



From: Alison Lloyd
Sent: 16 October 2019 13:35
To: Gez Willard [REDACTED]
Cc: Philip Mullineux [REDACTED]
Subject: 19/03631/FUL Land At Grove Crescent Woore

Good Afternoon Gez,

I will read through the details below and add them on to the file, however I must point out and stress to you that my reasons of concerns as previously stated do not relate to the loss of open space, the open space provision provided to support the housing estate which has been approved, meets the policy calculations and the open space / wildlife corridor remain unaffected in size as a result of this development.

As states on several occasions my reason of concerns are as follows:

The proposed development is detached and isolated away from any nearby residential boundaries, the proposed development does not relate with existing development with regards to its plot size, siting or orientation. It is clearly demonstrated on the proposed drawings that the proposed scheme will extend domestic development further out away from the village's built up area and cannot be looked upon as infill development, the proposed will be fully visible within a countryside setting, and it will be visually dominant and intrusive to the rural landscape and the character of the village.

The siting of the proposed dwelling and the negative impact and harm caused to the character of the locality and rural setting is my concern and the Woore Neighbour Plan, policy CS6 and MD2 clearly resists against such harm being caused as a result of new development, due to the location of the site, I feel it will be highly unlikely that these concerns can be overcome.

As I have also state previously, I have not received any details or justification from you with regards to the above concerns, only matter regarding the previously approved housing development which has been approved and now implemented. I can only deal with this current application put before me.

As advised I will feedback to you once I have met with my manager regarding this application.

Kind regards

Alison Lloyd
Area Planning & Enforcement Officer
Shropshire Council

From: Gez Willard <[REDACTED]>
Sent: 16 October 2019 12:58
To: Alison Lloyd <[REDACTED]>; Don Craven <[REDACTED]>; Rob
Pattinson <[REDACTED]>
Subject: Fwd: 19/03631/FUL Land At Grove Crescent Woore

Hello Alison.

At this stage after further consideration the position is we believe as follows in respect of this housing site.

1 The original outline planning permission (12/04496/OUT) granted *approval (access & layout) for the erection of 21 dwellings, formation of vehicular access, provision of recreational facility including parking and clubhouse and development of wildlife corridor.*

2 This was superseded by an approved application to vary condition 2 which sought to vary *condition no. 2 (approved drawings) attached to Outline application ref 12/04496/OUT to allow for an amended site layout plan.*

3 The development is proceeding in accordance with the variation approval and is still to be completed.

4 The variation planning permission is a stand alone planning permission and the development has proceeded in accordance with it and not the original outline planning permission. This means that the development is not bound at all by the original outline application and only by the conditions and scope of the variation planning permission which has only 5 planning conditions. The development cannot be bound by the original outline planning permission or any of its conditions.

5 The variation approval required development to proceed in accordance with approved plan P05, Rev. AA. It is doing so.

6 This approved plan (P05 AA) provides for the following:

- Siting of 21 dwellings
- The area of the barn (current application site) is within the red edge residential approval area and has the barn building shown on it.
- The plan shows no recreational open space. The plan does however show a wildlife corridor in hatched green around the whole site which adjoins and merges into the wildlife open space area at the Northern end of the site. There is no planning condition on the variation approval to require this or to secure its protection or maintenance. However the management of this space is secured by a management plan (**and controlled by a reputable managing agent**) is paid for by all of the residents on this estate.
- The plan shows landscaped open space in pale green either side of the access way to the barn and this includes an attenuation pond and pathway around it. There is also another path leading toward a wildlife information board. Again there is no planning condition to control or manage this space but there is a management plan in place paid for by residents of the estate to look after this land as landscaped open space in perpetuity. At

present based upon ecological advice this landscaped open space is closed off to allow the landscaping to take hold. It will be open for residents to use and enjoy in the Spring of next year when it will be robust enough to withstand use.

Importantly, in connection with the open space provision the officers report to planning committee for the variation application said this:

1. 4.1.2 **Open Space** – Under Shropshire Council's SAMDev Plan and MD2 policy requirement, adopted 17th December 2015, all development will provide adequate open space, set at a minimum standard of 30sqm per person (equivalent to 3ha per 1,000 population). For residential developments, the number of future occupiers will be based on a standard of one person per bedroom. For developments of 20 dwellings and more, the open space needs to comprise a functional area for play and recreation. This should be provided as a single recreational area, rather than a number of small pockets spread throughout the development site, in order to improve the overall quality and usability of the provision.

The proposed development includes 83 bedrooms, which in turn equates to a requirement of a minimum of 2490sqm of public open space.

The outline application ref 12/04496/OUT indicated the provision of two tennis courts, which have now been removed as part of the reserved matters. It would be reasonable to get confirmation from the parish council that the tennis courts are no longer required.

The inclusion of public open space is critical to the continuing health and wellbeing of the local residents. Public open space meets all the requirements of Public Health to provide space and facilities for adults and children to be both active physically and mentally and to enable residents to meet as part of the community.

Given that the parish council have not sought any recreational land on this site at variation application stage or in the recently made local plan and there are no planning conditions requiring any open space of any kind whatsoever in addition the officer report (above) that the provision shown on plan is policy compliant I can see no reasonable grounds to resist this development because of lack of open space of any kind.

We still would like to meet up early next week to discuss all matters relative to the present application and how to address any planning concerns in a constructive way.

Regards

Gez Willard





RTPI

Chartered Town Planner