

Ref: JP/02/21

21 December 2021

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Dear Sir / Madam

**Land Adjacent Park View, Broseley
Erection of Eight Dwellings
Application for Full Planning Consent**

Please find attached an application for full planning consent for the erection of eight dwellings on land adjacent to Park View, Broseley.

Outline planning consent, including access and layout, for the erection of six dwellings on the site was originally granted on appeal in February 2016 (14/01125/OUT). Subsequently, reserved matters approval for the three outstanding reserved matters (scale, appearance and landscaping) was granted on 15 November 2019 (18/03034/REM). The last of the pre-commencement conditions (condition 6, relating to site investigations) was discharged on 12 November 2021 (21/04861/DIS) and the consent was implemented on 13 November 2021 by the undertaking of works to create the access.

Notwithstanding this however, a more detailed evaluation of the consented scheme has indicated that the approved house types are too large for the local market. This is further compounded by the internal layout of the dwellings which offer only limited potential for home office working, a factor that has become increasingly important over the last 12-18 months due to Covid 19.

Accordingly, we have revisited the scheme and this application now seeks approval for the erection of eight dwellings on the site. These are smaller than the previously approved ones but are located on the same part of the site. The previously approved access and internal road layout remains unchanged.

One of the issues raised by objectors to the consented scheme related to traffic generation. However, in its comments on the application, the highway authority raised no objection to it. The only transport impact of the current proposals compared to the extant consent is the minor additional traffic generation presented by two additional dwellings. Such generation (approximately 1 additional traffic movement in each of the morning and evening peak hours) is not considered to have any material effect upon the normal operation or safety of the highway network.

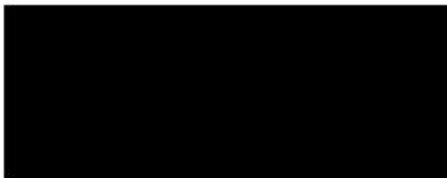
In support of this application, the following reports and documents are submitted.

Schedule of reports and drawings

Report / drawing	No.
Location Plan	21-006 / 001
Planning Layout	21-006 / 02
House Type A	21-006 / 03
House Type B	21-006 / 04
House Type C	21-006 / 05
Garage Details	21-006 / 06
Enclosure Details	21-006 / 07
Design and Access Statement	21-006 / DAS-01
Drainage Strategy	21-066 DS / 141221

Should you wish to discuss any of the above, please do not hesitate to contact me. I look forward to hearing from you.

Yours faithfully



John Preston BA (Hons)
Planning and Development Manager