



CONSULTATION RESPONSE TO

*Shropshire Council's
Site Allocations & Management of Development DPD (SAMDEV)
Pre-Submission Draft (Final)*

on behalf of

J C & M W Suckley

April 2014 2014

INTRODUCTION

This statement has been prepared and submitted on behalf of **J C & M W Suckley** as a response to the key questions posed by the recent consultation publication by Shropshire Council of their Pre-Submission Draft (Final) Site Allocations & Management of Development DPD (SAMDEV) paper in March 2014.

This representation is an **OBJECTION** to the Plan.

We are of the opinion that the SAMDEV is **NOT SOUND** for the following reasons:

- It has not been positively prepared : the target growth for housing and employment/community infrastructure within Nesscliffe does not meet any objectively assessed development and infrastructure requirements and is inconsistent with achieving sustainable development
- It is not justified : the planned growth for Nesscliffe does not comprise the most appropriate strategy, when considered against the reasonable alternatives and it has not been based upon proportionate evidence base;
- It is not effective : in that the plan will not deliver the growth or sites identified
- It is not consistent with National Policy : in that it will not enable the delivery of sustainable development in accordance with NPPF

The changes that could be made to overcome and address these concerns of unsoundness would be for:

- Section S16.2 (page 194 onwards) and table S16.2(iv) on page 195/196 of the plan need to be amended, as does the Proposal Map Inset Map 11 (see **Appendix 1**)
- The NESS004 proposed allocation be extended to include the site and that the units be increased from 15 to 26
- That the NESS005 and NESS012 proposed sites be included and that they, with NESS004 be cumulatively identified for up to 65 units and 0.35 ha of employment/community infrastructure (as identified by the plan in **Appendix 2**)
- Due consideration of the evidence base (The Council's and that presented by this objector) must be followed and material weight given

If these recommendations were implemented then we would be prepared to withdraw our objection of unsoundness.

THE OBJECTORS CASE

We would like to draw attention to the following salient points;

1. The evidence base points to the fact that the settlement needs new housing to support its status as a sustainable settlement and to deliver long awaited community infrastructure
2. There is no rationale behind why such a low number has been identified for the Nesscliffe settlement
3. There is no reasoning behind why NESS004 (at 1ha in site area) is not a sustainable enough site to accommodate more than 15 units (which would represent a woefully low and inefficient use of land
4. There is no reasoning why NESS004 conjoined with parts of sites NESS005 and NESS012 (as promoted by the Objector - see plan in **Appendix 2**) are not identified collectively as a single site
5. Outline Planning Permission (ref. 13/04757/OUT) has been granted by the Authority for the development of NESS004 (refer to Committee reports and illustrative layout in **Appendix 3**) subject to a S106 legal agreement which supports the view expressed by the Objector that this is a sustainable proposal
6. There are significant infrastructure expectations of the community which will never be delivered without making a more meaningful allocation
7. A design capacity exercise has been undertaken (enthused by highway, ecological, topographical and drainage assessments and surveys and which has also been subject of community engagement and cost plan valuation advice in respect of viability) which suggests that the site in total has a development capacity of some 65 dwellings and a modest parcel for employment/ community infrastructure (see **Appendix 2**)

These will form the basis of the case which we will be seeking to express and present at the Examination.

ADMINISTRATION

We can confirm that we wish to give evidence about this representation at the Examination.

The reason for an appearance at the Examination is because there is a need to explain and demonstrate to the Inspector the complexity of the case in relation to its deliverability and fact the plan is unsound.

We can also confirm that we wish to be notified of all future plan stages; for instance when the SAMDEV has been submitted for Examination, when the Inspectors' Report has been published and when the plan is adopted.

APPENDIX 1

(SAMDEV text and map extract)

Site Allocations and Management of Development (SAMDev) Plan

**Pre-Submission Draft
(Final Plan)**

Shropshire Council 17/3/2014

S16.2 Community Hub and Cluster Settlements

In addition to meeting the requirements of Policy CS4, development in Community Hub and Community Cluster settlements should have regard to the policies of any Neighbourhood Plans and guidance in any community-led plan or parish plan adopted by Shropshire Council. The development of the allocated sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the development guidelines and approximate site provision figures set out in this schedule.

Community Hubs:

S16.2(i) Baschurch

Baschurch is a Community Hub with a housing guideline of around 150-200 additional dwellings over the period to 2026. This will be delivered through the development of the allocated housing sites together with development by infilling, groups of houses and conversion of buildings which may be acceptable on suitable sites within the development boundary identified on the Policies Map.

Fenemere SSSI (part of the Midlands Meres and Mosses RAMSAR site), to the north-west of the village, is likely to be vulnerable from both surface water abstractions within the catchment and groundwater abstraction from the sand and gravel aquifer. Development proposed in the village needs to demonstrate that it will not adversely affect the integrity of the site, including the completion of a Habitats Regulations Assessment, if required.

Allocated Site	Development Guidelines	Provision
Land at rear of Wheatlands Estate (BAS005)	Development subject to satisfactory access, layout and design.	40
Land at Station Road (BAS035)	Development subject to the provision of land to enable a school 'drop off' zone capable of accommodation coaches and other school traffic and satisfactory highway access.	40
Land to rear of Medley Farm (BAS025)	Development subject to satisfactory access, layout and design which will need to respect the setting of Prescott Conservation Area.	25
Land to the west of Shrewsbury Road (BAS017)	Development subject to satisfactory access, layout and design and the provision of land adjoining Milford Road for a new Medical Centre and associated parking, protection of the integrity of the coffin path crossing the site, and high quality landscape design to	30

Allocated Site	Development Guidelines	Provision
	minimise the visual impact of the development on the surrounding area and existing adjoining residential properties.	

S16.2(ii) Bayston Hill

Bayston Hill is a Community Hub with a housing guideline of around 50-60 additional dwellings over the period to 2026, where development by infilling, groups of houses and conversion of buildings may be acceptable on suitable sites within the development boundary identified on the Policies Map. The retention of the gap of undeveloped land between Bayston Hill and Meole Brace, Shrewsbury remains an important objective of the strategy for the village. The development of the village is also constrained by the presence of the A49 running through the village and the major quarry to the east. The provision of affordable housing has been identified by the Parish Council as a priority requirement.

S16.2(iii) Bomere Heath

Bomere Heath is a Community Hub in Pimhill Parish with a housing guideline of around 50 additional dwellings over the period to 2026. This will be delivered through the development of the allocated housing site together development by infilling, groups of houses and conversions of buildings which may be acceptable on suitable sites within the development boundary identified on the Policies Map.

Allocated Sites	Development Guidelines	Provision
Land off Shrewsbury Road, Bomere Heath (BOM004/R)	Development subject to a new access from Shrewsbury Road, and the provision of public open space, a new footway along Shrewsbury Road and a cycle and footpath link to the football and cricket pitches to the south.	30

S16.2(iv) Nesscliffe

Nesscliffe is a Community Hub in the Great and Little Ness Parishes with a housing guideline of around 30 additional dwellings over the period to 2026. This will be delivered through the development of the site allocated for housing, which is identified on the Policies Map, together with development by infilling, groups of houses and conversions of buildings which may be acceptable on suitable sites within the village. Further to The Nesses Parish Plan (2004) and subsequent Housing Needs and Development Survey (2011), developments of a maximum of 10 houses and predominantly 2 and 3 bedrooms are sought by the Parish Council. The protection of the setting of Nesscliffe Hill is an important objective of the strategy for

S16.2(iv) Nesscliffe

the village.

Allocated Site	Development Guidelines	Provision
Land West of Holyhead Road (NESS004 and NESS012 – part)	Development subject to satisfactory access, layout and design.	15

Community Clusters:

S16.2(v) Albrighton

Albrighton is a Community Cluster Settlement in the Pimhill parish where development by limited infilling/conversions of buildings may be acceptable on suitable sites, with a housing guideline of around 5 additional dwellings over the period to 2026.

S16.2(vi) Bicton and Four Crosses area

Bicton and the Four Crosses area are a Community Cluster in Bicton Parish where development by infilling, conversion of buildings and small groups of houses may be acceptable on suitable sites within the development boundaries identified on the Policies Map, with a housing guideline of around 15 additional dwellings over the period to 2026.

S16.2(vii) Dorrington, Stapleton and Condover

Dorrington, Stapleton and Condover are a Community Cluster in Condover Parish where development by infilling, groups of houses and conversions of buildings may be acceptable on suitable sites within the development boundaries for the villages identified on the Policies Map, with housing guidelines of around 30-35 additional dwellings in Dorrington, 5 in Stapleton, and 20-25 in Condover. There are allocated housing sites in Dorrington and Condover which are identified on the Policies Map. The Parish Council's Village Design Statement seeks phasing of the two sites in Condover and stresses the need for the sites to include an element of affordable housing.

Dorrington benefits from committed employment land at the former rail yard off Station Road, while land is identified under Policy MD5 for mineral extraction at the existing sand and gravel site at Gonsal (see Policy S16.3).

Allocated Sites	Development Guidelines	Provision
Land off Forge Way, Dorrington (DOR004)	Development to be accessed by a spur road off Forge Way alongside the former Hope Edwardes Institute, with regard required to minimising impacts on the existing dwellings and to the relationship of the development to the adjoining site allocated for development to the rear of the Old Vicarage.	15
Land to the rear of the Old Vicarage, Dorrington (DOR017 – part)	Development to be accessed off Church Road, with regard required to the relationship of the development to the adjoining site allocated for development off Forge Way.	15
Land opposite School, Condover (CON006)	Development subject to satisfactory access, layout and design.	5-10
Land east of the Shrewsbury Road, Condover (CON005)	Development subject to satisfactory access, layout and design.	5-10

S16.2(viii) Fitz, Grafton and New Banks

Fitz, Grafton and New Banks are a Community Cluster in Pimhill Parish where development by limited infilling/conversions of buildings may be acceptable on suitable sites, with a housing guideline of approximately 5-6 additional dwellings over the period to 2026, in addition to 7 dwellings already approved.

S16.2(ix) Great Ness, Little Ness, Wilcott, Hopton/Valeswood, Kinton, and Felton Butler

Great Ness, Little Ness, Wilcott, Hopton/Valeswood, Kinton, and Felton Butler are a Community Cluster in the Nesses Parish where development by limited infilling/conversions of buildings may be acceptable on suitable sites within the villages, with a housing guideline of approximately 10-15 dwellings over the period to 2026.

S16.2(x) Hanwood and Hanwood Bank

Hanwood and Hanwood Bank are a Community Cluster in Great Hanwood Parish with a housing guideline of around 30 additional dwellings over the period to 2026.

S16.2(x) Hanwood and Hanwood Bank

This will be delivered through the development of the site allocated for housing, together with development by infilling, groups of houses and conversions of buildings which may be acceptable on suitable sites within the development boundary, as identified on the Policies Map. The allocated housing site adjoins Hanwood but is in Pontesbury parish. The limited westward extent of the site reflects the aim of ensuring that there is clear separation between Hanwood and Cruckmeole.

Allocated site	Development Guidelines	Provision
Land west of school (HAN011/R)	Development to be built in a minimum of 2 phases and with appropriate traffic calming measures to ensure safe access to and from the development and to reduce traffic speeds entering the village and passing the school.	25

S16.2(xi) Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green

Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green are a Community Cluster in Longden Parish where development by infilling, conversions of buildings and groups of dwellings may be acceptable on suitable sites within the villages, with a housing guideline of approximately 10-50 additional dwellings over the period to 2026. Of these dwellings, 25-30 are to be in Longden village, with the remainder spread evenly amongst the other Cluster settlements. The Parish Council has adopted a Longden Parish Development Statement (2013) as an addendum to the Parish Plan (2010), indicating that no individual site should be of more than 10-15 houses and a preference for lower cost 2-3 bedroom properties, and identifying zones with associated guidance for development in Longden.

S16.2(xii) Montford Bridge West

Montford Bridge West is a Community Cluster Settlement in Montford Parish where development by infilling, conversions of buildings and groups of dwellings may be acceptable on suitable sites within the village, with a housing guideline of approximately 10 additional dwellings over the period to 2026. Outline planning permission has been granted (2013) for 5 dwellings on land south-west of the Holyhead Road. Applications on further sites within or adjacent to the village will be considered on an individual basis, but with a maximum of 1-2 dwellings per site sought in the Parish Council's Montford Housing Strategy.

S16.2(xiii) Mytton

Mytton is a Community Cluster Settlement in Pimhill Parish where development by limited infilling/conversions of buildings may be acceptable on suitable sites, with a housing guideline of approximately 5 additional dwellings over the period to 2026.

S16.2(xiv) Uffington

Uffington is a Community Cluster Settlement with a housing guideline of approximately 5 additional dwellings over the period to 2026. This will be delivered through the development of the site allocated for housing, leaving scope for limited infill development/conversions of buildings which may be acceptable on suitable sites. In addition, an affordable housing 'exception' site has been permitted which would provide 10 dwellings off Church Road at the northern end of the village.

Allocated site	Development Guidelines	Provision
Land between Manor Farm and Top Cottages (UFF006/10 – part)	Development to be fronting the main road.	Up to 5

S16.2(xv) Walford Heath

Walford Heath is a Community Cluster Settlement in Pimhill Parish where development by limited infilling/conversions of buildings may be acceptable, with a housing guideline of approximately 6 additional dwellings over the period to 2026, in addition to 10 already approved.

S16.2(xvi) Weston Lullingfields, Weston Wharf and Weston Common

Weston Lullingfields, Weston Wharf and Weston Common are a Community Cluster in Baschurch Parish where development by infilling, conversions and small groups of up to 5 dwellings may be acceptable on suitable sites within the villages, with a housing guideline of 15-20 additional dwellings over the period to 2026.

Explanation

5.167 Community Hub and Community Cluster Settlements are identified in Schedule MD1.1 under Policy MD1. Schedule 16.2 (i) – (xvi) sets out further information in relation to those settlements in the Shrewsbury area, including

guidelines for the amount of additional housing development and any other policy considerations. Any allocated sites are identified, together with specific guidelines for their development. Where appropriate, reference is made to current community led plans/guidance but new or updated plans/guidance may come forward over the Plan period. As with the identification of the settlements, the additional policy guidance has been developed with regard to the aspirations for those communities as expressed by their Parish Councils/Meetings but also with consideration to other aspects of the evidence base, including land availability, sites' suitability, current housing commitments and past rates of development, and to information and views from the promoters of sites, residents and other stakeholders;

- 5.168 Further to the need for development to have regard to Policy MD8 - Infrastructure Provision, the LDF Implementation Plan sets out the critical infrastructure capacity constraints in the area, with the area Place Plans providing further information on infrastructure needs and priorities. General infrastructure requirements identified relate to the provision of affordable housing, and improving village halls and play facilities, IT facilities, and public transport services, together with localised highways improvements and safety enhancements. In addition, specific issues identified and which proposed developments can help to address, include improved primary health care provision in Baschurch, the provision of a pedestrian crossing on the A49 in Dorrington, and traffic management and calming measures in Hanwood;
- 5.169 With regard to waste water infrastructure capacity, whilst the allocated sites in settlements may not independently have an impact, the scale of development may mean that hydraulic modelling is needed for the catchment as a whole. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9.


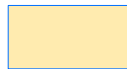




S16.3: Area Wide Policies and Other Allocations

S16.3(i) Area Wide Policies

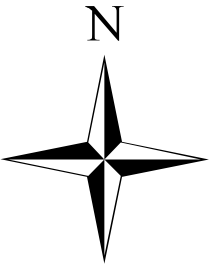
1. In the wider Shrewsbury area, developments that contribute to the local economy are encouraged and proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be supported where the sites are well located and well suited to employment use. No new sites are allocated, but approximately 10 hectares of employment development is expected to take place on small-scale windfall sites across the rural area over the Plan period to 2026 and proposals will be positively considered in relation to employment Policy MD4 and the relevant policies for Community Hubs and Community Cluster settlements (Policies CS4 and S16.2) or the rural area (CS5, and MD7) as appropriate. Such development will complement the existing employment sites and the committed employment sites identified in Schedule 16d below. Opportunities for the

SHROPSHIRE COUNCIL POILICY MAP
S16:Shrewsbury Area
INSETS 7, 8 ,9, 10, 11, 12.

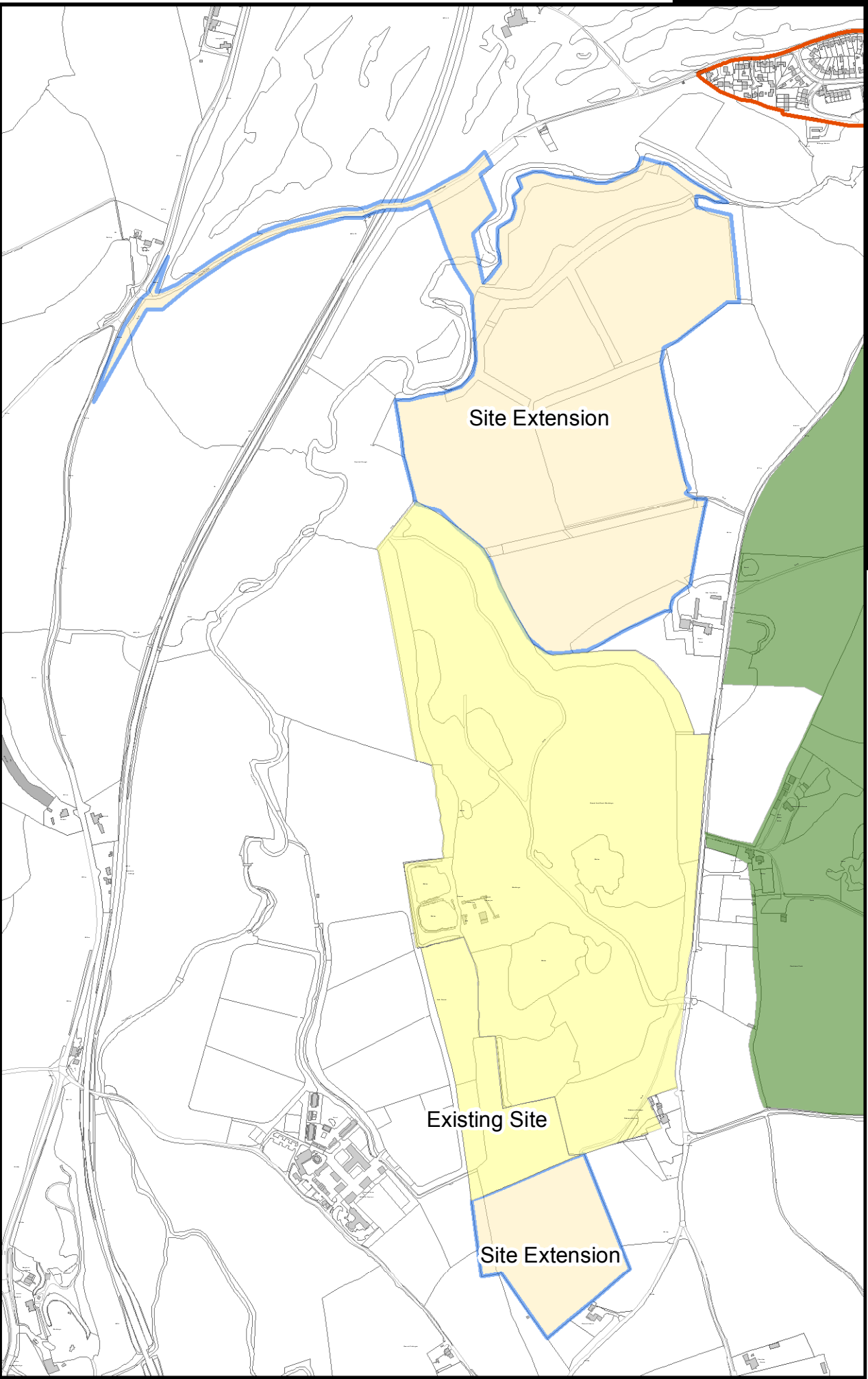
Key

-  Housing
-  Minerals Site Extension
-  Minerals Existing Site
-  Development Boundary
-  Scheduled Ancient Monument
-  Conservation Area
-  Registered Parks

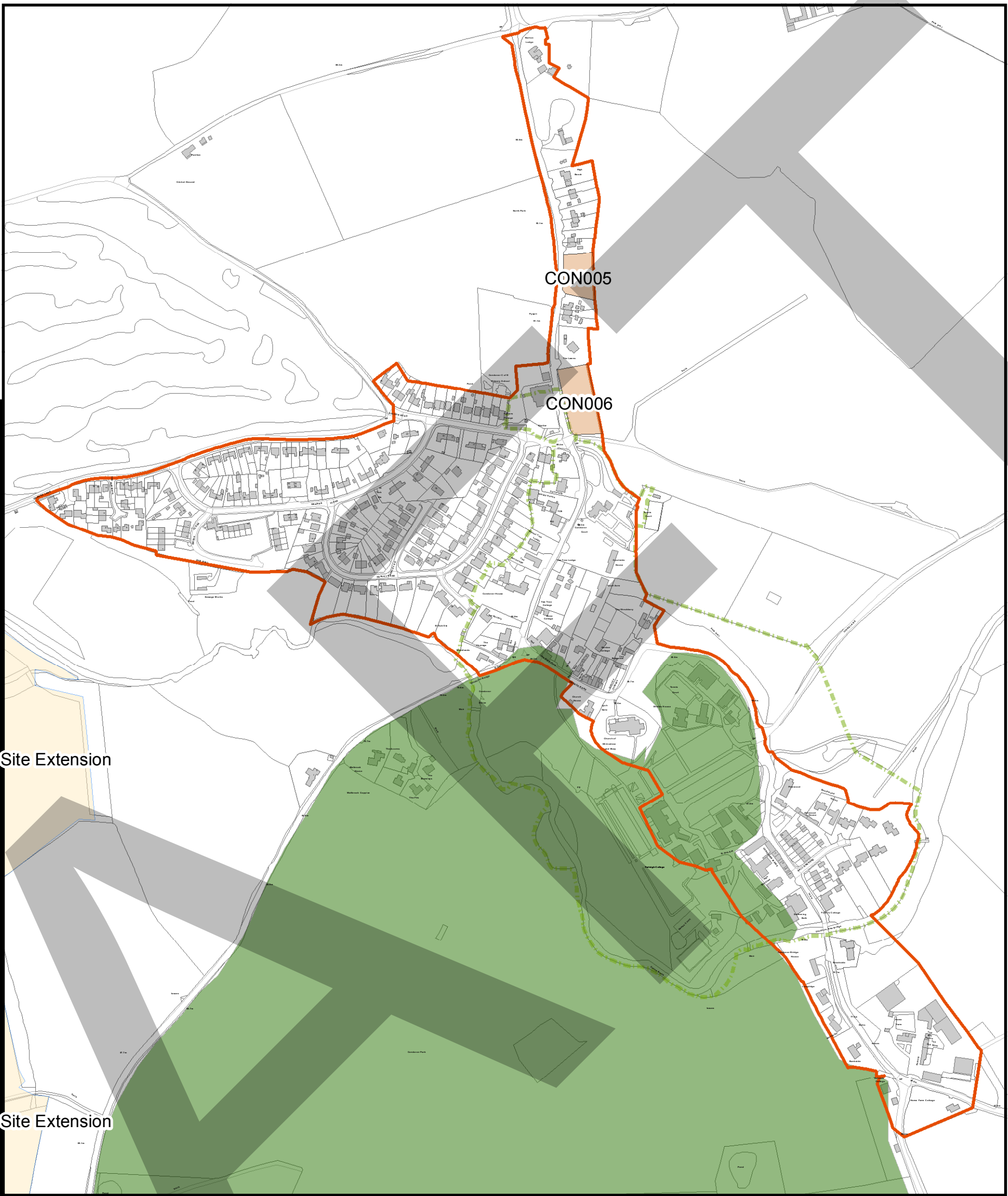
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S16 Inset 7 Condover Minerals



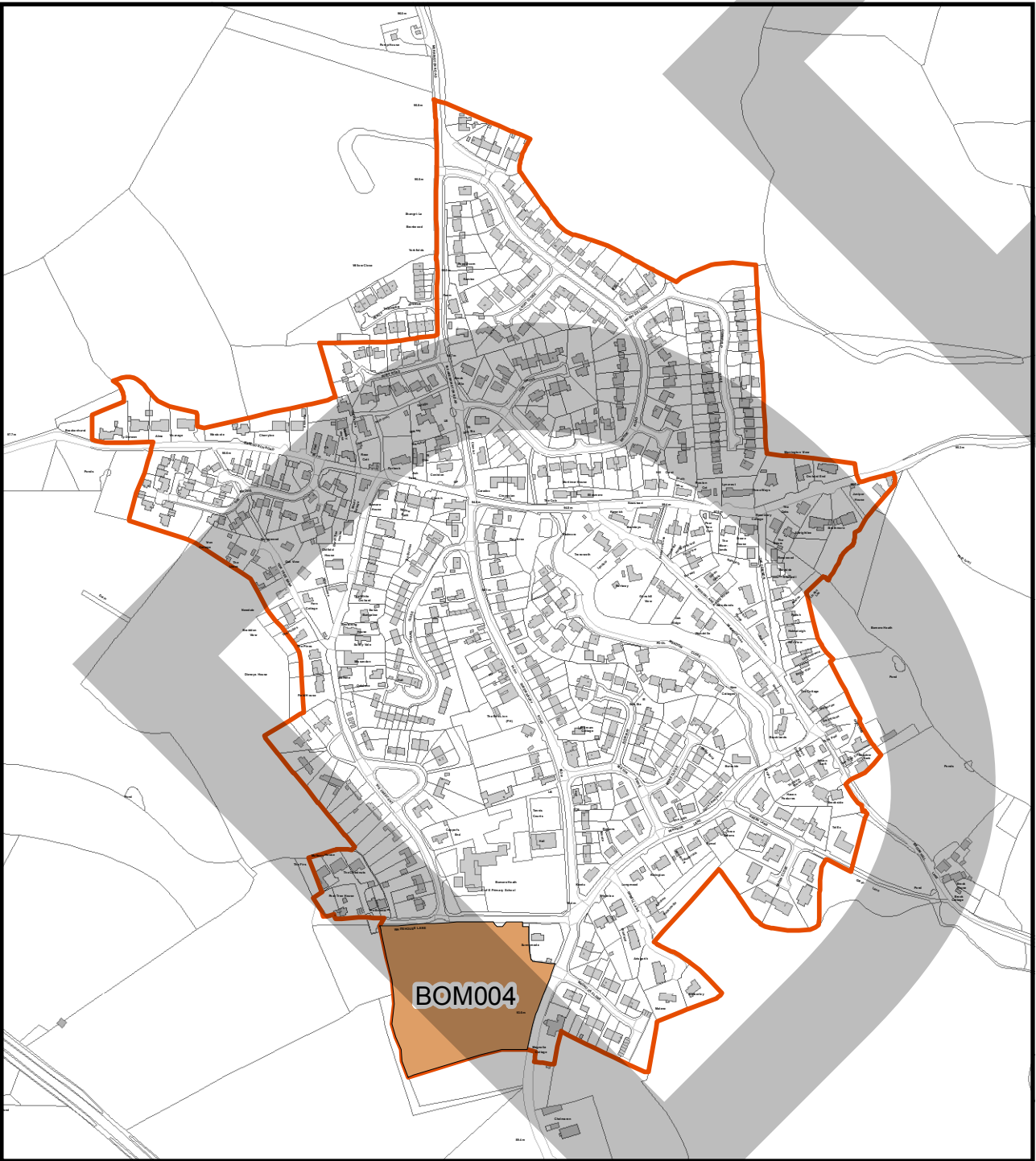
S16 Inset 8 Condover



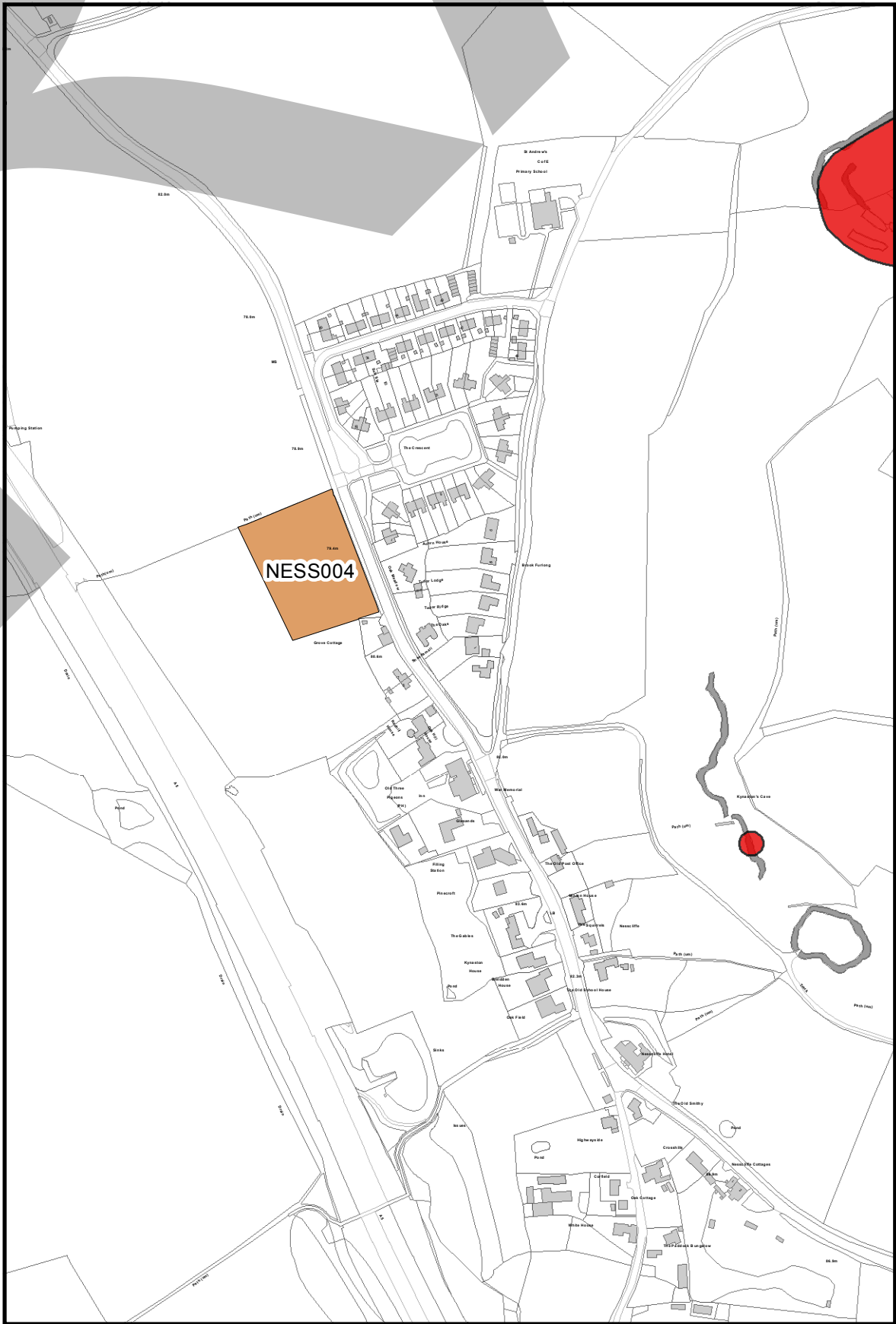
S16 Inset 9 Uffington



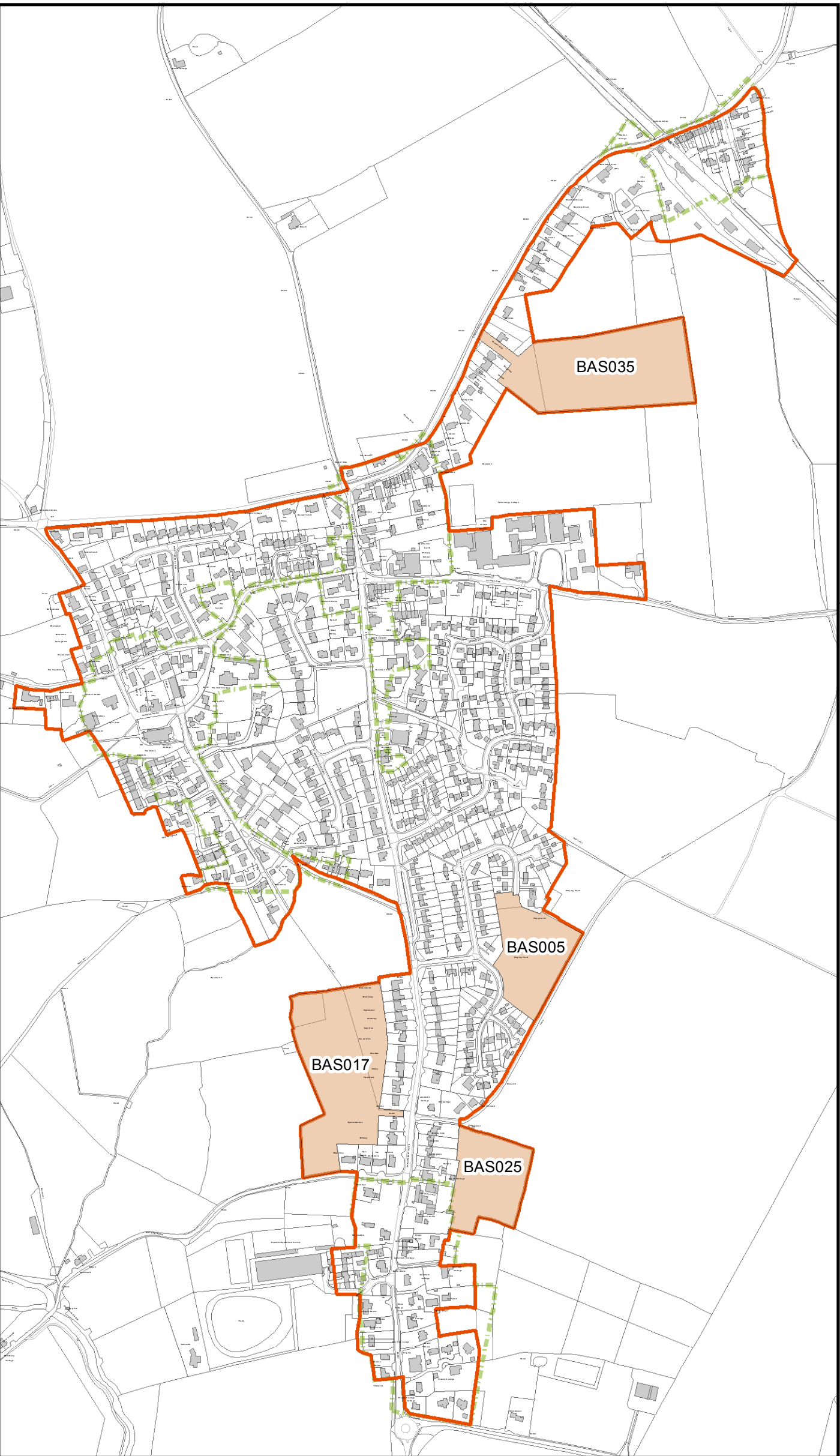
S16 Inset 10 Bomere Heath



S16 Inset 11 Nescliffe



S16 Inset 12 Baschurch



APPENDIX 2

(design capacity plan)



Unit Type	Number	Mix (%)	Gross Unit Area Lower Range (sqft)	Gross Unit Area Upper Range (sqft)	Total Area Lower Range (sqft)	Total Area Upper Range (sqft)
2 BED	17	27	750	900	12,750	15,300
3 BED	31	48	850	1,100	26,350	34,100
4 BED	16	25	950	1,300	15,200	20,800
Total	64	100			54,300	70,200

Areas given on this schedule are indicative, a specialist surveyor should be engaged if definitive areas are required

NOTES:
DIMENSIONS NOT TO BE SCALED FROM THIS
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KEY

Date	Rev	By	Details
19.06.13	-	DH	Sketch Drawing issued

LOCATION KEY

Parkinson

Inc.

Urban design & masterplanning

GLENN HOWELLS ARCHITECTS

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Project

Nesscliffe

Client

Parkinson Inc.

Drawing Title

Site Masterplan

Date

March 2013

Scale

1:500@A1
1:1000@A3

Checked

Project Ref.

1948

Drawing No.

A-SK-130513-001

Revision

-

APPENDIX 3

(planning approval)





Committee and date

Central Planning Committee

3 April 2014

Item	Value
1	10
2	20
3	30
4	40
5	50
6	60
7	70
8	80
9	90
10	100

7

Public

Development Management Report

Responsible Officer: Tim Rogers

email: tim.rogers@shropshire.gov.uk Tel: 01743 258773 Fax: 01743 252619

Summary of Application

Application Number: 13/04757/OUT

Parish:

Great Ness

Proposal: Application for Outline Planning Permission (access for approval) for residential development and associated works

Site Address: Development Land Opposite The Crescent Nesscliffe Shrewsbury
Shropshire

Applicant: J C & M W Suckley

Case Officer: Andrew Gittins

email: planningdmc@shropshire.gov.uk

Grid Ref: 338127 - 319532

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Recommendation:- Grant Permission subject to the conditions set out in Appendix 1 and Section 106 legal agreement to secure affordable housing.

REPORT

1.0 THE PROPOSAL

- 1.1** The proposal is an application for Outline Planning Permission for a residential development and associated works with all matters, excluding access, reserved for later approval. The layout of the proposal has been reserved for later approval but the application form and indicative site layout plan illustrate that the development would provide 26 dwellings, split across 3 two-bed and 18 three-bed open market and 5 two-bed affordable houses. However, these figures are for indicative purposes only and are not under consideration in the determination of this outline proposal.

2.0 SITE LOCATION/DESCRIPTION

- 2.1** The site is located in an area of countryside as defined by adopted Shropshire Core Strategy Policy CS5: Countryside and Green Belt. However the site is located on the northern end of the settlement of Nesscliffe which has been promoted by the local community through the Parish Council as a Community Hub under Core Strategy Policy CS4: Community Hubs and Community Clusters and the site, referred to as 'Land west of Holyhead Road' has been included in the Final Plan submission as a Preferred Option as set out in the SC Planning Policy consultee comments section below.
- 2.2** The development will be accessed off the A5210 which runs to the east of the site with Right of Way route code 0419/11/2 running across the site in an east-west direction linking residential properties in The Crescent to the A5 highway. The site shares a short 20 metres section of its southern boundary with the domestic curtilage of Grove Cottage with the remainder of the site boundary shared with the remaining agricultural land within which the site is located.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

- 3.1** Great Ness and Little Ness Parish Council have submitted a view contrary to Officer recommendation for approval based on material planning reasons which cannot reasonably be overcome by negotiation or the imposition of planning conditions; and the Area Manager in consultation with the Committee Chairman and Vice Chairman agrees that the Parish Council has raised material planning issues and that the application should be determined by committee.

4.0 Community Representations

4.1 Consultee Comments

- 4.1.1 SC Planning Policy:** Nesscliffe is currently 'countryside' in planning policy terms - it was a Policy HS4 village in the Shrewsbury and Atcham Borough Local Plan (due to the presence of facilities including the primary school), but that policy is no longer in effect, having been replaced by Core Strategy Policies CS4 and CS5. In

as much as these policies are housing supply policies, regard should be had to the NPPF provisions relating to housing policies being not up-to-date if the Council cannot demonstrate a five year supply of deliverable housing sites, i.e. the Development Plan is still the starting point but effectively the application should be determined in the context of the NPPF presumption in favour of sustainable development (Para's 49 and 14) at this time.

Further to Core Strategy Policy CS4, Nesscliffe is proposed to be identified as a Community Hub under Policy MD1 of the emerging SAMDev Plan. Furthermore, the application site is proposed as a housing allocation ('Land west of Holyhead Road' for approximately 15 dwellings), within a housing guideline for the village of around 30 additional dwellings over the period to 2026. Reference is made in the guidelines for development in the village to the Nesses Parish Plan (2004) and subsequent Housing Needs and Development Survey (2011), and the Parish Council's view that developments in the village should be of a maximum of 10 houses and predominantly 2 and 3 bedrooms. The SAMDev Plan is reaching the Proposed Submission or Final Plan stage (Cabinet on 19/02/14 recommended Council to proceed to publication for final representations in March/April), with submission to the Secretary of State for independent examination later in the year. Paragraph 216 of the National Planning Policy Framework explains that weight can be given to relevant policies in emerging plans, with the weight according to the stage of preparation, the extent that there are unresolved objections, and the degree of consistency with the NPPF policies. However, the five year housing land supply considerations still apply.

The current outline application relates to the same area of land as that proposed to be allocated, but it is noted that reference is made to the potential for up to 26 dwellings in the submitted material, rather than the 15 indicated in the emerging SAMDev Plan. Policy MD3 of the emerging SAMDev Plan sets out relevant considerations in relation to managing housing development, with reference to the development guidelines for specific sites and the scale of development in a village, albeit that the weight that can be attached to these is limited at this time.

- 4.1.2 SC Ecology:** The recommended conditions and informative(s) should be attached to any consent. The JW Ecological (2013) survey covered a wider area than just the application site. It concluded that the mature hedgerows and the plantation woodland adjacent to the Nesscliffe Bypass have value as habitats and wildlife corridors. This current application does not affect these features and proposes new planting around the site boundaries.

Great crested newts

A great crested newt (GCN) survey was carried out using three survey methods in spring 2013 but found no evidence of GCN in the two ponds which held water. The A5 was considered to be barrier to GCN movement. The application site is arable land and therefore no Risk Avoidance Measures are deemed necessary.

Bats

There are no buildings or trees on the application site which could hold bat roosts. The linear features in the wider area have potential as bat commuting routes. These are not affected by the proposals but lighting should be controlled to avoid disrupting bat behaviour.

Reptiles

The wider area surveyed contained some with potential foraging and refuge habitat for common reptiles. The application site contains little of this habitat and it is not considered necessary for this application to condition Risk Avoidance Measures for reptiles.

Nesting birds

The roadside hedgerow will require removal to achieve access and could support nesting birds.

Badgers

No evidence of badger activity was found in the wider area but as badgers have been recorded further afield it is recommended the site is resurveyed immediately prior to development.

- 4.1.3 SC Highways:** The highway authority raises no objection to the granting of consent for the proposed site access.

Key Issues

The proposed site access works plan seems to indicate the removal of the existing bus lay-by, however this will not be permitted as the bus lay-by is still in use here. However, this detail can be dealt with at the time of technical approval.

The inclusion of the proposed refuge crossing point to the north of the site access is to be advocated as this will provide a useful pedestrian link to the village. However if possible, we suggest that the refuge is located further south so that it is located further on the desire line for the new residents. Again, this detail can be dealt with at the time of technical approval.

The proposed site access is considered to be adequate for the scale of residential development proposed and the sightlines to the main road are good. As the site adjoins the old A5, as a now by-passed ex trunk road clearly this road has sufficient capacity for the additional traffic movements from the proposed development.

The illustrative internal site road layout is a concern to the local highway authority and if this were to be submitted for consideration would be met with an objection for the following reasons:

We consider that the 'annular' road layout shown is not appropriate for the scale and setting of development proposed and will lead to an overly long length of highway for the number of units proposed. Not only is this costly to the developer to construct, it would also place an unnecessary maintenance burden on the highway authority. This also has implications for the site drainage design due to quantity of hard surfacing proposed.

The straight sections of road and sharp 90 degree bends are not a good combination for the safe management of vehicle speeds, so we have concerns over highway safety at each of the corners. Also the layout shows a potential conflict point near to the main site access, which is completely avoidable should a more conventional Manual for Streets layout be proposed. Also we are of the opinion that the layout may not achieve a good 'sense of place' as the vehicle accesses are shown to the rear of the dwellings. This could result in poor integration between the properties and the street. The rear parking arrangements shown could also lead to excessive numbers of vehicles parked on the highway as this being more convenient to residents, further eroding the amenity value of the street.

We recommended that should the outline application be approved, the applicant reviews the proposed site layout and discusses the revised layout with the local highway authority prior to submitting a reserved matters application.

4.1.4 SC Public Protection: In order to make the properties ready for EV charging point installation isolation switches must be connected so that a vehicle may be charged in the garage or driveway. The suggested condition is therefore proposed should this application be granted approval.

4.1.5 SC Affordable Housing: If this site is deemed suitable for residential development, the scheme would be required to contribute towards affordable housing in accordance with Policy CS11 of the adopted Core Strategy. The level of contribution would need to accord with the requirements of the SPD Type and Affordability of Housing and at the prevailing housing target rate at the time of Reserved Matters application. The size, type and tenure of the affordable homes will need to be agreed in writing with the Housing Enabling Team and would be transferred to a housing association for allocation from the housing waiting list in accordance with the Council's prevailing Allocation Policy and Scheme.

4.1.6 SC Rights of Way: It is reassuring to see that the public footpath has been accurately identified and incorporated into the layout of the proposed development.

The outdoor recreation would have no fundamental objection to the proposal on the condition that the path is protected. It would seem inevitable that a temporary closure will be required for a period of time during construction and the developer should contact this team if they require further information about this process.

4.1.7 SC Archaeology: The proposed developed site is located c.480m to the west-south-west of the Scheduled Monument of Nesscliffe Hill Camp: a small multivallate hillfort (National Heritage List ref. 1020285). The proposed development could potentially affect the setting of monument. I therefore recommended in my initial comments of 12 December 2013 that English Heritage should be consulted on the

application. In their subsequent consultation response of 19 December 2013, English Heritage raise no objection to the application.

RECOMMENDATION: It is likely that, if visible at all from the Scheduled Monument, the views of the proposed development site would be heavily filtered by the tree and other vegetation cover growing both on and around the hillfort. Further, the proposed development would be seen in relation to the existing built form of Nesscliffe village. In my opinion, the proposed development will not therefore affect the setting or significance of the Scheduled Monument, and on this basis I have no objection to the application.

- 4.1.8 English Heritage:** The application(s) should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

It is not necessary for us to be consulted again on this application. However, if you would like further advice, please contact us to explain your request. We can then let you know if we are able to help further and agree a timetable with you.

- 4.1.9 SC Trees:** No objections are raised to the principal of development on this site. There are a number of trees present on the boundary of the site, but it is clear that the site can be developed and the access road installed without compromising any significant specimen. The reserved Matters must include a full Arboricultural Impact Assessment prepared in accordance with BS5837: 2012. It is expected that the site layout will be instructed by the tree constraints identified in the survey. The scheme should be supported by a comprehensive landscape planting proposal.

- 4.1.10 SC Drainage:** Drainage details, plan and calculations could be conditioned and submitted for approval at the reserved matters stage if outline planning permission is granted.

4.2 Public Comments

- 4.2.1 Great Ness and Little Ness Parish Council:** Object to this planning application on the grounds that the proposed 26 dwellings are too many for that site. They would only support this application if the numbers were reduced to 10 two to three bedroom dwellings.

Great Ness and Little Ness Parish Council would like to add that they do not support this planning application as 26 dwellings are too many for that particular site and they would like the dwellings to be reduced to a maximum of 10, with a mix of two and three bedroom houses. Please refer to the Parish Council Housing Needs Survey and Parish Plan.

- 4.2.2 Public Comments:** 3 letters received objecting to the scheme on the following grounds:

- To the description of a high density development as 'Green'.
- Design out of character with the village and does not represent 'living in the country'.

- Number of dwellings is a large housing development by local standards on a Greenfield site which will change the nature of the village, increase traffic considerably and ruining the landscape.
- No demand for housing in this area and a development of this size is unnecessary. Dwellings should be built on brownfield sites in Shrewsbury or Oswestry. Alternative sites can accommodate housing of this nature without causing this level of permanent loss of quality of life for existing residents.
- Plans do not include any provision for low cost housing which may help local community retain youngsters in the area; there could be some justification for a smaller development if it were all low cost.
- Site is located between two roads reducing the residential amenity of occupants due to noise and lack of views.
- Construction will cause considerable disruption to local residents including noise and congestion during and after construction, and will bring no benefits to those residents.
- Prospective purchases of properties unlikely to integrate with the existing community and will cause resentment due to loss of views, increase in traffic / pollution and lack of perceived benefit to the local community.
- Drivers for this development are profit for the land owner and development rather than the needs of the community or the county.
- Development will cause permanent blight for the existing residents.
- Parish Plan envisages 30 houses in Nesscliffe over the next 12 years at least 10 of which are already in the system.
- The Parish Plan is clear about the type of housing needed which is not 3/4 bedroomed 'executive' homes which form the bulk of this application. There is a discrepancy between the application form which states 2 and 3 beds whereas the Design and Access Statement clearly indicates 4 beds.
- By definition a development of 26 houses with 52 cars with no local employment, medical facilities and limited shopping cannot be seen as sustainable.
- Development is part of an even larger development which would be even less sustainable and not in keeping with village needs.
- Timing of submission before Christmas is cynical.

4.2.3 One letter received in support of the scheme for the following reasons:

- Nesscliffe is being promoted as a Community Hub where it is accepted that a limited and controlled housing development would be supported.
- The SAMDev process included consultation with all households with the majority favouring this site accommodating a maximum of 30, two and three bed properties.
- The applicant has undertaken extensive consultation and modified plans in response to the views raised locally.
- Shropshire has a housing shortfall of 29,000 dwellings so inevitably there will be some building on Open Countryside land and Nesscliffe will have to contribute to this figure.
- The plan to build a small estate opposite a much larger estate will not destroy the character of this or other parts of the village and is preferable to other multi-dwelling schemes which have also been submitted.
- The development is supported on the grounds that it fulfils the expressed wishes of the community.

- 4.2.4 Ramblers Association:** Footpath 11 Great Ness crosses this site so it is important that any development does not interrupt this public path.

5.0 THE MAIN ISSUES

Principle of development

Sustainability

Access

Other material considerations

6.0 OFFICER APPRAISAL

6.1 Principle of development

- 6.1.1** The application site is currently 'countryside' in planning policy terms. Nesscliffe was a Policy HS4 village in the Shrewsbury and Atcham Borough Local Plan (due to the presence of facilities including the primary school), but that policy is no longer in effect, having been replaced by Core Strategy Policies CS4 and CS5. In as much as these policies are housing supply policies, regard should be had to the NPPF provisions relating to housing policies being not up-to-date if the Council cannot demonstrate a five year supply of deliverable housing sites, i.e. the Development Plan is still the starting point but effectively the application should be determined in the context of the NPPF presumption in favour of sustainable development (Para's 49 and 14) at this time.

- 6.1.2** Further to Core Strategy Policy CS4, Nesscliffe is proposed to be identified as a Community Hub under Policy MD1 of the emerging SAMDev Plan. Furthermore, the application site is proposed as a housing allocation ('Land west of Holyhead Road' for approximately 15 dwellings), within a housing guideline for the village of around 30 additional dwellings over the period to 2026. Reference is made in the guidelines for development in the village to the Nesses Parish Plan (2004) and subsequent Housing Needs and Development Survey (2011), and the Parish Council's view that developments in the village should be of a maximum of 10 houses and predominantly 2 and 3 bedrooms. The SAMDev Plan is reaching the Proposed Submission or Final Plan stage (Cabinet on 19/02/14 recommended Council to proceed to publication for final representations in March/April), with submission to the Secretary of State for independent examination later in the year. Paragraph 216 of the National Planning Policy Framework explains that weight can be given to relevant policies in emerging plans, with the weight according to the stage of preparation, the extent that there are unresolved objections, and the degree of consistency with the NPPF policies. However, the five year housing land supply considerations still apply.

- 6.1.3** The current outline application relates to the same area of land as that proposed to be allocated, but it is noted that reference is made to the potential for up to 26 dwellings in the submitted material, rather than the 15 indicated in the emerging SAMDev Plan. Policy MD3 of the emerging SAMDev Plan sets out relevant considerations in relation to managing housing development, with reference to the development guidelines for specific sites and the scale of development in a village, albeit that the weight that can be attached to these is limited at this time due to the

lack of 5 year housing land supply.

6.2 Sustainability

6.2.1 Nesscliffe is a relatively large village situated within the Great Ness Parish located 9 miles from both Oswestry and Shrewsbury with a half hourly bus service running six days a week. The settlement has a primary school, village hall, public house, restaurant and petrol garage with shop. Secondary school aged children are likely to attend the The Corbet School at Baschurch approximately 4 miles away. The Parish Church is located in Little Ness. Recreational facilities are available on Nesscliffe Hill Country Park. It is therefore considered that the site is situated in a sustainable location with regard to accessibility and proximity to essential day to day services without over reliance on the private motor car.

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

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

a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

6.2.3 Economic role – The proposal will help boost the supply of housing in Shropshire and will provide employment for the construction phase of the development supporting small local builders and building suppliers. The provision of more houses will also support local businesses as future occupiers will access and use local services and facilities. The provision of more homes will create a stimulus to the economy and address the housing shortage. The proposal will also be liable for a CIL payment and this will provide financial contributions towards community needs and priorities identified in the Parish Plan which include:

- Childcare facilities
- Adult classes
- A youth club
- Additional use of the village hall for events and services

- Traffic on unsuitable roads
- Public transport
- Need for small family homes
- Conversion of redundant villages for housing
- Wildlife conservation in Nesscliffe Country Park

6.2.4 Social role – Nesscliffe is a village with a good range of services. Rural villages need to expand in a controlled manner in order to provide support for and maintain the level of services and facilities available in the village and surrounding villages. The NPPF positively encourages the siting of housing in smaller settlements where it will support facilities in other settlements, thereby retaining services and enhancing the vitality of rural communities. Providing housing that will support and maintain existing facilities will benefit both the existing and future residents and help meet the needs of present and future generations. The residential development would provide affordable housing at the rate prevailing at the time of the submission of the reserved matters. The current prevailing rate for this area is 15%. However the information provided on the application form states that the scheme would provide 5 two-bed affordable units which equates to 19%. The application form has also noted that the scheme would deliver 3 two-bed and 18 three-bed open market units as sought by the Parish Council which will help maintain the balance of housing stock within Nesscliffe resulting in a more balanced community.

6.2.5 Environmental role – The application site forms part of a large arable field. The application has been referred to Shropshire Councils Ecologist and Archaeologist together with English Heritage whose comments have been included in full in the Consultee Comments section above. The Council's Archaeologist was of the opinion that the proposed development could potentially affect the setting of the Scheduled Monument of Nesscliffe Hill Camp: a small multivallate hillfort (National Heritage List ref. 1020285) located c.480m to the west-south-west. However following receipt of a response from English Heritage raising no objection, the Council's Archaeologist is satisfied that the proposed development will not affect the setting or significance of the Scheduled Monument, and on this basis has no objection to the application. The Council's Ecologist has noted that the Ecology Survey by JW Ecological (2013) covered a wider area than just the application site. It concluded that the mature hedgerows and the plantation woodland adjacent to the Nesscliffe Bypass have value as habitats and wildlife corridors. This current application does not affect these features and proposes new planting around the site boundaries. The Ecologist has no objection to the scheme subject to the attachment of conditions and informative(s) in respect of badgers, bats and nesting birds. As the application site is arable land no Risk Avoidance Measures are deemed necessary for Great Crested Newts and Reptiles.

6.2.6 Accordingly it is considered that the proposal would have no adverse impact on wildlife and the ecological value of the site. In addition the proposal would help contribute to a low carbon economy as the site is reasonably accessible on foot and by cycle to the services in Nesscliffe and by public transport and by a short car journey to the array of services, facilities and employment opportunities just over 9 miles away in Shrewsbury and Oswestry.

6.2.7 It is therefore considered that Nesscliffe is a sustainable location having regard to the three dimensions of sustainable development and that this is a site that can accommodate a number of additional dwellings over and above the 10 put forward by the Parish Council and local residents as part of SAMDev, subject to a satisfactory scale and design appropriate and proportionate to the size and character of the village.

6.2.8 In this respect the proposal is considered to represent a sustainable form of development and the adverse impacts of granting permission for higher housing numbers would not significantly or demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

6.3 Access

6.3.1 Access is the only matter under consideration in the determination of this application with all other matters including Appearance, Landscaping, Layout and Scale reserved for later approval. The application has been considered by SC Highways Development Control whose comments are included in the consultee comments section above. Highways have noted that the plans appear to propose the removal of the bus lay-by which isn't acceptable but can be dealt with under technical approval; and have acknowledged the benefit of the proposed refuge crossing point as a useful pedestrian link to the village subject to slight relocation.

6.3.2 Highways are of the opinion that the proposed site access is considered to be adequate for the scale of residential development proposed and the sightlines to the main road are good. As the site adjoins the old A5, as a now by-passed ex trunk road clearly this road has sufficient capacity for the additional traffic movements from the proposed development.

6.3.3 It is noted that Highways have stated that the illustrative internal site road layout is a concern and if this were to be submitted for consideration would be met with an objection for the following outlined but that this will be dealt with prior to and considered in the reserved matters submission and therefore has no objection to the scheme overall. Accordingly the proposal is considered capable of providing safe vehicular and pedestrian access in accordance with the requirements of paragraphs 32 and 35 of the NPPF.

6.4 Other material considerations

6.4.1 The application has been referred to Drainage, Public Protection, Trees, Rights of Way and Affordable Housing whose comments are recorded in the consultee comments section above and none of which raise any objection to the scheme and recommend conditions and informative(s).

7.0 CONCLUSION

7.1 The application site is currently 'countryside' in planning policy terms. However Nesscliffe is proposed to be identified as a Community Hub under Policy MD1 of the emerging SAMDev Plan. Furthermore, the application site is proposed as a housing allocation ('Land west of Holyhead Road' for approximately 15 dwellings). Paragraph 216 of the National Planning Policy Framework explains that weight can be given to relevant policies in emerging plans, with the weight according to the stage of preparation, the extent that there are unresolved objections, and the

degree of consistency with the NPPF policies. Whilst it is acknowledged that the application form and indicative site plan illustrate a scheme of up to 26 dwellings, which exceeds the indicative figure included in SAMDev and the Parish Council's aspirations. However the application has been submitted as an Outline with all matters reserved for later approval as such housing numbers are not under consideration. Notwithstanding this, and with regard to the lack of 5 year housing land supply the proposal is considered to represent a sustainable form of development and the adverse impacts of granting permission for higher housing numbers would not significantly or demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

8.0 Risk Assessment and Opportunities Appraisal

8.1 Risk Management

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

As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal, i.e. written representations, hearing or inquiry.

The decision may be challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be made a) promptly and b) in any event not later than three months after the grounds to make the claim first arose.

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

8.2 Human Rights

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

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

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

8.3 Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in Planning Committee members' minds under section 70(2) of the Town and Country Planning Act 1970.

9.0 Financial Implications

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

10. Background

Relevant Planning Policies

Central Government Guidance:
National Planning Policy Framework

Core Strategy and Saved Policies:
CS4 – Community Hubs and Community Clusters
CS5 – Countryside and Green Belt
CS6 – Sustainable Design and Development Principles
CS9 – Infrastructure Contributions
CS11 – Type and Affordability of Housing
CS17 – Environmental Networks
CS18 – Sustainable Water Management
Emerging SAMDev Policy MD3

SUPPLEMENTARY PLANNING DOCUMENTS

Type and Affordability of Housing
Sustainable Design (Part 1)

RELEVANT PLANNING HISTORY:

11. Additional Information

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)

Cllr M. Price

Local Member - Cllr David Roberts

Appendices

APPENDIX 1 - Conditions

APPENDIX 1

Conditions

STANDARD CONDITION(S)

1. Details of the Appearance, Landscaping, Layout and Scale 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 1(2) of the Town and Country Planning General Development (Procedure) Order 1995 and no particulars have been submitted with respect to the matters reserved in this permission.

2. Application for approval of reserved matters shall be made to the local planning authority before the expiration of 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 begin before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

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

4. The following information shall be submitted to the local planning authority concurrently with the first submission of reserved matters:

The number of units
The means of enclosure of the site
The drainage of the site
Arboricultural Impact Assessment

Reason: To ensure the development is of an appropriate standard.

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

5. No built development shall commence until details of all external materials, including hard surfacing, have been first submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approval details.

Reason: To ensure that the external appearance of the development is satisfactory.

6. No building and construction work shall be commenced unless evidence has been provided to the Local Planning Authority that no badger setts are present within 30 metres of the development site to which this consent applies immediately prior to work commencing. The site should be inspected within 3 months prior to the commencement

of works by an experienced ecologist and a report submitted to the Local Planning Authority.

Reason: To ensure the protection of badgers

7. Prior to the commencement of the development full engineering details of the new access road, existing highway/road works, structures, foot/cycleways, surface water drainage, street lighting and carriageway markings/signs, shall be submitted to and approved by the planning authority; the works shall be fully implemented in accordance with the approved details prior to the development hereby permitted being first brought into use/open to trading.

Reason: To ensure the construction is to an adequate standard in the interests of road safety.

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

8. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason: To secure the appropriate maintenance of the amenity green-space.

9. Prior to the erection of any external lighting on the site a lighting plan shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and thereafter retained for the lifetime of the development. The submitted scheme shall be designed to take into account the advice on lighting set out in the Bat Conservation Trust booklet Bats and Lighting in the UK

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

Informative(s)

1. The land and premises referred to in this planning permission are the subject of an Agreement under Section 106 of the Town and Country Planning Act 1990.
2. The proposed site access works on the existing highway will require a s278 agreement with the local highway authority prior to these works commencing on site.
3. An independent 32 amp radial circuit isolation switch must be supplied at each property for the purpose of future proofing the installation of an electric vehicle charging point. . The charging point must comply with BS7671. A standard 3 pin, 13 amp external socket will be required. The socket should comply with BS1363, and must be provided with a locking weatherproof cover if located externally to the building.

Reason: Paragraph 35 of the NPPF states; "Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods and people. Therefore, developments should be located and designed where practical to, amongst other things, incorporate facilities for charging plug-in and other ultra-low emission vehicles."

4. The active nests of all wild birds are protected under the Wildlife & Countryside Act 1981 (As amended). An active nest is one being built, containing eggs or chicks, or on which fledged chicks are still dependent. All clearance work in association with the approved scheme shall be carried out outside of the bird nesting season which runs from March to September inclusive. Note: If it is necessary for work to commence in the nesting season then a pre-commencement inspection of the vegetation and buildings for active bird nests should be carried out. If vegetation cannot be clearly seen to be clear of bird's nests then an experienced ecologist should be called in to carry out the check. Only if there are no active nests present should work be allowed to commence.
5. Your attention is specifically drawn to the conditions above that require the Local Planning Authority's approval of materials, details, information, drawings etc. In accordance with Article 21 of the Town & Country Planning (Development Management Procedure) Order 2010 a fee is required to be paid to the Local Planning Authority for requests to discharge conditions. Requests are to be made on forms available from www.planningportal.gov.uk or from the Local Planning Authority. The fee required is £97 per request, and £28 for existing residential properties.

Failure to discharge pre-start conditions will result in a contravention of the terms of this permission; any commencement may be unlawful and the Local Planning Authority may consequently take enforcement action.

6. You are obliged to contact Shropshire Council's Street Naming and Numbering Team with a view to securing a satisfactory system of naming and numbering for the residential unit(s) hereby approved. At the earliest possible opportunity you are requested to submit two suggested street names and a layout plan, to a scale of 1:500, showing the proposed street names and location of street nameplates when required by Shropshire Council. Only this authority is empowered to give a name and number to streets and properties, and it is in your interest to make an application at the earliest possible opportunity. If you would like any further advice, please contact the Street Naming and Numbering Team at Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND, or email: snn@shropshire.gov.uk. Further information can be found on the Council's website at: <http://www.shropshire.gov.uk/streetnamingandnumbering>, including a link to the Council's Street Naming and Numbering Policy document that contains information regarding the necessary procedures to be undertaken and what types of names and numbers are considered acceptable to the authority.
7. If public access to the footpath will need to be restricted during construction then a temporary closure must be applied for; ideally with an alternative route provided for the duration of the works. Applications must be made at least 4 weeks in advance of works commencing and fees apply.

Please contact Jean Jones, Definitive Map and Enforcement Support Officer (jean.jones@shropshire.gov.uk) on 01743 255056 for further details or to make an application.

8. The Flood Risk Assessment is acceptable in principle however as stated in the report, the run-off rates and attenuation volumes should be verified when undertaking the detailed design of the drainage system.

Reason: To ensure that the proposed surface water drainage systems for the site are fully compliant with regulations and are of robust design.

9. The site is in Source Protection Zone 3 and the SuDS Applicability for the site is Infiltration Plus Treatment. Detailed drainage design should consider any measures to prevent pollution into the groundwater.

Reason: To ensure that no pollution of the proposed surface water into the groundwater.

10. The proposed surface water drainage system for the site should be detailed. This should illustrate how the development will comply with Shropshire Council's Surface Water Management: Interim Guidance for Developers and the National Planning Policy Framework and the Technical Guidance to the National Planning Policy Framework for the particular flood zone/ site area (any Flood Risk Assessment required should comply with this) and how SUDs will be incorporated into the scheme. As part of the SuDS, the applicant should consider employing measures such as the following:

- ' Surface water soakaways (Designed in accordance with BRE Digest 365).
- ' Swales
- ' Infiltration basins
- ' Attenuation ponds
- ' Permeable surfacing on any new driveway, parking area/ paved area
- ' Rainwater harvesting system
- ' Attenuation
- ' Greywater recycling system
- ' Green roofs
- ' Water Butts

Details of the use of SuDS should be indicated on the drainage plan.

The use of above ground SuDS at source should be considered for the disposal of the surface water. Please refer to CIRIA SuDS Manual C697.

Reason: To ensure that, for the disposal of surface water drainage, the development is undertaken in a sustainable manner.

11. Please provide a contoured plan of the finished road level to ensure that the proposed gullies are located correctly. Confirmation is required that the design has fulfilled the requirements of Shropshire Council's Surface Water Management: Interim Guidance for Developers paragraphs 7.10 to 7.12 where exceedance flows up to the 1 in 100 years plus climate change should not result in the surface water flooding of more vulnerable

areas within the development site or contribute to surface water flooding of any area outside of the development site.

Reason: To ensure that any such flows are managed on site. The discharge of any such flows across the adjacent land would not be permitted and would mean that the proposed surface water drainage system is not being used.

**CENTRAL PLANNING COMMITTEE
SCHEDULE OF ADDITIONAL LETTERS**

Date: 3rd April 2014

NOTE: This schedule reports only additional letters received before 5pm on the day before committee. Any items received on the day of Committee will be reported verbally to the meeting

Item No.	Application No.	Originator:
7.	13/04757/OUT – Development land opposite The Crescent, Nesscliffe.	Agent

This is a late item of information to update Members seeking to address the Highway Officer's comments made in PARA 4.1.3 of the Committee Report concerning the following matters:

1. The Highway Officer has assumed there would be a loss of the bus-stop. It can be confirmed that this is not the case, as is illustrated by the "marked-up" revised highway access plan which shows that the extended footpath will facilitate and allow the retention.
2. The Highway Officer made comment on the "internal highway design layout" which state that if it came forward, in support of a Reserved Matters application, would be objected to, and the Highways Officer advocates an amendment. The illustrative master-plan has been slightly amended and is illustrated on the PowerPoint. The streets are fairly short and traffic numbers are low - streets are 4.8m wide, so allow for some on street parking also – it would work well as it has a rural edge feel and there are no (urban-esque) home zones in the village, where the character is more straight lanes with straight/angular changes in direction.

Officer comment – due to the timing of the submission of the additional information the Highways Officer has not been able to provide a response.