



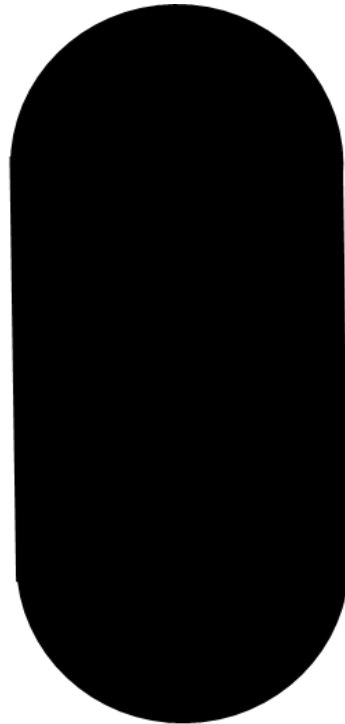
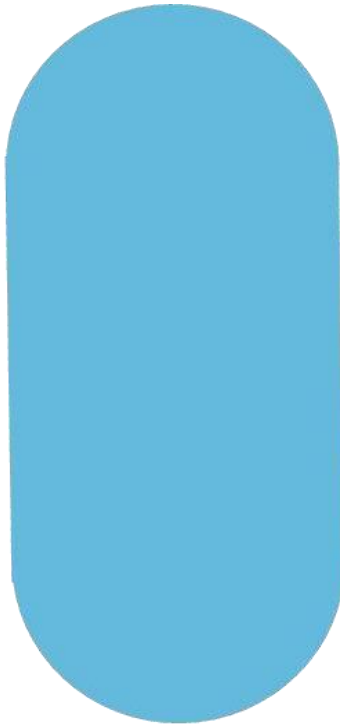
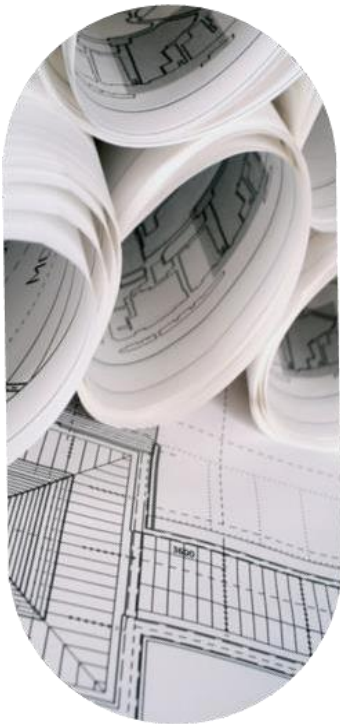
 Part of Shakespeare Martineau

Planning Statement

Land at Tilstock Road, Tilstock

Boningale Homes Limited

October 2024



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0. EXECUTIVE SUMMARY

- 0.1. This Planning Statement, prepared for Boningale Homes Limited, outlines a proposed residential development for 70 dwellings on a 4.05-hectare site located on Tilstock Road, Tilstock. The project includes a policy-compliant mix of housing, affordable units, and provisions for open spaces, landscaping, and associated infrastructure.
- 0.2. The site is located on the northern edge of Tilstock, with nearby access to Whitchurch and Shrewsbury via public transport. Vehicular access will be from Tilstock Road, with pedestrian pathways linking to local amenities, including Tilstock Village Hall and Primary School.
- 0.3. The proposed layout emphasises connectivity with a mix of primary and secondary streets, pedestrian pathways, and a centrally located Local Area of Play (LAP). Housing will be mainly two-story units, with bungalows positioned to optimise views and minimize visual impact. The design incorporates materials and architectural styles consistent with the surrounding area, emphasizing natural surveillance for security and community cohesion.
- 0.4. Drainage management is planned through an attenuation basin and pond system in the southeastern section of the site, designed to align with the natural site slope. The project is outside any protected ecological areas, and landscaping plans include enhancements to local biodiversity.
- 0.5. The development aligns with national and local planning policies, including the National Planning Policy Framework and Shropshire's Core Strategy. The statement also addresses Shropshire's housing needs, infrastructure provisions, and emerging policies in the 2016-2038 Local Plan Review.
- 0.6. This project will contribute to local housing supply, including affordable housing options, and enhance community facilities by integrating pedestrian links to existing village resources. The development is designed to promote sustainable living, with attention to walkability, public transport access, and environmental stewardship.

1. INTRODUCTION

1.1. This Planning Statement has been prepared by Marrons on behalf of Boningale Homes Limited (the “Applicant”), and forms part of a full planning application for the residential development of 70 dwellings at ‘Land at Tilstock Road, Tilstock’ (“the Site”). The Site, which extends to approximately 2.80ha net developable area, is identified on the Site location plan, provides a net density of 29.7 dwellings per hectare.

1.2. The structure of this Statement is as follows:

- Chapter 1: Introduction
- Chapter 2: Site Description, Surrounding Context and History
- Chapter 3: Proposed Development
- Chapter 4: Relevant Planning Policy Context and Planning Assessment
- Chapter 5: Very Special Circumstances Case
- Chapter 6: Conclusion

1.3. This Statement should be read in conjunction with the following documentation that also forms part of the submission package:

- Site Location Plan, illustrative Masterplan, placemaking plan, constraints and opportunities plan, and land use plan and associated budget.
- Design and Access Statement
- Topographical Survey
- Transport Statement and Travel Plan
- Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment
- Phase 1 Site Investigation
- Landscape Visual Impact Assessment
- Heritage Assessment
- Tree Survey and Arboricultural Impact Assessment
- Flood Risk Assessment and Drainage Strategy
- Affordable Housing Statement

- Housing Mix Statement
- Economic Benefits Assessment

2. SITE DESCRIPTION, SURROUNDING CONTEXT AND PLANNING HISTORY

- 2.1. The Site subject of this full planning application comprises approximately 4.05 hectares of Greenfield land off Tilstock Road, to the north of the built form of the village of Tilstock (see Figure 1 below).

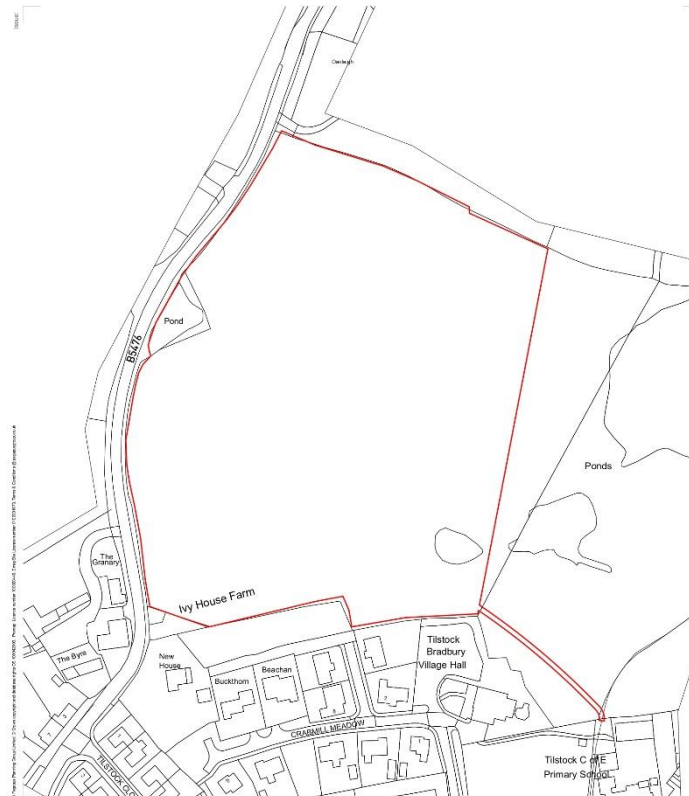


Figure 1: Location plan

- 2.2. The Site is bound by agricultural land to the north and east, with the village built form to the south. To the west lies Tilstock Road, separating the Site and agricultural land, along with some ribbon development to the west.
- 2.3. The Site slopes from east to west and is currently used for the grazing of horses. The Site is bordered to the west and the south by mature hedgerows and trees. The northern boundary is bordered by a smaller hedgerow, separating the site from the field adjacent to the northern boundary. The eastern boundary is made up of fencing. Vehicular access into the site will come from off Tilstock Road, entering the site from the western boundary. Pedestrian access will be provided by a public footpath, entering the Site from the south

eastern corner, offering connections to Tilstock village centre, utilising and enhancing existing Public Rights of Way that run adjacent to Tilstock Primary School.

- 2.4. Within the adopted Development Plan, Tilstock is characterised as a '(Other) Rural Settlement'. It benefits from various facilities, including a Primary School, a public house, a Village Hall and a bowling and tennis club. These amenities provide residents with convenient access to social and educational resources and are all located within 300m of the Site. In particular, the Village Hall is approximately 200m from the application Site, and the Primary School is 300m from the application Site. Both will benefit from a direct pedestrian link from the Site.
- 2.5. Approximately 3.6km to the north of the Site is the town of Whitchurch. This town is defined as a key settlement/service centre, within both the adopted Core Strategy 2006-2026 (adopted 2011) and the draft Local Plan Review for Shropshire 2016-2038 (submitted for Examination on 3rd September 2021). As a service centre, Whitchurch has an abundance of facilities, including two nurseries, a Junior School, two Primary Schools and a Secondary School. Whitchurch also provides 5 supermarkets, discount stores, various pubs and restaurants, a hospital, GP Surgery, and a rugby club.
- 2.6. Tilstock benefits from frequent bus services to both Whitchurch and Shrewsbury and the surrounding local area. Both the 511 and 512 run from Whitchurch to Shrewsbury, via Tilstock, with the 511 running every hour, from morning until evening. This public transport network provides residents with convenient and sustainable access to regional employment centres, educational services, retail facilities, and leisure destinations. The closest bus stop is located within the village centre, 200m from the Site or 445m from the centre of the Site.
- 2.7. Whitchurch train station offers direct connections to Shrewsbury and Manchester Piccadilly. The journey to Shrewsbury typically takes around 25-30 minutes, while Manchester Piccadilly can be reached within approximately an hour from Whitchurch. Along the route to Manchester Piccadilly, the train also stops at Nantwich and Crewe, with Crewe just half an hour away and Nantwich only a 15-minute journey. Train services operate regularly each day throughout the week, providing reliable transportation options.
- 2.8. The Site benefits from good access to the wider strategic road network, with access to the B5476 bordering the western edge of the Site. This road connects Tilstock to

Whitchurch. Further afield, the B5476 enables onward travel to employment areas such as Stoke-on-Trent, via the A525, and Shrewsbury, via the A49.

- 2.9. There are no listed buildings within the immediate vicinity of the Site. The closest listed building is Tilstock Christ Church, located approximately 200m south of the application Site, in the centre of the village of Tilstock. Beyond this, Tilstock Hall Farmhouse, a Grade II listed building, is approximately 300m away from the application, located in the southwest of the village of Tilstock. Notably, the existing build form is present between the subject site and the above-listed heritage assets.
- 2.10. The Site is not subject to any statutory ecological designations.
- 2.11. The Site is positioned outside of the settlement boundary and is not located within any protected land, be it a conservation area, or SSSI.
- 2.12. The Site has no recent relevant planning history. Recent planning applications within proximity include:
- 14/03013/OUT: Outline planning permission for residential development (all matters reserved) at Land To North Christ Church, Tilstock, Shropshire. The application was validated on the 7th of July 2014, with planning permission granted for the erection of 9 dwellings on the 20th of November 2015
 - 22/03682/FUL: Erection of 3no Bungalows with garages at Land North West Of Crabmill Meadow, Tilstock, Whitchurch. The application was validated on the 17th of August 2022, with planning permission refused on the 12th of October 2022. This decision was appealed (APP/L3245/W/23/3320163), and submitted on the 25th of July 2023. The appeal was dismissed on the 13th October 2023.
- 2.13. The Environment Agency's Flood Map for Planning identifies that the entire Site is located in Flood Zone 1, meaning that the risk of flooding by fluvial source in any given year is less than 0.1%.

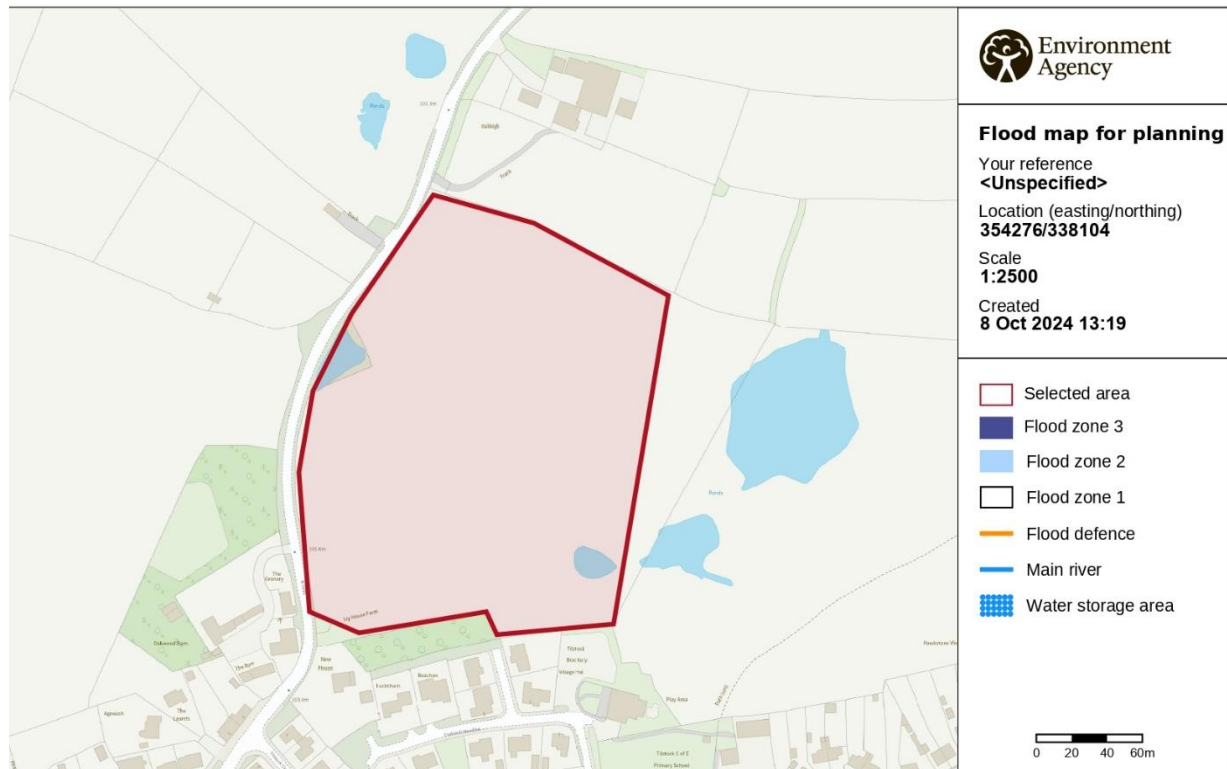


Figure 2: Environmental Agency Flood Map

3. THE PROPOSED DEVELOPMENT

- 3.1. This application seeks full planning permission for the erection of 70 dwellings including a policy-compliant level of affordable dwellings, open space, landscaping and associated works.
- 3.2. Full details regarding the proposed development are provided in the suite of planning drawings, Design & Access Statement and supporting assessments. This section of the Statement will therefore summarise the key design principles and concepts that have been applied to the proposed development.

Layout & Access

- 3.3. A Site layout plan (P24-1425_DE_002_C_02) has been prepared to accompany the application which details the development as envisaged, detailed in Figure 3 below.

Figure 3: Site Layout Plan P24-1425_DE_002_C_02



- 3.4. The layout plan shows how the Site will adequately and comfortably accommodate the development proposed, making efficient use of the Site whilst respecting local character and on-site features.
- 3.5. Permeability into, out of, and within the Site follows a twofold approach, with vehicle access being gained from Tilstock Road to the west whilst pedestrian access is primarily orientated to a connection to the southeast.
- 3.6. The vehicle access point to the Site is proposed off the B5576 (Tilstock Road) along the site's western boundary.
- 3.7. This pedestrian connection links into Tilstock, with direct access to the Village Hall and Primary School, both of which are within proximity to the Site. This approach will ensure that pedestrians have ready access to the services and amenities present in Tilstock, as well as public transport opportunities, utilising a safe route with low vehicle speeds present.
- 3.8. A clear street hierarchy is proposed across the Site, with shared surfaced secondary routes and private drives branching off from the primary street. This creates legible routes through the Site with very good pedestrian permeability.
- 3.9. Prominent junctions, mainly junctions in which primary streets and shared surfaces meet, are proposed to have 4-bed dwellings at the intersection. Intersections and road layouts can be seen in the proposed development site layout plan (DRWG: P24-1425_DE_002_A_02). This proposal has various benefits. Firstly, bespoke feature plots influenced by junction location are typically on the larger side. Making better use of corners or edges allows for a maximised use of the site area, as prescribed by national policy. Larger dwellings at junctions also play a vital role in natural surveillance and a sense of safety. Overlooking the nearby public realm and creating an increased sense of oversight will create a safer environment. Finally, larger dwellings at junctions create a strong visual impact, enhancing the overall perspective of the development. Acting as a 'gateway' to the space following the junction can help to make a strong first impression and positive tone.
- 3.10. The use of 'corner-turner' dwellings on of the bends within the road structure or junctions are utilised to have frontage features along two road frontages. Elevations of these

dwelling can be found in DRWG: P24-1425_DE_003__07A, page 8. Examples of corner dwellings can be seen on plots 1, 16, 17, 25, 36 and 64, all of which are 4 bed dwellings. These dwellings have bay windows on the front and side elevations, offering multiple views out of the dwelling. Having two attractive frontages on a single, larger dwelling along corners reduces the frequency of blank, unappealing sides to dwellings that would be present with smaller, single active frontage dwellings placed on corners within the side roads.

- 3.11. Key street scenes are shown on drawing P24-1425_DE_008_A_01. Key street scenes include the shared surface road and private drive to the west of the site, running parallel to the B5476 (Tilstock Road), which both link to the site access point (referenced as street scene A within the drawing). The other identified key street scene runs from south to north along the primary street within the centre of the site (referenced as street scene B within the drawing).
- 3.12. A Local Area of Play (LAP) is proposed to be located at the centre of the site. The position of the LAP can be seen on the site layout plan (DRWG: P24-1425_DE_002_A_02). This location means that the LAP is within a very short distance from all dwellings on site, regardless of placement. The location also allows for surrounding dwellings (plots 26-28, and 55-58) to provide natural surveillance to the LAP, whilst still maintaining policy required distance from the LAP.
- 3.13. A Local Equipped Area of Play (LEAP) is also provided, seen within the site layout plan (DRWG: P24-1425_DE_002_A_02). The LEAP is located in the southeast corner of the site. This allows for the LEAP to be well connected through the proposed footways to the development site, and the existing community in Tilstock via the proposed pedestrian link
- 3.14. The rationale for this layout is described in further detail in the accompanying Design & Access Statement.

Density

- 3.15. It is proposed that the development will comprise the erection of 70 dwellings, including 10 affordable homes, to provide a policy-compliant proportion of the dwellings as affordable homes to assist with meeting the district's identified housing needs. Including the access roads, private garden space, car parking areas and open space, approximately 2.358ha of the Site is proposed to be developed for residential purposes, representing a

net density of approximately 29.7 dwellings per hectare. The density reflects the immediate surrounding context, whilst also ensuring the efficient use of available land as required by national policy and guidance.

Scale & Appearance

- 3.16. Across the Site, the majority of dwellings are proposed to be two-storey, although bungalows are proposed in key locations. Single-storey bungalows are to be located in the northeast corner of the Site. These bungalows assist in meeting the requirements of Policy DP1: Residential Mix of the Shropshire Emerging Local Plan, which requires developments to provide a mix of dwelling sizes, types and tenures to meet the needs of various demographics in local communities. This location of single-storey bungalows provides those residents with unimpeded views of the surrounding environmental landscape. This location of single-storey bungalows also provides unimpeded views of the surrounding environmental landscape for the two-storey dwellings. The proposed height of the majority of dwellings as two storeys reflects the surrounding built form of Tilstock where predominantly 2-storey developments can be found.
- 3.17. The proposed dwellings will feature elevations traditional in style, with red brick or render finishes, grey roof tiles, stone cills, and additional details to some plots to enliven the street scene. Some double-fronted properties are also proposed in key locations. Tilstock's environment, materials and details have been identified and incorporated into the design detail of the new development to reflect the character of the local area and its design. A mixture of 2 red bricks and roof tiles will be incorporated into the appearance of the dwellings. The built form of the dwellings will see a variety in size, with a mixture of narrow and wider fronted houses, helping to provide a balance of the street scene. Traditional window positions with the use of symmetry on wide-fronted dwellings are proposed to add architectural detailing.

Landscaping & Drainage

- 3.18. Drainage on Site will be provided by an attenuation basin, located in the south eastern corner of the Site. The layout of the basin can be seen in the attenuation feasibility sketch (48888-ECE-XX-XX-Sk-C-0001 P03). The attenuation basin will have a volume of approximately 1,480m³. The top of the water level of the attenuation basin will have a depth of 1000mm, with the top of the freeboard providing an additional 400mm. An attached pond will have a permanent water level depth of 600mm, with a top water level

of 1000mm. A footpath will provide access to the attenuation basin and pond, surrounding the basin. This footpath will have a width of 3m.

4. RELEVANT PLANNING POLICY CONTEXT AND PLANNING ASSESSMENT

4.1. The relevant planning policy context for Shropshire Council comprises of:

- National Planning Policy Framework (Last revised December 2023)
- Core Strategy 2006-2026
- SAMDev Plan 2006-2026
- Emerging Local Plan 2016-2038

National Planning Policy Framework

4.2. The National Planning Policy Framework (the “Framework”) sets out the Government’s planning policies for England and how they should be applied (paragraph 1).

4.3. Following the General Election, the newly formed Ministry of Housing, Communities and Local Government has published a newly formed National Planning Policy Framework (NPPF). This new framework proposes reforms to the previous NPPF, published in December 2023, as well as changes to the planning system. This NPPF is currently open for consultation and is expected to be adopted fully in late 2024. As such, the NPPF which is currently adopted remains the December 2023 version, however, the consultation version does hold some weight as a material consideration. The sections below (and the paragraphs referred to therein) refer to the December 2023 adopted NPPF.

4.4. The NPPF emphasises the role of the Development Plan in decision-making (paras 2, 12 and 47) but also states that the NPPF itself is a material consideration in the determination of planning applications. The NPPF is underpinned by a presumption in favour of sustainable development and those provisions that are relevant to this proposal are identified below.

Achieving sustainable development

4.5. Paragraph 7 describes that the purpose of planning is to contribute to the achievement of sustainable development. Paragraph 8 proceeds that the planning system, in the context of sustainable development, has 3 overarching interdependent objectives:

- An economic objective;
- A social objective; and,
- An environmental objective.

4.6. Paragraph 10 states that to ensure sustainable development is pursued in a positive way, there is a presumption in favour of sustainable development at the heart of the Framework. Paragraph 11 confirms that, for plan making, this means:

all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas (as established through statements of common ground), unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

4.7. For decision-taking this means:

Approving development proposals that accord with an up-to-date development plan without delay; or

where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Decision-making

- 4.8. Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way, working proactively with applicants and seek to approve applications for sustainable development where possible.
- 4.9. Paragraphs 39 to 45 promote early engagement and pre-application discussions, whilst paragraph 46 advocates consideration of voluntary planning performance agreements, particularly for large or complex applications.
- 4.10. Paragraph 47 requires decisions on applications to be made as quickly as possible and within the statutory timeframes unless a longer period has been agreed.
- 4.11. Paragraph 48 proceeds that weight may be given to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the emerging policies to those in the Framework (being minded of the transitional arrangements set out at footnote 22).
- 4.12. Paragraph 49 states that in the context of the Framework – and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than in the limited circumstances where both:
- a. the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and
 - b. the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

- 4.13. Paragraphs 55 to 58 require local planning authorities to consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations, subject to compliance with the relevant tests.

Delivering a sufficient supply of homes

- 4.14. Paragraph 60 states that it is important a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay to support the Government's objective of significantly boosting the supply of homes.
- 4.15. Paragraph 61 sets out that when establishing the minimum number of homes needed within a given area, in addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.
- 4.16. Paragraph 66 highlights that housing developments, decisions and policies should expect at least 10% of the total number of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.
- 4.17. Paragraph 74 highlights that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes).

Promoting healthy and safe communities

- 4.18. Paragraph 96 describes the importance of creating healthy, inclusive and safe places. Planning policies and decisions should therefore promote social interaction, and safe and accessible environments which reduce the potential for crime and disorder (including fear of crime), and enable/support healthy lifestyles.
- 4.19. Paragraph 99 states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities.

- 4.20. Paragraph 102 highlights that Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.

Promoting sustainable transport

- 4.21. Paragraph 109 states that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes, as this can help to reduce congestion and emissions, and improve air quality and public health.
- 4.22. Paragraph 111 highlights that the accessibility of the development, the availability of and opportunities for public transport, and the type, mix and use of the development should be taken into account when setting local parking standards.
- 4.23. Paragraph 115 states that development proposals should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be 'severe'.
- 4.24. Paragraph 116 considers that development proposals should give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second - so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for the bus or other public transport services, and appropriate facilities that encourage public transport use. Further to this, the needs of people with disabilities and reduced mobility should be addressed, and places should be created that are safe, secure and attractive.
- 4.25. Paragraph 117 confirms that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

Making effective use of land

- 4.26. Paragraph 123 requires that policies and decisions promote an effective use of land in meeting the need for homes and other uses while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 4.27. Planning policies and decisions should support development that makes efficient use of land, as is considered in Paragraph 128, taking into account:
- a. the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
 - b. local market conditions and viability;
 - c. the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
 - d. the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
 - e. The importance of securing well-designed, attractive and healthy places.
- 4.28. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site, in accordance with paragraph 129.

Achieving well-designed and beautiful places

- 4.29. As is stated in paragraph 131, the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Further to this, the paragraph considers that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 4.30. Paragraph 137 considers that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and the local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications

that can demonstrate early, proactive and effective engagement with the community should be looked at more favourably than those that cannot.

Meeting the challenge of climate change, flooding and coastal change

4.31. Paragraph 173 sets out that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment.

4.32. Paragraph 175 identifies that Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

- take account of advice from the lead local flood authority;
- have appropriate proposed minimum operational standards;
- have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
- where possible, provide multifunctional benefits.

Conserving and enhancing the natural environment

4.33. Paragraph 180 describes how policies and decisions should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, trees and woodland;
- maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

- minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

4.34. Paragraph 186 states that when determining planning applications, local planning authorities should apply several principles relating to biodiversity. This includes if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

Proposals Affecting Heritage Assets

4.35. Paragraph 200 highlights when determining applications, the applicant should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than sufficient to understand the potential impact of the proposal on their significance.

4.36. Paragraph 202 sets out in determining applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

- 4.37. Paragraph 205 confirms when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 4.38. As per paragraph 206, any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or development within its setting), should require clear and convincing justification.
- 4.39. Paragraph 207 sets out that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- the nature of the heritage asset prevents all reasonable uses of the site; and
 - no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - conservation by grant funding or some form of not-for-profit, charitable or public ownership is demonstrably not possible; and
 - The harm or loss is outweighed by the benefit of bringing the site back into use.
- 4.40. Paragraph 208 confirms where a development proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal.

[National Planning Practice Guidance](#)

- 4.41. The National Planning Practice Guidance (PPG) was initially published in March 2014 and provides detailed guidance on how to apply the policies contained within the NPPF, concerning relevant legislation and other guidance. Through the publication of the updated NPPF, the Government has updated the PPG. Relevant guidance from the PPG has been taken into account in the formulation of this reserved matters application.

[National Design Guide](#)

- 4.42. On 1 October 2019, the Ministry of Housing, Communities & Local Government published the National Design Guide. This document sets out the characteristics of well-designed places and demonstrates what good design means in practice. Where local guidance does not currently exist, it is envisaged that this can form the basis for more specific guidance and codes which can be locally formulated to meet the priorities of local communities.

5. LOCAL PLANNING POLICY CONTEXT

- 5.1. This section considers the relevant planning policy framework for the Site having regard to the development proposed. It considers relevant policies contained within the statutory development plan and other local planning policy guidance.

Adopted Development Plan

- 5.2. Section 38(6) of The Planning and Compulsory Purchase Act 2004 requires that decisions must be made by the development plan unless material considerations indicate otherwise. This considered the development plan for Shropshire Council comprises the Core Strategy Development Plan Document, adopted in February 2011, and the Site Allocations and Management of Development Plan, adopted in December 2015.
- 5.3. The Core Strategy Development Plan Document (DPD) was formally adopted on the 24th February 2011. This strategy sets out the strategic planning policy for Shropshire, including a 'spatial' vision and objectives, as well as the development strategy for Shropshire, up until 2026.
- 5.4. The SAMDev Plan acts as a part 2 of the Development Plan for Shropshire. This plan was adopted by the Council on the 17th December 2015. The SAMDev Plan sets out further detailed policies for the management of new development across Shropshire, complementing the policies adopted in the Shropshire Core Strategy, as well as providing a policy map for defined policies.

- 5.5. Paragraph 45 of the NPPF states that applications for planning permission should be determined by the development plan unless material considerations indicate otherwise.

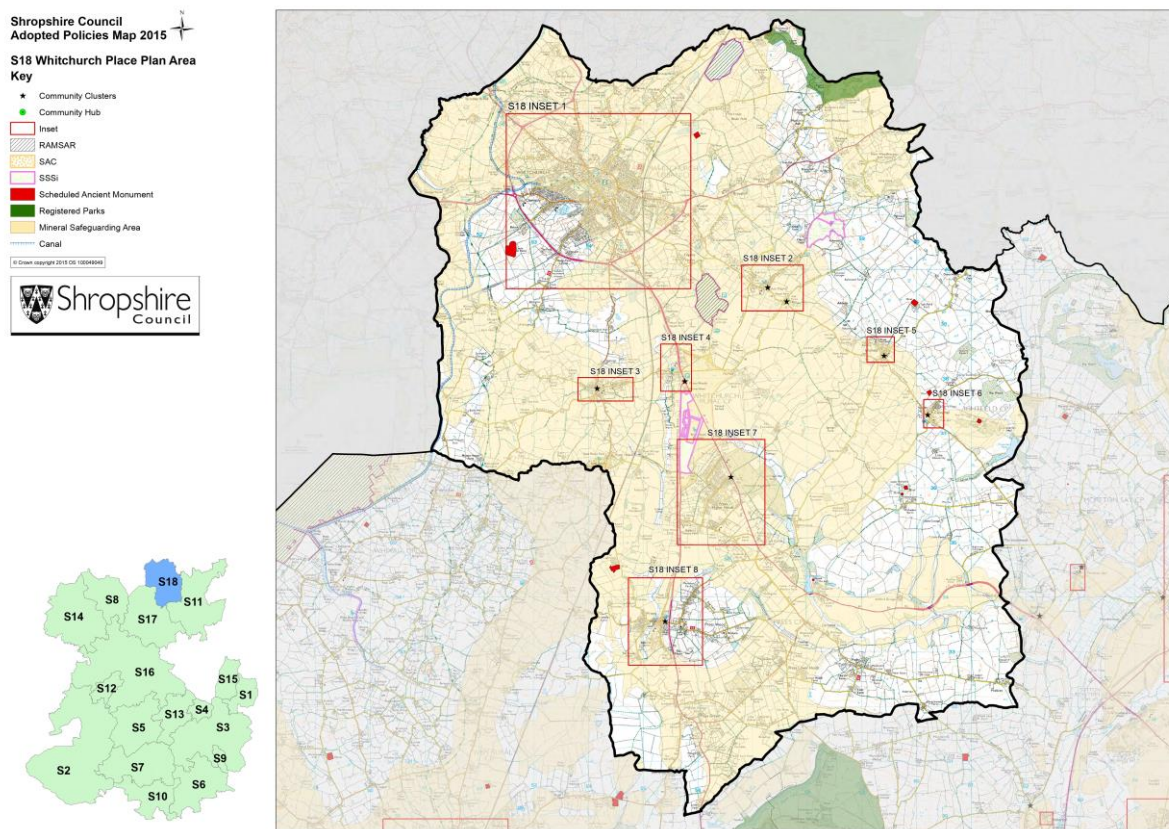


Figure 4: Whitchurch Area Policy Map (Shropshire Council, 2015)

[Core Strategy Development Plan Document 2006-2026](#)

- 5.6. **Policy CS1: Strategic Approach** outlines Shropshire's strategic strategy for development from 2006 to 2026. It proposes to build around 27,500 new dwellings, including 9,000 affordable flats, as well as 290 hectares of employment land and related infrastructure. The rural areas of Shropshire will become more sustainable through a "rural rebalance" approach, accommodating 35% of Shropshire's residential development over the plan period. Development in rural areas will be located predominantly in community hubs and community clusters. This policy is considered out-of-date and no weight should be afforded to the provisions of this policy on the basis that the calculation of housing needs that informed the policy has been superseded by the introduction of the standard method for calculating Local Housing Needs.
- 5.7. **Policy CS5: Countryside and Green Belt** regulates new development by national planning policies aimed at protecting the countryside and green belt. Development proposals on appropriate which maintain and enhance countryside vitality and character

will be permitted where they improve the sustainability of rural communities by bringing local economic and community benefits. Due to the age of the Core Strategy the guidance referred to has since been superseded and as such the policy is considered out-of-date and very limited weight should be afforded to the provisions of this policy

- 5.8. **Policy CS6: Sustainable Design and Development Principles** outlines the principles of sustainable design and development. Development proposals must meet national or local sustainability criteria, including resource and energy efficiency. Significant traffic-generating developments should be positioned in easily accessible places to encourage the use of alternate transport modes. All development must be adaptive, safe, and accessible while addressing climate change problems. Development should safeguard and improve the natural, built, and historic environments while also promoting community health and well-being. Development should meet national quality standards, optimise land use, and protect natural resources. Infrastructure capacity must be aligned with development goals, and proposals affecting current facilities will be reviewed to ensure equivalent or better alternatives. Broadly, this policy is considered to contain sufficient flexibility to ensure that it is consistent with the 2023 NPPF. The proposed development is considered to be consistent with the provision of this policy.
- 5.9. **Policy CS7: Communications and Transport** aims to maintain and improve communication and transport infrastructure for sustainable development. It promotes diverse travel options, including information technologies and public transport services. It emphasises enhancing cycling and walking networks, supporting rail-related developments, improving highways, and facilitating freight movements. Consideration of this policy is provided in the submitted Transport Statement.
- 5.10. **Policy CS8: Facilities, Services and Infrastructure Provision** supports the development of sustainable communities in Shropshire by:
- Protecting and enhancing existing facilities, services, and amenities;
 - Preserving and improving access to facilities and services, including ICT;
 - Facilitating the timely provision of additional facilities and infrastructure to meet identified needs in appropriate and accessible locations;

- Encouraging infrastructure that mitigates and adapts to climate change, including low-carbon and renewable energy generation, with minimal impact on the environment.

5.11. Notwithstanding some inconsistencies with the NPPF, we consider that the proposals before the Council conform with the provision of this policy.

5.12. **Policy CS9: Infrastructure Contributions** outlines the order of priority for infrastructure contributions from development as follows:

- Critical infrastructure that is necessary to ensure adequate provision of essential utilities, facilities, water management and safe access for the development including that identified in the LDF Implementation Plan;
- Priority infrastructure, as identified in the LDF Implementation Plan, including contributions from residential developments towards affordable housing as required to meet Policy CS11 Type and Affordability of Housing;
- Key infrastructure as identified in the LDF Implementation Plan.

5.13. Both the evidence base supporting this policy and the overall compliance with the requirements of the NPPF render the application out-of-date and accordingly, no weight can be afforded to the provisions within. Notwithstanding this, we consider that the application proposals are fully in compliance with the policy.

5.14. **Policy CS11: Type and Affordability of Housing** addresses the housing needs of Shropshire residents by promoting mixed, balanced, and inclusive communities. It advocates for diverse housing developments in terms of type, size, tenure, and affordability. Housing developments are expected to accommodate lifestyle changes, adhere to the Lifetime Homes standard, and support vulnerable populations. Additionally, open-market housing developments are required to contribute to local needs for affordable housing, with on-site provision expected for larger developments. The provisions of this policy have been superseded by updated evidence base, new NPPF provisions and guidance. This policy is out-of-date and is considered to carry no weight.

5.15. **Policy CS15: Town and Rural Centres** confirms that that the rebalancing of rural settlements will be supported by the protection and improvement of existing day to day services and facilities within Shropshire's network of villages. Proposals for new services

and facilities that make a positive contribution towards the ability of a settlement to act as a Community Hub, or as part of a wider Community Cluster will be encouraged. This policy, by virtue of supporting and encouraging growth in the most sustainable locations, is considered to be consistent with the provisions of the NPPF. Full weight is therefore afforded to this policy. The development proposals, by virtue of supporting the vitality of existing services and facilities in Tilstock, whilst also providing new amenities, is considered to comply with the provisions of the policy.

- 5.16. **Policy CS17: Environmental Networks** seeks to ensure that development identifies, protects, enhances, expand and connects Shropshire's environmental assets to create a multifunctional network of natural and historic resources. Development should protect and enhance the natural, built and historic environment; contribute to local distinctiveness; and secure financial contributions where appropriate towards the creation of new and improvement of existing environmental sites and corridors. This policy has been superseded by the provisions of the NPPF and the Environment Bill and is accordingly considered to be out-of-date and carries no weight.
- 5.17. **Policy CS18: Sustainable Water Management** ensures sustainable water management in developments, aiming to reduce flood risk, protect water quality and quantity, and enhance biodiversity. It required compliance with PPS25 tests (which have now been replaced), climate change adaptation in design, and sustainable surface water management. Developments must include sustainable drainage systems, improve drainage infrastructure, and incorporate water efficiency measures to protect resources and reduce pressure on wastewater treatment infrastructure. This policy is considered out-of-date and should be afforded no weight in the planning balance on the basis of inconsistency with the provisions of the NPPF.

[Site Allocations and Management of Development Plan \(SAMDev Plan\)](#)

- 5.18. **Policy MD1: Scale and Distribution of Development** seeks to ensure sufficient land availability to meet Core Strategy development targets, including housing and employment land. Sustainable development is supported in designated areas including the identified Community Hubs and Community Cluster settlements. In addition, Schedule MD1.1 attached to this policy identifies Tilstock as a community cluster settlement.

- 5.19. **Policy MD2: Sustainable Design** outlines criteria for acceptable development proposals, building on Policy CS6. It mandates adherence to local design aspirations, preservation of distinctive character, and integration of sustainable drainage techniques. Development must respect existing amenities, incorporate contemporary design elements cohesively, and provide holistic landscaping for safe outdoor spaces. Adequate infrastructure capacity and adherence to sustainable design standards are essential, demonstrating consideration for local needs and long-term maintenance.
- 0.1. **Policy MD3: Delivery of Housing Development** focuses on the delivery of housing development, supporting allocated sites and sustainable development in line with Local Plan policies. Residential proposals must meet design requirements and include a mix of housing types, especially on larger sites. Settlement housing guidelines are crucial, with decisions considering the increase in dwellings, the likelihood of delivery, benefits, impacts, and sustainability. If guidelines are unlikely to be met, additional sites may be acceptable outside settlement boundaries, subject to certain consideration of the same factors.
- 5.20. **Policy MD8: Infrastructure Provision** states that development should only take place where there is sufficient existing infrastructure capacity. Where a critical infrastructure shortfall is identified, appropriate phasing will be considered in order to make development acceptable.
- 5.21. **Policy MD12: Natural Environment** states that the avoidance of harm to Shropshire's natural assets and their conservation, enhancement and restoration will be achieved by, inter alia, avoiding and significant adverse effects to natural environment assets wherever possible, and supporting proposals which contribute positively to the special characteristics and local distinctiveness of an area.
- 5.22. **Policy MD13: Historic Environment** focuses on protecting and enhancing Shropshire's heritage assets. It requires proposals to avoid harm to designated or non-designated heritage assets and their settings. When proposals may affect these assets, a Heritage Assessment is required. Proposals impacting non-designated assets may be permitted if public benefits outweigh adverse effects, with mitigation measures required. The policy also encourages development that positively benefits heritage assets, particularly those at risk or in poor condition.

Sustainable Design SPD (Part 1)

- 5.23. The SPD provides comprehensive guidance on sustainable design including things like waste management standards and strategies in Shropshire, emphasizing alignment with national policies and frameworks to promote sustainable practices.
- 5.24. It mandates waste management plans in all development proposals, in line with national policies, and emphasises recycling, energy recovery, and the waste hierarchy framework to guide sustainable waste management practices.
- 5.25. The document also outlines targets and regulations for reducing construction waste and increasing recycling efforts, requiring waste assessments and audits in development proposals to focus on waste reduction and sustainable disposal methods. Furthermore, it encourages the reuse and recycling of materials to minimise waste generation during construction and urges developments to exceed minimum standards and incorporate sustainable construction frameworks for higher performance.
- 5.26. Additionally, the SPD highlights government targets for reducing household and commercial waste sent to landfill, with a focus on recycling initiatives, and sets standards for waste storage facilities in both residential and non-residential developments, aiming to facilitate efficient waste management. It also emphasizes the integration of waste management considerations into the early design phases of developments and underscores the importance of energy efficiency and renewable energy integration to mitigate carbon emissions alongside waste management efforts.
- 5.27. In summary, the SPD provides a comprehensive framework for promoting sustainable waste management practices in Shropshire's development projects, aiming to achieve environmental objectives while meeting regulatory requirements.

Type and Affordability of Housing SPD

- 5.28. The SPD addresses key aspects of housing development, including type, mix, design, farm workers, affordable housing, and accommodation for gypsy and traveller sites.
- 5.29. It aligns with the Shropshire Core Strategy's goal of delivering 9,000 affordable homes by 2026, primarily through developer contributions from open market developments and affordable housing exception sites.

- 5.30. Developer contributions are determined annually based on factors such as house prices, construction costs, and land use values, with financial contributions sometimes made instead of on-site provision. Contributions for fractions of affordable dwellings are calculated using a formula considering both on-site and off-site provision. Off-site contributions are pooled to increase affordable housing delivery, with priorities managed in collaboration with Town and Parish Councils.
- 5.31. Certain developments are exempt from affordable housing contributions, including replacement dwellings and non-market housing. The scheme for exception sites aims to provide affordable housing for local residents with strong connections to the area, ensuring that properties remain affordable and prioritizing local occupancy through various conditions and legal agreements.

Developer Contributions

- 5.32. The SPD highlights the commitment to development contributions is implemented through mechanisms like the LDF Implementation Plan, Supplementary Planning Documents, Planning Obligations, and the CIL. Small-scale developments, which constitute the majority in Shropshire, have a significant impact on infrastructure, necessitating fair burden sharing.
- 5.33. Policy CS9 mandates all developments to contribute to local infrastructure proportionate to their scale and location sustainability. Prioritisation of infrastructure contributions follows a framework outlined in CS9, with critical infrastructure taking precedence, followed by priority and key infrastructure identified in the LDF Implementation Plan. Viability of development, considering design standards, infrastructure provision, and affordable housing contributions, is essential and subject to regular review.
- 5.34. Mechanisms for infrastructure provision include planning conditions, planning obligations, and the CIL. The Place Plans and LDF Implementation Plan guide infrastructure requirements for each locality, ensuring community input and alignment with development goals. Planning obligations are tailored to specific developments, ensuring compliance with the requirements of the Community Infrastructure Levy Regulations. The Community Infrastructure Levy provides a consistent mechanism for funding infrastructure, with rates set to ensure viability for most developments. The Levy operation is subject to annual review, reflecting changing market conditions and development viability. The governance

of Levy funds is outlined in the Code of Practice, with consultation and reporting mechanisms in place to ensure transparency and accountability.

Shropshire Emerging Local Plan (2016-2038)

5.35. Paragraph 48 of the NPPF states that local planning authorities may give weight to relevant policies in emerging plans according to:

- a. the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b. the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given);
- c. the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)

5.36. The Council began a review of the preparation of a new Local plan in 2017. The draft Shropshire Local Plan Review (2016 – 2038) was submitted to the Secretary of State for examination on 3 September 2021.

5.37. The Planning Inspectors Examining the draft Shropshire Local Plan released their Interim Findings paper (ID28) on February 15, 2023. This came after the first round of hearings, which covered legal and strategic matters (including strategic policies). The main Hearing Sessions took place in July 2022, and in January 2023, there was an additional session dedicated to the Duty to Cooperate.

5.38. Upon adoption, the policies of the Shropshire Local Plan 2016 to 2038 will replace the policies of the Core Strategy and SAMDev Plan, except for the SAMDev site allocations which have yet to be delivered, which will be 'saved' and therefore continue to form part of the Development Plan. The policies and proposals within adopted formal Neighbourhood Plans which conform with the Shropshire Local Plan 2016 to 2038 will also continue to apply.

5.39. The Shropshire Local Plan does not sit in isolation; it is supported by and has regard to several other strategies produced by the Council and other bodies, including The draft Housing Strategy 2020 to 2025; The draft Climate Change Strategy; the Economic Growth Strategy 2017 to 2021; the emerging Local Transport Plan; and AONB Management Plan.

- 5.40. Regarding vision and objectives for Shropshire, the Draft Local Plan's vision statement is as follows:

"In 2038, communities will be safe and healthy as Shropshire moves positively towards a zero carbon economy; all residents will be able to access well-designed, decent and affordable homes in the right location; economic productivity will be maximised through greater investment; and the County's historic and natural environmental assets will be protected and enhanced".

- 5.41. The Planning Inspectors Examining the draft Shropshire Local Plan released their Interim Findings paper (ID28) on February 15, 2023. This came after the first round of hearings, which covered legal and strategic matters (including strategic policies). The main Hearing Sessions took place in July 2022, and in January 2023, there was an additional session dedicated to the Duty to Cooperate. Further sessions are scheduled for late 2024, beginning in October.

- 5.42. Principally the Inspectors' interim findings related to unmet housing and employment land needs relating to the Black Country. The Council have through the Local Plan Review process agreed to accommodate 1,500 new homes and 30ha of employment land over the Plan period to help address needs that would otherwise not be met.

- 5.43. Ultimately the Planning Inspectors concluded that further SA work should be done about Policy SP2 and the Association of Black Country Authorities' (ABCA) Unmet Housing and Employment Land Needs. This was required for the evaluation of the draft Shropshire Local Plan, to guarantee adherence to Regulation 12 of The Environmental Assessment of Plans and Programmes Regulations (2004) and to ensure the draft Shropshire Local Plan's legal compliance.

- 5.44. The Planning Inspectors' further to the issue of their interim findings received a CPR Part 54 and Pre-Action Protocol letter dated, 15 August 2023, from Aardvark Planning Law.

- 5.45. The pre-action protocol letter sets out three grounds of challenge. The first ground is related to Jurisdictional Issues, which can effectively be summarised as significant procedural concerns relating to the Council's proposed approach to utilise modification to reduce the level of Shropshire's housing requirement within the Plan.

- 5.46. Ground 2 related to an error of approach in the Council's analysis and failure to take steps to consider additional land to accommodate the unmet housing and employment land needs. It was suggested that the Council's approach and purpose was to avoid releasing further Green Belt land to accommodate the need that the Council have agreed to accommodate.
- 5.47. Ground 3 related to the Sustainability Appraisal and several shortcomings, principally related to consistency with the above-listed issues and identification of land to specifically meet unmet needs, noting that the tests for accommodating unmet needs may differ from those relating to needs arising from Shropshire.
- 5.48. The Inspectors in response to the pre-action protocol further wrote to the Council and expressed several significant soundness concerns and advised that considerable additional work would be required for the Plan to be found sound.
- 5.49. Over the intervening period, the Council have prepared additional material to support the preparation of the Local Plan Review.
- 5.50. The below considers the draft Policies, as set out in the submission version of the Local Plan Review, relevant to the application proposals. It is noted that there will likely be significant modifications to the draft Policies required if the Local Plan Review process is to continue.
- 5.51. Crucially, by the NPPF Paragraph 47, plans are deemed 'sound' if they aim to meet objectively assessed needs and accommodate unmet needs from neighbouring areas. Wolverhampton's Local Plan identifies an unmet need for 11,998 homes, suggesting Shropshire should consider accommodating this demand within its plan.
- 5.52. **Policy SP1: The Shropshire Test** ensures that development contributes to local needs and sustainability by promoting community health, cohesion, and climate change mitigation. It emphasises conserving the natural environment, enhancing design standards, and efficient land use. Additionally, it prioritises providing adequate infrastructure and aligning with other relevant strategies, such as Community Led Plans and Economic Growth Strategies.
- 5.53. **Policy SP2: Strategic Approach** outlines Shropshire's strategic approach for flourishing and sustainable development. It aims to accommodate growth while ensuring high-quality

development that meets local needs and addresses climate change. Key points include delivering around 30,800 new dwellings and 300 hectares of employment land over the plan period, with a focus on affordable housing and vibrant town centres. Urban areas will be prioritised for development, with emphasis on Shrewsbury as a strategic centre, followed by principal and key centres and strategic settlements. Rural sustainability will be supported through development in community hubs and clusters, with an additional focus on affordable housing and economic diversification. The policy also encourages the production of Neighbourhood Plans to complement the Local Plan's objectives.

- 5.54. **Policy SP3: Climate Change** focuses on climate change mitigation and adaptation in Shropshire's development. It aims to reduce carbon emissions through sustainable transport, waste reduction, and energy efficiency measures. It promotes the integration of renewable energy systems, district heating networks, and community energy schemes. Additionally, the policy encourages carbon sequestration through carbon offsetting, wetland restoration, and increased tree planting. It also emphasises flood risk management, heat reduction strategies, wildlife habitat enhancement, and water efficiency measures to mitigate drought impacts.
- 5.55. **Policy SP4: Sustainable Development** emphasises Shropshire Council's proactive approach to sustainable development, aligning with the NPPF. It prioritises development proposals that comply with the development plan, aiming for swift approval unless material considerations suggest otherwise. Development conflicting with the plan will be refused unless overridden by other material considerations. When no relevant policies exist or are outdated, planning permission will be granted unless clear reasons for refusal are provided, ensuring the balance between adverse impacts and overall benefits by the NPPF.
- 5.56. **Policy SP5: High-Quality Design** emphasises high-quality design in new development to create better living and working environments, enhance sustainability, and support well-being. It requires consideration of context, local distinctiveness, and climate responsiveness, ensuring designs maintain or enhance character, scale, and materials. The policy outlines criteria for building design, fenestration, extensions, and features, with a focus on consistency, sensitivity, and appropriateness. Planning applications must include proportionate information reflecting the development's size and complexity. Poorly designed developments may be refused permission if they fail to improve the area's quality, function, or well-being and lack adequate supporting information.

- 5.57. **Policy SP6: Health and Wellbeing** focuses on ensuring the health and well-being of individuals, communities, and places through new development. It emphasises creating a high-quality living and working environment, appropriate housing types and locations, and promoting active lifestyles through accessible open spaces and safe walking and cycling routes. The policy also prioritizes creating sustainable communities with access to health facilities, community infrastructure, and healthy food options, while safeguarding against pollution and environmental impacts. Development proposals must incorporate health and well-being objectives, and major developments require Health Impact Assessments.
- 5.58. **Policy SP7: Managing Housing Development** aims to manage housing development by supporting sustainable housing initiatives beyond allocated areas, prioritising disused land reuse and town centre regeneration. It ensures compliance with residential development guidelines, with exceptions considered based on benefits, outstanding commitments, and infrastructure impacts. Market housing outside settlement boundaries is strictly controlled and permitted only under specific conditions or if settlement guidelines are unlikely to be met.
- 5.59. **Policy DP1: Residential Mix** requires residential developments to offer a mix of dwelling sizes, types, and tenures to meet local community needs, including families, older people, those with disabilities, and special needs, based on the SHMA (2020). On sites of 5 or more dwellings, specific proportions of open market dwellings must reflect local housing needs or include a variety of sizes. Affordable dwellings must meet national space standards, and those for older people or with disabilities must comply with specified accessibility standards. Larger developments must provide specialist housing for older people and those with disabilities or special needs.
- 5.60. **Policy DP3: Affordable Housing Provision** mandates affordable housing provision in new developments. For sites of 0.5 ha or more, 10% affordable housing is required in the north and 20% in the south. Off-site provision or financial contributions are allowed only in exceptional cases. Affordable housing must be indistinguishable from market housing and include a mix of social and intermediate tenures. Rents are capped at 80% of market rates and shared ownership at 80% equity share. Allocation follows Shropshire Council's policy. Reduced rates may be considered for viable projects, with an overage clause for future contributions.

- 5.61. **Policy DP11: Minimising Carbon Emissions** aims to minimise carbon emissions in new developments. It mandates residential projects to achieve a minimum 19% improvement in energy performance over Part L of the 2013 Building Regulations. Additionally, they must provide at least 10% of predicted energy needs from on-site renewable sources. Larger residential developments, especially those with 50 or more dwellings, are strongly encouraged to achieve zero net carbon emissions and maximise on-site renewable energy usage. Non-residential developments over 1,000m² or 1ha must attain a BREEAM Excellent rating. Existing buildings should focus on improving energy efficiency and integrating renewable energy technologies. These requirements apply unless demonstrated to render the development economically unviable, considering local plan policies and affordable housing delivery.
- 5.62. **Policy DP12: The Natural Environment** aims to protect and enhance Shropshire's natural assets through various measures. This includes conducting assessments for projects impacting designated sites and habitats, ensuring compliance with national policy for sensitive developments, and delivering a net gain of at least 10% for biodiversity. Proposals affecting natural assets require ecological or geological impact assessments, with mitigation sought first before considering compensation. Additionally, the policy promotes the retention and expansion of trees, woodlands, and hedgerows, with specific guidelines for their protection and replacement.
- 5.63. **Policy DP14: Green Infrastructure** aims to ensure that new development in Shropshire integrates and expands the green infrastructure network. It mandates avoidance of harm to existing green assets and requires enhancement and extension of the network. Developments must include quality green spaces accessible to all, providing benefits such as biodiversity conservation, climate change adaptation, improved air quality, and promoting health and wellbeing. Where on-site green infrastructure is not feasible, quality open space provision is required. A master plan must integrate green infrastructure for significant developments to maximise benefits and connectivity. Management and maintenance of green spaces must be secured. Fragmentation or loss of the green infrastructure network is resisted, with mitigation measures for net gain.
- 5.64. **Policy DP15: Open Space and Recreation** emphasises the importance of providing accessible and well-maintained open space in new developments for recreation and health. It outlines criteria for building on existing open spaces and mandates on-site provision of 30sqm per person for housing developments, with considerations for high-quality spaces and impacts on wildlife sites. Preference is given to integrating open space

into green infrastructure networks, with off-site provision sought if necessary. Functional play areas must be proportionate to the development scale and accessible to all residents. The policy integrates findings from the Shropshire Playing Pitch and Open Space Strategy and the Leisure Facilities Strategy to meet development needs. Legal agreements ensure the perpetual management and maintenance of open spaces.

- 5.65. **Policy DP16: Landscaping of New Development** mandates landscaping in new developments to create and maintain an attractive environment. It requires detailed surveys to record existing landscape features and heritage assets, conserving and enhancing their value. Landscaping schemes must consider site and vicinity character, constraints like flood risk, and ecological and heritage factors. New tree planting should follow best practices, prioritising native species. Soft landscaping should include specimen trees up to 15-20 meters tall. Trees in adoptable areas must be part of infrastructure planning.
- 5.66. **Policy DP17: Landscape and Visual Amenity** emphasises the importance of respecting, safeguarding, and enhancing landscape character and visual amenity in Shropshire. Major development proposals must undergo an assessment of landscape and visual impacts, following industry standards, to determine significance. Adverse effects will be considered in planning applications, with measures to prevent or mitigate impacts prioritised. Proposals that safeguard key landscape features or enhance visual amenity will be supported, guided by the Shropshire Landscape and Visual Sensitivity Study.
- 5.67. **Policy DP18: Pollution and Public Amenity** ensures development in Shropshire complies with pollution control regimes and national objectives. It emphasises minimising pollution and maximising improvements in environmental quality and public amenities. Development must be appropriate for its location, consider air quality impacts, avoid sensitive agricultural land, and address noise and lighting concerns. Proposals must also mitigate risks from contamination and instability, adhere to noise and lighting standards, and consider defence requirements in designated areas.
- 5.68. **Policy DP19: Water Resources and Water Quality** aims to ensure that development in Shropshire preserves water quality and quantity, with adequate water infrastructure in place. It prohibits proposals that compromise water bodies covered by the Water Framework Directive and encourages the avoidance of hazardous substance discharge to groundwater. Development in groundwater Source Protection Zones must consider

shallow groundwater and historic contamination, restricting certain construction methods if necessary. Adequate water infrastructure is required for development, including phased construction to accommodate necessary capacity improvements. Proposals must also address foul drainage management, ensuring separate drainage systems and assessing impacts on water quality. Additionally, development should conserve and enhance watercourses and riverside habitats, with consideration for river restoration and enhancement opportunities.

- 5.69. **Policy DP20: Water Efficiency** states water efficiency in new development to mitigate climate change effects. It requires new housing to meet the Building Regulations' standard of 110 litres per person per day for water usage, as recommended by the Shropshire Water Cycle Study. Non-domestic buildings must achieve 'Good' BREEAM status or equivalent unless it affects viability. Major developments must include water efficiency promotion and consumer education programs.
- 5.70. **Policy DP21: Flood Risk** focuses on mitigating flood risk and directing development away from flood-prone areas in Shropshire. It requires applying Sequential and Exception Tests to identify suitable development locations and ensure safety and sustainability. Development proposals must demonstrate their ability to manage flood risk effectively through design measures, including sustainable drainage systems. A site-specific Flood Risk Assessment is required for all development proposals in flood-prone areas, ensuring resilience to both current and future flood risks. Measures to enhance natural flood management, river restoration, and community flood defences are encouraged while maintaining access to watercourses and flood defences. Additionally, development should aim to enhance natural habitats to reduce flood risk and conserve watercourses and riverside environments.
- 5.71. **Policy DP22: Sustainable Drainage Systems** mandates sustainable water management in Shropshire's developments to reduce flood risk and preserve water quality and quantity, including groundwater resources. Major developments must integrate Sustainable Drainage Systems (SuDS) in line with council guidance and construction standards. SuDS should prioritise multiple benefits, such as green infrastructure and biodiversity enhancements. Surface water management follows a hierarchy, emphasising infiltration and avoiding increased flood risk elsewhere. All proposals require a surface water management plan and must not exceed pre-development runoff rates. Urban creep must be addressed by designing SuDS to

accommodate future changes, and climate change allowances are considered in flood risk assessments.

5.72. **Policy DP23: Conserving and Enhancing the Historic Environment** aims to protect, enhance, and restore Shropshire's heritage assets. It mandates avoiding harm to designated or non-designated heritage assets and their settings, requiring Heritage Assessments for proposals likely to impact significance. Proposals causing harm to designated assets are permitted only if the benefits outweigh the loss. Measures to mitigate harm and advance understanding are required for permitted proposals. Development positively benefiting heritage assets is encouraged, particularly for assets at risk. Detailed supplementary planning documents guide development affecting heritage assets where applicable.

5.73. **Policy DP25: Infrastructure Provision** aims to ensure that new development occurs only where there's sufficient existing infrastructure capacity. Any shortfall in infrastructure provision must be addressed through developer contributions unless alternative solutions are in place. Priority for critical or statutory infrastructure requirements will be given to CIL funds for applicable developments. CIL funds not essential for planning acceptance will support infrastructure needs outlined in Shropshire Place Plans and the Local Infrastructure Plan. If CIL funds are insufficient, additional Section 106 contributions may be required to meet specific infrastructure needs. For developments not subject to CIL, necessary infrastructure improvements will be secured through planning obligations, meeting national requirements.

5.74. **Policy DP28: Communications and Transport** aims to offer sustainable travel options to manage environmental impacts while addressing climate change, air quality, and community well-being. Achieving these goals involves investing in broadband and mobile networks for remote access to services and employment, enhancing active travel infrastructure like footways and cycleways, and promoting accessible and affordable public transport services. Additionally, it entails embracing sustainable transport technologies such as ultra-low emissions vehicles and investing in highway and rail networks like the Shrewsbury North West Relief Road to drive economic growth. Furthermore, the policy supports freight movements through rail and road, encouraging a shift towards commercial rail freight transport for sustainable transportation solutions.

5.75. **Policy S18: Whitchurch Place Plan Area** outlines the development strategy for Whitchurch, emphasising its role as a Principal Centre contributing to strategic growth

objectives in the northeast of the county. Key points include the delivery of around 1,600 dwellings and 20 hectares of employment development to meet local needs. Residential development will primarily utilise allocated areas, with consideration for windfall and exception development. Employment development will focus on allocated areas and safeguard existing employment zones. Retail development is directed towards the town centre to enhance its historic character. Measures are mandated to mitigate adverse effects on natural habitats. Specific site allocations and development guidelines are provided, with emphasis on infrastructure considerations and community benefits. Compliance with community-led plans and master plans is also expected.

- 5.76. Given the ongoing uncertainty around the progress of the Shropshire Local Plan Review and the continued and significant number of outstanding objections to the draft Plan, we consider that the Council should afford limited weight to the policies listed above.
- 5.77. This notwithstanding, the proposal provides for an emerging policy-compliant level of affordable housing and the applicant is committed to ensuring a policy-compliant housing mix, along with the provision of infrastructure to support the scheme.

6. SHROPSHIRE HOUSING LAND SUPPLY

- 6.1. Paragraph 69 of the Framework requires that planning policies identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:
- a. specific, deliverable sites for five years following the intended date of adoption (with an appropriate buffer, as set out in paragraph 77 of the Framework); and
 - b. specific, developable sites or broad locations for growth, for the subsequent years 6- 10 and, where possible, for years 11-15 of the remaining plan period.
- 6.2. The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old. Paragraph 226 states this policy applies to those authorities which have an emerging Local Plan that has either been submitted for Examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need. These arrangements will apply for two years from the publication date of this revision of the Framework.
- 6.3. It is important to note, that in the context of assessing what constitutes a “deliverable” site, the 2023 Framework defines “deliverable” in the Glossary as follows (page 69) (emphasis added):

“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable **until permission expires unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).**
- where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable **where**

there is clear evidence that housing completions will begin on site within five years.”

- 6.4. Planning Practice Guidance Paragraph 007 (Ref ID: 68-007-20190722) states that:
- 6.5. The onus is therefore placed on the Council to provide clear evidence for those sites which fall within part b), rather than for interested parties to establish whether clear evidence exists.
- 6.6. Paragraph 007 (Ref ID: 68-007-20190722) states that clear evidence needed to demonstrate that housing completions will begin on site within five years includes:
- a. current planning status for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
 - b. firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;
 - c. firm progress with site assessment work; or
 - d. clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.”

Council’s Claimed Supply

- 6.7. Shropshire’s most recent Five Year Housing Land Supply Statement, published in March 2024 to cover the period 1st April 2023 to 31st March 2028, claims that the authority has a 5.91 Year Supply.
- 6.8. As is detailed within the Council’s Statement, the supply has been calculated utilising the following elements;
- a. Sites with extant Planning Permission: 31st March 2023
 - b. Sites with extant Prior Approval: 31st March 2023

- c. Selected Sites with 'resolution to grant' Planning Permission: 31st March 2023 which are likely to be deliverable within five years
 - d. Selected site allocations in the adopted Development Plan likely to be deliverable in five years
 - e. Selected sites proposes for allocation for development within the draft Shropshire Development Plan likely to be deliverable within five years
 - f. Selected sites from the Strategic Land Availability Assessment (SLAA) likely to be deliverable within five years
 - g. Selected affordable housing sites including Homs England (HE) funded sites which are likely to be deliverable within five years
 - h. Windfall Sites
- 6.9. In determining the housing requirement, against which supply is measured, the Council's assessment sets out two separate calculations. The first calculation notes that the housing requirement in the adopted Development Plan is 27,500 dwellings over the period from 2006 to 2026. The adopted Development Plan outlines a phasing strategy to support the achievement of this housing requirement. During the period from 2023/24 – 2025/26 addressed within the Council's assessment indicates an annual housing requirement of 1,530.
- 6.10. The remainder of the assessment period from 2026/27 - 2027/28 is beyond the plan period within the adopted Development Plan. As such, local housing need is utilised to assess housing land supply over this period. The annual local housing need calculated within the local housing need assessment (2023 base date to align with the base date for this assessment of housing land supply) is 1,085 dwellings.
- 6.11. Undersupply, amounting to 247 dwellings is to be addressed within the next 5-year period, commonly referred to as the Sedgefield approach.
- 6.12. On the basis that the Council have passed the Housing Delivery Test, it is not necessary to apply a buffer.
- 6.13. The second calculation utilises the Local Housing Need as derived from the Standard Method for the entirety of the 5-year calculation period.
- 6.14. The requirements, derived from both of these calculations are set out in the table below;

Table 1: Shropshire Housing Requirement Calculations

Category		Calculation 1	Calculation 2
5-year requirement	2023/2024	1,530	1,085
	2024/2025	1,530	1,085
	2025/2026	1,530	1,085
	2026/2027	1,085	1,085
	2027/2028	1,085	1,085
	Total	6,760	5,425
Under-Delivery		247	0
Buffer		0	0
Total requirement		7,007	5,425

6.15. As is detailed within the Housing Land Supply Assessment, the Council has progressed a supply calculation against calculation 1, a combination of the adopted housing requirement and Local Housing Need.

6.16. Boningale Homes supports this approach and notes that the emerging Local Plan Review sets out a minimum housing requirement of 31,300 dwellings between 2016 and 2038, which equates to an annual average of around 1,423 dwellings.

6.17. As is detailed in Table 10 of the Council's assessment, the identified components of supply are as follows;

Table 2: Shropshire Components of Supply

Category	Number of Dwellings
Dwellings on sites with Planning Permission	5,958
Dwellings on sites with Prior Approval	72
Dwellings on selected sites with a 'resolution to grant' Planning Permission	10
Dwellings on allocated sites estimate to be completed with 5-years	1,274
Dwellings on selected proposed allocated sites estimate to be completed within 5-years	0

Dwellings on SLAA Sites deliverable within 5-years	124
Dwellings on emerging affordable housing sites deliverable within 5-years	247
Dwellings on windfall sites	598
Total	8,283

6.18. Based on the above, against a requirement of 7,007 dwellings, the Council are claiming a supply of 5.91 years. This amounts to an oversupply of 1,276 dwellings.

Marrons Assessment of Supply

6.19. Marrons have reviewed the evidence provided by the Council within the Five-Year Housing Land Supply Report and have had due regard to the tests of deliverability, set out above, and detailed comprehensively in the NPPF Annex.

6.20. The below supply calculation carries forward the Council-identified requirement of 7,007 dwellings over the 5 years, but further to a detailed analysis, we have updated the components set out in Table 3 below.

Table 3: Marrons' Components of Supply

Category	Number of Dwellings
Dwellings on sites with Planning Permission	4,770
Dwellings on sites with Prior Approval	72
Dwellings on selected sites with a 'resolution to grant' Planning Permission	0
Dwellings on allocated sites are estimated to be completed with 5-years	58
Dwellings on selected proposed allocated sites are estimated to be completed within 5-years	0
Dwellings on SLAA Sites deliverable within 5-years	0
Dwellings on emerging affordable housing sites deliverable within 5-years	0
Dwellings on windfall sites	500
Total	5,400

6.21. Against a 5-year requirement of 7,007 dwellings, a provision of 5,400 dwellings, results in a supply of **3.85 years** of deliverable housing. This amounts to a shortfall of 1,607 dwellings.

Table 4: Marrons' Reasons for Adjustment

Category	Reason for adjustment
Dwellings on sites with Planning Permission	It is noted that a number of the listed planning permissions have or are imminently set to lapse with no evidence of a material start being made On-site. The Council's build-out rates, particularly on-site involving multiple developers appear far too optimistic and are not evidenced. The build-out rate on several major applications has been amended to reflect regional averages. The lead-in rate on several identified sites is considered optimistic and where there is evidence of additional work being required, such as through the submission of pre-commencement Discharge of Conditions applications, development has been pushed back in line with average regional lead-in rates.
Dwellings on sites with Prior Approval	No amendments made
Dwellings on selected sites with a 'resolution to grant' Planning Permission	The Council have not, within the Five-Year Housing Land Supply Statement, provided evidence that the component sites will come forward for development within the 5 years. In line with the provisions of the Framework, given that these sites are Category B sites, the Council have failed the test of deliverability.
Dwellings on allocated sites are estimated to be completed within 5-years	The Council have not, within the Five-Year Housing Land Supply Statement, provided evidence that the majority of component sites will come forward for development within the 5 years. In line with the provisions of the Framework, given that these sites are Category B sites, the Council have failed the test of deliverability. There are limited examples where sufficient evidence has been provided, but arguably these sites should sit within the 'Dwellings with Planning Permission' category.
Dwellings on selected proposed allocated	N/A

sites are estimated to be completed within 5-years	
Dwellings on SLAA Sites deliverable within 5-years	The Council have not, within the Five-Year Housing Land Supply Statement, provided evidence that the component sites will come forward for development within the 5 years. In line with the provisions of the Framework, given that these sites are Category B sites, the Council have failed the test of deliverability.
Dwellings on emerging affordable housing sites deliverable within 5-years	The sites contained within this category did not benefit from the grant of Planning Permission at the base date of the supply calculation. The Council should only seek to include sites that had Planning Permission at the base date of the assessment unless sufficient evidence is provided to support the inclusion of Category B sites.
Dwellings on windfall sites	A minor adjustment has been made to the windfall rate for years 4 and 5 of the calculation period to ensure a suitable degree of flexibility is included within the windfall calculation.

6.22. In the absence of a demonstrable housing land supply, irrespective of compliance with National Policy and Guidance, policies relating to the provision of housing are considered out-of-date.

6.23. Aligned with the above reference to the live public consultation of proposed planning reforms, including a revised standard method for calculating Local Housing Needs, which it is expected will be in force at the point that the application before the Council is determined, we have for completeness, considered the Council's housing land supply against the revised LHN figure of 2,059 dwellings per annum. We have calculated the below against the Council's latest claimed position and the justifiable supply set out by Marrons above.

Table 5: Implications of the Revised Standard Method

	Requirement	Plus Buffer	Deliverable Supply	Housing Land Supply
Council's Claimed Position	$2,059 * 5 = 10,295$	$10,295 + 5\% = 10,810$	8,283	3.83 years
Marrons Assessment	$2,059 * 5 = 10,295$	$10,295 + 5\% = 10,810$	5,400	2.49 years

6.24. It is clear that given the forthcoming policy changes, the Council's housing land supply position will worsen considerably, and indeed the Council will at best be able to demonstrate a 2.83-year supply and at worst, supply will fall below 2 years. This highlights further, the urgent need to identify and grant permission, without delay, on sustainable and suitable sites, such as that subject to this application.

7. TECHNICAL REPORTS

- 7.1. To support the planning application, a range of technical reports have been produced which demonstrate that there are no technical reasons that would prevent this sustainable development from coming forward.
- 7.2. The findings set out in the reports are summarised below.

Design and Access Statement

- 7.3. Pegasus have prepared a detailed Design and Access Statement to outline the design principles applied during the process of preparing this planning application. The DAS outlines how the design principles have progressed further to the pre-application enquiry, public consultation and the availability of additional technical evidence.
- 7.4. The proposal has been designed to have careful regard to the sites surroundings and is considered to be of an appropriate density, scale, massing, height and layout with the various constraints of the Site and the character and appearance of the surrounding area taken into account. The development before the Council has a clear spatial structure defined by public spaces, streets and buildings, and will be easily legible and navigable for future residents and other users of the Site.
- 7.5. As described above and within the DAS, the proposal will make an efficient use of land with a density of 29.7 dwellings per hectare. This includes the provision of 10 affordable homes to meet the Council's policy requirement within the adopted Development Plan and will result in a development which supports the services and facilities of the existing village whilst respecting the existing settlement character.
- 7.6. The proposals contribute towards a safe a secure environment through the use of active frontages, ensuring that areas of the public domain, public open space and parking areas experience natural surveillance. The scheme also uses appropriate boundary treatments to clearly demarcate public and private space and to seek to prevent crime, as well as prioritising pedestrians throughout, thereby creating a safer environment for future residents.
- 7.7. The proposals have also sought to ensure that a high standard of amenities would be present for all future residents. The proposed dwellings meet the Nationally Described

Spaces Standard, and very generous outdoor amenity space is provided for each property, alongside public open space. Additionally, good practice / policy-compliant minimum separation standards are provided throughout.

- 7.8. On-plot car parking is provided based on data from 2021 Census 'car ownership' for the Tilstock area. The census data for 330 dwellings confirmed 68% of households owned 1-2 cars. Applying this data, the proposed 70 dwellings for this development creates a minimum parking requirement of 129 parking spaces across the development, or a ratio of 1.84 spaces per dwelling. This development proposes 171 allocated parking spaces, with 136 of those space being hardstanding parking spaces, allocated to individual dwellings. The remaining 35 spaces are made up of garage spaces. 15 visitor parking spaces will also be proposed, as bays along predominately shared surfaces, with some along private drives. This consideration is in line with policy CS6: Sustainable Design and Development Principles, of the Shropshire Core Strategy, which expects all development to be designed to a high quality, including appropriate landscaping and parking provision.
- 7.9. Overall, the design and layout of the proposal have taken into account the requirements of policies MD2, MD3, MD12, and the sustainable design SDP and paragraph 123, Chapter 12 (paragraphs 131, 137), and paragraph 180 of the NPPF and have addressed these requirements.
- 7.10. Regarding bin collection points, the proposed development will accommodate for 4 bin collection points. All bin storage locations can be seen on the site layout plan (DRWG: P24-1425_DE_002_A_02). 2 of these collection points will be located in the southwest corner of the site, located along the private drives separated by plots 1-7. The benefit of this location is the proximity of the bin collection points to the site entrance, and therefore a short distance in which bin services will have to travel into site to collect waste from residents. These two bin stores will serve the two groups of housing in the south and southwest of the site, with the closest proximity to the site entrance (plots 1-25).
- 7.11. Another bin storage and collection point is proposed to be located to the west of the LAP, in the centre of the site. This bin storage point will service the central and northern site dwellings (plots 26-44). Once again, this location is within a short distance of the site access point.
- 7.12. The final bin storage and collection point can be found to the north of the attenuation basin and pond, located along the private drive of plots 45-48. This storage point will look to

service dwellings on the eastern side of the site (plots 45-70). Similar to the aforementioned bin storage locations, this location is a short distance from the site entrance. No bin storage points are proposed in the northern part of the site, to avoid the furthest necessary travel to collect waste produced by residents for waste collection services.

Transport Statement

- 7.13. A detailed Transport Statement has been prepared by the Sustainable Development and Delivery team at DLP Planning Limited in support of the application before the Council.
- 7.14. This report is based upon the Highways Pre-application Technical Note submitted in January 2024, as well as the Shropshire Highways pre-application response. No concern was raised by the LHA about the methodologies set out in the pre-application note and these have subsequently been used to inform this TS. Additional information has also been provided to address any comments raised at pre-application stage.
- 7.15. The proposed site access junction will be 5.5m wide with 6m kerb radii, in line with the MfS guidance, as shown in Drawing Number SH5037-10PD-001 Rev B. There will be no footway connection from the B5476 Tilstock Road to the Ste via the site access junction, with footways starting 20m back from Tilstock Road within the site layout.
- 7.16. The proposals instead include a new pedestrian connection from the southeastern corner of the Ste via Tilstock Lane to the southeast to reduce walking distances to the local amenities. A review of walking distances to local amenities demonstrate that this would be the shorter walking distance for the key locations such as the school, village hall and bus stops and therefore would be the desired route.
- 7.17. Drawing Number SH5037-10PD-001 Rev B confirms that the required visibility splays could be achieved (in line with recorded speeds) based on the existing highway arrangement when taken from a 2.4m setback distance to the nearside carriageway edge. Additionally, forward visibility splays can be achieved on Tilstock Road for a car waiting to turn into the access.
- 7.18. It has been agreed, that in line with other local residential applications which have been approved by Shropshire Highways before this application, a provision of 2 parking spaces per residential dwelling has been deemed to be appropriate to serve the proposed

development. The proposed development would be by this given the lack of adopted parking standards.

Arboricultural Assessment

- 7.19. The Arboricultural Assessment for the proposed development was prepared by FPCR, focussing on the condition and value of trees on and around the site, aiding to ensure compliance with local and national planning policy.
- 7.20. A survey conducted on April 12th 2024 categorised trees based on relative quality and suitability for retention. This categorises trees as either A (high quality), B (moderate quality) or C (low quality). No trees were considered unsuitable for retention (Category U) or identified as ancient trees.
- 7.21. Chapter 12 of the NPPF, Achieving well-designed and Beautiful Places, mentions the importance of existing trees on site, stating that planning policies and decisions should ensure that new streets are tree-lined (paragraph 133). The paragraph also states that existing trees are to be retained wherever possible.
- 7.22. Across the Site, a total of four individual trees, three groups of trees and two hedgerows were surveyed as part of the assessment. One tree in isolation was categorised as category A, with two trees and one group of trees categorised as B, and the remaining trees and tree groups as category C. The findings suggest that the proposed development plans to largely retain existing trees, with the loss of small hedgerows along the western boundary of the site to accommodate for site access. This removal of hedgerow is taken into consideration and will be mitigated as best as possible with new hedgerow planting along the western boundary. Other environmental mitigation will come from a tree-lined primary street leading into the site from the access point, providing the main vehicular access route through the development.

Geotechnical and Geo-Environmental Site Investigation

- 7.23. The Geotechnical and geo-environmental site investigation, prepared by Eastwood Consulting, looks to detail the expected ground conditions and geotechnical properties and outlines proposals for a second intrusive investigation.

- 7.24. The Site is primarily undeveloped, with two small circular surface water flooding features in the southeast and the central north of the Site, and a pond on the north-western boundary. The surrounding area is agricultural, with residential properties to the south.
- 7.25. Geological maps show the site has superficial glaciofluvial deposits (sand and gravel) covering the entire Site, with mudstone bedrock at greater depths. It does not lie within a Groundwater Source Protection Zone, and groundwater is expected to be shallow, with groundwater control may be required during excavations.
- 7.26. Topsoil is expected across the Site, with minimal made ground, except for within infilled ponds. The Site is generally suitable for spread foundations, but shallow groundwater may necessitate piled foundations in wetter seasons. The Site has no significant historical development, but small backfilled ponds may contain organic material, potentially requiring remedial actions like gas monitoring or capping in garden areas. No major contamination risks are anticipated.
- 7.27. It is recommended that further intrusive ground investigations are required, with mechanically dug trial pits the preferred method of investigating soil types on-site. Boreholes are recommended to confirm the strength of superficial depots and to identify possible bedrock. The report also recommends infiltration testing to be undertaken to assess the feasibility of surface water discharge by soakaways. Finally, soil analysis is required to identify potential pollutant linkages, with chemical testing to identify any potential contaminants.

Ecology

- 7.28. The Ecological Appraisal and Biodiversity Net Gain (BNG) Baseline Report supports the full planning application for developing the site. The report includes an ecological data search and an 'Extended' Phase 1 Habitat Survey, assessing impacts on Important Ecological Features (IEFs) and baseline biodiversity value using Natural England's Statutory Metric.
- 7.29. Key findings indicate the presence of common amphibians, bats, birds, badgers, and hedgehogs, with no significant evidence of reptiles, otters, or water voles. The site supports 8.62 habitat Biodiversity Units (BUs) and 4.93 linear BUs, with proposals to maximize biodiversity value through habitat creation and retention.
- 7.30. Recommendations include further surveys and mitigation measures for protected species, and a full BNG assessment to demonstrate a minimum 10% net gain in biodiversity. The

report concludes that the development is unlikely to affect statutory or non-statutory designated sites and outlines measures for habitat management and enhancement.

Flooding and Drainage

- 7.31. Flood Risk and Drainage matters were consulted upon by Eastwoods, in support of the full application for the erection of 70 dwellings.
- 7.32. The Site is within Flood Zone 1, which indicates a low risk of flooding from rivers and seas. There is a negligible risk from groundwater emergence and a low risk of surface water ponding in specific areas.
- 7.33. For water disposal, Surface water disposal will be via gravity to an attenuation basin in the south-eastern corner of the site, and then discharged to a public sewer at a controlled rate of 17.61 l/s. Foul effluent will be discharged via gravity to the 150mm public foul water sewer southeast of the Site at manhole 3802, subject to Severn Trent Water approval.
- 7.34. The attenuation storage will be provided for rainfall events up to the return period of 1 in 100 years, plus 45% to take into account climate change.
- 7.35. Infiltration SuDS are not considered viable due to the expected presence of impermeable ground conditions (mudstone) and shallow groundwater. The SuDS features will be provided via the basin, a pond, conveyance swales and permeable paving, providing water treatment. The basin, pond and swales will also provide biodiversity and amenity to the Site. As mentioned prior, surface water disposal is managed via an attenuation basin in the southeastern corner of the Site.
- 7.36. This comprehensive approach taken to manage flood risk and drainage for the proposed development comply with both local and national policy to provide flooding mitigation and adequate drainage strategies.

Landscape

- 7.37. The Landscape and Visual Impact Assessment (LIVA) was prepared by Pegasus in support of the full application for the erection of 70 dwellings.

- 7.38. The Site is not subject to any statutory landscape designations. It has no public access or listed buildings on it, though two listed buildings are nearby. The landscape gently slopes west to east with no major topographical changes.
- 7.39. The project will integrate native woodland, trees, hedgerows, and a community orchard to enhance biodiversity. Public spaces and play areas will provide recreational opportunities.
- 7.40. There will be moderate adverse effects on land cover, mainly due to the loss of pastoral land, but new planting will lead to moderate beneficial effects on trees and hedgerows. The overall landscape sensitivity is considered medium.
- 7.41. The development will have moderate adverse visual effects initially, particularly for nearby footpath users and road users. However, as tree and hedge planting matures (around 15 years), these impacts will reduce to minor adverse levels.
- 7.42. The project complies with national and local landscape policies by incorporating sustainable design, enhancing tree cover, and improving habitat opportunities. It aims to blend with the local landscape and respect the village edge. Overall, the landscape can accommodate the development without significant harm.

Heritage

- 7.43. The Heritage Assessment was prepared by Pegasus in support of the full application for the erection of 70 dwellings at Tilstock Road, Tilstock.
- 7.44. The Site currently exists as an agricultural field with a pond and is bounded by houses, agricultural land and the B5476 Tilstock Road.
- 7.45. Regarding heritage assets, Christ Church (Grade II listed) has architectural importance, designed by Edward Haycock. The building exemplifies 19th-century design and holds significant value for the village community.
- 7.46. The proposed development would cause less than substantial harm to the setting of Christ Church. The Site would block some views towards the church when approaching Tilstock from the north, but this is considered less than substantial harm, as there is proposed to be a lack of both physical alteration to the asset and to the change to key views to the

asset from the south and from within its churchyard, where the majority of the asset can be appreciated.

- 7.47. From an archaeological perspective, there is a low potential for archaeological finds from the prehistoric and Roman-British periods, and any remains that could be identified could be of regional importance. The potential for medieval, post-medieval, or modern remains is low and unlikely to be of more than local significance.
- 7.48. Overall, the development is expected to cause limited harm to the significance of the heritage assets, with impacts through obstructed views and settings but not impacting the assets physically. Further archaeological investigations may be required to better define the presence of any remains present, should archaeological remains be identified. The need for, and scope of, any further archaeological works will be determined in consultation with the LPA Officer.

8. CONCLUSION

- 8.1. In conclusion, the proposed development at Tilstock Road, Tilstock, aims to create a sustainable and well-integrated residential community comprising of 70 dwellings, including policy-compliant affordable housing and housing mix. The ecological appraisal indicates that the site supports a variety of common species and habitats, with no significant impact expected on statutory or non-statutory designated sites. The development plans include measures to enhance biodiversity, such as habitat creation and retention. The proposal aligns with national and local planning policies, addressing housing needs, promoting sustainable living, and enhancing community facilities. Overall, the development is designed to blend with the local landscape, respect heritage assets, and provide a high standard of living for future residents while contributing positively to the local environment and community.



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