

Shropshire Council

Design of New Dwellings Supplementary Planning Document



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1. Introduction

Purpose of this Document

- 1.1. This document identifies both 'high-level' and 'technical' design guidance for **new dwellings** in Shropshire. In this way, it supports the understanding and application of design policies in the adopted Development Plan.
- 1.2. Shropshire Council Planning Officers will use this document to support the application of planning policy in the adopted Development Plan and as a material consideration when determining Planning Applications or Permitted Development (PD) 'prior approval' requests for new dwellings.
- 1.3. It forms part of a 'suite' of Design Supplementary Planning Documents (SPDs) for Shropshire.
- 1.4. The adopted Development Plan for Shropshire consists of the Core Strategy (2011), Site Allocations and Management of Development (SAMDev) Plan (2015) and made (adopted) Neighbourhood Plans.

Getting Advice

- 1.5. To improve the efficiency of the planning application process and the quality of proposals you may wish to consider the **Council's Pre-Application Advice Service**, which can incorporate a **Design Review**.
- 1.6. The benefits of the **Pre-Application Process** include:
 - a. Providing an understanding of relevant planning policies and other material considerations associated with a proposed development.
 - b. Working collaboratively and openly at an early stage to identify, understand, and seek to resolve issues associated with a proposed development. This includes infrastructure and affordable housing requirements.
 - c. Discussing possible opportunities for mitigation of any identified impacts of proposed development.
 - d. Identifying information required to accompany a formal planning application, reducing likelihood of delays at validation stage.
 - e. Putting in place a Planning Performance Agreement (PPA) to help manage any subsequent planning application process.

- 1.7. The approach to Pre-Application engagement can be tailored to the nature of the proposed development and can be supported by officers from appropriate departments, such as policy, highways, heritage and ecology.
- 1.8. The purpose of a **Design Review** is to assess planning proposals for developments and provide advice and support to promoters and planning officers to help deliver high quality design.
- 1.9. It is undertaken by an independent panel of professionals with architecture and design expertise. The panel has an advisory role only and does not have formal decision-making powers.
- 1.10. If you are unsure whether your proposals for a new dwelling requires planning permission (or other form of consent) you may also wish to consider the **Council's Pre-Application Advice Service**.

1.11. Further information is available on the Council website via:
<https://next.shropshire.gov.uk/planning/applications/pre-application-advice/>

- 1.12. **Please Note: You are responsible for ensuring compliance with Planning and other relevant Legislation.**

Please Note: Paragraphs 6.7(b)-(c) and 8.57 and 8.62 of the Design of New Dwellings Supplementary Planning Document have quashed by the Order of the High Court dated 19 August 2026.

These paragraphs have therefore been struck-through and do not apply.

2. Key Considerations for New Dwellings

- 2.1. Shropshire is a diverse county, with a varied landscape and hundreds of settlements - each with its own character and identity.
- 2.2. As a result, the scale of new residential developments that occur are equally diverse. They can generally be categorised as:
 - a. Development of replacement dwellings (for policy purposes, replacement dwellings represent new dwellings).
 - b. Small scale residential developments (1-9 dwellings).
 - c. Medium scale residential developments (10-49 dwellings).
 - d. Large scale residential developments (50 or more dwellings).
- 2.3. Given the varied scales of residential development that occur in Shropshire and the diversity of our built and natural environment, there cannot be a one-size fits all approach to high-quality design. However, **key design considerations** can be identified.
- 2.4. These are relevant from initial deliberation, through to project design, during determination of any necessary planning application(s), and throughout construction. *Although it is recognised that due to scale and context of a site some key design considerations (related to 'layout', 'inclusivity and sustainability' and 'integration' themes) are less applicable to replacement and small scale residential development.*
- 2.5. The starting point when determining if residential development proposals are appropriate and achieve a high-quality design is the adopted Development Plan. Particularly relevant to the design of new dwellings are Policies CS6 of the Core Strategy and Policy MD2 of the SAMDev Plan, which address Sustainable Design Principles.
- 2.6. Paragraph 2 of Policy MD2 of the SAMDev Plan addresses how development, including new dwellings, must:

"2. Contribute to and respect locally distinctive or valued character and existing amenity values" through:

- i. Responding appropriately to the form and layout of existing development and the way it functions, including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement; and
- ii. Reflecting locally characteristic architectural design and details, such as building materials, form, colour and texture of detailing, taking account of their scale and proportion; and
- iii. Protecting, conserving and enhancing the historic context and character of heritage assets, their significance and setting, in accordance with MD13; and
- iv. Enhancing, incorporating or recreating natural assets in accordance with MD12."

2.7. Paragraph 3 of Policy MD2 of the SAMDev Plan addresses how development, including new dwellings, can:

3. Embrace opportunities for contemporary design solutions, which take reference from and reinforce distinctive local characteristics to create a positive sense of place, but avoid reproducing these characteristics in an incoherent and detrimental style."

2.8. *Please Note: The wider requirements of Policies CS6 & MD2 alongside the other policies of the adopted Development Plan are also relevant.*

2.9. Complementary to the Core Strategy and SAMDev Plan Policies are those in Neighbourhood Plans, which also form part of the adopted Development Plan, providing design guidance for their specific locality.

2.10. In addition, the National Planning Policy Framework (NPPF) establishes a clear expectation that *"high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve"* (NPPF, paragraph 131).

2.11. To do so, the NPPF specifies in paragraph 135 that decision making should ensure that development:

"a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

2.12. The NPPF is also clear that *"Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes."* (NPPF, paragraph 139).

- 2.13. Furthermore, the NPPF establishes that where a 'presumption in favour of sustainable development' applies, whether proposals would result in the delivery of "*well-designed places*" is an important consideration in assessing whether they are sustainable (NPPF, paragraph 11(d)(ii)).
- 2.14. Reflecting policy expectations in the adopted Development Plan and the NPPF, **key design consideration** themes for residential development are:

Layout - *responsive to the site and its surroundings:* ✓

1. Make efficient use of the site.
2. Clear relationship with and responsive to the surrounding built and natural environment.
3. Ease of navigation with well-defined streets and spaces.

Character and Appearance - *distinctive places that complement their setting:* ✓

1. Create a memorable place.
2. Enhance the character and appearance of the site and its setting.
3. Design of place, including materials and finishes.

Integration - *ensuring connectivity to and through the site:* ✓

1. Safe and convenient movement to and through the site.
2. Green infrastructure and wildlife corridors to and through the site.
3. Access to services, facilities, sports provision and play provision on and off site.

Inclusivity and Sustainability - *health, wellbeing, sustainable development and responding to our changing climate:* ✓

1. Promoting healthy and active lifestyles.
2. Supporting inclusive and multi-generational communities.
3. Sustainable development and the transition to net zero through energy and water efficiency.
4. Biodiversity and heritage.

Function - *meeting the needs of occupiers:* ✓

1. Homes responsive to community needs – now and in the future.
2. Ensuring the amenity of those living on and near the site.
3. Safe and Secure.

- 2.15. These **key design consideration** themes are relevant from initial deliberation, through to project design, during determination of any necessary planning application(s), and throughout construction.
- 2.16. It is recognised that there is an 'interplay' between **the key design consideration** themes. High-quality design does not necessarily involve achievement of every consideration within each theme, rather it is about achieving *positive balance* across them - whilst continuing to ensure compliance with requirements of the adopted Development Plan.
- 2.17. Furthermore, due to scale and context of some of the key design considerations (related to 'layout', 'inclusivity and sustainability' and 'integration' themes) they may be less applicable to replacement and small scale residential development.
- 2.18. Chapters 3-7 of this document provide strategic guidance on each of these **key design consideration areas** for residential development in turn. Chapter 8 of this document then provides more technical guidance on a range of the themes addressed within the key design consideration areas.
- 2.19. The Appendices to this document cross-relate the guidance within this document to the **key policies requirements** within the adopted Development Plan.

3. Layout

- 3.1. Fundamental to achieving a high-quality design, is layout. This being the arrangement and relationship between buildings, associated infrastructure and public realm (including open space and landscaping) on a site.

Making Efficient Use of the Site

- 3.2. To achieve a layout which makes efficient use of a site, a *clear understanding* of its characteristics and relationship to the surroundings is required. Sufficient time should therefore be allowed to gain familiarity. This can be complemented by early discussions with local communities and the Council (through our pre-application services).
- 3.3. Proposals should then *appropriately respond*. Firstly, a shared vision may be produced which captures opportunities and constraints on the site and identifies key relationships to the sites surroundings. Conceptual ideas may then be explored which seek to respond to the shared vision, before determining a way forward and producing a preferred site layout.

- 3.4. To make efficient use of a site, residential development should:

- a. Work with its **contours** and use **landform, features and ground conditions** in a considered way. ✓
- b. Consider **structural landscaping** from the outset. ✓
- c. Make the most of **identified opportunities**, reflect **perceived constraints** thereby creating character, and **embrace the relationship** with surrounding buildings, landscapes¹ and features. ✓
- d. Reflect the **flow of water** across the site. Consider how this can be used to support water management on and off-site, enhance biodiversity, create character and improve health & wellbeing. ✓
- e. Use **existing assets** (natural and human-made) on and beyond the site as **anchor features**. Integrate these and other **positive characteristics** through urban grain, street types, landscape character, plot shapes and sizes, building forms, and materials. ✓
- f. Consider opportunities for **passive solar design** - maximise opportunities for solar gain, whilst avoiding risk of overheating. ✓
- g. Consider surrounding roads, employment, entertainment and other such uses that may **impact on amenity** due to noise, dust or odour. Use site layout, natural features and building form to provide screening from sources of impact. ✓

¹ Informed by proportionate appraisals of landscape and visual sensitivity.

Relationship and Responsiveness to Surroundings

3.5. An effective layout creates places that integrate into their built and natural surroundings. To achieve this, layouts must recognise and respond to the sites setting.

3.6. To recognise the sites relationship to the surrounding area:

- Look beyond the site - walk the area, utilise ordinance survey maps, and utilise satellite imagery to help understand its setting and how the site can be integrated into it.
- Identify key connections beyond the site - vehicular, cyclist and pedestrian routes; and places, services and facilities.
- Consider ecological habitats and associated corridors on site and in its surroundings.
- Identify visual links into and through the site, particularly those associated with heritage assets.

3.7. To positively respond to a site's relationship to the surrounding area, residential development should:

- | | |
|---|---|
| a. Create a sensitive transition between existing and new development - building types, heights and densities. | ✓ |
| b. Ensure routes to and through the site are designed to support those with disabilities . | |
| c. Ensure routes to and through the site reflect pedestrian and cyclist desire lines and the location of key connections beyond the site. | ✓ |
| d. Where possible, embrace opportunities to extend pedestrian and cyclist links beyond the site , particularly to key connections. | ✓ |
| e. Safeguard existing ecological habitats and associated corridors and ensure connectivity between them and new ecological habitats, including through extension or creation of new wildlife corridors within the public realm. | ✓ |
| f. Respond to visual connections into, out of, and through the site and ensure views, vistas and skylines are considered. | ✓ |
| g. Ensure that where relevant agent of change principles² are applied, to protect any existing commercial uses that may be impacted by the site. | ✓ |

² New development should effectively integrate with existing businesses and community facilities. Therefore, existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') will be required to provide suitable mitigation before the development has been completed.

Navigation

3.8. The layout of a residential development must support easy and intuitive wayfinding, which is important to support both how a place functions and is perceived by communities.

3.9. To support ease of navigation, residential development should:

- a. Allow **connectivity through a site** with travel routes **fully integrated** into the design. Think multiple points of access and visually open, direct, and interconnected travel routes responsive to key connections within and beyond the site. ✓
- b. Facilitate opportunities for **future connectivity**. Think about opportunities to integrate potential future development and avoid 'ransom strips'. ✓
- c. Utilise **simple street patterns** based on formal or more relaxed 'grid patterns' and a clear **hierarchy of streets** ensuring principal streets have characters distinct from more minor streets (through street design, buildings, public spaces and landscaping). ✓
- d. **Use buildings, public spaces and other site features** as landmarks, helping people create 'mental maps'. This can be reinforced through landscaping. ✓
- e. Integrate **filtered permeability**. Think opportunities to support navigation and movement of pedestrian and cyclists whilst enhancing residential amenity. ✓
- f. **Avoid private drives** as far as possible and in particular for accessing affordable housing, as they can frustrate and inhibit site navigation and represent an unnecessary financial burden for future occupiers. Where they are appropriate, alternative pedestrian and cycle routes should be provided to ensure pedestrian and cycle permeability. ✓

4. Character and Appearance

- 4.1. High quality design achieves distinctive places that complement their setting. Key to this, is the character and appearance of the built and natural form of the development.

A Memorable Place

- 4.2. A memorable place is one with a locally inspired but distinctive character. Sources of inspiration for a memorable place can be drawn from the site itself and the surrounding area.
- 4.3. Whether greenfield or brownfield, it is important to understand a sites past, to inform proposals. For brownfield sites previous uses, layout, and building styles can form a strong source of inspiration. For greenfield sites, their history can still inform proposals, but more imagination may be required.
- 4.4. Furthermore, Shropshire has a varied landscape and hundreds of settlements, each with their own characteristics. As such, there is often considerable inspiration within a sites surroundings.
- 4.5. In circumstances where the site and local context is more generic or poor, this is not a justification for uninspired proposals. Rather it provides an opportunity to uplift the area through the sites design. This should be inspired by the history of the area.
- 4.6. Once sources of inspiration for the creation of a memorable place are identified, they should be used to develop a series of design concepts. This can then be narrowed down to the preferred design concept, informed by early discussions with local communities and the Council (through our pre-application service).
- 4.7. A design concept which achieves a memorable place should:
- a. Have a **cohesive approach** to buildings, transport links, public spaces and structural landscaping. ✓
 - b. Create a network of **character streets and spaces** that provide a sense of identity and are defined by buildings, structural landscaping and/or water features. ✓
 - c. Have key features **named- inspired** by the local area. Key features include streets, neighbourhoods, public realm, open space and green infrastructure corridors. ✓

Enhancing Character and Appearance

4.8. Residential development proposals should enhance the character and appearance of the site and its setting by:

- a. Positively responding to the character, appearance, and historic interest of the associated settlement, landscape, and streetscene (built and natural) through **traditional or contemporary** (but complementary) character, appearance and design. ✓
- b. Creating a pattern of development (layout of buildings, streets, cycle routes, footpaths, structural landscaping, public spaces and open space), that is **responsive to the existing urban grain**. ✓
- c. Ensuring appropriate **heights, proportions, massing, density, formality and plot sizes** of buildings, public realm, transport links, open space and landscaping. Proposals should complement surrounding character whilst making efficient use of the site. ✓
- d. Recognising the sites relationship to landmark buildings and features (trees, hedgerows and landscaping) and enhancing **views, vistas and skylines** to and through the site. ✓

Design of Place

4.9. The detailed design of a place involves the 'fine-grained' consideration of character and appearance, including materials and finishes, of a development.

4.10. A high-quality design of place should:

- a. Take a **cohesive approach** and create new or enhance existing **landmarks** - buildings and features such as trees, hedgerows and other landscaping. ✓
- b. Utilise **architectural design and detailing** which is complementary to the sites setting but provides a recognisable character and appearance. ✓
- c. Ensure the **type, colour, texture and standard of material** complement and harmonise with those in the surroundings. Where appropriate, utilising **local materials**. ✓

5. Integration

5.1. Integration is key to good placemaking and high-quality design. It promotes safe and convenient movement between the development and surrounding areas; supports active travel³ through promotion of links to key services and facilities; and creates environmental gain through the continuation and enhancement of green infrastructure and wildlife corridors.

Safe and Convenient Movement

5.2. Developments which are easy to navigate and well connected are more inclusive, making residents and visitors feel safe and secure – this is detailed within the 10 healthy streets principles⁴. It assists with integration into the wider settlement and can support property sales.

5.3. To facilitate safe & convenient movement, residential development should:

- a. From the outset, consider the ability to achieve **safe access and convenient movement** to, from and through a site. Where necessary, **integrate** appropriate **traffic calming measures** that complement overall design. ✓
- b. Where possible, ensure a variety of pleasant, convenient, easily navigable and safe **active travel routes** to, from and through the site. These routes should be prioritised over those for motor vehicles, including by:
 - Making them **distinct** and **protected** from the carriageway.
 - Ensuring they are as **straight, flat and direct** as possible.
 - Retaining** or **replacing** any public rights of way present on site, then **enhancing** and **integrating** into the active travel network. ✓
 - Ensuring all carriageway **crossing points are fully inclusive** whether at carriageway level or raised.
 - Ensuring estate footways **avoid steep gradients**, including where they provide access to driveways.
 - Providing **appropriate surfaces and lighting**.
 - Locating them to benefit from **natural surveillance**.
- c. Maximise **opportunities** for occupiers to use public transport. For schemes involving 50 or more dwellings, opportunities to provide links into and through the site should be considered, consistent with Council guidance on passenger transport. ✓
- d. Provide an **inclusively designed public realm** suitable for all users, supports security and helps achieve social inclusion. ✓
- e. Provide **focal points** along movement corridors. ✓

³ Movement that involves physical exercise, such as walking and cycling.

⁴ Healthy Streets, <https://healthystreets.com/what-is-healthy-streets>

Green Infrastructure and Wildlife Corridors

- 5.4. Integrating on-site green infrastructure and wildlife corridors with those in the surroundings can support the safeguarding and enrichment of our natural environment and the health and wellbeing of communities. This is the intention of Natural England's **15 Green Infrastructure principles**⁵.
- 5.5. To achieve effective and integrated Green Infrastructure and wildlife corridors, residential development should:
- a. Consider **structural landscaping** from the outset, alongside such factors as streets, buildings and public realm. ✓
 - b. Provide **interconnected** green infrastructure and wildlife corridors through the site; **integrate** into key networks beyond the site; and achieve **boundary to boundary** connectivity, ideally uninterrupted by built form or roads. ✓
 - c. Where possible, align provision with relevant priorities and measures in the **Shropshire Nature Recovery Strategy**. ✓
 - d. Utilise green infrastructure and wildlife corridor provision to **retain and enhance** key existing assets and consider opportunities to **reintroduce** those that have been lost. The Shropshire Nature Recovery Strategy can provide guidance to support identification and achievement of appropriate nature actions. ✓
 - e. Consider innovative ways of providing green infrastructure, including **green roofs** and **walls**. This can enhance connectivity of the network and provide an opportunity to deliver alternative habitats. ✓
 - f. Achieve **water management** through multi-functional sustainable drainage⁶ which addresses water close to where it falls, fully integrates into the green infrastructure network, and maximises biodiversity and health & wellbeing benefits. ✓
 - g. Ensure **long term management and stewardship** of green infrastructure assets (including sustainable drainage) and wildlife corridors on the site. ✓

⁵ Natural England,

<https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Principles.aspx>

⁶ The Council have prepared a Sustainable Drainage Handbook which provides guidance on the design and implementation of sustainable drainage features. This guidance is available via:

<https://next.shropshire.gov.uk/drainage-and-flooding/development-responsibility-and-maintenance/sustainable-drainage-systems-handbook/>

Access: Services, Facilities, Sports and Play

5.6. The ability to access services and facilities via active travel is crucial to supporting the function and sustainability of a development and associated communities.

5.7. To achieve effective access to services and facilities, development should:

- a. Identify existing accessible **services, facilities, sports and play provision**⁷ and ensure design and layout facilitates **connectivity** in a way that prioritises active travel. ✓
- b. Provide appropriate on-site (or where appropriate enhancement of existing off-site) **services and facilities** and enable potential for **future provision**. Provision to be responsive to development scale, accessible existing provision, and needs of the community. ✓
- c. Integrate sport and play provision into **open space**. The type and size of open spaces should be responsive to scale of development, accessible existing provision, and needs of the community. ✓
- d. **Locate** on-site services, facilities and places for sport and play where they have **active frontages**, are **visible**, are **accessible**, and **encourage active travel** including from existing communities. ✓
- e. Integrate **'play on the way'** and **frequent seating** along key routes to services and facilities.
- f. Locate compatible uses near services and facilities to create **integrated communities** – such as specialist housing. ✓

⁷ This generally includes 'top tier facilities' within a 2km radius and 'lower tier local facilities' within 1km radius.

6. Inclusivity and Sustainability

- 6.1. Inclusive development provides opportunities for residents to come together and supports the creation of multi-generational communities.
- 6.2. Genuinely sustainable development achieves social and economic benefits for new and existing communities, conserve and enhance the built and natural environment, whilst also supporting the longer-term transition to net zero through energy and water efficiency.

Healthy and Active Lifestyles

- 6.3. A high-quality design should support healthy and active lifestyles and the wellbeing of individuals and communities. This is a key aspiration for Shropshire Council.

- 6.4. To support healthy and active lifestyles, residential development should:

- a. Provide appropriate levels of **private amenity space, public realm and public open space** which is accessible and inclusive, green, and positive for nature and climate adaption. They should also provide opportunities for all ages and abilities to engage in sport, play, exercise and recreation. ✓
- b. Integrate **street trees** and **landscaping** through the development to support the environment, equity and contributions well-designed green spaces have to mental health. ✓
- c. Protect against exposure to **air, noise and other forms of environmental pollution**. ✓
- d. Ensure streets **balance** their role in facilitating movement and supporting place function. Think prioritisation of pedestrian and cyclist movement; ease of crossing; places to sit, chat and play; active frontages; and natural surveillance. ✓
- e. Promote and prioritise **active travel**. Including through provision of high-quality walking and cycling routes - responsive to desire lines rather than dictated by access road alignment, links to green spaces, and cycle parking at key destinations. Provision should be responsive to relevant priorities and projects within the Council's **Local Cycling and Walking Infrastructure Plan**⁸. ✓
- f. Support maintenance, improvement and where appropriate provision of **health and education facilities** and protect and enhance **sports, leisure and recreation facilities**. ✓

⁸ <https://next.shropshire.gov.uk/active-travel/local-cycling-and-walking-infrastructure-plan-lcwip/>

Inclusive and Multi-Generational Communities

- 6.5. Inclusive and multi-generational communities allow people of any age, ability, income or ethnic background to be involved. To support this, housing development will include a mix of dwelling sizes, types and tenures that is responsive to current and future needs of our communities.
- 6.6. In Shropshire, demographics demonstrate both our age profile and the speed at which the profile is ageing are higher than the national average. Therefore, an appropriate housing mix should include adaptable housing, which is able to respond to the changing needs of occupiers as they age; and specialist housing which supports the independent living of older people and those with disabilities and special needs.
- 6.7. To support inclusive and multi-generational communities, residential development should ensure:
- a. An **inclusive design and layout**, which allows people of any age, gender, ethnicity and ability (including those in the Protected Characteristic groupings defined in the Equality Act 2010), to access and use the site. ✓
 - ~~b. On sites of 5 or more new dwellings, **40%** should achieve **at least M4(2)** accessible and adaptable dwelling standard and a further **5%** should achieve **M4(3) wheelchair user dwelling** (wheelchair adaptable) standard, unless site-specific factors indicate that step-free access cannot be achieved.~~ ✓
 - ~~c. All proposals for 50 or more dwellings include **10% specialist housing** for older people and/or those with disabilities and special needs that support independent living (or where required provide high-level care for those with dementia and/or complex needs).~~ ✓
 - d. Specialist housing and a meaningful proportion of other housing should achieve **HAPPI and Dementia Friendly principles**. ✓
 - e. **Affordable housing** is **indistinguishable** from market housing including through location, architecture, and landscaping; and **thoughtfully distributed** (think small clusters pepper-potted) through the site. ✓
 - f. **Accessibility, community interaction** and **spending time outdoors** is supported. Including through appropriate on-site provision of services, facilities, activities, open space and public realm to allow people to meet their needs, each other, and gain the health benefits of being outside in green spaces. ✓
 - g. Key routes include places to **sit, chat and play**; and utilise **surfaces** and **features** that support use by those with visual, mobility or other limitations. ✓

Sustainability and the Transition to Net Zero

6.8. High-quality design and sustainable development are inherently interlinked. Sustainable development supports the transition to net zero and meets needs now and in the future.

6.9. To achieve sustainable development that supports the transition to net zero, residential development should:

- a. Maximise opportunities for **fabric energy efficiency**. Think building orientation to maximise solar gain and avoid overheating; insulation of roofs, floors and walls; and airtightness. ✓
- b. Manage **travel behaviours** by providing opportunities to minimise need to travel, promoting and prioritising active travel, identifying and facilitating access to public transport (including where appropriate on-site connectivity and facilities), and integrating electric vehicle charging in domestic and public realm settings. ✓
- c. Support the transition to a **circular economy** by reducing waste and maximising re-use/recycling (construction and operation). ✓
- d. Identify opportunities to integrate and support community initiatives for **on-site low carbon and renewable energy generation**, including on dwellings and in public realm. ✓
- e. **Adapt to our changing climate**, including by incorporating sustainable drainage, green infrastructure, water efficiency and flood risk management. Provision should be responsive to relevant priorities and measures of the Shropshire Local Nature Recovery Strategy⁹. ✓
- f. Consider opportunities to minimise **embodied carbon**, support **nature-based carbon sequestration**, and **offset carbon emissions**. ✓

Biodiversity and Heritage

6.10. Shropshire has a rich built and natural environment which new residential development should take opportunities to conserve and enhance.

6.11. To conserve and enhance Shropshire's built and natural environment, residential development should:

- a. Identify natural environment assets on and in proximity of the site and ensure they are **conserved** and wherever possible **enhanced** and **interconnected**, through development proposals. ✓

⁹ <https://next.shropshire.gov.uk/environment/shropshire-and-telford-wrekin-local-nature-recovery-strategy/>

- b. Achieve **at least 10% 'biodiversity net gain'**. Wherever possible, this should be **on-site**, if not possible it should occur **as close as possible** to the site, to ensure environments and communities receiving development 'attain the gain'. ✓
- c. **Maximise the value** of 'biodiversity net gain' by taking opportunities to support achievement of the objectives of the **Local Nature Recovery Strategy** for Shropshire. ✓
- d. Bolster wildlife by **incorporating features** which support priority or threatened species such as birds, bats and hedgehogs. This includes bat and bird boxes, bat tiles, swift bricks and hedgehog 'safe-routes'. Use of **swift bricks** is particularly important, with the general aim across development being a minimum of one per dwelling. ✓
- e. Ensure open space and public realm is **multi-functional** - enhance the natural environment, health & wellbeing, connectivity, flood management, etc. ✓
- f. Incorporate **low-disturbed wildlife corridors and habitat areas**, which are subject to low disturbance to avoid impeding habitat function and support maximum use of wider recreational public open space, where this aligns with the Local Nature Recovery Strategy. ✓
- g. Where located within the Shropshire Hills National Landscape, support its '**special qualities**' through the achievement of the **highest** design standards. ✓
- h. Identify designated and non-designated heritage assets and their settings on or in proximity of the site.
 - Wherever possible, **avoid** harm or loss of significance to these assets and their setting.
 - If harm is likely, this must be justified by demonstrating public benefits **outweigh it** and **appropriate mitigation** provided. ✓
 - In instances where partial or total loss is justified by being **outweighed** by public benefits, **recording** to advance understanding of significance must occur.
- i. Maximise opportunities to deliver **enhancement and management** of heritage assets. ✓
- j. Respond to **existing soil types** that support the wider landscape character and geology, beyond modified agricultural soils. ✓

7. Function

7.1. When thinking of high-quality design, often the most overlooked aspect is function. Creating sustainable places that work - meeting the needs of current and future communities, supporting a healthy environmental network, and stimulating economic growth.

Responsive to Community Needs – Current and Future

7.2. New residential development should 'function well' and provide a high standard of amenity for existing and future users.

7.3. To achieve sustainable places that are responsive to community needs – current and future, proposals should:

- a. Ensure the design and layout **responds** to the needs of communities and is capable of **adapting** alongside communities. ✓
- b. Provide an **appropriate mix of housing** types, sizes and tenures (particularly affordable and specialist housing) that reflect the needs of the local community. ✓
- c. Supports housing that is **adaptable** to meet changing needs of occupiers. ✓
- d. Supports provision of appropriate **private amenity space** – all houses and wherever possible apartments should have meaningful private amenity space. ✓
- e. Provide proportionate but **meaningful** and **multi-functional open space, green infrastructure** and other **destinations** (services, facilities and public-realm) where people can meet. ✓
- f. Support **accessibility** for all ages and abilities. Think about how communities get to services and facilities, open space and public realm, public and active transport links, and employment opportunities. ✓
- g. Incorporate **high-speed internet connectivity** from the outset.

Amenity

7.4. The amenity of those living on and near the site should be an active consideration when designing a proposal. Therefore, residential development should:

- a. Provide appropriate '**separation**' between dwellings, to ensure privacy and residential amenity of occupiers of existing and proposed dwellings. ✓

- b. Ensure appropriate **private amenity space** – all houses should have meaningful private amenity space and wherever possible apartments should also be provided private amenity space. ✓
- c. Provide appropriate and strong **boundary treatments** that support nature and/or local character. ✓
- d. **Distinguish** between front gardens and parking areas. Promote front gardens for social interaction and nature. ✓
- e. **Integrate** bin and cycle storage, utility boxes, and electric vehicle charging points in a considered way. ✓
- f. Provide **multi-functional** and **meaningful** open space and **interlinking** green infrastructure which encourages use by all. Think **space for nature**; management of **water**; **circular-routes** for walking, dog walking and park running; places for **relaxation**; and **sport, play, recreation and exercise facilities** for all ages. ✓

Safe and Secure

7.5. Developments should create environments which make people feel safe and reduce opportunities for crime and anti-social behaviour.

7.6. To achieve a safe and secure development, proposals should:

- a. Achieve a layout that invites a sense of **safety** and **community**. Think active frontages (including dual-aspect homes on street corners), front doors to streets (including 'groups' of apartments in apartment buildings); and perimeter blocks. ✓
- b. Facilitate **natural surveillance** through layout and orientation of dwellings and **avoid 'left over spaces'** without clear function. ✓
- c. Use **design features** to identify acceptable routes to, from and through a development, encouraging their use and feeling of safety. ✓
- d. Design and locate **seating, bins and other street furniture** to reduce risk of anti-social behaviour. ✓
- e. Follow the '**secured by design**' and '**hostile vehicle mitigation**' design principles for site layout (to reduce the opportunity for and fear of crime and anti-social behaviour) and properties (think about doors, windows, alarm systems, conservatories, garages, and secure cycle parking). ✓

8. Technical Guidance

Structural Landscaping

- 8.1. Structural landscaping is the overarching arrangement of the landscape (including public open space, woodlands, planted verges, hedgerows, and street tree avenues) to:
- Enhance the setting of the built form.
 - Contribute to climate regulation.
 - Support achievement of biodiversity net gain.
 - Support the general health & wellbeing associated with being outdoors.
 - Retain, enhance or establish wildlife corridors.
 - Achieve connectivity between new and existing green infrastructure, ecological assets, public realm and open space on and off site.
 - Provide noise mitigation.
- 8.2. To achieve an effective layout that maximises the potential benefits of the landscaping of a site:
- Structural landscaping should be considered from the outset**, alongside such factors as streets, buildings and public realm. ✓

Biodiversity Net Gain

- 8.3. 'Biodiversity net gain' is intended to make sure habitats for wildlife are left in a measurably better state than before development occurred.
- 8.4. Government has produced advice on how to achieve biodiversity net gain at: <https://gov.uk/guidance/understanding-biodiversity-net-gain>
- 8.5. Achievement of **at least 10% 'biodiversity net gain'** is a requirement for most residential development:
- Wherever possible, 'biodiversity net gain' should occur **on-site**. If not achievable, it should occur **as close as possible** to the site, to ensure environments and communities receiving development 'attain the gain'. ✓
 - The value of 'biodiversity net gain' can be maximised by aligning delivery with objectives in the **Local Nature Recovery Strategy** for Shropshire. ✓
 - This should be complemented by measures to bolster wildlife by **incorporating features** which support priority or threatened species such as birds, bats and hedgehogs. ✓

Separation Standards

- 8.6. The layout of a development should provide appropriate 'separation' between new and existing dwellings to ensure the privacy and residential amenity of occupiers of existing and proposed dwellings.
- 8.7. To achieve appropriate 'separation', the layout of a residential development should achieve the following standards for rear elevations:
- a. For the single storey component of any proposed dwelling a **minimum 15m separation distance** to any opposite dwelling, where the opposing property's elevation includes windows to habitable rooms. ✓
 - b. For the second storey component of any proposed dwelling, a **minimum 21m separation distance** to any opposite dwelling, where the opposing property's elevation includes windows to habitable rooms. ✓
 - c. For the third storey or higher components of any proposed dwelling, a **minimum 27.5m separation distance** to any opposite dwelling, where the opposing property's elevation includes windows to habitable rooms. ✓
 - d. Where a proposed dwelling faces a blank elevation of a property (or one with only windows to non-habitable rooms) a **minimum 12m separation distance**. ✓
- 8.8. The layout of a residential development should also achieve appropriate 'separation' standards between side elevations:
- a. For detached properties, a **minimum 1m separation distance** to their property curtilages. Similar separation is expected for 'groups' of semi-detached properties and 'groups' of terraced properties. ✓

Figure 8.1: Separation Standard - Single Storey Dwelling

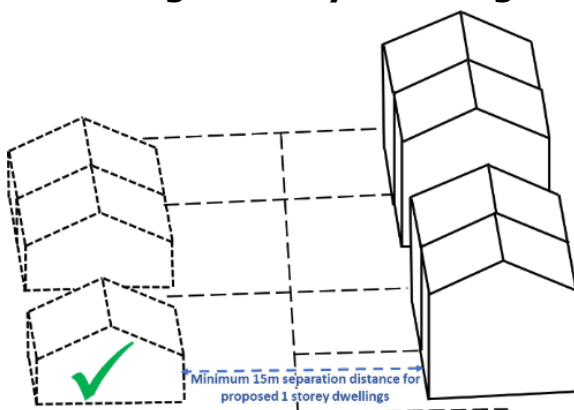


Figure 8.2: Separation Standard - Two Storey Dwelling

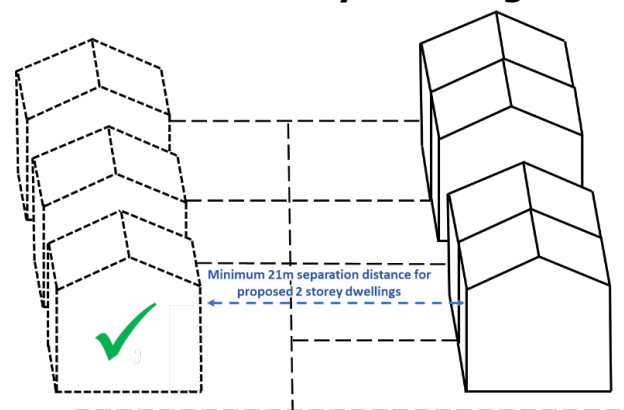


Figure 8.3: Separation Standard - Part Single Part Two Storey Dwelling

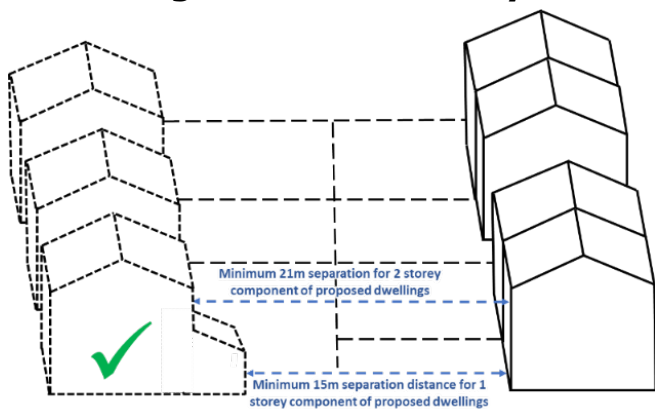


Figure 8.4: Separation Standard - Three Storey or Higher Dwelling

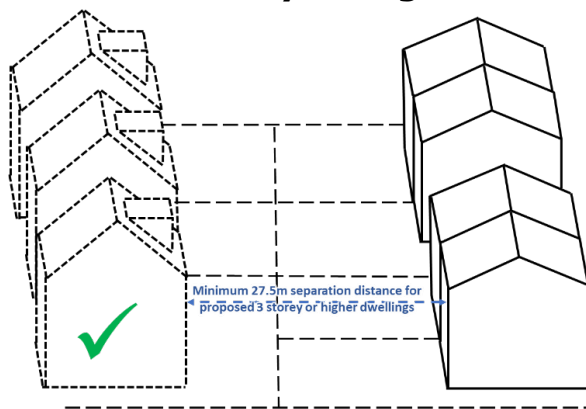


Figure 8.5: Separate Standard - Dwelling to Side of Another Building

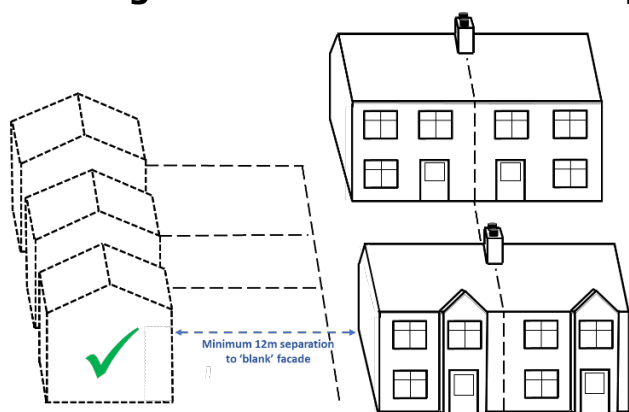
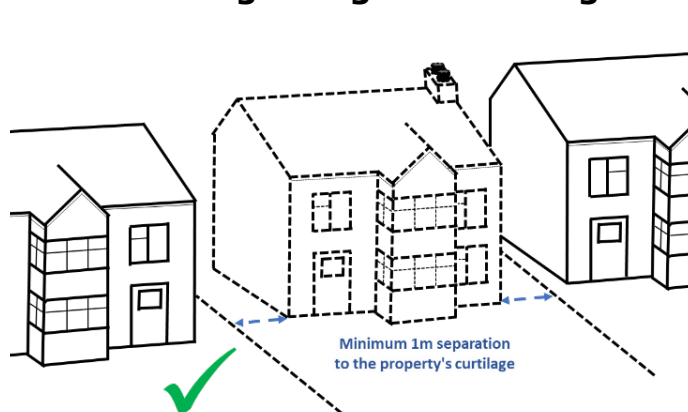
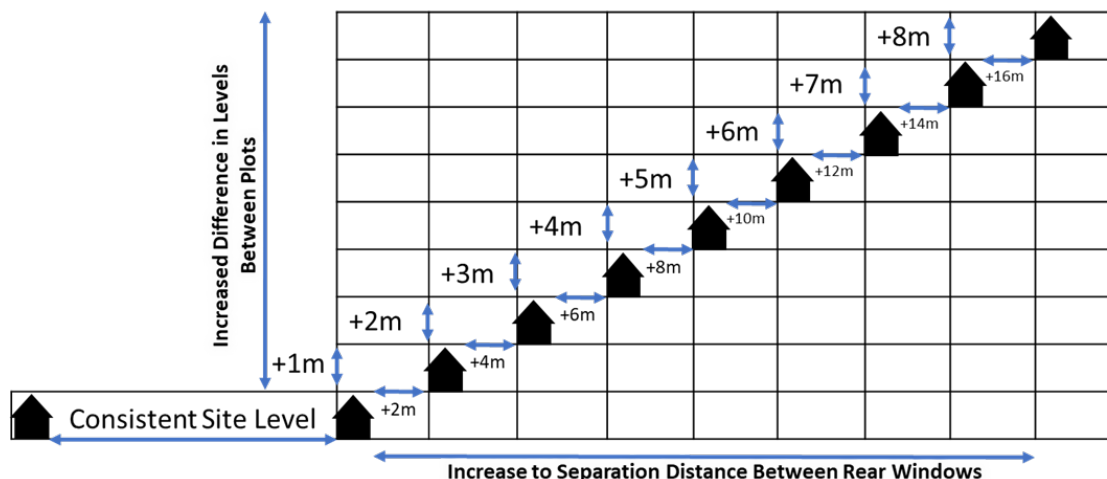


Figure 8.6: Separate Standard - Dwelling Alongside Existing



8.9. Please Note: required separation distances may be increased where there are changes in levels (height) between the relevant dwellings plots if this increases the potential adverse effect on amenity. Generally, every metre change in the level of the properties, means an additional 2m of separation would be expected.

Figure 8.7: Appropriate Separate Distances Between Single Storey Dwellings / Dwellings with a Single Storey Element



Internal Floorspace

8.10. Providing dwellings with sufficient internal floorspace positively contributes to the occupier's ability to achieve a high-quality of life. Appropriate internal space standards also provide greater potential for adaptations to the property to meet the changing needs of occupiers in the future – for instance as their family grows or as they age. As such, appropriate levels of internal space should be provided within all residential development.

8.11. For this reason, all dwellings should aspire to the achievement of the **nationally described space standards**.

a. The dwelling provides at least the following gross internal floor area and built-in storage area:

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

b. Dwellings with two or more bedspaces have at least one double (or twin) bedroom.

c. To provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide.

d. To provide two bedspaces, a double (or twin) bedroom has a floor area of at least 11.5m².

e. One double (or twin) bedroom is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide.

f. Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area).

g. Any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all.

h. A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in

excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom count towards the built-in storage requirement.

- i. The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.

8.12. Further information on these Nationally Described Space Standards is available at:

www.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf

Public Realm and Open Space

8.13. Public realm and open space have an important place shaping role, but also perform an important function in supporting opportunities for play, sport, recreation, socialising, exercise and rest. As such:

- a. Public realm and open space should form an **integral part** of any residential development, **distinct** from private amenity spaces 'on the ground', and not directly abut dwellings. ✓
- b. Public realm and open space should have a **clear identity and purpose** (informed by Natural England's Green Infrastructure Framework¹⁰) and **support achievement** of relevant priorities and measures in the Shropshire Local Nature Recovery Strategy and Shropshire Green Infrastructure Strategy¹¹. ✓
- c. Wherever possible **integrate** into and enhance the wider green infrastructure network of the area, and be designed and located to allow users to come and go via accessible routes which benefit from natural surveillance.
- d. On-site public open space provision should be **high-quality, useable**, and equivalent to a **minimum of 30sqm per person, assuming one person per bedroom**. ✓
- e. Opportunities to create a **larger meaningful open space** should be pursued on sites of 20 or more dwellings, to achieve high-quality provision. This should include flat 'lawn' areas for formal / informal games and community gatherings. ✓
- f. Where sufficient open space provision is not possible on-site, **appropriate contributions** to off-site provision are sought. ✓
- g. Areas of open space should be **managed and maintained in perpetuity**, secured by way of legal agreement. ✓

¹⁰ <https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Home.aspx>

¹¹ <https://shropshire.gov.uk/media/20519/green-infrastructure-strategy-main-report-ev05201.pdf>

- 8.14. **Small and fragmented parcels of open space** (such as highway verges) are maintenance intensive and have very limited usability and biodiversity value. Therefore, whilst potentially a valued design feature, they are not considered to constitute functional open space. **As such, it does not count towards the 30sqm per person requirement.**
- 8.15. The minimum public open space requirement may increase in circumstances where development has the potential to adversely affect the integrity of an internationally or nationally designated wildlife site due to recreational impacts.

Playing Fields

- 8.16. To ensure the health and wellbeing of individuals, communities and places, it is important to ensure provision of sufficient playing pitches. As such:
- a. The outcomes of the Shropshire Playing Pitch and Open Space Strategy (PPOSS) and the Leisure Facilities Strategy should be taken into account in determining the **level and type of sport and recreational facilities** required to meet the needs of the occupiers of the new development. ✓
- 8.17. The provision of playing fields on a site can form part of the total public open space provision required.

Play Space

- 8.18. To ensure that open space provision meets the needs of our communities, it is important to ensure provision of sufficient formal and informal play space.
- 8.19. There are various forms of play space, including:
- a. Informal areas of play, such as games area(s) and playable routes.
 - b. Local Areas of Play (LAP's) designed for use by younger children and facilitating supervision. Dependent on approach they may include play equipment or 'features' that positively encourage play. They should be accessible (within 100m of every home) and a minimum of 100m² or an equivalent area distributed along a playable route.
 - c. Local Equipped Areas of Play (LEAP's) designed for children beginning to play independently with friends and supervised younger children. They should be accessible (within 400m of every home) by safe routes, a minimum of 400m², and laid out with features and equipment that provide for informal recreation and varied, stimulating and challenging play experiences.

- d. Neighbourhood Equipped Areas of Play (NEAP's) designed mainly for older children, but supportive of supervised younger children. They should be accessible (within 1,000m of every home) by safe routes, a minimum of 1,000m², and laid out to support age-appropriate socialising (sheltered areas) and play (including space for larger group games and more challenging equipment and informal areas).
- e. Programmed Play / Recreation for All Facilities are specifically designed for informal recreation and integrated / distributed through a development. They include such facilities as Multi-Use Games Areas (MUGA's), skate parks, parkour elements and social areas for teens. They should be accessible (within 700m of every home) by safe routes and a minimum of 1,000m².

8.20. The Shropshire Green Infrastructure Strategy¹² and Fields In Trust¹³ 'benchmark distance guidelines' and 'provision in relation to a development scale' inform the scope of play provision deemed appropriate for new development in Shropshire.

8.21. The amount and type of play space provided should be responsive to the size of the total development:

- a. Up to 20 dwellings to provide space **for informal play.** ✓
- b. 21-100 dwellings to as a minimum provide **Local Areas of Play** (LAP's) and **space for informal play**, subject to existing walking distances. ✓
- c. 100-500 dwellings to as a minimum provide a **Local Areas of Play** (LAP's), **Local Equipped Areas of Play** (LEAP's) and **space for informal play**, subject to existing walking distances. ✓
- d. More than 500 dwellings to provide **all types of play spaces for all ages.** ✓

8.22. The design of play spaces should be inclusive and accessible, with appropriate furniture, surfaces, boundaries and points of access.

8.23. The Council encourage early engagement with relevant Town and Parish Council's on play space, as they understand the needs of the community and may be responsible for their future management.

Private Amenity Space

8.24. Private amenity space is an external area dedicated to a property for the specific use of its occupier(s). Such space is multi-functional, providing much needed external space for households to relax, space for activities

¹² <https://shropshire.gov.uk/media/20519/green-infrastructure-strategy-main-report-ev05201.pdf>

¹³ <https://fieldsintrust.org/content/images/FIT-Standards-2024-Accessible-version.pdf>

that are best undertaken outside (such as drying clothes), and also contributes to biodiversity/green infrastructure networks.

8.25. For the avoidance of doubt, private amenity space is **complementary to** but **separate from** public open space provision required on a site.

8.26. Appropriate levels of private amenity space should be provided within all residential development and be designed to achieve an acceptable noise standard:

a. **Houses (including where it represents specialist housing)** should include appropriately sited, proportionate (to the dwelling, plot and surrounding built form), and of an appropriate size (for two-storey homes with 1 or 2 bedrooms a minimum of 10.5m in length and 50m² in size; and for two-storey houses with 3 or more bedrooms a minimum of 10.5m in length and 70m² in size (this excludes age-restricted dormer bungalows where the appropriate length and size will depend on the size and character of the bungalow) – potentially increasing where the plot has steep gradients or includes route protection zones for significant trees) private amenity space. ✓

b. **Flats and apartments (excluding specialist housing)** should, wherever possible, include private amenity space that is clearly associated with and accessible from the property. Generally, this should consist of green roof gardens and/or appropriately located and accessible 'green' amenity plots in the property curtilage (with appropriate boundary materials). ✓

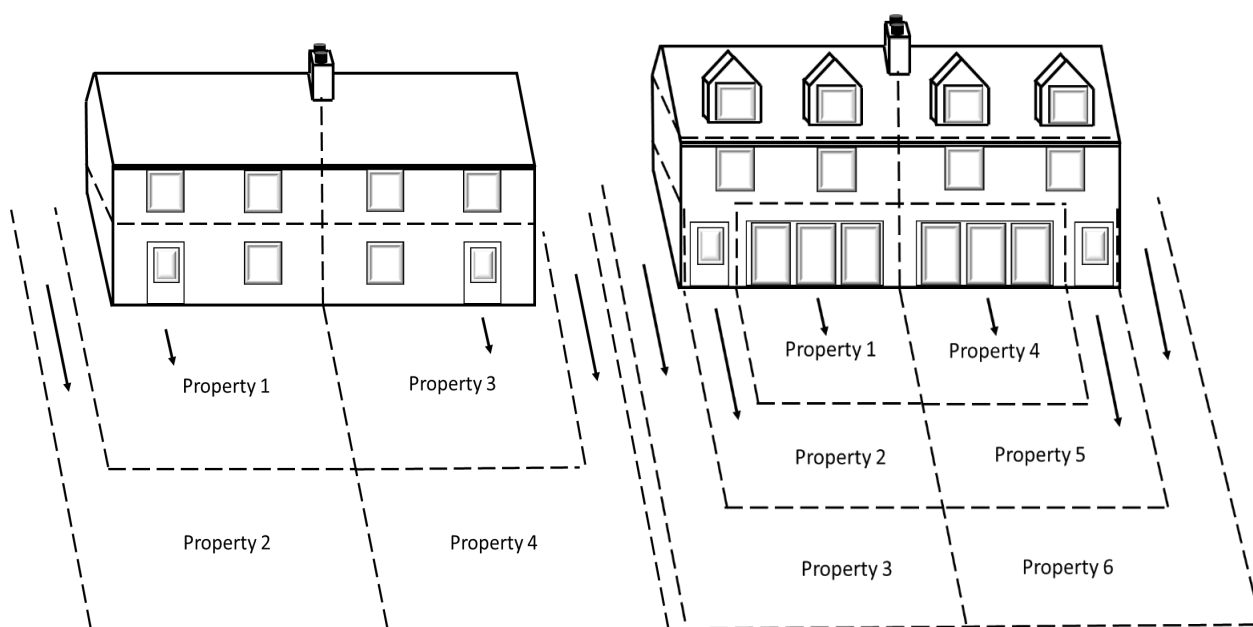
c. **Specialist housing consisting of flats and apartments** should generally include a mix of properties with private amenity space and communal space is generally most appropriate. For instance, ground floor properties should have an area of amenity space and upper floor properties should benefit from access to communal amenity space. ✓

d. Private amenity space should generally be located to the **rear of properties, maximise sunlight**, and wherever possible **back onto other gardens or private space** in order to reduce risk of unauthorised access. Where properties back onto public spaces, the boundary treatments should appropriately respond to these conditions in order to reduce risk of unauthorised access. ✓

e. Where it is not possible to provide private amenity space in line with a-d, careful consideration should be given as to whether proposals constitute **an appropriate design**. If this is considered to be the case, then communal amenity space should be provided as a minimum. ✓

- 8.27. In some instances, it may be acceptable for the private amenity space of certain flats or apartments (excluding specialist housing) on upper stories to consist of balconies.
- 8.28. However, this is dependent on a number of factors, including whether alternative provision is possible; whether balconies of sufficient size can be achieved; whether it is appropriate on the plot; whether it is appropriate given the character, appearance and historic interest of the settlement, streetscene, neighbouring properties, network of green spaces and the landscape; and the implications for neighbouring amenity (whether they directly overlook windows or, at close quarters, rear gardens).
- 8.29. Examples of how to effectively provide private amenity space for flats and apartments (excluding specialist housing) is provided within Figure 8.8:

Figure 8.8: Examples of Private Amenity Space in Flats / Apartments



- 8.30. For specialist housing consisting of flats and apartments, the general preference for the mix of private and communal amenity space reflects the diverse needs and aspirations of its occupiers. Some prefer/feel able to have private amenity space with the associated direct management responsibilities, whilst others prefer access to communal space which provides some of the benefits of private amenity space, without the direct management responsibilities.
- 8.31. Where communal space is provided, it should allow equitable access for all tenures and abilities. It should also include quality amenity features that suit the needs of intended residents (usually at least a variety of planting and seating), and allow privacy and separation from private living areas, public spaces, building servicing and bin stores.

8.32. Integrating well-designed play into these communal spaces can also represent a positive way of increasing visiting time and providing opportunities for social interaction between generations. If well designed, residents can also use these features – evidence demonstrates dementia patients benefit from play case studies.

Boundary Treatments

8.33. The choice of boundary treatments (built and natural) within a residential development is important as they can contribute to character and appearance and overall function of a scheme.

8.34. To achieve effective boundary treatments:

- a. Site boundaries should **support integration** and **be welcoming**. ✓
- b. Property boundaries should be **cohesive** and **responsive / positively contribute** to the character and appearance of the site and its surroundings. ✓
- c. Public open space boundaries should **be appropriately defined**, support clear **access points** and ensure spaces feel **safe and legible** for all users. These boundaries should be responsive to the space, site and setting; and involve appropriate structures, planting, and/or hard surface material changes. ✓
- d. Play areas should have boundaries that **ensure safety** of users and **separation** from roads, cycleways and other hazards. Such boundaries do not necessarily need to be tight to play equipment, where appropriate they can include wider open space to allow extension of play (potential conflict with dog walkers can be resolved through good management). ✓
- e. Boundary treatments required for **noise mitigation** should be **designed to last** and have a clear responsibility for **ongoing maintenance and retention**. Where boundaries are to **railways, canals or rivers**, these features should be considered when designing boundary features. ✓
- f. **Natural boundary treatments** are encouraged in appropriate locations. They can function as environmental pathways, integrate into the wider environmental network, soften edges, maximise biodiversity value, and potentially dispersing pollution. Where hedges are used, unless there is an existing established hedge, it is generally necessary to also provide railings. ✓
- g. Any gated access points within a development should utilise **accessible gates/barriers**. ✓
- h. Expectations for homeowners on the **retention and future management** of boundary treatments should be clearly established. ✓

Trees and Hedges

8.35. In Shropshire, trees and hedges can form important existing assets contributing to the character of the area:

- a. Important **trees and hedges** should be retained (ideally as part of the **public realm**) and can both inspire and form 'anchors' for a layout and provide maturity to a development. ✓
- b. The Council's guidance on Trees and Development¹⁴ should be given specific consideration. ✓

8.36. An Arboricultural and Hedge Report can inform understanding of the health and amenity value of trees and hedges on a site, informing this process.

8.37. To successfully incorporate existing trees and hedges into a scheme, it is important that root protection and canopy zones are carefully considered – both for the health of the tree and to ensure a positive juxtaposition between them and the built form.

Planting

8.38. All public open spaces should include effective and inter-connected planting from bulbs to shrubs, trees, hedges and, if appropriate, fruit trees and naturalistic native planting.

8.39. Layout of and species selected within planting should respond to:

- a. The **layout of the site** and areas of public open space upon and in proximity to it. ✓
- b. The **layout of the public open space** itself. ✓
- c. **Local landscape character**. ✓
- d. Any relevant **Shropshire Local Nature Recovery Strategy** species lists. ✓
- e. The need to ensure **resilience** to expected changes to our climate, including hotter summers and wetter winters. ✓
- f. The need to **improve Tree Canopy Cover** across the Country, particularly in areas below the standard minimum 20% canopy cover. ✓
- g. The expectation of **seasonal interest**, including species which flower throughout the calendar year (including winter flowers). ✓
- h. **Sensory qualities** of layout and species. ✓

¹⁴ <https://next.shropshire.gov.uk/media/4eedvxlk/2016-trees-development-guidance-note.pdf>

- 8.40. This variety and connectedness is required for reasons of aesthetics, placemaking, and to support provision of Biodiversity Net Gain.
- 8.41. Earth mounding features could be included in combination with planting for visual interest as well as opportunities for sunbathing and informal play. Any mounding should have free-flowing, natural contours and not look engineered.

Vehicular, Cyclist and Pedestrian Routes

- 8.42. The design, location and inter-connectivity of vehicular, cyclist and pedestrian routes should be considered from the outset of any design process and fully integrated into the design of a development proposal.

- 8.43. Vehicular, cyclist and pedestrian routes should:

- a. Be designed to be **visually open, direct, interconnected**, and assist easy and intuitive **wayfinding** and use. ✓
- b. Be designed with regard to the **needs of all users**, including those in the Protected Characteristic groupings in the Equality Act 2010 and/or with mobility, visual or other impairments. ✓
- c. Utilise **robust surface materials** which are suitable for intended uses, responsive and complementary to the character of the development site and its surroundings, and easy to maintain. ✓
- d. Comply with the **Manual for Streets** and **Cycle Infrastructure Design (LTN 1/20)**. ✓

The Manual for Streets (1 and 2):

<https://gov.uk/government/publications/manual-for-streets>

<https://gov.uk/government/publications/manual-for-streets-2>

Cycle Infrastructure Design (LTN 1/20):

<https://assets.publishing.service.gov.uk/media/5ffa1f96d3bf7f65d9e35825/cycle-infrastructure-design-ltn-1-20.pdf>

Electric Vehicle Charging

- 8.44. Consistent with Part S of the national Building Regulations, Electric Vehicle (EV) charging points are a mandatory requirement for residential development in the following circumstances:
- a. New residential homes - each home with on-site parking must have its own EV charging point.
 - b. New residential buildings with parking in a covered car park - each dwelling with a parking space must have a dedicated EV charging point.

- c. Buildings converted for residential use and which have a car park - each dwelling with a parking space must have an EV charging point.
- d. Residential buildings undergoing major renovation work which to have more than 10 parking spaces - each dwelling must have one charging point and all other parking spaces cable routes.

8.45. Where EV charging is not a mandatory requirement residential development should:

- a. Wherever possible **integrate EV charging infrastructure** that is responsive to the scale of the development proposed. ✓

Vehicle Parking

8.46. Appropriate levels of vehicle parking should be provided within a development, in the form of space(s) with the curtilage of the property and benefiting from natural surveillance and appropriate lighting.

8.47. To ensure parking provision within residential development meets needs of future occupiers, it is recommended:

- a. The amount of parking provided is responsive to the **size, type and tenure of the property**, the ability to use **active and public transport**, the parking provision within the **sites setting**, and the **characteristics of the settlement** in which it is located. Generally:

-Housing, flats and apartments (excluding specialist housing) with 1 bedroom to have **1 car parking space** and those with 2 or more bedrooms to have **2 car parking spaces**. ✓

-Self-contained specialist housing to have **1 car parking space**.

-Non-self-contained specialist housing to have **2 car parking spaces per 10 bedspaces**.

*However, schemes with **no car parking** may be supported in locations with strong ability to use **active and public transport**.*

- b. Car parking provision can include on **driveways, allocated spaces, car ports and garages**. Generally, to minimise impact on the carriageway, tandem spaces should be avoided. Where tandem spaces are considered appropriate, greater carriageway widths will likely be required. ✓

- c. Driveway and communal car parking spaces should have minimum internal dimensions of **2.5m x 5.0m**. Where this parking space fronts a garage, a **1.0m buffer** should be provided to allow access.¹⁵ ✓
- d. Driveways should **incorporate permeable paving or border gardens** and have **clear sight lines**. ✓
- e. Car ports that are to constitute part of a dwellings car parking provision should have minimum internal dimensions of **3.0m x 5.0m** to allow easy access to the vehicle.¹⁵ ✓
- f. Single garages that are to constitute part of a dwellings car parking provision should have minimum internal dimensions of **3.0m x 7.0m** to allow easy access to the vehicle and sufficient storage for a bicycle to the rear.¹⁵ ✓
- g. Double garages that are to constitute part of a dwellings car parking provision should have minimum internal dimensions of **5.5m x 7.0m** to allow easy access to the vehicles and sufficient storage for a bicycle to the rear.¹⁵ ✓
- h. **Motorcycle bays** should include ground anchors and/or metal support stands to which the motorcycles can be locked. ✓

8.48. Where communal parking is necessary and appropriate, they should be sited in small groups, close/adjacent to the associated properties, within view of habitable rooms, and allocated to individual properties. They should also either provide electric vehicle charging or be complemented by electric vehicle charging bays which are exclusively for this purpose.

8.49. Communal parking to the rear of properties or that consist of large groups of spaces is generally not appropriate.

Cycle Parking

8.50. To encourage and support active travel, appropriate levels of cycle parking should be provided. This parking should be associated with both residential properties and public realm.

8.51. To ensure provision of appropriate levels of cycle parking:

- a. Wherever possible, dwellings (excluding specialist housing) should be provided with **at least 2 cycle parking spaces**.
-For houses, this should generally be in the form of **private secured and enclosed spaces** in the properties curtilage ✓

¹⁵ <https://shropshire.gov.uk/media/21393/tn9-car-parking-guide-june-2021.pdf>

(where garages are provided to the sizes in this guidance, they will generally include sufficient space for a cycle parking space).

-For flats and apartments this should generally be in a **communal secured and enclosed** cycle parking area in the curtilage of the building. All provision should complement and enhance character and appearance of the site.

- b. Wherever possible, self-contained specialist housing should be provided with **at least 1 cycle parking space**. Furthermore, **1 additional cycle parking space** should be provided **per 10 employees**. ✓
- c. Wherever possible, non-self-contained specialist housing should be provided with **at least 1 cycle parking space per 10 bedspaces**. Furthermore, **1 additional cycle parking** space should be provided **per 10 employees**. ✓
- d. Cycle parking associated with public realm should be targeted towards **key destinations** and consist of a **secure** design and materials which complement and enhance character and appearance. ✓
- e. Short term **visitor cycle parking** should also be provided in an appropriate location(s) that benefit from natural surveillance. ✓

Accessible and Adaptable Housing

- 8.52. Accessible and adaptable housing enables people to live more independently, while also saving on health, social and adaptation costs in the future.
- 8.53. Shropshire's demographics demonstrate both our age profile and the speed at which the profile is ageing are higher than the national average. This demonstrates the important role that accessible and adaptable housing can play in meeting the needs of Shropshire's residents.
- 8.54. This is reflected in Policy CS11 of the Core Strategy, which specifies that one of the approaches to meeting the diverse housing needs of Shropshire's current and future residents is seeking to *"ensure that all housing developments are designed to be capable of adaptation to accommodate lifestyle changes, including the needs of the elderly and people with disabilities, and to achieve the Lifetime Homes standard"*.
- 8.55. The principles of Lifetime Homes are now incorporated into Part M of the Building Regulations, which in addressing accessibility and adaptability, introduces two optional technical standards.

8.56. These are:

- M4(2) Accessible and adaptable dwellings – where a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users.
- M4(3) Wheelchair user dwellings – where a new dwelling makes reasonable provision, either at completion (wheelchair accessible) or is designed such that reasonable provision can be readily achieved at a point following completion (wheelchair adaptable), for a wheelchair user to live in the dwelling and use any associated private outdoor space, parking and communal facilities that may be provided for the use of the occupants.

~~8.57. Therefore, unless site-specific factors indicate that step-free access cannot be achieved, on sites of 5 or more new dwellings an appropriate housing mix should include:~~

- ~~a. **40%** of the dwellings achieving at least **M4(2)** accessible and adaptable dwelling standards for all dwellings.~~ ✓
- ~~b. A further **5%** of the dwellings achieving **M4(3) wheelchair adaptable** standard.~~ ✓

8.58. Details on these standards is provided within Part M of the Building Regulations at: www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m

Specialist Housing

8.59. Specialist housing is designed to meet the diverse needs of older people and those with disabilities and special needs. There is an array of different forms of specialist housing, including:

- **Age-restricted general market housing:** This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens, but does not include support or care services.
- **Retirement living or sheltered housing:** This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.

- **Extra care housing or housing-with-care:** This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.
- **Residential care homes and nursing homes:** These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.

8.60. Key distinctions between the categories of specialist housing are level of care and on-site communal facilities. The Council's pre-application service can be utilised to establish the use class of a particular form of specialist housing.

8.61. Shropshire's demographics demonstrate both our age profile and the speed at which the profile is ageing are higher than the national average. The Council's Supported Specialist Housing and Accommodation Needs Assessment identifies the forms of specialist housing needed to support older people within our communities.

8.62. Therefore, on larger development sites of over 50 dwellings, an appropriate housing mix should:

- a. Include ~~10%~~ specialist housing which supports the independent living of older people and those with disabilities and special needs that support independent living (or where required provide high-level care for those with dementia and/or complex needs).



HAPPI Principles

8.63. The HAPPI (Housing our Ageing Population Panel for Innovation) Principles are based on 10 key design criteria, which have particular relevance to the spectrum of older persons' housing and its need to adapt over time.

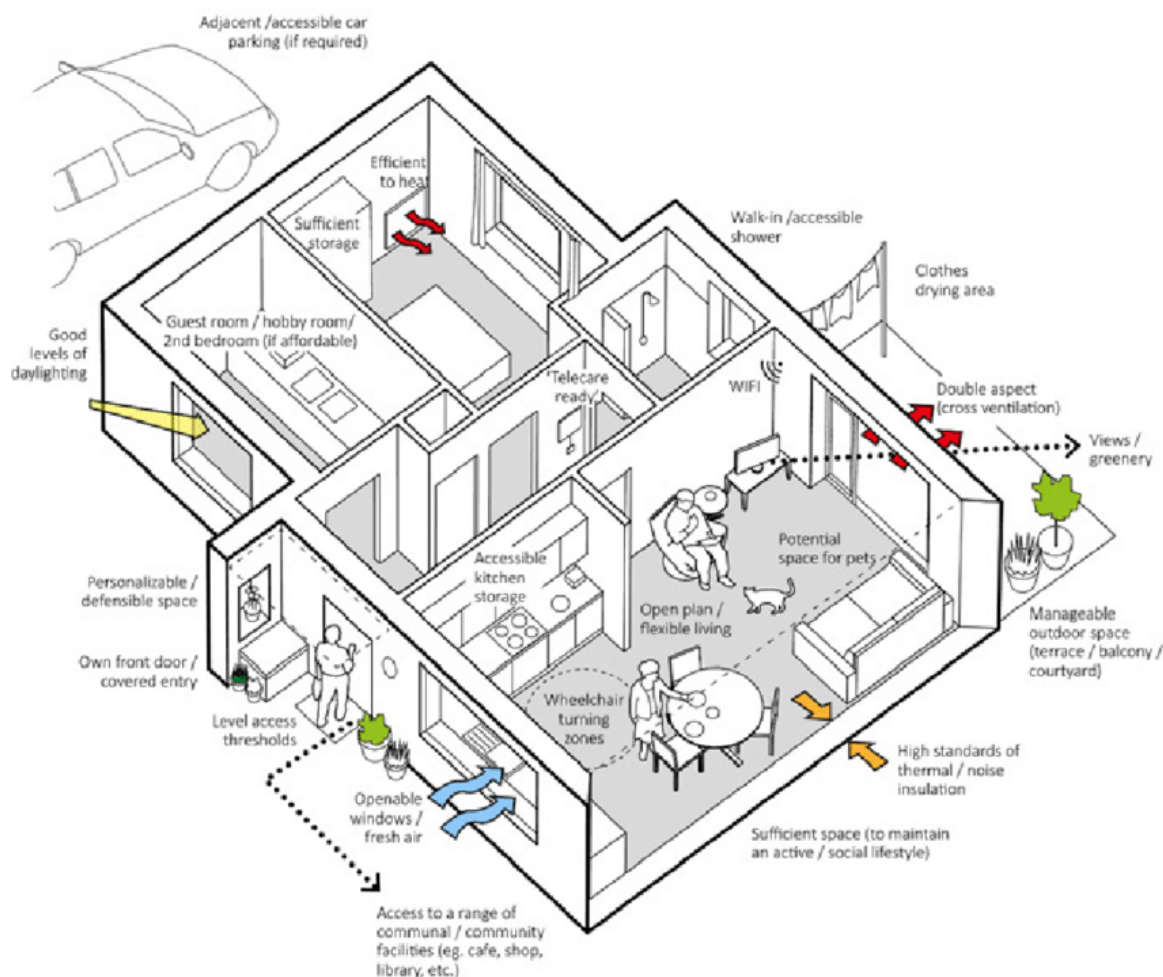
8.64. These design criteria are:

- Space and flexibility.
- Daylight in the home and in shared spaces.
- Balconies and outdoor space.
- Adaptability and 'care ready' design.
- Positive use of circulation space.
- Shared facilities and 'hubs'.
- Plants, trees, and the natural environment.
- Energy efficiency and sustainable design.
- Storage for belongings and bicycles.
- External shared surfaces and 'home' zones.

8.65. Given the demographics of Shropshire:

- a. Specialist housing and a meaningful proportion of other housing should achieve **HAPPI principles**. ✓

8.66. The following diagram summarises these principles:



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8.67. Further information on the HAPPI principles is available via HousingLIN at: <https://housinglin.org.uk/Topics/browse/Design-building/HAPPI/>

¹⁶ A Home for Life? A Critical Perspective on Housing Choice for "Downsizers" in the UK, (2016)

Dementia Friendly Housing

- 8.68. Dementia friendly housing is designed to support the independence of and provide a comfortable environment for those living with dementia.
- 8.69. Key considerations to achieve dementia friendly housing include layout (including safe access to and views of green spaces), décor, lighting, flooring, furnishings, seating, signage, toilets, navigation, parking, noise and quiet spaces.
- 8.70. Guidance on achieving dementia 'friendly' housing is available through such organisations as the Alzheimer's Society which has produced a Dementia-friendly housing guide available at:
https://alzheimers.org.uk/sites/default/files/2020-06/Dementia%20Friendly%20Housing_Guide.pdf
- 8.71. Given the demographics of Shropshire and the prevalence of dementia in older people:
- a. Specialist housing and a meaningful proportion of other housing should achieve **Dementia Friendly principles.** ✓

Secured by Design and Hostile Vehicle Mitigation

- 8.72. 'Secured by Design' is the official police security initiative that works to improve the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit.
- 8.73. Its principles address numerous aspects of the design of development, such as the:
- a. Location and design of **roads, cycle routes and footpaths.**
 - b. Location and design of **communal areas and public spaces.**
 - c. **Layout, orientation and mix** of dwellings and their boundaries.
 - d. Location and design of **vehicle and cycle parking.**
 - e. **Landscaping, planting and street lighting.**
 - f. **Security of properties.**
- 8.74. Further information on 'Secured by Design' is available within the Secure by Design (Homes) guide at:
<https://www.securedbydesign.com/guidance/design-guides>
- 8.75. The National Protective Security Authority (NPSA) 'Hostile Vehicle Mitigation' public realm design guidance assists public realm design processes so as to encourage a positive and creative response to the challenges of counter-terrorism and protective security.

8.76. Further information on 'Hostile Vehicle Mitigation' is available within the design guide at: <https://npsa.gov.uk/specialised-guidance/hostile-vehicle-mitigation-hvm/public-realm-design-guide-hostile-vehicle-mitigation-0>

8.77. To positively respond to the principles of 'Secured by Design' and 'Hostile Vehicle Mitigation' new dwellings and their public realm should:

- a. Consider and **proportionately integrate** Hostile Vehicle Mitigation principles in public realm. ✓
- b. As far as possible **provide natural surveillance** of roads, cycle routes, footways, communal areas and public spaces. ✓
- c. Generally '**face**' each other and **minimise obstruction** of views from adjoining properties to increase potential for **natural surveillance**. ✓
- d. Locate **principal entrances** to **benefit from natural surveillance** and be easily identifiable from public realm. ✓
- e. **Design corner plots** to positively contribute to street-scene and provide natural surveillance on both road frontages. It is important to **avoid blank walls** overlooking public realm both from a visual and security perspective. ✓
- f. Allow flats, apartments and communal housing (excluding care homes) to benefit from **a dedicated entrance** – this can serve clusters of residences. ✓

Adequate and Accessible Bin Storage

- 8.78. It is important to ensure residential development provides sufficient bin storage, located to achieve balance between function and appearance.
- 8.79. Functional considerations include amenity of occupiers of the site and surrounding properties, access to bins to deposit refuse, and the requirement for occupiers of properties to present bins at the kerbside on refuse collection days.
- 8.80. Appearance considerations include visibility from vehicular, cyclist, pedestrian routes; visibility from communal areas and public spaces; design and location complementing character and identity of the development and its setting (immediate area, wider settlement and the landscape).
- 8.81. Further guidance is provided in the Council's Refuse and Recycling Advice for Developers¹⁷ guidance and the British Standard on Waste Management in Buildings (BS 5906).

¹⁷ <https://next.shropshire.gov.uk/media/jx3llvyl/shropshire-refuse-and-recycling-planning-guidance-2022.pdf>

8.82. To ensure adequate and accessible bin storage, residential development should:

- a. Have a design and layout of roads to ensure **adequate access and egress** is provided to refuse and emergency vehicles, including appropriate turning spaces on cul-de-sac or equivalent road layouts. ✓
- b. Achieve an appropriate balance between **function and appearance**. ✓
- c. Provide all properties with **appropriately sized and located** bin storage, having regard to the Council's Refuse and Recycling Advice for Developers¹⁸. This should generally be **dedicated** to the property (including flats and apartments) and in its curtilage, as this is best able to balance function and appearance considerations. ✓
- d. In **limited circumstances** where dedicated bin storage is not achievable and communal provision is considered appropriate it should:
 - Provide **sufficient capacity** for all dwellings.
 - Achieve a balance between **function and appearance**.
 - Be **secure, fire-proof**, and **avoid** creation of natural surveillance '**black-spots**'. ✓
 - Positively promote and encourage **re-use and recycling**, consistent with the principles of the waste hierarchy.
 - Be **accessible** to residents and refuse collectors.
 - Where possible, use **larger communal bins** to reduce total bin numbers.

Street Furniture and Signage

8.83. Street furniture and signage is important in a development. However, it has potential to detract from character and appearance. As such:

- a. All street furniture and should be **appropriately sited** (to maximise function and natural surveillance) and **designed** to reinforce character and identity. ✓
- b. For larger residential developments, a **coordinated** approach to provision of street furniture and signage should be employed to ensure it is complementary. ✓
- c. Efforts should be made to **avoid clutter** and unnecessary provision of street furniture and signage. ✓

¹⁸ <https://next.shropshire.gov.uk/media/jx3llvyl/shropshire-refuse-and-recycling-planning-guidance-2022.pdf>

- d. Where sub-stations are to be included within a development, their design, location and access arrangements should complement rather than detract from character and appearance. ✓

Embodied Carbon, Sequestration and Offsetting

8.84. Embodied carbon is carbon dioxide emissions associated with materials (including extracting/manufacturing component materials, transportation of component materials, and manufacturing of the material itself), transportation of materials, and construction processes utilised in a development – during its whole lifecycle.

8.85. Residential development proposals should seek to:

- a. **Minimise 'embodied' carbon** by maximising use of existing resources available on a site and utilising secondary and recycled aggregate (particularly on brownfield sites), and utilising construction practices which minimise waste. ✓

8.86. Nature based carbon sequestration is the process by which carbon is removed from the atmosphere and stored in natural 'reservoirs' like vegetation and soils. Carbon offsetting involves supporting reduction or removal of carbon dioxide and other greenhouse gas emissions to compensate for emissions made elsewhere.

8.87. Residential development is encouraged to support carbon sequestration and offsetting by:

- a. **Planting (particularly trees)** in a development, **avoid disturbance of soils**, incorporating biochar and other natural forms of **carbon storage** into open spaces, and integrating any relevant priorities and measures in the **Local Nature Recovery Strategy**. ✓
- b. Investing in **carbon capture and storage**. ✓

Energy

8.88. The design and construction of residential development can support households to minimise total energy demand and maximise use of local renewable energy.

8.89. To support energy efficiency and use of renewables:

- a. Where possible, dwellings should be **orientated** to support management of temperatures - much of the energy used is to maintain comfortable temperatures (heating and cooling). ✓

- b. Properties are expected to meet **building control requirements** for energy efficiency and ventilation. ✓
- c. Properties are encouraged to incorporate appropriately located **low carbon and renewable energy technologies**. ✓

Water Conservation and Efficiency

- 8.90. The Shropshire Water Cycle Study (2020) indicates water supply is under 'moderate' and it is important that new residential development does not result in an unsustainable increase in water abstraction.
- 8.91. To ensure new residential development minimises use of water it should:
- a. As a minimum, meeting the optional Building Regulations' **105 litres per person per day** standard for water in line with the Sustainable Design Checklist. ✓
- 8.92. Compliance with this standard is an inexpensive way to reduce water demand, pressure on water resources, ad costs for householders and energy usage in the treatment of this water.
- 8.93. Opportunities for grey water recycling and rainwater harvesting to help create places resilient to climate change, contribute toward achieving net zero emissions and reduce the demand for water should also be considered.

Flood Risk Management

- 8.94. Development proposals that have the potential to experience flooding or increase flood risk elsewhere are expected to be informed by a site specific Flood Risk Assessment¹⁹.
- 8.95. Residential development requires a site specific **Flood Risk Assessment** where:
- a. It is located in Flood Zones 2 and/or 3. ✓
 - b. It is located in Flood Zone 1 but over 1ha in size or subject to critical drainage problems. ✓
 - c. It is understood to be subject to other sources of flood risk. ✓
 - d. It is located in an area identified as subject to increased risk of flooding now or in the future or at high risk of cumulative impacts within the Council's Strategic Flood Risk Assessment. ✓

¹⁹ Environment Agency guidance on Flood Risk Assessment is available via:
<https://gov.uk/guidance/flood-risk-assessment-for-planning-applications>

- 8.96. A Flood Risk Assessment should *"demonstrate how flood risk, including residual risk, will be managed now and over the development's lifetime, taking climate change into account and with regard to the vulnerability of its users. It should cover all sources of flooding and be proportionate to the scale and nature of the development and the flood risk involved. The FRA should show how the development has been designed to be resilient to both actual and residual flood risk."*
- 8.97. Proposals may also be required to undertake sequential (consideration of alternative sites less at risk of flooding / consideration of site layout so development occur in those areas at lowest risk of flooding and manages any flood flows within the site) and exception tests (why the proposal is exceptional) – as defined in national policy.
- 8.98. To minimise flood risk, development is encouraged to:
- a. Maintain an 8m easement along watercourses to allow for access and maintenance, flood flow conveyance, and enhancement of the riparian environment.
 - b. Take opportunities for floodplain reconnection and woodland planting/wetland creation.
 - c. Restore and enhance watercourses where opportunities exist, including through de-culverting, removal of redundant structures and channel naturalisation.

Natural Environment Assets

- 8.99. Where residential development has the potential to negatively affect natural environment assets, proposals should be:
- a. Supported by appropriate **Ecological, Arboricultural and/or Geological Impact Assessment(s)** – required at planning application stage. ✓
- 8.100. Such assessments should be carried out by a suitably qualified professional and be proportionate to the significance of the natural environment asset(s) likely to be affected.
- 8.101. These assessments should identify any natural environment assets that have the potential to be impacted by the proposal and explain how the proposal maintains and/or enhances them. In this way, it informs design of the proposal and its consideration at planning application stage.
- 8.102. To constitute high-quality design, residential development proposals should be responsive to the natural environment on the site and in its setting (as addressed under the key considerations component of this

SPD). They should also maintain and enhance natural environment asset(s) present on the site and/or in its setting.

8.103. **Please Note: You are responsible for ensuring that you comply with Planning and relevant Ecology Legislation.**

Shropshire Hills National Landscape

8.104. National Landscapes (formerly known as Areas of Outstanding Natural Beauty / AONB) represent areas of the highest scenic quality. The primary purpose for their identification is conserve and enhance natural beauty. For this reason, in national policy they are considered to have equal protection to National Parks.

8.105. There is one National Landscape in Shropshire Council's administrative area, the Shropshire Hills National Landscape (which extends into the Telford & Wrekin Council administrative area).

8.106. A Management Plan has been prepared for the Shropshire Hills, which includes a summary of its special qualities and guidance on achieving a design that is sensitive to them.

The Management Plan is available at:

<https://shropshirehills-nl.org.uk/a-special-place/aonb-management-plan/2019-24-management-plan>

Work is also currently ongoing to update this Management Plan. The new draft Management Plan is available via:

<https://shropshirehills-nl.org.uk/a-special-place/management-plan/2025-30-management-plan>

8.107. Where residential development is proposed within the Shropshire Hills:

a. It should achieve **highest design quality** and support the special qualities of the National Landscape, as set out in the Management Plan. ✓

b. If it constitutes major development (10 or more dwellings), **demonstrate exceptional circumstances** and that it is in the **public interest**. ✓

Heritage Assets

8.108. Proposals for residential development with the potential to affect heritage assets or their setting should:

a. **Contribute to their conservation and enhancement through design standards** informed by a **Heritage Impact Assessment (HIA)** – required at planning application stage. ✓

Heritage Impact Assessment
What is it? A structured process to consider and take into account the significance of relevant heritage asset(s), when designing and developing proposals. It is a crucial part of the design process, which tests whether proposals that could impact on a heritage asset(s) and their setting are appropriate. It helps to ensure that what is important about a heritage asset(s) is maintained or enhanced by proposals.
Who should undertake it? A suitably qualified professional.
What should it cover? The assessment should be proportionate to the significance of the relevant heritage asset(s). - Identify character and significance of heritage asset(s) and their setting. - Consider the contribution the site makes to the character and significance of heritage asset(s). - Inform development of proposal(s) with the intention of achieving a high-quality design. - Explain how the proposal maintains and enhances the character of heritage asset(s) and their setting. - Inform consideration of the refined proposal, including whether it achieves high-quality design.

8.109. Further guidance on the consideration of heritage assets when undertaking a HIA and considering the design of new dwellings that may affect a heritage asset is available on the Council website at:

<https://next.shropshire.gov.uk/environment/historic-environment/>

and Historic England via their website: <https://historicengland.org.uk/>

8.110. Please Note: You are responsible for ensuring that you comply with Planning and relevant Heritage Legislation.

Air Quality

8.111. Poor air quality is detrimental to health and well-being.

8.112. Residential development proposals likely to give rise to concerns about air quality (including as a receptor) should:

- Provide an **Air Quality Assessment**, proportionate to the scale of development & level of concern. This includes development:
 - Likely to cause a change of greater than 500 annual average daily traffic movements or 200 HGV movements.
 - Near an Air Quality Management Area (AQMA) and likely to cause a change of greater than 100 annual average daily traffic movements though it.
 - Near commercial or industrial processes likely to generate emissions to air (including dust and odour) where there is a risk of these emissions impacting on the proposed development.



- b. Minimise **exposure to poor air quality** and where relevant seek to maximise opportunities to improve air quality particularly in AQMA's. Including through:
- Design and layout.
 - Nature based solutions such as green infrastructure and trees (particularly in areas below the standard minimum 20% canopy cover). ✓
 - Use of industry relevant best available techniques.
 - Traffic and travel management (including linking to active travel networks and provision of electric charging facilities).

8.113. Residential development that would lead to significant new exposure into an area where air quality has potential to exceed national objectives, would lead to unacceptable risk from air pollution, or prevent sustained compliance with limit values/national objectives for air pollutants, are unlikely to be supported.

Noise

8.114. A noisy living environment can have negative impacts on health and well-being. As outlined in Professional Practice Guidance on Planning & Noise and its Supplementary Document 2 (Good Acoustic Design), good acoustic design principles such as layout, building massing, orientation and internal layout should be considered early in the planning process to ensure identification of most appropriate and cost-effective solutions.

8.115. Where residential development has the potential to be sensitive to existing or anticipated sources of noise (from permitted activities not yet commenced), proposals should:

- a. Be informed by a **proportionate noise assessment** which informs proposals from the outset. ✓

8.116. This assessment must be prepared by a competent person who has appropriate training and experience in the field of environmental acoustics and follow the relevant industry good practice guidance.

8.117. Sources of noise that may need to be assessed (and overarching guidance on how to undertake such an assessment) include:

- i. **Road traffic noise** sources that have potential to impact residential developments - through a 24hour survey to establish background noise levels both for day and night and maximum noise levels at night (L_{Amax}). In carrying this assessment regard should be given to guidance provided in Professional Practice Guidance on Planning &

Noise and the current BS8233: Guidance on sound insulation and noise reduction for buildings.

- ii. **Rail noise** sources that have potential to impact residential developments - through a survey based on the rail timetable (to include freight where applicable). Additionally, vibration monitoring is needed if the proposed residential development is within 30m of a railway line.
- iii. **Commercial and industrial** noise sources that have potential to impact residential developments - through an attended noise survey to determine worst and typical cases in line with the current BS4142 Method for rating and assessing industrial and commercial sound.
- iv. **Entertainment premises** noise sources that may impact residential developments – through a survey to establish the likely noise impact (including noise generated by patrons). The assessment should be carried out in line with the Good Practice Guide on the Control of Noise from Pubs and Clubs - Criteria and Measurement IOA Acoustics Bulletin Nov/Dec 2003. As a general principle the aim should be to ensure music and noise emanating from existing entertainment premises (including noise generated by patrons) should not be audible within the proposed noise sensitive premises.

8.118. The following requirements and guidance should be considered when undertaking any noise assessment:

- i. The impact of the noise sources should be based on measured noise levels at both the source and potential receptor location, rather than predicted values based purely on calculation.
- ii. Unattended measurements are not appropriate for assessing impact of commercial, industrial or entertainment noise, as measured data cannot be correlated with specific activities at premises assessing.
- iii. Calculations or predictions made shall be shown in sufficient detail to allow them to be checked for accuracy/validity. If the calculations are complicated, details may be included as an appendix.
- iv. Where mitigation is necessary for a development to satisfy noise criteria provided in this document, the report should include a full specification of the mitigation.
- v. Building envelope specifications, including glazing, shall include clearly annotated drawings showing in plan and elevation the recommended treatments and predicted noise levels for each façade.
- vi. Ventilation specifications shall include design criteria (including ventilation system design, flow rates, assessment of overheating risk and the combined noise impact of noise breakthrough from the

building envelope and the noise generated by the whole ventilation system).

- vii. The appendices of the report shall include a plan showing measurement or prediction locations, unabridged noise measurement results and details of any calculations applied.
- viii. The assumed noise reduction of a partially open window shall be assumed to be 10dB.

8.119. All noise assessments should also include the following information:

- i. Whether or not an adverse effect on health and quality of life is occurring or is likely to occur.
- ii. The level of any adverse effect as defined in the Noise Policy Statement for England Explanatory Note and the noise exposure hierarchy set out in National Guidance.
- iii. Whether a good standard of amenity can be achieved taking into account appropriate mitigation measures. Such measures should not make the development unsatisfactory in other respects.

8.120. Proposals which result in an observed adverse effect requires an Acoustic Design Statement. Such development will be permitted where appropriate mitigation can either remove the effect or reduce it to an acceptable level.

8.121. The approach to mitigation of noise impacts should follow the principles of good acoustic design. In assessing mitigation schemes, the following hierarchy of measures should be considered, in descending order of preference:

- i. Design and layout to maximise the distance between noise source and receptor, using existing topography, existing structures, and/or purpose-built barriers to screen the proposed development from significant sources of noise.
- ii. Using the layout of the scheme or orientation of buildings to avoid exposure of noise sensitive rooms to adversely impacted facades. Maximising the amount of habitable space that does not overlook the noise source.
- iii. Using the building envelope to mitigate the impact of noise to acceptable levels through noise insulation.

8.122. For medium / high risk noise sites:

- a. It is imperative that building location, design, orientation, room layout, and the use of buildings as **noise shields** is considered at the outset of the design.



- 8.123. Consideration of acoustic design after the site and building layout has been defined is not considered to constitute good acoustic design.
- 8.124. Solely relying on sound insulation of the building envelope to achieve acceptable acoustic conditions in new residential development, when other methods could reduce the need for this approach, is not regarded as good acoustic design and generally not considered acceptable.
- 8.125. Where internal noise levels are assessed with windows closed, justification for this should be included in the Acoustic Design Statement. The noise exposure hierarchy in the Professional Practice Guidance on Planning & Noise identifies closing windows to reduce noise levels, where there is no alternative ventilation, as an adverse impact. The severity of the impact depends on how often it is necessary to close windows.
- 8.126. Generally, a mitigation solution that involves closed windows and mechanical ventilation is not considered acceptable. Where it is considered acceptable and necessary to close windows for long periods of time, sufficient ventilation for comfort cooling and to avoid overheating is required (trickle vents are not considered appropriate to achieve this requirement). An overheating assessment is therefore required to assess the level of ventilation required.
- 8.127. As such, in carrying out the noise assessment regard should be given to the guidance provided in the Acoustic Ventilation and Overheating Residential Design Guide (AVO) and Part O of the Building Regulations.
- 8.128. The Professional Practice Guidance on Planning & Noise only considers noise from transportation sources. Occupants are usually more tolerant of a noise without a specific character than, for example, that from commercial sources which can trigger complex emotional reactions. Therefore, the Council will not normally support closed windows and alternative ventilation to mitigate noise from entertainment, industrial and commercial uses.
- 8.129. External amenity areas shall, where practicable, be designed to achieve the good noise standard of 50dB LAeq 16hr and shall not exceed 55db LAeq 16hr within external amenity spaces (gardens, patios, larger balconies, roof gardens and terraces).
- 8.130. Where an existing commercial noise source impacts on a proposed development, generally, the rated noise level should be no greater than the background noise level. However, the acceptability of the proposal is dependent on any particular characteristics and the context of the noise, as discussed in BS4142. A rating level below background is

preferable, in situations where schemes are shown to be exposed to rating levels of +5dB or more above the background, it is likely that the Council would not support the scheme.

- 8.131. Any air or ground source heat pumps shall meet the requirements of the Microgeneration Certification Scheme²⁰.
- 8.132. Where the Microgeneration Certification Scheme assessment criteria are not met, or in very quiet areas where background noise levels are exceptionally low, a full noise assessment is required prior to installation.
- 8.133. Where a site can only achieve a good level of noise amenity for some of the proposed dwelling plots but is still considered acceptable, these plots should be prioritised for affordable housing. This is in line with the objectives of health and wellbeing documentation, such as the Public Health Outcomes Framework, which has an overarching objective of reducing health inequalities.
- 8.134. Proposals which cannot be practicably designed / amended to prevent an unacceptable adverse effect or to avoid a significant observed effect will not be considered to represent a high-quality design and as such not permitted.

Lighting

8.135. Artificial lighting can cause harm to occupiers of existing and new dwellings and wildlife. As such:

- a. It may be beneficial to prepare a **lighting strategy** for larger development proposals. Where this indicates detrimental impacts, a **lighting assessment** will be of value. ✓
- b. Proposals for streetlights²¹ and security lighting should be positioned where they **do not shine directly into windows** of existing/new dwellings, **minimise impact on wildlife**, but provide **sufficient lighting** for safety and security on streets. ✓
- c. The type of lighting proposed should be responsive to the local **context and character** and the area, as well as being as **energy efficient** as possible. ✓

²⁰ <https://mcscertified.com/wp-content/uploads/2025/07/MCS-020-a-Issue-1.0-Final.pdf>

²¹ In designing street lights, regard should be given to the Council's approach to part night lighting. Information on this approach is provided on the Council website at: <https://next.shropshire.gov.uk/street-care-and-cleaning/streetlights/facts-figures-and-faqs/part-night-lighting/>

8.136. Proposed landscaping, movement and lighting schemes should be complementary and work together to mitigate the effect of seasonal variations and support the perception of a safe environment.

Replacement Dwellings

8.137. For policy purposes, replacement dwellings represent new dwellings. As such, Shropshire Council will consider replacement dwellings in a manner consistent with consideration of proposals for new dwellings.

8.138. Shropshire Council recognises there are circumstances where it may be appropriate to replace a dwelling, for instance where the structure is unsafe and cannot reasonably be made so, or it is not conducive to the needs of the resident(s) and cannot reasonably be made so. However, there are equally circumstances where this is not the case.

8.139. The Council generally encourages careful consideration of alternatives to replacing a dwelling, before determining it is the preferred course of action.

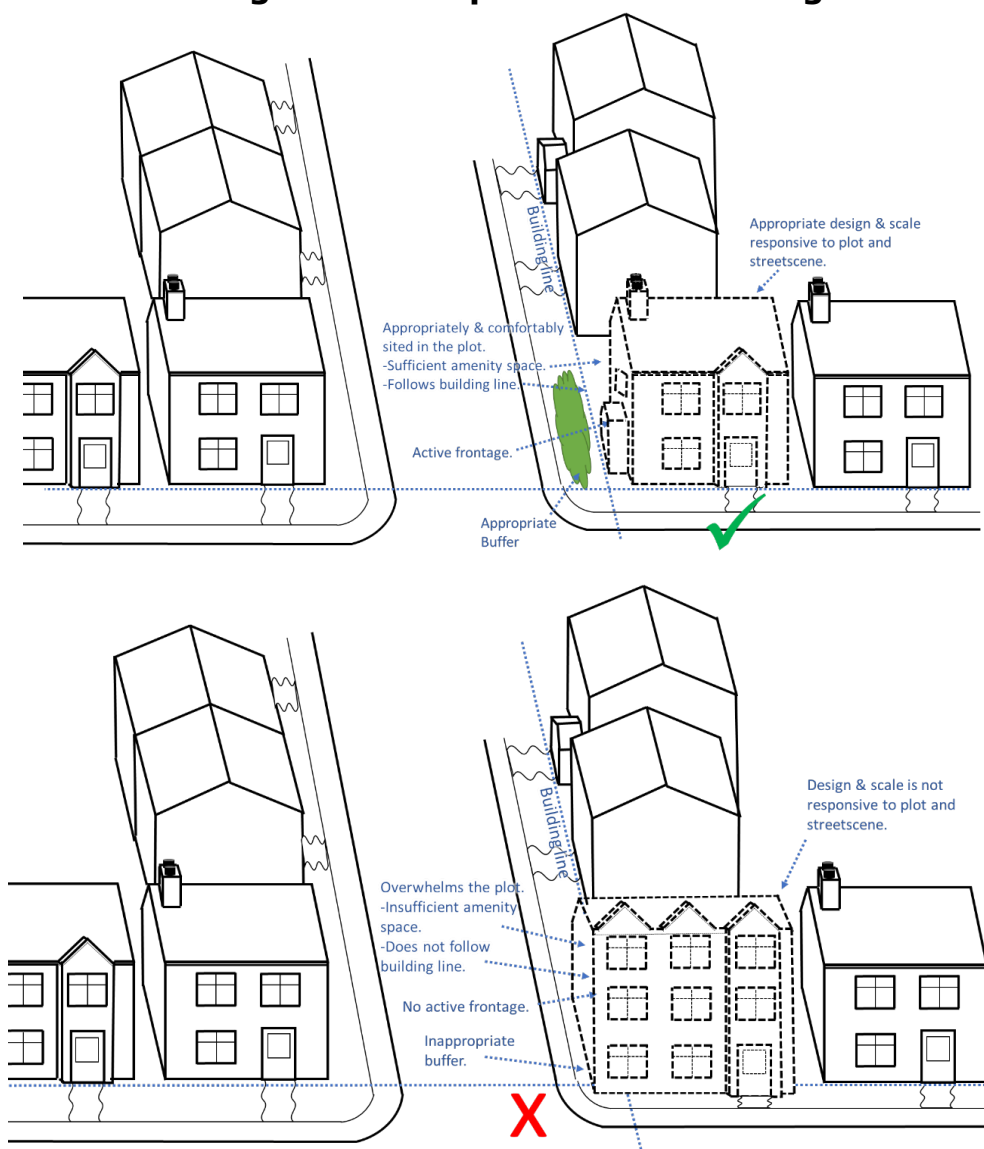
8.140. A replacement dwelling should demonstrate it is **appropriate**, achieves a **high-quality design** consistent with the principles outlined in this document, and complies with the requirements of the design policies in the adopted Development Plan.

8.141. Considerations of particular relevance for replacement dwellings include it should:

- a. Be appropriately and comfortably sited in the plot, maintaining **sufficient private amenity space** for the household and positively responding to '**building lines**' on frontages to public realm. ✓
- b. Be **appropriate design and scale** that complements the plot and wider streetscene. ✓
- c. Utilise **building materials, finishes and fenestration** that match or complement the wider streetscene. ✓
- d. Where fronting public realm, **avoids blank elevations** to enhance character and provide for natural surveillance. ✓
- e. Ensure an **appropriate buffer** between the property and neighbouring dwellings / public realm and **appropriate boundary treatments** which support opportunities for natural surveillance from ground floor windows. ✓
- f. Minimise impact on **neighbouring amenity** and **character of neighbouring properties**. ✓

8.142. Examples of replacement dwellings that are and are not responsive to these design requirements are provided in Figure 8.9.

Figure 8.9: Replacement Dwelling



Replacement Dwellings in the Countryside

8.143. Where proposals are for the replacement of a dwelling in the 'countryside', they are subject to additional policy considerations.

8.144. Specifically, such dwellings should only be permitted where:

- The dwelling to be replaced is a **permanent structure** with an established continuing residential use. ✓
- The dwelling is **not materially larger** and occupies the **same footprint** unless it can be demonstrated why this should not be the case. ✓
- Where the original dwelling had been previously extended or a larger replacement is approved, **permitted development rights** are normally removed. ✓

Replacement Dwellings in the Green Belt

8.145. Where proposals are for the replacement of a dwelling in the Green Belt, they are subject to the additional policy considerations applicable to such schemes in the 'countryside' alongside further policy considerations that are specific to the Green Belt.

8.146. Specifically, such dwellings should only be permitted where:

- a. They meet the **requirements for replacement dwellings in the countryside.** ✓
- b. It is demonstrated that it does not conflict with the **purposes of the Green Belt.** ✓

Residential Infill Development

8.147. Where new dwellings are proposed as residential infill development, they should:

- a. Reflect the **character and appearance of setting**, including the size and location within the plot of existing dwellings. ✓
- b. Be **sited comfortably** within the plot(s). ✓
- c. Follow **established building lines** within the streetscene. ✓

New Dwellings in the Green Belt

8.148. Paragraph 154 of the NPPF specifies the forms of development appropriate in the Green Belt. This includes "*...limited infilling in villages; limited affordable housing for local community needs under policies set out in the Development Plan (including policies for rural exception sites); and limited infilling or the partial or complete redevelopment of previously developed land...[subject to specific criteria].*"

8.149. Paragraph 155 of the NPPF then specifies other forms of development, including residential, which should also not be regarded as inappropriate in specific circumstances. In summary these are:

- a. The development would utilise grey belt land and not fundamentally undermine the purposes (taken together) of the remaining Green Belt in the plan area.
- b. There is a demonstrable unmet need for the type of development proposed - for housing this includes where there is a lack of a five year housing land supply or the housing delivery test result is below 75%.

- c. The development would be in a sustainable location. In determining if this is the case, particular reference should be given to:
 - i. Paragraph 110 of the NPPF, which expects significant development to be focused in locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.
 - ii. Paragraph 115 of the NPPF, which expects sustainable mode of transport to be prioritised; safe and suitable access to be provided for all users; design of streets, parking and other transport elements to reflect best practice national guidance; and any significant impact on the transport network to be acceptably mitigated.
- d. For housing development, it must meet the 'Golden Rules':
 - i. Appropriate affordable housing contributions are provided – 35% (based on the expectation that it is 15% above the highest existing affordable housing requirement of 20%).
 - ii. Provide necessary improvements to local and national infrastructure.
 - iii. Provide new or improved green spaces, that are accessible to the public, contributing positively to the landscape setting of the development, support nature recovery, meet relevant local standards for green space provision (where there are none, relevant national standards), and contribute towards the objectives of the Shropshire Local Nature Recovery Strategy where it is identified as having particular potential for habitat creation or nature recovery.
 - iv. New residents should be able to access good quality green spaces within a short walk of their home, whether on-site or access to off-site spaces.

8.150. Where proposals for new dwellings are considered appropriate in the Green Belt, it is important that they:

- a. Achieve a **high-quality design** which minimises any impact on the openness of the Green Belt.



Backland and Rear Garden Development

8.151. In circumstances where a site constitutes backland or rear garden development, it should ensure:

- a. Properties' **principal entrances** are located where they are easily **identifiable** from public realm & benefit from natural surveillance. ✓
- b. Properties reflect the **character and appearance** of its setting, including the size and location within the plot of existing dwellings. ✓
- c. All properties have **sufficient private amenity space**. ✓
- d. **Minimum separation standards** (see Chapter 3) are achieved. ✓

Sub-Division of a Dwelling Plot

8.152. Proposals for the sub-division of an existing dwelling plot should consider whether the existing plot is of a sufficient scale to accommodate the proposed development. This involves consideration of whether all properties in the plot:

- a. Reflect the **character and appearance** of its setting, including the size and location within the plot of existing dwellings. ✓
- b. Are **sited comfortably** within the plot(s). ✓
- c. Follow **established building lines** within the streetscene. ✓

8.153. Proposals will also comply with other relevant policies in the adopted Development Plan.

Use of Urban Block Layouts

8.154. Shropshire Council recognises for large-scale residential development; urban block layouts provide a 'template' for the efficient layout of a proposed development.

8.155. However, to ensure proposals are locally responsive, any use of such templates should be tempered by consideration of:

- a. Locally characteristic **architectural design and details**. ✓
- b. **Form and layout** of existing development. ✓
- c. **Local design aspirations**. ✓
- d. **Contemporary design solutions** which take reference from and reinforce distinctive local characteristics to create a sense of place. ✓



Appendices

Appendix 1: Summary of Key Development Plan Policies Underpinning Key Design Considerations

Key Related Local Plan Policies				
Layout - responsive to the site and its surroundings	Character and Appearance - distinctive places that complement their setting	Integration - ensuring connectivity to and through the site	Inclusivity and Sustainability - health, wellbeing, sustainable development and responding to our changing climate	Function - meeting the needs of occupiers
Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design; inclusive and accessible environments; enhancement of local distinctiveness; and mitigation and adaptation to climate change. -Design to respond to our changing climate; to be adaptable, safe and accessible to all; and to respond to changing lifestyle needs of occupiers. -Conservation and enhancement of the natural, built and historic environment; development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. -Safeguarding of community health and wellbeing. -Appropriate landscaping and safeguarding of natural resources. Policy CS7 addresses communications and transport. It specifies: -A sustainable pattern of development requires integrated, accessible, attractive, safe and reliable transport infrastructure. -Development will promote awareness of travel behaviour and options; protect and enhance cycling, footpath, bridleway and canal networks; & enable provision of accessible, affordable and demand responsive public transport. Policy CS8 addresses facilities, services and infrastructure provision. It expects: -Protection and enhancement of existing services, facilities and amenities; and appropriate and accessible provision of additional services, facilities and infrastructure. Policy CS11 addresses the type and affordability of housing. It states: -The objective of achieving the diverse housing needs of Shropshire residents now and in the future. -Create mixed, balanced and inclusive communities. -An integrated and balanced approach will be taken in regard to existing and new housing, including type, size, tenure and affordability. -Appropriate mix of affordable housing tenures required as contributions within market housing development. -All housing developments designed to be capable of adaptation to accommodate lifestyle changes – including the elderly and those with disabilities. -Supporting appropriately located provision of specialist housing, including residential/nursing homes and extra care facilities.				

Key Related Local Plan Policies				
Layout - responsive to the site and its surroundings	Character and Appearance - distinctive places that complement their setting	Integration - ensuring connectivity to and through the site	Inclusivity and Sustainability - health, wellbeing, sustainable development and responding to our changing climate	Function - meeting the needs of occupiers
Policy CS17 addresses environmental networks. It requires development to: -Conserve & enhance natural and historic environment assets and to create a multi-functional environmental network. -Enhance local character and quality of the natural, built and historic environment. -Contribute to local distinctiveness, having regard to the quality of Shropshire's environment, including its landscape. Policy CS18 addresses sustainable water management. It expects development to: -Integrate sustainable water management to manage flood risk – including adapting to climate change. -Safeguard water quality and quantity; ensure adequate water infrastructure; and incorporate water efficiency measures to protect water resources and reduce infrastructure pressure. -Provide opportunities to enhance biodiversity, health and recreation and where appropriate de-culvert. Policy MD2 addresses sustainable design. It requires development to: -Contribute and respect locally distinctive and valued character and existing amenity; respond to form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement); reflect local character (including architectural design, details and materials); and conserve and enhance historic and environmental assets. -Embrace contemporary design which references/reinforces distinctive local character and creates sense of place. -Incorporate sustainable drainage. -Consider design of landscaping and open space holistically as part of the whole development (including natural features such as trees, hedgerows and landscape); and to provide sufficient open space (30sqm per person) that meets local needs (on sites of 20 or more dwellings this should be a functional space for play, recreation and nature) managed in perpetuity. Policy MD3 addresses the delivery of housing development. It expects development of 5 or more dwellings to: -Include a mix and type of housing that has regard to local evidence and community consultation. Policy MD8 addresses infrastructure provision. It expects development to: -Safeguard existing infrastructure & only occur where sufficient infrastructure is available or can be provided. Policy MD12 addresses the natural environment. It specifies: -Appropriate assessment & mitigation required if proposals are likely to negatively affect designated environmental assets. -Proposals contributing positively to conservation, enhancement, connectivity and restoration of natural assets; or the special characteristics and local distinctiveness of an area will be supported. Policy MD13 addresses the historic environment. It specifies: -Proposals likely to affect heritage assets to be informed by a Heritage Impact Assessment. -Proposals contributing positively to heritage assets will be supported.				

Appendix 2: Summary of Key Development Plan Policies Underpinning Areas of Technical Guidance

Technical Guidance Subject	Key Related Local Plan Policies
Structural Landscaping	Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design; inclusive and accessible environments; enhancement of local distinctiveness; and mitigation and adaptation to climate change. -Design to respond to our changing climate and to be safe and accessible to all. -Conservation and enhancement of the natural environment; development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessment. -Safeguarding of community health and wellbeing. -Appropriate landscaping and safeguarding of natural resources. Policy CS17 addresses environmental networks. It requires development to: -Conserve & enhance natural environment assets and to create a multi-functional environmental network. -Enhance local character and quality of the natural environment. Policy MD2 addresses sustainable design. It requires development to: -Contribute and respect locally distinctive and valued character and existing amenity; and conserve and enhance environmental assets. -Consider design of landscaping and open space holistically as part of the whole development (including natural features such as trees, hedgerows and landscape). Policy MD12 addresses the natural environment. It specifies: -Appropriate assessment & mitigation required if proposals are likely to negatively affect designated environmental assets. -Proposals contributing positively to conservation, enhancement, connectivity and restoration of natural assets; or the special characteristics and local distinctiveness of an area will be supported.
Biodiversity Net Gain	Policy CS6 addresses sustainable design and development principles. It requires: -Conservation and enhancement of the natural environment. Policy CS17 addresses environmental networks. It requires development to: -Conserve & enhance natural environment assets and to create a multi-functional environmental network. -Enhance local character and quality of the natural environment. Policy MD2 addresses sustainable design. It requires development to: -Contribute and respect locally distinctive and valued character and existing amenity; and conserve and enhance environmental assets. -Consider design of landscaping and open space holistically as part of the whole development (including natural features such as trees, hedgerows and landscape).

Technical Guidance Subject	Key Related Local Plan Policies
	Policy MD12 addresses the natural environment. It specifies: -Appropriate assessment & mitigation required if proposals are likely to negatively affect designated environmental assets. -Proposals contributing positively to conservation, enhancement, connectivity and restoration of natural assets; or the special characteristics and local distinctiveness of an area will be supported. A minimum of 10% Biodiversity Net Gain is a requirement of national legislation.
Separation Standards	Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design and enhancement of local distinctiveness. -Development to be appropriate scale, density, pattern and design reflecting local context, character and features; -Regard to national and local design guidance and assessments. -Safeguarding of community health and wellbeing. -Appropriate landscaping and safeguarding of natural resources. Policy MD2 addresses sustainable design. It requires development to: -Contribute and respect locally distinctive and valued character and existing amenity; respond to form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement); and reflect local character (including architectural design, details and materials). -Embrace contemporary design which references/reinforces distinctive local character and creates sense of place. -Consider design of landscaping and open space holistically as part of the whole development (including natural features such as trees, hedgerows and landscape).
Internal Floorspace (Nationally Described Space Standards)	Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design. -Design to respond to be adaptable, safe and accessible to all and to respond to changing lifestyle needs of occupiers. -Development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessment. -Safeguarding of community health and wellbeing. Policy MD2 addresses sustainable design. It requires development to: -Contribute and respect locally distinctive and valued character and existing amenity; respond to form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement); and reflect local character (including architectural design, details and materials).

Technical Guidance Subject	Key Related Local Plan Policies
Public Realm and Open Space	Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design; inclusive and accessible environments; and enhancement of local distinctiveness. -Design to be adaptable, safe and accessible to all. -Development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessment. -Safeguarding of community health and wellbeing. -Appropriate landscaping and safeguarding of natural resources. Policy MD2 addresses sustainable design. It requires development to: -Contribute and respect locally distinctive and valued character and existing amenity; respond to form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement); and reflect local character (including architectural design, details and materials). -Consider design of landscaping and open space holistically as part of the whole development (including natural features such as trees, hedgerows and landscape); and to provide sufficient open space (30sqm per person) that meets local needs (on sites of 20 or more dwellings this should be a functional space for play, recreation and nature) managed in perpetuity.
Playing Fields	Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design. -Safeguarding of community health and wellbeing. -Appropriate landscaping and safeguarding of natural resources. Policy CS8 addresses facilities, services and infrastructure provision. It expects: -Protection and enhancement of existing services, facilities and amenities; and appropriate and accessible provision of additional services, facilities and infrastructure. Policy MD2 addresses sustainable design. It requires development to: -Consider design of landscaping and open space holistically as part of the whole development (including natural features such as trees, hedgerows and landscape); and to provide sufficient open space (30sqm per person) that meets local needs (on sites of 20 or more dwellings this should be a functional space for play, recreation and nature) managed in perpetuity.

Technical Guidance Subject	Key Related Local Plan Policies
Play Space	Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design. -Safeguarding of community health and wellbeing. -Appropriate landscaping and safeguarding of natural resources. Policy CS8 addresses facilities, services and infrastructure provision. It expects: -Protection and enhancement of existing services, facilities and amenities; and appropriate and accessible provision of additional services, facilities and infrastructure. Policy MD2 addresses sustainable design. It requires development to: -Consider design of landscaping and open space holistically as part of the whole development (including natural features such as trees, hedgerows and landscape); and to provide sufficient open space (30sqm per person) that meets local needs (on sites of 20 or more dwellings this should be a functional space for play, recreation and nature) managed in perpetuity.
Private Amenity Space	Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design; inclusive and accessible environments; enhancement of local distinctiveness; and mitigation and adaptation to climate change. -Design to be adaptable, safe and accessible to all and to respond to changing lifestyle needs of occupiers. -Development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. -Safeguarding of community health and wellbeing. -Appropriate landscaping and safeguarding of natural resources. Policy MD2 addresses sustainable design. It requires development to: -Contribute and respect locally distinctive and valued character and existing amenity; respond to form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement); and reflect local character (including architectural design, details and materials). -Embrace contemporary design which references/reinforces distinctive local character and creates sense of place. -Consider design of landscaping and open space holistically as part of the whole development (including natural features such as trees, hedgerows and landscape).

Technical Guidance Subject	Key Related Local Plan Policies
Boundary Treatments	Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design; inclusive and accessible environments; and enhancement of local distinctiveness. -Design to be adaptable, safe and accessible to all and to respond to changing lifestyle needs of occupiers. -Development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. -Safeguarding of community health and wellbeing. -Appropriate landscaping and safeguarding of natural resources. Policy MD2 addresses sustainable design. It requires development to: -Contribute and respect locally distinctive and valued character and existing amenity; respond to form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement); and reflect local character (including architectural design, details and materials). -Embrace contemporary design which references/reinforces distinctive local character and creates sense of place. -Consider design of landscaping and open space holistically as part of the whole development (including natural features such as trees, hedgerows and landscape).
Trees and Hedges	Policy CS6 addresses sustainable design and development principles. It requires: -Conservation and enhancement of the natural environment. -Appropriate landscaping and safeguarding of natural resources. Policy CS17 addresses environmental networks. It requires development to: -Conserve & enhance natural environment assets and to create a multi-functional environmental network. -Enhance local character and quality of the natural environment. Policy MD2 addresses sustainable design. It requires development to: -Contribute and respect locally distinctive and valued character and existing amenity; and conserve and enhance environmental assets. -Consider design of landscaping and open space holistically as part of the whole development (including natural features such as trees, hedgerows and landscape). Policy MD12 addresses the natural environment. It specifies: -Appropriate assessment & mitigation required if proposals are likely to negatively affect designated environmental assets. -Proposals contributing positively to conservation, enhancement, connectivity and restoration of natural assets; or the special characteristics and local distinctiveness of an area will be supported.

Technical Guidance Subject	Key Related Local Plan Policies
Planting	Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design; inclusive and accessible environments; enhancement of local distinctiveness; and mitigation and adaptation to climate change. -Design to respond to our changing climate and to be safe and accessible to all. -Conservation and enhancement of the natural environment; development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. -Safeguarding of community health and wellbeing. -Appropriate landscaping and safeguarding of natural resources. Policy CS17 addresses environmental networks. It requires development to: -Conserve & enhance natural environment assets and to create a multi-functional environmental network. -Enhance local character and quality of the natural environment. Policy MD2 addresses sustainable design. It requires development to: -Contribute and respect locally distinctive and valued character and existing amenity; and conserve and enhance environmental assets. -Consider design of landscaping and open space holistically as part of the whole development (including natural features such as trees, hedgerows and landscape). Policy MD12 addresses the natural environment. It specifies: -Appropriate assessment & mitigation required if proposals are likely to negatively affect designated environmental assets. -Proposals contributing positively to conservation, enhancement, connectivity and restoration of natural assets; or the special characteristics and local distinctiveness of an area will be supported.
Vehicular, Cyclist and Pedestrian Routes	Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design; inclusive and accessible environments; enhancement of local distinctiveness; and mitigation and adaptation to climate change. -Design to respond to our changing climate; to be adaptable, safe and accessible to all; and to respond to changing lifestyle needs of occupiers. -Safeguarding of community health and wellbeing. Policy CS7 addresses communications and transport. It specifies: -A sustainable pattern of development requires integrated, accessible, attractive, safe and reliable transport infrastructure. -Development will promote awareness of travel behaviour and options; protect and enhance cycling, footpath, bridleway and canal networks; & enable provision of accessible, affordable and demand responsive public transport.

Technical Guidance Subject	Key Related Local Plan Policies
	Policy CS8 addresses facilities, services and infrastructure provision. It expects: -Protection and enhancement of existing services, facilities and amenities; and appropriate and accessible provision of additional services, facilities and infrastructure. Policy MD2 addresses sustainable design. It requires development to: -Contribute and respect locally distinctive and valued character and existing amenity. Policy MD8 addresses infrastructure provision. It expects development to: -Safeguard existing infrastructure & only occur where sufficient infrastructure is available or can be provided.
Electric Vehicle Charging	Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design and mitigation and adaptation to climate change. -Design to respond to our changing climate and to respond to changing lifestyle needs of occupiers. Policy CS7 addresses communications and transport. It specifies: -A sustainable pattern of development requires integrated, accessible, attractive, safe and reliable transport infrastructure. Electric Vehicle Charging provisions area a requirement of national legislation.
Vehicle Parking	Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design. -Design to be adaptable, safe and accessible to all; and to respond to changing lifestyle needs of occupiers. -Development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. Policy CS7 addresses communications and transport. It specifies: -A sustainable pattern of development requires integrated, accessible, attractive, safe and reliable transport infrastructure. Policy MD2 addresses sustainable design. It requires development to: -Contribute and respect locally distinctive and valued character and existing amenity and responds to the form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement). -Embrace contemporary design which references/reinforces distinctive local character and creates sense of place.
Cycle Parking	Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design; inclusive and accessible environments; enhancement of local distinctiveness; and mitigation and adaptation to climate change. -Design to respond to our changing climate; to be adaptable, safe and accessible to all; and to respond to changing lifestyle needs of occupiers. -Development to be appropriate scale, density, pattern and design reflecting local context, character and features

Technical Guidance Subject	Key Related Local Plan Policies
	- having regard to national and local design guidance and assessments. -Safeguarding of community health and wellbeing. Policy CS7 addresses communications and transport. It specifies: -A sustainable pattern of development requires integrated, accessible, attractive, safe and reliable transport infrastructure. -Development will promote awareness of travel behaviour and options; protect and enhance cycling, footpath, bridleway and canal networks; & enable provision of accessible, affordable and demand responsive public transport. Policy CS8 addresses facilities, services and infrastructure provision. It expects: -Protection and enhancement of existing services, facilities and amenities; and appropriate and accessible provision of additional services, facilities and infrastructure. Policy MD2 addresses sustainable design. It requires development to: -Contribute and respect locally distinctive and valued character and existing amenity and responds to the form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement) -Embrace contemporary design which references/reinforces distinctive local character and creates sense of place. Policy MD8 addresses infrastructure provision. It expects development to: -Safeguard existing infrastructure & only occur where sufficient infrastructure is available or can be provided.
Accessible and Adaptable Housing	Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design, which is adaptable, safe and accessible to all and can respond to changing lifestyle needs of occupiers. -Safeguarding of community health and wellbeing. Policy CS11 addresses the type and affordability of housing. It expects: -Residential development to contribute to meeting the diverse housing needs of Shropshire residents now and in the future. -Residential development to include an appropriate mix of affordable housing. -Residential development to be designed to be capable of adaptation to accommodate lifestyle changes – including the elderly and those with disabilities. Policy MD3 addresses the delivery of housing development. It expects development of 5 or more dwellings to: -Include a mix and type of housing that has regard to local evidence and community consultation.

Technical Guidance Subject	Key Related Local Plan Policies
Specialist Housing	Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design, which is adaptable, safe and accessible to all and can respond to changing lifestyle needs of occupiers. -Safeguarding of community health and wellbeing. Policy CS11 addresses the type and affordability of housing. It expects: -Residential development to contribute to meeting the diverse housing needs of Shropshire residents now and in the future. -Residential development to support creation of mixed, balanced and inclusive communities. -Residential development to take an integrated and balanced approach in regard to existing and new housing, including type, size, tenure and affordability. -Support for appropriately located provision of specialist housing, including residential/nursing homes and extra care Facilities. Policy MD3 addresses the delivery of housing development. It expects development of 5 or more dwellings to: -Include a mix and type of housing that has regard to local evidence and community consultation.
HAPPI Principles	Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design, which is adaptable, safe and accessible to all and can respond to changing lifestyle needs of occupiers. -Safeguarding of community health and wellbeing. Policy CS11 addresses the type and affordability of housing. It expects: -Residential development to contribute to meeting the diverse housing needs of Shropshire residents now and in the future. -Residential development to be designed to be capable of adaptation to accommodate lifestyle changes – including the elderly and those with disabilities. Policy MD3 addresses the delivery of housing development. It expects development of 5 or more dwellings to: -Include a mix and type of housing that has regard to local evidence and community consultation.

Technical Guidance Subject	Key Related Local Plan Policies
Dementia Friendly Housing	Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design, which is adaptable, safe and accessible to all and can respond to changing lifestyle needs of occupiers. -Safeguarding of community health and wellbeing. Policy CS11 addresses the type and affordability of housing. It expects: -Residential development to contribute to meeting the diverse housing needs of Shropshire residents now and in the future. -Residential development to be designed to be capable of adaptation to accommodate lifestyle changes – including the elderly and those with disabilities. Policy MD3 addresses the delivery of housing development. It expects development of 5 or more dwellings to: -Include a mix and type of housing that has regard to local evidence and community consultation.
Secured by Design	Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design. -Design to be adaptable, safe and accessible to all. -Development to be appropriate scale, density, pattern and design reflecting local context, character and features – having regard to national and local design guidance and assessments. -Safeguarding of community health and wellbeing. Policy MD2 addresses sustainable design. It requires development to: -Contribute and respect locally distinctive and valued character and existing amenity; respond to form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement); reflect local character (including architectural design, details and materials); and conserve and enhance historic and environmental assets. -Embrace contemporary design which references/reinforces distinctive local character and creates sense of place.

Technical Guidance Subject	Key Related Local Plan Policies
Adequate and Accessible Bin Storage	Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design. -Design to be adaptable, safe and accessible to all. -Development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. -Safeguarding of community health and wellbeing. Policy MD2 addresses sustainable design. It requires development to: -Contribute and respect locally distinctive and valued character and existing amenity; respond to form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement); reflect local character (including architectural design, details and materials); and conserve and enhance historic and environmental assets. -Embrace contemporary design which references/reinforces distinctive local character and creates sense of place.
Street Furniture and Signage	Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design. -Design to be adaptable, safe and accessible to all. -Development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. -Safeguarding of community health and wellbeing. Policy MD2 addresses sustainable design. It requires development to: -Contribute and respect locally distinctive and valued character and existing amenity; respond to form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement); reflect local character (including architectural design, details and materials); and conserve and enhance historic and environmental assets. -Embrace contemporary design which references/reinforces distinctive local character and creates sense of place.
Embodied Carbon, Sequestration and Carbon Offsetting	Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design and mitigation and adaptation to climate change. -Design to respond to our changing climate. -Appropriate landscaping and safeguarding of natural resources.
Energy	Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design and mitigation and adaptation to climate change. -Design to respond to our changing climate. -Appropriate landscaping and safeguarding of natural resources.

Technical Guidance Subject	Key Related Local Plan Policies
Water Conservation and Efficiency	Policy CS18 addresses sustainable water management. It expects development to: -Safeguard water quality and quantity; ensure adequate water infrastructure; and incorporate water efficiency measures to protect water resources and reduce infrastructure pressure. Policy MD2 addresses sustainable design. It requires development to: -Incorporate sustainable drainage.
Flood Risk Management	Policy CS18 addresses sustainable water management. It expects development to: -Integrate sustainable water management to manage flood risk – including adapting to climate change. -Provide opportunities to enhance biodiversity, health and recreation and where appropriate de-culvert. Policy MD2 addresses sustainable design. It requires development to: -Incorporate sustainable drainage.
Natural Environment Assets	Policy CS6 addresses sustainable design and development principles. It requires: -Conservation and enhancement of the natural environment and development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. Policy CS17 addresses environmental networks. It requires development to: -Conserve & enhance natural environment assets and to create a multi-functional environmental network. -Enhance local character and quality of the natural environment. Policy MD12 addresses the natural environment. It specifies: -Appropriate assessment & mitigation required if proposals are likely to negatively affect designated environmental assets. -Proposals contributing positively to conservation, enhancement, connectivity and restoration of natural assets; or the special characteristics and local distinctiveness of an area will be supported.
Shropshire Hills National Landscape	Policy CS6 addresses sustainable design and development principles. It requires: -Conservation and enhancement of the natural, built and historic environment and development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. Policy CS17 addresses environmental networks. It requires development to: -Conserve & enhance natural and historic environment assets and to create a multi-functional environmental network. -Enhance local character and quality of the natural, built and historic environment. -Contribute to local distinctiveness, having regard to the quality of Shropshire’s environment, including the Shropshire Hills AONB (now National Landscape). Policy MD12 addresses the natural environment. It specifies: -Appropriate assessment & mitigation required if proposals are likely to negatively affect designated

Technical Guidance Subject	Key Related Local Plan Policies
	environmental assets, including the Shropshire Hills AONB (now National Landscape). -Proposals contributing positively to the special characteristics and local distinctiveness of the Shropshire Hills AONB (now National Landscape) will be supported.
Heritage Assets	Policy CS6 addresses sustainable design and development principles. It requires: -Conservation and enhancement of the built and historic environment and development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. Policy CS17 addresses environmental networks. It requires development to: -Conserve & enhance historic environment assets and to create a multi-functional environmental network. -Enhance local character and quality of the built and historic environment. Policy MD13 addresses the historic environment. It specifies: -Proposals likely to affect heritage assets to be informed by a Heritage Impact Assessment. -Proposals contributing positively to heritage assets will be supported.
Air Quality	Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design and safeguarding of community health and wellbeing. National legislation.
Noise	Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design and safeguarding of community health and wellbeing. National legislation.
Lighting	Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design. -Safeguarding of community health and wellbeing.
Replacement Dwellings	Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design; inclusive and accessible environments and enhancement of local distinctiveness. -Design to be adaptable, safe and accessible to all; and to respond to changing lifestyle needs of occupiers. -Development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. Policy MD2 addresses sustainable design. It requires development to: -Contribute and respect locally distinctive and valued character and existing amenity; respond to form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement); reflect local character (including architectural design, details and materials); and conserve and enhance historic and environmental assets. -Embrace contemporary design which references/reinforces distinctive local character and creates sense of place.

Technical Guidance Subject	Key Related Local Plan Policies
Replacement Dwellings in the Countryside	Policy CS5 addresses countryside and Green Belt. It specifies: -New development will be strictly controlled in accordance with national planning policies protecting the countryside and Green Belt. Policy MD7a addresses management of housing development in the countryside. It specifies replacement dwellings: -Will only be permitted where the dwelling to be replaced is a permanent structure with an established continuing residential use. -Should not be materially larger and must occupy the same footprint unless it can be demonstrated why this should not be the case. -Where replacing a dwelling that is smaller or had been previously extended, permitted development rights will normally be removed.
Replacement Dwellings in the Green Belt	Policy CS5 addresses countryside and Green Belt. It specifies: -New development will be strictly controlled in accordance with national planning policies protecting the countryside and Green Belt. Policy MD6 addresses Green Belt. It specifies: -Development proposed in the Green Belt must be able to demonstrate it does not conflict with the purposes of the Green Belt. Policy MD7a addresses management of housing development in the countryside. It specifies replacement dwellings: -Will only be permitted where the dwelling to be replaced is a permanent structure with an established continuing residential use. -Should not be materially larger and must occupy the same footprint unless it can be demonstrated why this should not be the case. -Where replacing a dwelling that is smaller or had been previously extended, permitted development rights will normally be removed.

Technical Guidance Subject	Key Related Local Plan Policies
Residential Infill Development	Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design; inclusive and accessible environments; and enhancement of local distinctiveness. -Design to be adaptable, safe and accessible to all; and to respond to changing lifestyle needs of occupiers. -Development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. Policy MD2 addresses sustainable design. It requires development to: -Contribute and respect locally distinctive and valued character and existing amenity; respond to form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement); reflect local character (including architectural design, details and materials); and conserve and enhance historic and environmental assets. -Embrace contemporary design which references/reinforces distinctive local character and creates sense of place.
New Dwellings in the Green Belt	Policy CS5 addresses countryside and Green Belt. It specifies: -New development will be strictly controlled in accordance with national planning policies protecting the countryside and Green Belt. Policy MD6 addresses Green Belt. It specifies: -Development proposed in the Green Belt must be able to demonstrate it does not conflict with the purposes of the Green Belt.
Backland and Rear Garden Development	Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design; inclusive and accessible environments; and enhancement of local distinctiveness. -Design to be adaptable, safe and accessible to all; and to respond to changing lifestyle needs of occupiers. -Development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. Policy MD2 addresses sustainable design. It requires development to: -Contribute and respect locally distinctive and valued character and existing amenity; respond to form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement); reflect local character (including architectural design, details and materials); and conserve and enhance historic and environmental assets. -Embrace contemporary design which references/reinforces distinctive local character and creates sense of place.

Technical Guidance Subject	Key Related Local Plan Policies
Sub-Division of a Dwelling Plot	Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design; inclusive and accessible environments; and enhancement of local distinctiveness. -Design to be adaptable, safe and accessible to all; and to respond to changing lifestyle needs of occupiers. -Development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. Policy MD2 addresses sustainable design. It requires development to: -Contribute and respect locally distinctive and valued character and existing amenity; respond to form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement); reflect local character (including architectural design, details and materials); and conserve and enhance historic and environmental assets. -Embrace contemporary design which references/reinforces distinctive local character and creates sense of place.
Use of Urban Block Layouts	Policy CS6 addresses sustainable design and development principles. It requires: -High-quality sustainable design; inclusive and accessible environments; and enhancement of local distinctiveness. -Design to be adaptable, safe and accessible to all; and to respond to changing lifestyle needs of occupiers. -Development to be appropriate scale, density, pattern and design reflecting local context, character and features - having regard to national and local design guidance and assessments. Policy MD2 addresses sustainable design. It requires development to: -Contribute and respect locally distinctive and valued character and existing amenity; respond to form and layout of existing development (including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement); reflect local character (including architectural design, details and materials); and conserve and enhance historic and environmental assets. -Embrace contemporary design which references/reinforces distinctive local character and creates sense of place.