which states "Planning policies and decisions should aim to achieve healthy, inclusive and safe places which : Promote social interaction...Are safe and accessible...Enable and support healthy lifestyles. The connection from this Proposed housing to the facilities in the Village needs to be improved, to ensure Residents can safely reach School, Shops etc along the busy A488.

4.1.2 Minsterley Parish Council- Object

Thank you for the amendments to 25/03699/FUL which the Minsterley Parish Councillors have considered. They feel that the Parish Council's original comments still applies. Even though drainage matters have been addressed in this amendment, the Councillors still have concerns regarding surface water drainage and flooding particularly as culvert and drainage infrastructure supporting this location is in need of maintenance and improvement. Therefore, MPC still STRONGLY OBJECTS to this planning application for all the reasons listed below including the concern for surface water flooding:

PARISH COUNCIL COMMENT

4.2 25/03699/FUL Land At Station Road Bowsall/Housing Plus 25 affordable dwellings. MPC STRONGLY OBJECTS to this application for the following

reasons: a) Although the plan includes construction of a footpath to connect this development to Linden Fields it does not include a pedestrian crossing which is vital for those who live at the estate to cross the busy A488 safely. Families walking to the local primary school must cross the A488 and in line with SCs Safer to School routes a pedestrian crossing is needed over the A488 at the Fire Station.

b) The Linden Fields exit onto the A488 which this application plans to use does not currently comply to splay requirements. With the additional traffic that this development will create the Linden Fields exit must be brought up to standards to comply with Highway Regulations.

c) MPC believe that the location of this development poses health concerns to anyone that purchases the properties due to the close proximity of the existing Chicken Farm. The smells and ammonia which are released into the air contravenes SC existing planning policy.

d) Risk of additional and exacerbated flooding– properties at Linden Fields are already subjected to flooding from surface water coming off the adjacent fields. MPC have considerable concerns that this flooding will be worsened by this development and that any properties built on the site will also be affected.

e) MPC stress that IF street lights are going to be installed on the development that they should be brought up to SC standard for adoption.

f) The Parish Council are AGAINST any play area being installed at this development unless the developer is going to retain responsibility for its maintenance. MPC do not have funds to support an additional play area within the Parish.

g) The data from our ANPR camera on the A488 shows that there are over 5000 vehicle movements per day on this busy stretch of road where the development is proposed. This data proves the necessity for a pedestrian crossing to be provided (as detailed in 'a' above) and emphasises the need for an improved access into/out of the development (as detailed in 'b' above).

4.1.3 **Affordable Housing- Support.**

The proposal seeks permission for 18 x 3 bed and 7 x 2 bed rent to buy affordable homes. This tenure allows for households to rent the dwelling whilst saving for a deposit to purchase the dwelling after 5 years.

4.1.4 **Environment Agency- No objection**

The Environment Agency has reviewed the application and advises that, whilst consultation was undertaken on the basis that the site lay within Flood Zone 3, its Flood Map for Planning confirms the site is located wholly within Flood Zone 1. Consequently, the Environment Agency has not provided bespoke comments on the proposal and refers the Local Planning Authority to its Flood Risk Standing Advice. No objection has therefore been raised by the Environment Agency in respect of flood risk matters.

4.1.5 **LLFA- No objection**

The Lead Local Flood Authority (LLFA), through WSP UK Ltd, raises no objection to the proposed development, subject to the imposition of drainage

conditions.

4.1.6 Highways- No objection

The Highway Authority raises no objection in principle to the development, subject to conditions and delivery of agreed off-site works.

4.1.7 Ecology- No objection

The Ecology Officer raises no objection to the proposal, subject to conditions and informatives being attached to any permission. The ecological survey work and supporting documents are considered satisfactory.

4.1.8 Environmental Health- No objection

The Environmental Health Officer has reviewed the public objection relating to odour and noise impacts from the adjacent poultry unit and does not consider there to be any reason to alter his previous position. Having previously assessed residential development in the vicinity, including the nearby Linden Fields and Perret Close developments, no evidence of excessive odour or noise issues was identified from existing residents. The submitted noise and odour assessments for the current proposal are considered robust and conclude that whilst odours may occasionally be detectable, the overall impact is negligible from the perspective of future occupants.

The officer also refers to environmental assessments undertaken in support of the adjacent poultry unit's planning permissions (15/00487/EIA and 18/02023/EIA), noting that the operation is regulated under the Environmental Permitting regime and must employ Best Available Techniques to minimise odour and noise emissions. The 2018 odour assessment identified impacts within the lowest assessment band across much of the area, including existing residential properties, and a subsequent Regulatory Services consultation response concluded that odour impacts on nearby dwellings would be only "slight" and raised no objection.

The Environmental Health Officer concludes that future occupants of the proposed development would experience a slight odour impact, but one that is no greater than that already experienced by existing nearby residents. Furthermore, any future expansion of the poultry operation would need to account for existing residential receptors and, if necessary, incorporate additional odour mitigation measures. No objection is therefore raised to the application on environmental health grounds, although an informative is recommended to advise future occupiers that agricultural activities, including manure spreading, may occur in the locality

4.1.9 Learning & Skills- No objection

No objection is raised in principle; however the consultee identifies a need for additional education capacity arising from the development and recommends that appropriate education contributions are secured through CIL.

4.1.10 Green Infrastructure- Concerns

The Green Infrastructure Officer has no outstanding concerns regarding the Landscape and Visual Assessment, noting that previous comments have been satisfactorily addressed. However, several landscape and public open space matters remain unresolved. These principally relate to ensuring that all public open space is genuinely accessible, that adequate maintenance access is provided for landscaped areas, and that planting proposals can be effectively managed in the long term.

The consultee also considers that the landscaping strategy, particularly along the northern boundary, could be strengthened through the inclusion of larger, longer-lived tree species to provide a more robust landscape structure, improve screening and soften views of the development. Concerns are also raised regarding the consistency of the submitted landscape plans and the need for appropriate root protection measures where trees are proposed close to dwellings.

Subject to these matters being satisfactorily addressed, the consultee advises that elements such as the Landscape Management Plan and Local Area for Play (LAP) details could be secured through planning conditions.

4.1.11 Waste Management- No objection

The Council's Waste Management team raise no objection to the proposal subject to the development being designed to accommodate refuse and recycling collections. Adequate space should be provided for the storage of waste and recycling containers, and the internal road layout should be capable of accommodating refuse vehicles, including appropriate turning facilities. The consultee recommends that vehicle tracking information be provided and notes that properties served by private drives will require suitably located collection points. These matters can be addressed through the detailed design and layout of the development.

(Officer Note: These details have been provided ref: 2.24 P25033-003A - SWEPT PATH ANALYSIS OF REFUSE VEHICLE PASSING PARKED CARS)

4.1.12 Shropshire Council Trees- No objection

The Council's Arboricultural Officer raises no objection to the proposed development from a tree and landscaping perspective subject to recommended conditions.

4.1.13 The Coal Authority- No objection

The Coal Authority has confirmed that the application site lies within a defined Development Low Risk Area and, having reviewed the proposal, raises no objection and has no specific comments to make. The applicant is advised to have regard to the Coal Authority's Standing Advice in the interests of public safety.

4.2 Public Comments

4.2.1 A total of 8 public representations were received, all of which object to the proposal. The main grounds for objection are summarised as follows:

4.2.2 Highway Safety

- The existing Linden Fields junction with the A488 has poor visibility, particularly for right-turning vehicles.
- Vehicles regularly accelerate as they leave the 30mph zone heading towards Shrewsbury.
- Additional traffic from 25 dwellings would exacerbate an already difficult junction.
- There is no footway on the development side of the road.
- Pedestrians, including school children, would need to cross the busy A488 to access village facilities.
- Concerns are raised regarding construction traffic and future refuse collection arrangements.

Flooding, Surface Water and Drainage

- Surface water currently flows down the A488 and into Linden Fields during heavy rainfall events.
- The application site itself is historically wet and prone to waterlogging.
- Existing flooding issues within Little Minsterley have worsened in recent years.
- There are concerns regarding groundwater, spring lines, land drains and the adequacy of the submitted Flood Risk Assessment.
- Several objectors question whether the proposed drainage strategy would function effectively during extreme rainfall events.

Foul Pumping Station

- Proximity to existing properties at Nos. 14-16 Linden Fields.
- Potential noise and odour impacts.
- Risk of overflow or sewage pollution entering the adjacent watercourse.
- Construction impacts and possible effects on neighbouring foundations.
- Questions regarding connections to existing private drainage infrastructure.

Poultry Unit / Agent of Change

- Potential future complaints from residents regarding noise and odour.
- Impacts on the continued operation and future expansion of the established agricultural business.
- Application of the "agent of change" principle.
- Whether submitted odour and noise assessments adequately consider poultry operations and clear-out events.

Impact on Local Services

- Capacity at the local GP surgery.
- Pressure on local school places.

- Existing village infrastructure.

Environmental and Watercourse Issues

- Potential pollution of nearby watercourses.
- Proximity of drainage infrastructure to ditches and brooks.
- Biodiversity and water quality impacts.
- Maintenance responsibilities associated with watercourses and drainage corridors.

4.2.3

Campaign to Protect Rural England (CPRE) Shropshire Branch - Objection

An objection has been received from the Chair of the Campaign to Protect Rural England (CPRE) Shropshire Branch, who raises concerns regarding several aspects of the proposal. These include the site's location within an area affected by historic flooding and ongoing drainage issues within Minsterley, with concerns expressed that the development could exacerbate existing flood risk problems. Objection is also raised to the loss of agricultural land and a perceived preference for brownfield development.

Concerns are further raised regarding whether the proposed affordable housing would meet local housing needs, as allocations would be made through the Council's housing register rather than being reserved specifically for local residents. The objector also considers the proposed pedestrian infrastructure insufficient, citing the absence of a continuous footpath and safe crossing facilities along the A488.

Additional concerns relate to the sustainability of the location, including the limited frequency of local bus services, highway safety at the Linden Fields access and along the A488 corridor for pedestrians and cyclists, and the adequacy of visibility at the proposed access. Objection is also made in relation to potential amenity impacts arising from odours associated with nearby agricultural and industrial uses. Finally, it is suggested that housing providers should prioritise the improvement of existing housing stock before delivering new dwellings.

4.2.4

Minsterley Flood Action Group (MFAG) and Minsterley Parish Council Objection

An objection has been received from the Minsterley Flood Action Group (MFAG) and Minsterley Parish Council, who maintain a strong objection to the proposal on flood risk grounds. The objectors consider that the submitted hydraulic modelling confirms their longstanding concerns regarding flooding in the area and argue that the assessment does not fully account for all local flood mechanisms, including interactions between the Little Minsterley Brook and Minsterley Brook catchments, overtopping of existing flood defences, groundwater and surface water flooding, and the cumulative effects of climate change.

The objectors contend that the proposed mitigation measures may not adequately address flood risk and raise concerns that the development could exacerbate flooding experienced by existing residents within Linden Fields and the wider Little Minsterley area. Reference is made to historic flooding events, the vulnerability of local drainage and sewerage infrastructure during severe weather events, and concerns regarding the adequacy of existing highway drainage systems. It is also suggested that aspects of the modelling rely on assumptions that do not fully reflect local conditions and flood behaviour observed over a number of years.

The representation concludes that, based on local flood records and monitoring undertaken by MFAG, the proposed development would introduce unacceptable flood risk concerns and should therefore be refused.

5.0

THE MAIN ISSUES

- Principle of development
- Layout, scale and design
- Impact on Residential Amenity
- Drainage
- Highways
- Ecology
- Planning Obligations
- Planning Balance

6.0

OFFICER APPRAISAL

6.1

Principle of development

6.1.1

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is an important material consideration in that assessment. The application seeks planning permission for 25 affordable dwellings on land adjoining the development boundary of Minsterley, a Key Centre within the SAMDev Plan.

6.1.2

Whilst the site lies outside the adopted settlement boundary, it immediately adjoins the existing built form of the village and occupies a sustainable location within walking distance of local services, facilities and public transport links. It is also material that the Council previously identified the site as a draft housing allocation (Ref: MIN018) in the Draft Local Plan. As that plan has been withdrawn, very limited weight can be attached to the former draft allocation itself. However, the site assessment and supporting technical evidence prepared through that process remain material considerations insofar as they assist in assessing the site's suitability and sustainability. In this case, that evidence supports the conclusion that the site occupies a sustainable location, forms a logical extension to Minsterley and is of a scale capable of contributing to identified housing needs in Minsterley and across Shropshire.

- 6.1.3 The settlement boundary was defined before the 2026 NPPF introduced the current national policy approach. The development plan remains the statutory starting point under section 38(6), while the NPPF is an important material consideration. Where an adopted development plan policy is materially different from a relevant national decision-making policy, that difference must be taken into account in determining the application. Accordingly, very limited weight is attached in this case to conflict with the older settlement boundary and associated spatial policies insofar as they would restrict suitably located development that meets evidenced housing need and is supported by Policy S5(1)(j).
- 6.1.4 Policy CS5 seeks to strictly control development in the countryside. However, insofar as Policy CS5 would restrict suitably located housing development that meets evidenced need and is supported by Policy S5(1)(j) of the 2026 NPPF, it is materially different from the current national decision-making policy and attracts very limited weight in the determination of this application. Policies CS11 and MD7a nevertheless provide support for affordable housing schemes where there is an identified need and the development would assist in maintaining the sustainability of rural communities.
- 6.1.5 The Council's Affordable Housing Team supports the proposal and confirms that there is an identified need for affordable housing within the locality. The scheme would deliver 25 affordable dwellings comprising 18 three-bedroom and 7 two-bedroom properties, all of which would be provided as Rent to Buy units.
- 6.1.6 The delivery of 100% affordable housing attracts substantial weight in favour of the proposal. The development would make a meaningful contribution towards meeting local housing needs whilst supporting the vitality and sustainability of Minsterley.
- 6.1.7 Although the proposal conflicts with the adopted settlement boundary, very limited weight is given to that conflict for the reasons set out above. The site's close relationship with Minsterley, the support from the Affordable Housing Team and the substantial affordable housing benefits are material considerations which weigh strongly in favour of the development.
- 6.1.8 The revised Framework introduces a new structure for decision-making. As the site lies outside a defined settlement boundary, Policy S5 is relevant. Policy S5(1)(j) supports development outside settlements where there is evidenced unmet housing need, including where a local planning authority cannot demonstrate a five-year supply of deliverable housing sites or where there is unmet affordable housing need, provided that the development is physically well related to an existing settlement and is of a scale capable of being accommodated by existing or proposed infrastructure. The site immediately adjoins Minsterley and the evidence demonstrates that the proposed scale can be accommodated. The Council's previous identification of the land as a draft

allocation provides further supporting evidence on these matters, although very limited weight is attached to the withdrawn allocation itself.

- 6.1.9 Policy HO7 of the Framework states that substantial weight should be given to the benefits of providing homes that contribute towards meeting identified housing needs. In this case, the proposal would provide 25 affordable dwellings at a time when the Council is unable to demonstrate a five-year supply of deliverable housing sites. The proposal would therefore make a meaningful contribution towards addressing the identified housing shortfall and unmet affordable housing need.
- 6.1.10 Taking these matters into account, officers consider that the principle of residential development in this location is acceptable. The proposal is supported by Policies CS11 and MD7a and satisfies the relevant requirements of Policy S5(1)(j) and Policy HO7 of the NPPF. Although it conflicts with the settlement boundary and aspects of Policy CS5, very limited weight is attached to that conflict because those development plan provisions are materially different from the current national decision-making policy. The material considerations identified above therefore indicate that permission should not be withheld on the principle of development.
- 6.1.11 Affordable Housing Provision**
- 6.1.12 The proposed development would deliver 25 affordable dwellings, comprising 7 two-bedroom dwellings and 18 three-bedroom dwellings. All properties would be provided as Rent to Buy accommodation through a partnership between Housing Plus Group and Bowsall Developments Ltd.
- 6.1.13 The Council's Affordable Housing Team has confirmed that the proposed tenure, dwelling mix and scale of provision respond to an identified affordable housing need within the relevant housing market area..
- 6.1.14 Officers note that the proposal would deliver a level of affordable housing significantly above that normally secured through a policy-compliant market housing scheme. The supporting information also confirms that the development has been formulated in consultation with the Council's Housing Enabling Team and that the scheme has attracted support due to its contribution towards addressing identified housing need.
- 6.1.15 The site occupies a sustainable location on the edge of Minsterley, within walking distance of local services, facilities and public transport opportunities. The proposed mix of two and three-bedroom dwellings has been designed to respond to identified housing needs whilst providing accommodation compliant with the Nationally Described Space Standards and current accessibility requirements. The development would therefore make a meaningful contribution towards the supply of affordable housing within a sustainable rural settlement.

6.1.16 Having regard to the significant level of affordable housing provision, the support expressed by the Council's Affordable Housing Team, the identified need for affordable homes across Shropshire and the sustainable location of the site, officers attribute substantial positive weight to the affordable housing benefits arising from the proposal. These benefits weigh heavily in favour of the development.

6.2 Layout, scale and design

6.2.1 Policy CS6 of the Shropshire Core Strategy, Policies MD2 and MD12 of the SAMDev Plan and Section 12 of the National Planning Policy Framework require development to respond positively to local character, respect its surroundings and achieve a high standard of design which contributes positively to the character and appearance of an area.

6.2.2 The development proposes a mix of 25 two-storey dwellings arranged around a single access road extending from Linden Fields. The layout provides active frontages, natural surveillance and clear pedestrian routes throughout the site.

6.2.3 A significant area of the northern part of the site is retained as open space incorporating landscaping, biodiversity enhancements, sustainable drainage features and a Local Area of Play. This provides an appropriate transition between the settlement and surrounding countryside.

6.2.4 The scale of development reflects surrounding residential areas, including Linden Fields and Perret Close. Officers are satisfied that the proposed dwellings would integrate appropriately within the existing pattern of development and would not appear out of character with the locality.

6.2.5 The proposed house types have been designed to reflect the prevailing vernacular evident within Minsterley and the surrounding residential areas. The dwellings incorporate simple traditional forms with pitched roofs, brick detailing, active frontages and varied orientations to create visual interest throughout the development. Corner plots have been designed to ensure active elevations are provided to both street frontages and avoid blank gables dominating prominent locations within the layout.

6.2.6 The proposed house types utilise simple traditional forms and materials which reflect the character of surrounding residential development. Final details of materials can be secured through condition.

6.2.7 The development incorporates additional landscaping, tree planting and retention of existing boundary vegetation, helping assimilate the scheme into the site and soften views from the surrounding area. Parking has generally been positioned adjacent to or between properties rather than in large parking courts, helping to reduce its prominence within the street scene. Officers consider that the combination of landscaping, open space, boundary treatments and traditional building forms will assist in creating a visually attractive and well-

integrated extension to the settlement.

6.2.8 Officers acknowledge that the site currently forms part of the undeveloped edge of the settlement and that the proposal will inevitably alter the appearance of the site. However, the development has been designed in a manner that responds positively to surrounding built form, incorporates substantial landscaping and open space, retains important boundary vegetation and reflects the scale and character of adjacent residential development. The proposal is therefore considered to represent an appropriate and well-designed extension to Minsterley.

6.2.9 For these reasons, officers conclude that the layout, scale and design of the proposal are acceptable and accord with Policies CS6 and CS17 of the Shropshire Core Strategy, Policies MD2 and MD12 of the SAMDev Plan and the design objectives of the National Planning Policy Framework.

6.3 Impact on Residential Amenity

6.3.1 Policy CS6 of the Core Strategy, Policy MD2 of the SAMDev Plan and the National Planning Policy Framework require development to protect the amenity of existing and future occupiers and to provide a good standard of living conditions.

6.3.2 The proposed development has been carefully designed having regard to the relationship both between the proposed dwellings and with existing residential properties surrounding the site. The layout incorporates appropriate separation distances between opposing dwellings, with principal elevations generally orientated to face one another in a conventional manner. Officers are satisfied that the proposed distances and relationships are sufficient to avoid any unacceptable overlooking, loss of privacy or undue sense of enclosure between the proposed dwellings.

6.3.3 The Green Infrastructure Officer has queried the accessibility and future management of certain areas of land within the site. However, officers consider it is necessary that these areas are incorporated within the proposed Management Company land and are not transferred to the private landlord. This approach will ensure that the land remains appropriately managed for its intended purpose and will avoid potential amenity issues arising for existing neighbouring residents.

6.3.4 Furthermore, the development has been designed to integrate with the adjoining residential areas, including the existing properties within Linden Fields and the more recently completed development at Perret Close. Owing to the separation distances proposed, the orientation of plots and the intervening highway, landscaping and open space areas, the scheme would not result in any significant loss of privacy, overbearing impact or unacceptable loss of outlook to occupiers of neighbouring properties.

- 6.3.5 The proposed dwellings would also benefit from appropriate levels of private amenity space and outlook, with each property being provided with private garden areas commensurate with the scale and type of dwelling proposed. Officers are therefore satisfied that the development would provide a satisfactory standard of residential amenity for future occupiers.
- 6.3.6 During construction there is potential for temporary impacts associated with noise, dust and construction traffic. However, such impacts are inevitable with most forms of development and can be adequately controlled through the Construction Method Statement condition recommended elsewhere within this report. Subject to compliance with that condition, no unacceptable impacts upon residential amenity are anticipated during the construction phase.
- 6.3.7 Poultry Unit, Noise and Odour**
- 6.3.8 Representations have raised concerns regarding the proximity of the site to the intensive poultry unit located to the north-east of the application site, and the potential implications arising from odour and noise associated with that operation. These matters have been considered by the Council's Environmental Health Officer, who has reviewed the submitted Noise Assessment and Odour Assessment together with historical information associated with the poultry unit and its Environmental Permit.
- 6.3.9 The Environmental Health Officer notes that existing residential development at Linden Fields and Perret Close is already located between the application site and other established sources of noise, including the nearby Muller facility and the local road network. Previous investigations undertaken in connection with earlier residential developments in the locality did not identify evidence of excessive noise or odour impacts affecting existing residents.
- 6.3.10 With regard to odour, the submitted assessment concludes that whilst agricultural odours associated with the poultry enterprise may occasionally be detectable, the overall impact would be negligible when assessed using recognised industry methodologies. The Environmental Health Officer agrees with this conclusion and advises that there is no reason to depart from the findings of the submitted assessment.
- 6.3.11 Officers also note that the poultry operation is subject to regulation under the Environmental Permitting regime and is required to operate in accordance with Best Available Techniques and an approved Odour Management Plan designed to minimise emissions. Historical odour modelling undertaken in support of the poultry unit indicates that impacts at nearby residential receptors fall within either the negligible or slight adverse categories and are not considered significant in planning terms. Environmental Health notes that these conclusions informed the assessment of the poultry unit itself and that no objection was ultimately raised to its operation.

- 6.3.12 The planning and environmental permitting regimes perform separate but complementary functions. In determining this application, the Local Planning Authority is entitled to proceed on the basis that the environmental permitting regime will operate effectively and that the poultry unit will comply with the requirements of its permit, including the use of Best Available Techniques and implementation of its approved management measures. It is therefore unnecessary and inappropriate for the planning decision to duplicate controls that properly fall within the environmental permitting regime. Nevertheless, officers have separately considered whether the residual noise and odour effects would make the development unacceptable in land-use planning terms. Having regard to the submitted assessments and the advice of Environmental Health, no such unacceptable effects have been identified.
- 6.3.13 In relation to noise, Environmental Health advises that previous assessments associated with the poultry operation concluded that noise generated by the facility would remain below existing background noise levels. The Environmental Health Officer therefore raises no objection to the proposal on noise grounds.
- 6.3.14 Whilst future occupiers may experience occasional agricultural odours and activities associated with a working rural environment, including manure spreading, these are characteristics commonly associated with the countryside and do not indicate that the site is unsuitable for residential development. Officers note that residential development already exists in closer proximity to certain sources of potential disturbance and that no technical objection has been raised by Environmental Health.
- 6.3.15 Having regard to the submitted technical assessments and consultation response from Environmental Health, officers are satisfied that the proposed development would provide an acceptable standard of amenity for future occupiers and would not result in any unacceptable impacts arising from noise, odour or other environmental nuisance. The proposal is therefore considered to accord with Policies CS6 and CS17 of the Core Strategy, Policy MD2 of the SAMDev Plan and the amenity objectives of the National Planning Policy Framework.
- 6.4 Drainage**
- 6.4.1 The application is supported by a detailed drainage strategy and associated technical information which has been assessed by the Council's Lead Local Flood Authority (LLFA). The site lies within Flood Zone 1 and is therefore located within an area identified as having the lowest probability of fluvial flooding. Consequently, the principal drainage consideration relates to the management of surface water runoff and ensuring that the development does not increase flood risk either on-site or elsewhere.
- 6.4.2 The LLFA previously raised concerns regarding inconsistencies within the hydraulic modelling, impermeable area calculations and the absence of clearly demonstrated exceedance flow routes. In response, the applicant submitted

revised drainage information, including updated hydraulic calculations, an impermeable area plan, an exceedance flow routes plan and a technical note addressing the matters raised during consultation.

- 6.4.3 Following review of the revised information, the LLFA confirms that the hydraulic modelling now applies consistent parameters throughout the submitted documents and that the impermeable area calculations are aligned across the drainage strategy and supporting calculations. Furthermore, an exceedance flow plan has been provided demonstrating how flows generated during rainfall events exceeding the design capacity of the drainage network would be directed away from residential properties and safely routed towards the proposed swale and receiving watercourse. The LLFA considers that these amendments satisfactorily address its previous concerns.
- 6.4.4 The proposed drainage strategy incorporates a range of Sustainable Drainage System (SuDS) measures, including a swale and associated attenuation infrastructure designed to manage and control surface water runoff from the development. Subject to detailed construction drawings being submitted and approved, the LLFA is satisfied that the proposed drainage infrastructure is capable of providing an appropriate and sustainable means of surface water management for the site.
- 6.4.5 The LLFA raises no objection to the proposal subject to planning conditions. These conditions require the submission and approval of detailed construction drawings for the surface water drainage scheme prior to the commencement of development, including details of SuDS features, pipework, control structures, outfalls, levels, dimensions and any works required to the existing highway drainage network. The approved drainage scheme must thereafter be implemented in full prior to first occupation of the development.
- 6.4.6 Additional conditions are recommended requiring the submission of a verification report following installation of the drainage infrastructure and prior to occupation. This will ensure that the approved drainage system has been constructed in accordance with the agreed details and is functioning as intended. The verification process will include the submission of as-built drawings, CCTV surveys, photographic evidence and details of any corrective works that may be necessary.
- 6.4.7 The LLFA has also requested a condition requiring the submission of a long-term maintenance and management plan for the Sustainable Drainage System. This will ensure that all SuDS features, including the proposed swale, associated drainage infrastructure, flow control devices and outfalls, are appropriately inspected, maintained and managed throughout the lifetime of the development. Arrangements for adoption or future management responsibilities must also be clearly established.

- 6.4.8 Following the submission of revised drainage information, the LLFA confirms that its previous concerns have been satisfactorily addressed and raises no objection. Subject to compliance with the recommended planning conditions, the proposed development is considered capable of managing surface water runoff appropriately, reducing the risk of flooding both on and off site and delivering a sustainable drainage solution in accordance with Core Strategy Policy CS18, SAMDev Policy MD2, the Council's SuDS guidance and the flood risk and drainage objectives of the National Planning Policy Framework.

6.5 Highways

- 6.5.1 The application has been considered by the Council's Highways Development Management Team, who raise no objection in principle to the proposed development subject to the imposition of appropriate planning conditions and the provision of agreed off-site highway works. The Highway Authority is satisfied that the proposed access arrangements are capable of being achieved and that, subject to the delivery of the necessary infrastructure improvements, the development would not result in an unacceptable impact upon highway safety or the operation of the local highway network.
- 6.5.2 The submitted site layout proposes a new vehicular access onto Linden Fields, with the internal road network designed to serve the proposed development. The Highway Authority has reviewed the arrangement and advises that there are no fundamental concerns regarding the principle of access. The proposed highway layout is considered capable of accommodating vehicle movements associated with the development, including refuse collection vehicles, and tracking information demonstrates that service vehicles can safely manoeuvre within the site.
- 6.5.3 In assessing the accessibility credentials of the development, officers note that the site lies immediately adjacent to the settlement of Minsterley which contains a range of day-to-day services, employment opportunities, community facilities and public transport connections. Future occupiers would therefore have opportunities to access services by means other than the private motor vehicle. The Highway Authority has also identified the need for off-site pedestrian improvements and has secured a commitment from the applicant to provide a footway link between the existing bus stop on Station Road and Perret Close and three crossings (dropped kerbs and tactile paving), thereby improving pedestrian connectivity between the development and the wider settlement. There is no evidential justification for a traffic-controlled crossing stemming from this development and it should be noted that the Highways Authority does not object to this scheme.
- 6.5.4 The Highway Authority advises that the proposed off-site highway works are acceptable in principle, subject to the submission and approval of detailed engineering designs through the appropriate technical approval process. A planning condition is therefore recommended requiring the footway link and three dropped-kerb and tactile-paving crossing points to be approved and

completed prior to first occupation of the development.

6.5.5 With regard to the internal layout, the Highway Authority notes that the proposed tandem parking arrangements may result in a degree of on-street parking. However, it is acknowledged that the road layout remains sufficiently robust to accommodate such parking without prejudicing access for service and emergency vehicles. Whilst observations have been made regarding the limited provision of visitor parking and the parking arrangement associated with Plot 14, these matters are not considered to justify refusal of the application and can be appropriately addressed through the detailed design process.

6.5.6 Having regard to the scale of development proposed, the access arrangements, the provision of parking and manoeuvring space, the opportunity to enhance pedestrian connectivity through off-site footway improvements, and the absence of any technical objection from the Highway Authority, officers conclude that the proposal would not result in a severe impact upon highway safety or the efficient operation of the road network. The development is therefore considered to accord with Core Strategy Policies CS6 and CS17, SAMDev Policy MD2 and the transportation objectives of the National Planning Policy Framework.

6.6 Ecology

6.6.1 The application has been supported by an Ecological Appraisal, Biodiversity Net Gain Assessment and Biodiversity Enhancement Plan prepared by Rachel Hacking Ecology. These documents have been reviewed by the Council's Ecologist who raises no objection to the proposed development subject to the imposition of planning conditions and informatives. The Council's Ecologist is satisfied that an appropriate level of ecological survey work has been undertaken and that the ecological implications of the development have been adequately assessed.

6.6.2 Policy CS17 of the Core Strategy, Policy MD12 of the SAMDev Plan and the National Planning Policy Framework seek to safeguard biodiversity assets and secure measurable biodiversity enhancements through new development. The proposed scheme incorporates retained boundary vegetation, structural landscaping, habitat enhancements and biodiversity measures which will assist in supporting ecological networks within and around the site.

6.6.3 Biodiversity Net Gain

6.6.4 The Biodiversity Net Gain Assessment identifies a loss of 2.75 habitat units and a gain of 1.23 hedgerow units. The Council's Planning Ecologist, confirms that a deficit of 3.4 habitat units remains and will need to be met through the purchase of the required units from a registered Biodiversity Gain Site, such as an approved habitat bank. The off-site units must be allocated to the development on the national Biodiversity Gain Site Register and secured and managed for the statutory 30-year period.

- 6.6.5 Before development commences, the applicant will be required to submit a Biodiversity Gain Plan for approval under the statutory Biodiversity Gain Condition. This must demonstrate how the biodiversity gain objective will be met and be supported by the final biodiversity metric, a Habitat Management and Monitoring Plan and evidence confirming the purchase and allocation of the off-site habitat units. Subject to approval and implementation of those details, the Planning Ecologist is satisfied that the development can achieve the mandatory Biodiversity Net Gain requirement.
- 6.6.6 Subject to the recommended conditions and informatives, officers are satisfied that the proposal would appropriately safeguard protected species, deliver biodiversity enhancements and secure compliance with the statutory Biodiversity Net Gain provisions. The development is therefore considered to accord with Core Strategy Policy CS17, SAMDev Policy MD12 and the biodiversity objectives of the National Planning Policy Framework.
- 6.7 Education**
- 6.7.1 The Council's Learning & Skills consultee raises no objection to the development but identifies that the proposal would generate additional demand for education provision. The consultee advises that the infrastructure implications should be addressed through the Council's Community Infrastructure Levy arrangements. Accordingly, no separate education contribution through the section 106 agreement or planning condition is required. Officers are therefore satisfied that the proposal would not result in an unacceptable impact on education provision.
- 6.8 Planning Obligations**
- 6.8.1 The application is recommended for approval subject to the completion of a planning obligation under section 106 of the Town and Country Planning Act 1990. Planning obligations may only be sought where they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to it.
- 6.8.2 The principal purpose of the section 106 agreement is to secure the development as a 100% affordable housing scheme. The agreement will secure all 25 dwellings as Rent to Buy affordable housing, including their delivery by an appropriate Registered Provider, the approved tenure and any necessary arrangements governing occupation, eligibility, retention and future disposal. These provisions are necessary because the substantial affordable housing benefit attributed to the proposal depends upon the dwellings being delivered and retained as affordable housing.
- 6.8.3 The Council's Learning & Skills consultee has identified that the development would generate additional demand for education provision. However, the consultee advises that the associated infrastructure requirements should be addressed through the Council's Community Infrastructure Levy arrangements.

A separate education contribution through the section 106 agreement is therefore neither necessary nor sought.

- 6.8.4 Subject to completion of an agreement securing the affordable housing obligations identified above, officers are satisfied that the proposal would secure the delivery and retention of all 25 dwellings as Rent to Buy affordable housing. The obligations are considered necessary, directly related to the development and fairly and reasonably related in scale and kind to the proposal. The provision and long-term maintenance of the public open space, landscaping and Local Area for Play are secured separately through planning conditions and do not form part of the section 106 agreement.

6.9 Planning Balance

- 6.9.1 The planning balance requires the proposal's adverse effects and benefits to be considered together, with the weight attributed to each matter being a matter of planning judgement informed by the development plan, the relevant national decision-making policies in the NPPF, the evidence before the authority and the circumstances of the case. The principal considerations are set out below before an overall conclusion is reached under section 38(6).
- 6.9.2 The site lies outside the adopted settlement boundary and the proposal therefore conflicts with aspects of the adopted spatial strategy. It would also result in the permanent development of a greenfield site at the edge of the settlement.
- 6.9.3 However, the Council cannot demonstrate a five-year supply of deliverable housing sites and there is an identified need for affordable housing. The proposal would deliver 25 affordable dwellings and would therefore contribute to addressing both the housing supply shortfall and unmet affordable housing need.
- 6.9.4 The proposal falls within the category of development supported by Policy S5(1)(j) of the Framework, which is relevant to development outside settlements where there is evidenced unmet housing need. The policy requires the site to be physically well related to an existing settlement and the scale of development to be capable of being accommodated by existing or proposed infrastructure.
- 6.9.5 The site immediately adjoins Minsterley, a recognised Key Centre, and has access to services, facilities, employment opportunities and public transport. The proposal would form a logical extension to the settlement, rather than isolated or sporadic development in the open countryside, and the evidence demonstrates that its scale can be accommodated. The site assessment and technical evidence prepared through the withdrawn Draft Local Plan process support that conclusion, although very limited weight is attached to the former draft allocation itself. The proposal therefore satisfies the relevant locational and infrastructure requirements of Policy S5(1)(j).

6.9.6 Adverse Effects

6.9.7 **Conflict with the Development Boundary:** The site lies outside the defined settlement boundary and therefore does not fully accord with the adopted spatial strategy for directing development. This conflict attracts **very limited weight** against the proposal.

6.9.8 **Loss of Greenfield Land:** The development would result in the redevelopment of an undeveloped greenfield site on the edge of the settlement and a permanent change in the character of the land. However, the site is well contained by existing development, proposed landscaping and boundary vegetation. This attracts **limited weight**.

6.9.9 **Landscape and Visual Change:** Whilst the development will alter the appearance of the site when viewed from the surrounding area, the scale and design of the scheme, together with the proposed landscaping strategy, are considered capable of integrating the development into the settlement edge without causing unacceptable landscape harm. This attracts **limited weight**.

6.9.10 Benefits of the Proposal

6.9.11 **Housing Land Supply:** The Council cannot demonstrate a five-year supply of deliverable housing sites. The proposal would provide 25 dwellings and thereby contribute towards addressing the identified housing supply shortfall. Officers attach **significant weight** to this benefit.

6.9.12 **Affordable Housing and Identified Need:** The proposal would provide **25 affordable dwellings as a 100% affordable housing scheme**, comprising Rent to Buy homes supported by the Council's Affordable Housing Team as responding to identified local need. This level of provision is substantially greater than would ordinarily be secured through a conventional market housing development and would provide opportunities for households that might otherwise be unable to access suitable housing. Consistent with Policy HO7 of the Framework, officers attach **substantial weight** to this combined benefit.

6.9.13 **Sustainable Location:** The site adjoins a Key Centre with access to shops, services, schools, employment opportunities and public transport. Future occupiers would be able to access day-to-day facilities without undue reliance on the private motor vehicle. This benefit attracts **moderate weight**.

6.9.14 **Economic and Social Benefits:** The proposal would generate investment and employment during the construction phase and would provide additional spending within the local economy. The development would also help support the vitality and long-term sustainability of Minsterley through the provision of housing for local people. **This attracts moderate weight.**

6.9.15 The proposal has been assessed by the Council's technical consultees, including Highways, Drainage, Ecology and Environmental Health. No technical objections have been raised, subject to planning conditions and the completion

of the necessary legal agreement. Officers are satisfied that the development would not result in any unacceptable impacts in respect of residential amenity, highway safety, drainage or ecology.

- 6.9.16 Having regard to section 38(6), the proposal conflicts with the adopted settlement boundary and aspects of Policy CS5. However, very limited weight is attached to that conflict because those provisions are materially different from the current national decision-making policy in S5(1)(j). The proposal would deliver 25 affordable homes meeting evidenced need in a sustainable location physically well related to Minsterley, while making a significant contribution towards addressing the housing supply shortfall. The identified adverse effects are limited and can be appropriately mitigated. These material considerations substantially outweigh the identified conflict with the development plan and indicate that planning permission should be granted.

7.0 CONCLUSION

- 7.1 The proposal would deliver 25 affordable dwellings on a site adjoining the settlement boundary of Minsterley. Whilst the site lies outside the defined settlement boundary, it occupies a sustainable location adjacent to a Key Centre and would make a significant contribution towards meeting identified affordable housing needs and addressing the Council's identified housing supply shortfall.

- 7.2 No objections are raised by the Council's technical consultees in respect of highways, drainage, ecology or environmental health matters, subject to the recommended conditions.

- 7.3 Officers consider that the benefits arising from the provision of 100% affordable housing substantially outweigh the identified adverse effects when assessed against the national decision-making policies of the Framework. The proposal therefore represents sustainable development and is recommended for approval subject to conditions and completion of the required legal agreement.

8.0 Risk Assessment and Opportunities Appraisal

8.1 Risk Management

The principal risks are an appeal against refusal or conditions, a third-party judicial review, and an appeal against non-determination. The recommendation is based on the development plan, the National Planning Policy Framework as a material consideration, the submitted technical assessments, consultee advice and the evidence before the authority. Clear reasons and enforceable conditions reduce the decision-making risk.

8.2 Human Rights

Article 8 and First Protocol Article 1 have been taken into account. The rights of the applicant and landowner have been balanced against the amenity and property interests of neighbouring occupiers and the wider public interest.

8.3 Equalities

No evidence indicates that the proposal would cause unlawful discrimination. Equality considerations have been included in the overall assessment under section 70(2) of the Town and Country Planning Act 1990.

9.0 FINANCIAL IMPLICATIONS

There may be financial implications if the decision or any condition is challenged by appeal or judicial review. The cost and resource implications would depend on the form and complexity of any challenge.

10.0 Artificial Intelligence

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

Core Strategy and Saved Policies:
CS1 - Strategic Approach
CS3 - The Market Towns and Other Key Centres
CS5 - Countryside and Green Belt
CS6 - Sustainable Design and Development Principles
CS11 - Type and Affordability of housing
CS17 - Environmental Networks
CS18 - Sustainable Water Management
MD2 - Sustainable Design
MD7a - Managing Housing Development in the Countryside
MD8 - Infrastructure Provision
MD12 - Natural Environment
Settlement: S12 - Minsterley - Pontesbury

RELEVANT PLANNING HISTORY:

PREAPM/25/00135 Proposed Erection of 25 affordable dwellings including the provision of open space, landscaping and associated works. PREAMD 8th May 2025
25/03699/FUL Erection of 25No. affordable dwellings including the provision of open space, landscaping and associated works PCO

12.0 Additional Information

Proposed Residential Development Land North Of Linden Fields

View details online: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T3INUXTDL5O00>

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

Local Member Cllr Nick Hignett

Appendices

APPENDIX 1 - Conditions

APPENDIX 1

Conditions

STANDARD CONDITION(S)

Time Limit

1. The development hereby permitted shall be begun before the expiration of two years from the date of this permission.
Reason: To comply with Section 91(1) of the Town and Country Planning Act, 1990 (As amended).

Approved Plans

2. The development shall be carried out strictly in accordance with the approved plans, drawings and documents as listed in **Schedule 1** below.
Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.

Materials

3. Prior to the above ground works commencing samples and/or details of the roofing materials and the materials to be used in the construction of the external walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.
Reason: To ensure that the external appearance of the development is satisfactory.

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

Arboricultural matters

4. In this condition 'retained tree' means an existing tree, large shrub or hedge which is to be retained in accordance with the approved plans and particulars; or any tree, shrub or hedge plant planted as a replacement for any 'retained tree'.
- a) No works associated with the development permitted will commence and no equipment, machinery or materials will be brought onto the site for the purposes of said development until a site-specific Tree Protection Plan and Arboricultural Method Statement prepared in accordance with and meeting the tree protection requirements recommended in BS5837: 2012 and taking account of Veteran Tree Guidance have been submitted and approved in writing by the Local Planning Authority. The Tree Protection Plan and Arboricultural Method Statement must provide details of how any operation within the RPA or buffer area around the veteran trees will be managed and controlled. All tree protection measures detailed in the approved Tree Protection Plan and Arboricultural Method Statement must be fully implemented as approved before any equipment, machinery or materials are brought onto the site for the purposes of the

development. All approved tree protection measures must be maintained throughout the development until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered nor any excavation be made, without the prior written consent of the Local Planning Authority.

- b) No works associated with the development permitted will commence and no equipment, machinery or materials will be brought onto the site for the purposes of said development until a responsible person has been appointed for day to day supervision of the site and to ensure that the tree protection measures are fully complied with. The Local Planning Authority will be informed of the identity of said person.

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.

SUDS

5. Prior to the commencement of any demolition or construction of the development, detailed construction drawings of the approved surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall be based upon the principles established within the Drainage Strategy (Drawing No. 23478-DR-C-0100 Rev P6, July 2026) and shall include:
- Detailed construction drawings and specifications of the approved surface water drainage scheme, including all SuDS features, pipework, manholes, control structures, levels, dimensions and outfall arrangements;
 - Detailed construction details of the proposed swale and associated drainage infrastructure;
 - Details of any proposed diversion works to the existing highway drainage infrastructure;

The approved scheme shall be fully implemented prior to the first occupation of the development and shall thereafter be retained and maintained in accordance with the approved details.

Reason: To prevent flooding in accordance with National Planning Policy Framework Section 18: Policies F7, F8, N2(1e), by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

Highways Matters

6. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority.

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

Reason: To minimise disruption during the construction phase and to safeguard highway safety, residential amenity and the local environment through the proper management of construction traffic, site operations and construction-related impacts, in accordance with Policies CS6 and CS17 of the Shropshire Core Strategy, Policies MD2 and MD12 of the SAMDev Plan and the provisions of the National Planning Policy Framework.

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

Landscaping, open space and root protection

7. Prior to the commencement of above-ground development, a detailed landscaping and open space scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall reconcile the submitted landscape plans and include: planting plans, schedules and specifications; larger, longer-lived tree species along the northern boundary; existing vegetation to be retained; details of accessible public open space and maintenance access; root protection or root barrier measures where proposed trees are close to buildings, services or hard surfaces; an implementation programme; replacement of any planting that dies, is removed or becomes seriously damaged or diseased within five years; and arrangements for the inspection, maintenance and long-term management of all landscaped and public open space areas. The approved scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To secure an accessible, coherent and durable landscape and open space scheme, protect buildings and infrastructure from root damage, and ensure satisfactory long-term management in the interests of visual and residential amenity.

Details of LAP

8. Prior to the commencement of above-ground development, full details of the Local Area for Play shall be submitted to and approved in writing by the Local Planning Authority. The details shall include its layout, play equipment, safety surfacing, enclosure, seating, access arrangements, landscaping, drainage, implementation timetable and arrangements for inspection, maintenance and long-term management. The Local Area for Play shall be provided in accordance with the approved details and timetable and shall thereafter be retained, inspected and maintained for its intended purpose for the lifetime of the development.

Reason: To secure appropriate, accessible and properly maintained play provision for future residents and to safeguard the character and amenity of the development.

SUDS

9. Upon completion of the surface water drainage scheme and prior to the first occupation of the development, a detailed verification report, appended with substantiating

evidence demonstrating that the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme, shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the approved details and shall include, as a minimum:

- A CCTV survey of underground drainage structures;
- A full set of as-built drawings highlighting any minor changes to the approved drawings;
- Demonstration that vegetation associated with the proposed swale has become established;
- Photographs of the installation of the surface water drainage structures, SuDS features and control mechanisms; and
- Where necessary, details of corrective works to be carried out, together with a timetable for their completion, shall be submitted for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed, with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and that flood risk is adequately addressed and not increased, in accordance with the National Planning Policy Framework and Shropshire Core Strategy Policy CS18

SUDS

10. The development hereby approved shall not be occupied until details of the maintenance and management of the Sustainable Drainage System have been submitted to and approved in writing by the Local Planning Authority.

The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and shall thereafter be managed and maintained in accordance with the approved details for the lifetime of the development. The details submitted for approval shall include:

- A timetable for implementation;

- Details of each SuDS feature and connecting drainage structure, together with the inspection and maintenance requirements for each element, including a non-technical labelled drawing showing where the features are located and how they can be accessed for maintenance;

- A management and maintenance plan for the lifetime of the development, including the activities and frequencies for routine and non-routine maintenance;

- Arrangements for the maintenance of the proposed swale, surface water drainage network, flow control structures and outfall; and

- Arrangements for adoption by any public body or statutory undertaker, or any other arrangements necessary to secure the operation of the Sustainable Drainage System throughout its lifetime, including the name and contact details of any appointed management company or other responsible body.

Reason: To ensure that the development achieves a high standard of sustainability and that the surface water drainage system is appropriately managed and maintained for its lifetime, so that flood risk is adequately addressed and not increased, in accordance with the National Planning

Policy Framework and Shropshire Core Strategy Policy CS18.

Ecology

11. Prior to first occupation / use of the buildings, the makes, models and locations of wildlife boxes shall be submitted to and approved in writing by the Local Planning Authority. The boxes shall be placed in accordance with the Biodiversity Enhancement Plan (Rachel Hacking Ecology, September 2025). The boxes shall be sited at in appropriate locations where they will be unaffected by artificial lighting. The boxes shall thereafter be maintained for the lifetime of the development.

Reason: To ensure the provision of roosting and nesting opportunities, in accordance with MD12, CS 17 and section 193d of the NPPF.

Off-site highway works

12. The development hereby approved shall not be occupied until a scheme of off-site highway works has received full technical approval from the Highway Authority and includes an agreed timetable for delivery. The scheme shall provide a footway between the existing bus stop on Station Road and Perret Close connecting to the site, together with the three pedestrian crossing points comprising dropped kerbs and tactile paving identified in the approved highway proposals. The development shall be completed in accordance with approved scheme.

Reason: To ensure the provision of safe and suitable pedestrian access between the development and existing public transport facilities, thereby promoting sustainable modes of travel, reducing reliance on the private car and securing the safety and convenience of pedestrians, in accordance with Policies CS6 and CS17 of the Shropshire Core Strategy, Policies MD2 and MD8 of the SAMDev Plan and the provisions of the National Planning Policy Framework.

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

Lighting

13. Prior to the erection of any non-domestic 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. The submitted scheme shall be designed to take into account the advice on lighting set out in the Bat Conservation Trust's Guidance Note GN08/23: Bats and Artificial Lighting at Night, GN01/21: The Reduction of Obtrusive Light and Guidance Note 9/19: Domestic exterior lighting: getting it right. The

development shall be carried out strictly in accordance with the approved details and thereafter retained for the lifetime of the development.

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

Informatives

1. drainage

Any works affecting an ordinary watercourse may require separate Ordinary Watercourse Consent from the relevant consenting authority prior to commencement of works.

Any works associated with the diversion of the existing highway drainage infrastructure shall be undertaken in accordance with the approvals and requirements of the relevant Highway Authority.

An appropriate offset from the kerb lines will be required to enable maintenance or renewal of the carrier drain without removing kerbs

2. Nesting Birds Informative

The active nests of all wild birds are protected under the Wildlife and Countryside Act 1981 (as amended). An active nest is one being built, contains eggs or chicks, or on which fledged chicks are still dependent. It is a criminal offence to kill, injure or take any wild bird; to take, damage or destroy an active nest; and to take or destroy an egg. There is an unlimited fine and/or up to six months imprisonment for such offences.

All vegetation clearance, tree removal and/or scrub removal should be carried out outside of the bird nesting season which runs from March to August inclusive. If it is necessary for work to commence in the nesting season then a pre-commencement inspection of the vegetation for active bird nests should be carried out. If vegetation cannot be clearly seen to be clear of nests then an appropriately qualified and experienced ecologist should be called in to carry out the check. No clearance works can take place within 5m of an active nest.

If during construction birds gain access to any of the buildings and begin nesting, work must cease until the young birds have fledged.

General Site Informative For Wildlife Protection

Widespread reptiles (adder, slow worm, common lizard and grass snake) are protected under the Wildlife and Countryside Act 1981 (as amended) from killing, injury and trade. Widespread amphibians (common toad, common frog, smooth newt and palmate newt) are protected from trade. The European hedgehog is a Species of Principal Importance under section 41 of the Natural Environment and Rural Communities Act 2006.

Reasonable precautions should be taken during works to ensure that these species are

not harmed.

The following procedures should be adopted to reduce the chance of killing or injuring small animals, including reptiles, amphibians and hedgehogs.

If piles of rubble, logs, bricks, other loose materials or other potential refuges are to be disturbed, this should be done by hand and carried out during the active season (March to October) when the weather is warm.

Areas of long and overgrown vegetation should be removed in stages. Vegetation should first be strimmed to a height of approximately 15cm and then left for 24 hours to allow any animals to move away from the area. Arisings should then be removed from the site or placed in habitat piles in suitable locations around the site. The vegetation can then be strimmed down to a height of 5cm and then cut down further or removed as required. Vegetation removal should be done in one direction, towards remaining vegetated areas (hedgerows etc.) to avoid trapping wildlife. The grassland should be kept short prior to and during construction to avoid creating attractive habitats for wildlife.

All building materials, rubble, bricks and soil must be stored off the ground, e.g. on pallets, in skips or in other suitable containers, to prevent their use as refuges by wildlife.

Where possible, trenches should be excavated and closed in the same day to prevent any wildlife becoming trapped. If it is necessary to leave a trench open overnight then it should be sealed with a close-fitting plywood cover or a means of escape should be provided in the form of a shallow sloping earth ramp, sloped board or plank. Any open pipework should be capped overnight. All open trenches and pipework should be inspected at the start of each working day to ensure no animal is trapped.

Any common reptiles or amphibians discovered should be allowed to naturally disperse. Advice should be sought from an appropriately qualified and experienced ecologist if large numbers of common reptiles or amphibians are present.

If a great crested newt is discovered at any stage then all work must immediately halt and an appropriately qualified and experienced ecologist and Natural England (0300 060 3900) should be contacted for advice. The Local Planning Authority should also be informed.

Schedule 1 - Approved plans, drawings, documents

Description	Reference	Date Received
Detail Drawing	2.14 4WA-240 P 02 M	24.09.2026
Drainage Documentation	23478-DR-C-101, Rev. P6	27.07.2026
Drainage Documentation	23478-DR-C-0102, Rev. P1	27.07.2026
Drainage Documentation	23478-DR-C-0100, Rev. P6	27.07.2026
Detail Drawing	2.17 4WA 2401 P 13	24.09.2026
Detail Drawing	2.19 MIN2505 PP01.01 P4	24.09.2026
Detail Drawing	2.20 MIN2505 PP01 02 P4	24.09.2026
Detail Drawing	2.21 MIN2505 PP01 00 P4	24.09.2026
Detail Drawing	2.23 P25033 001C	24.09.2026
Detail Drawing	2.24 P25033 003A	24.09.2026
Detail Drawing	2401-P-014	24.09.2026
Detail Drawing	2401-P-015A	24.09.2026
Location Plan	2401-P-01A	10.10.2025
Floor Plan - Proposed	2401-P-5A	03.10.2025
Proposed Elevations	2401-P-6A	03.10.2025
Floor Plan - Proposed	2401-P-7A	03.10.2025
Mixed/Combined Plans	2401-P-8b	03.10.2025
Floor Plan - Proposed	2401-P-9B	03.10.2025
Mixed/Combined Plans	2401-P-10A	03.10.2025
Floor Plan - Proposed	2401-P-11B	03.10.2025
Mixed/Combined Plans	2401-P-12A	03.10.2025

Proposed Residential Development
Land North Of Linden Fields

Mixed/Combined Plans	4WA2401-P-30	03.10.2025
Mixed/Combined Plans	4WA2401-P-04A	03.10.2025

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