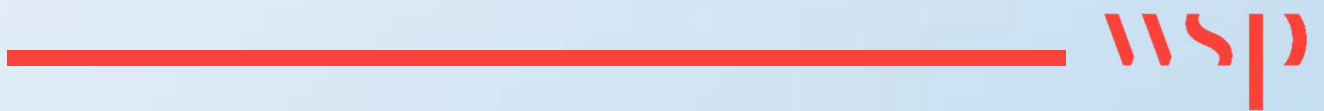


# Appendix 2.4.1

## **OFFICER CORRESPONDENCE - BESLOW GARDEN VILLAGE**



Mr A Cooper  
Shropshire Council  
Shirehall  
Abbey Foregate  
Shrewsbury  
SY2 6ND

**By email only**

**[adrian.cooper@shropshire.gov.uk](mailto:adrian.cooper@shropshire.gov.uk)**

let.003.GM.AC.29010005

7 February 2019

## **PRIVATE AND CONFIDENTIAL**

Dear Adrian

### **STRATEGIC PLANNING OPPORTUNITY ON THE RABY ESTATE**

Further to our discussions in respect of the above, we write on a confidential basis at this time to introduce a strategic planning opportunity available to Shropshire Council on land at the Raby Estate.

#### **The Raby Estate**

The Raby Estate has been in the custodianship of the Vane family for hundreds of years. The estate is a large estate situated between Shrewsbury and Telford consisting of fully equipped let farms where tenants run farming businesses from, cottages where people make their homes and one holiday let where people stay to relax. A plan showing the extent of the Estate is enclosed.

In all the estate is around 6,500 acres comprising 3,900 acres of let land, 1,800 acres of land farmed in hand by Raby and 800 acres of mixed amenity and commercial woodland.

Recently the management of the Shropshire Estate has been brought in-house and is now in direct control with a local team based in Uppington.

The aim for the Shropshire Estate is to develop a sense of place, building new and renovating existing property to nurture a community for Shropshire providing new work opportunities, homes, including affordable homes, creating spaces for people to visit, learn and exercise, to help with the health and wellbeing of people in the county.

As the estate has been in long-term ownership, legacy is a key principle to the owner. Sympathetic development to create those places that will provide opportunity to those living in Shropshire and provide a positive legacy is important to Raby Estate.

## **The Opportunity**

The Raby Estate has the potential to provide a new settlement in the form of a 1,500 – 4,500 home development.

The estate has appointed a professional team which has undertaken feasibility work to establish the need, infrastructure capacity, landscape capacity and opportunity to deliver not just development but significant benefits to the wider county. This work is on-going but has galvanised the Estate in its desire and commitment to pursue the opportunity and work with the Council to realise it.

The attached plan indicates an area for growth. Precise site boundaries are not yet established.

The Estate are enthusiastic about the opportunity, alongside their other commitments and roles (the subject of separate reps) and feel that an early stage of development before 2036 allied to future development beyond 2036 can collectively allow the creation of a new settlement that can not only meet housing and other growth needs, but do so in a manner that aligns with the Estates desire to manage its land for the wider benefit.

The Estate have an experienced professional team and are very keen to explain their plans and develop them in collaboration with the Council, as they truly believe they can have a transformational and positive impact for the county.

## **Shropshire's Housing Needs**

The Council consulted on the Local Plan Partial Review 2016-2036 – Preferred scale and distribution of development in October 2017. The document identified that development in Shropshire would be distributed as follows:

- An 'Urban Focused' distribution of development: - Shrewsbury – around 30% - Principal Centres – around 24.5% - Key Centres – around 18% - Rural Areas – around 27.5%;
- Development at strategic sites such as Ironbridge Power Station and Clive Barracks; and
- Potential new Garden Village settlements in strategic locations.

The Council's current consultation (Local Plan Partial Review 2016-2036 Preferred Sites) identifies that existing housing completions, commitments and allocations amount to around 18,500 dwellings, so the net additional housing now required is around 10,250 dwellings.

The document identifies the Council's preferred options for new housing sites in Shropshire and states that the capacity of housing allocations identified in the document equates to 7,404 homes. The remaining 2,875 homes is expected to be provided on windfall sites. Together, this equates to an overall total of 10,279 homes which exceeds the housing requirement by 29 homes.

Based on the above, the Council considers that it has identified enough housing sites to meet its needs up to 2036.

However, almost 30% of its housing requirement is proposed to be met by windfall sites which is a very high proportion. The significant reliance on a windfall allowance means depending upon an unplanned rather than planned housing land supply.

We consider that the land at the Raby Estate offers the Council the opportunity to identify further land for housing now and in the future, to reduce its reliance on windfall sites resulting in a more robust and plan-led approach to housing in the County.

### **Shropshire's Current Approach**

The Local Plan Preferred Sites consultation makes several references to potential sites for new Garden Communities, the exact detail of which are expected to be considered in a further preferred options consultation later in 2019.

These sites, if selected, could deliver a proportion of new homes in the period up to 2036 and will meet longer-term growth needs in the County beyond 2036.

The Raby Estate firmly believe their land, whilst not as well advanced as other possible options, represents a sustainable option that the council must seriously consider in its assessment of future growth policy.

The sites referred to so far include:

- **RAF Stanmore (east of Bridgnorth):** a total of 850 homes are identified on the site as a preferred allocation now. A further 32ha of land is identified as safeguarded land for residential development and 48ha safeguarded for employment development. The preferred site and safeguarded land are in the Green Belt.
- **Park Hall Camp (north of Oswestry):** a total of 160 homes are identified on the site as a preferred allocation now. Although the land for a potential Garden Community is not identified on the Proposals Map extract for Oswestry, reference is made in the document to the potential for such a proposal and this will be considered in the next preferred options consultation.
- **Clive Barracks (south west of Market Drayton):** the site is not identified in the current consultation document but is referred to in the Preferred Options (October 2017) as a location for strategic development.

In addition to the above, we are aware that 674ha of land at Tong, Shropshire is being promoted by Bradford Estates for a new Garden Community (for upwards of 10,000 homes) and may form part of the consultation on strategic sites later in the year.

In terms of RAF Stanmore (east of Bridgnorth) and land at Tong, both sites are within the Green Belt and the Council will be more than aware of the protection such land is afforded at a national level.

The NPPF (2018) requires local authorities to demonstrate that it has examined

fully all other reasonable options for meeting its identified need for development before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries.

The Framework also states that, when drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account. Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport.

#### RAF Stanmore (east of Bridgnorth)

The land at RAF Stanmore identified for mixed-use development and safeguarded land in the Preferred Sites consultation has been assessed as part of the Council's Green Belt Review Stage 2 Assessment (November 2018) (see Parcel Ref: P54). The assessment for the site concludes by stating that releasing this large parcel from the Green Belt would lead to a significant level of encroachment on the countryside. It is considered that the release of this parcel from the Green Belt would lead to a **High** level of harm to the Green Belt in this local area.

Bridgnorth and the surrounding settlements do not benefit from a railway station (aside from the Severn Valley Railway which is a tourist attraction). The town is also approximately 45 minutes by bus to Wolverhampton, 40 minutes to Telford and 1.25hrs from Shrewsbury.

It is unclear how a potential new community at Bridgnorth will be acceptable in both Green Belt and sustainability terms.

#### Land at Tong, Shropshire

The land at Tong is believed to fall partly within Parcels P8, BA1a and P26 which have been assessed as part of the Council's Green Belt Review Stage 2 Assessment (November 2018).

The assessment considers that these parcels are open, comprises agricultural land and is generally not contained by strong boundary features. There is very little development present within the parcels and it forms part of the wider open countryside stretching north from the M54. The assessment concludes that releasing these parcels from the Green Belt would lead to significant encroachment on the countryside, with the potential to affect the integrity of neighbouring Green Belt land. The release of these parcels would therefore lead to a **High** level of harm to the Green Belt in this local area.

Aside from the site's proximity to Junction 3 of the M54, the site has no existing public transport infrastructure.

#### Park Hall Camp (north of Oswestry)

The site is not located in the Green Belt but is located to the north of Oswestry in the north west corner of the County.

We question whether this location of the County is the most suitable for strategic growth, both in terms of viability and whether the development could provide benefits to Shropshire as a whole.

#### Clive Barracks (south west of Market Drayton)

We note that the site has been considered as a location for approximately 600 new homes. Similar to our views on the Park Hall Camp proposal above, we question whether this location of the County is the most suitable for strategic growth and whether the development could provide benefits to Shropshire as a whole.

#### **Why is the Raby Estate the right location?**

From the work we have undertaken the Raby Estate land is well placed to deliver a new settlement and has substantial benefits above other potential options. At this stage we intentionally provide you with headline principles arising from the work that is being carried out by the professional team, these are:

1. It is strategically located centrally within the county, midway between Shrewsbury and Telford on the strategic growth corridor, allowing it to meet county wide needs and focus growth in a location which will serve and deliver benefits to key settlements and the county, rather than be a commuter dormitory for greater Birmingham;
2. It can meet not only the rural area, but also assist Shrewsbury, in meeting its needs;
3. It lies outside of the Green Belt and large parts are relatively unconstrained;
4. It is in single ownership, with a responsible owner that takes a long-term view with legacy a driving principle;
5. It is well located for the Parkway station and has the ability to enhance public transport in the corridor from Shrewsbury to Telford;
6. It can deliver highway improvements beyond mitigation;
7. It can be phased over the plan period.

#### **Delivery**

Large scale settlements require certainty and investment in infrastructure. Phased development will kick start the proposals, allow early delivery to meet housing needs, and fund continued development. It is for this reason that an early stage allocation for between 500 and 1,500 dwellings in the period up to 2036 is critical.

The Raby Estate has a delivery partner in place: the Brookhouse Group. The Brookhouse Group are a national land and property investor and developer, with a reputation for providing high quality developments through long-lasting relationships with key stakeholders including local authority partners.

### **Next steps**

We request that the Council keeps this representation confidential at this stage until further discussions have taken place and a concept scheme is prepared for the site.

In the first instance, we would like to meet with you and your colleagues in the policy team to hear your views and the opportunity, to discuss how such a proposal could be taken forward with the Council's support, and to agree on the level of information required to support an option for the site to be included in the Local Plan Partial Review Strategic Sites consultation which is expected later this year.

If you could please provide some suitable dates for a meeting it would be much appreciated.

The professional team looks forward to discussing this opportunity with you.

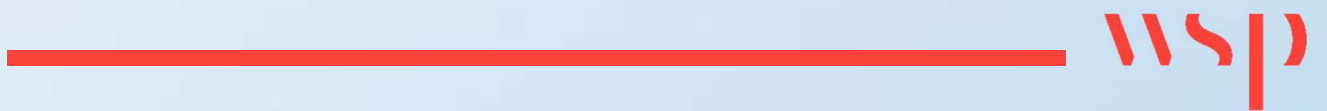
Yours sincerely,

Guy Maxfield

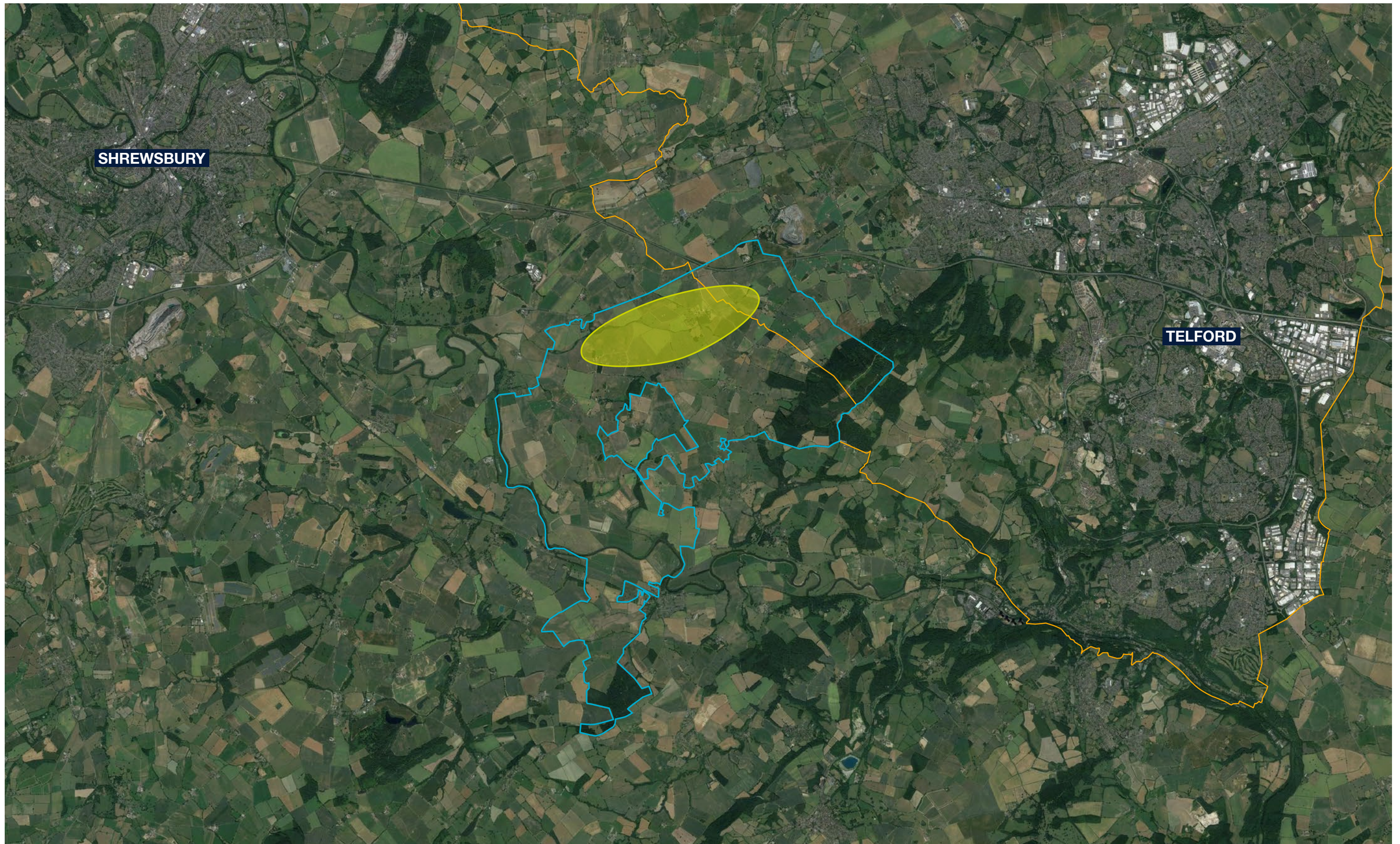
Enc: Plan showing extent of The Raby Estate  
Plan showing broad location for new settlement  
cc: Tom Birtles – The Raby Estate

# Appendix 2.4.2

## **BROAD LOCATION FOR NEW SETTLEMENT**







**Key**

- Broad location of search for new settlement
- Land owned by the Raby Estate
- Shropshire Council boundary

<b>Project</b>	Raby Estate   New Settlement
<b>Title</b>	Proposed option for strategic development
<b>Client</b>	The Raby Estate

<b>LPA</b>	Shropshire Council
<b>Date:</b>	07.02.19
<b>Scale:</b>	NTS
<b>Project No:</b>	29010005
<b>Drawing No:</b>	29010005/1
<b>Drawn By:</b>	MKR

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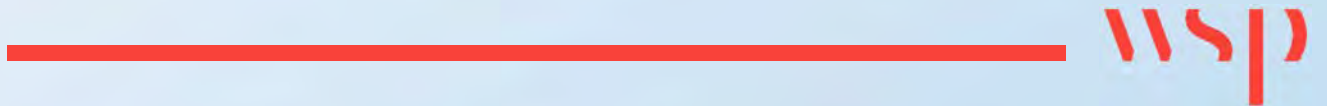


**indigo.**

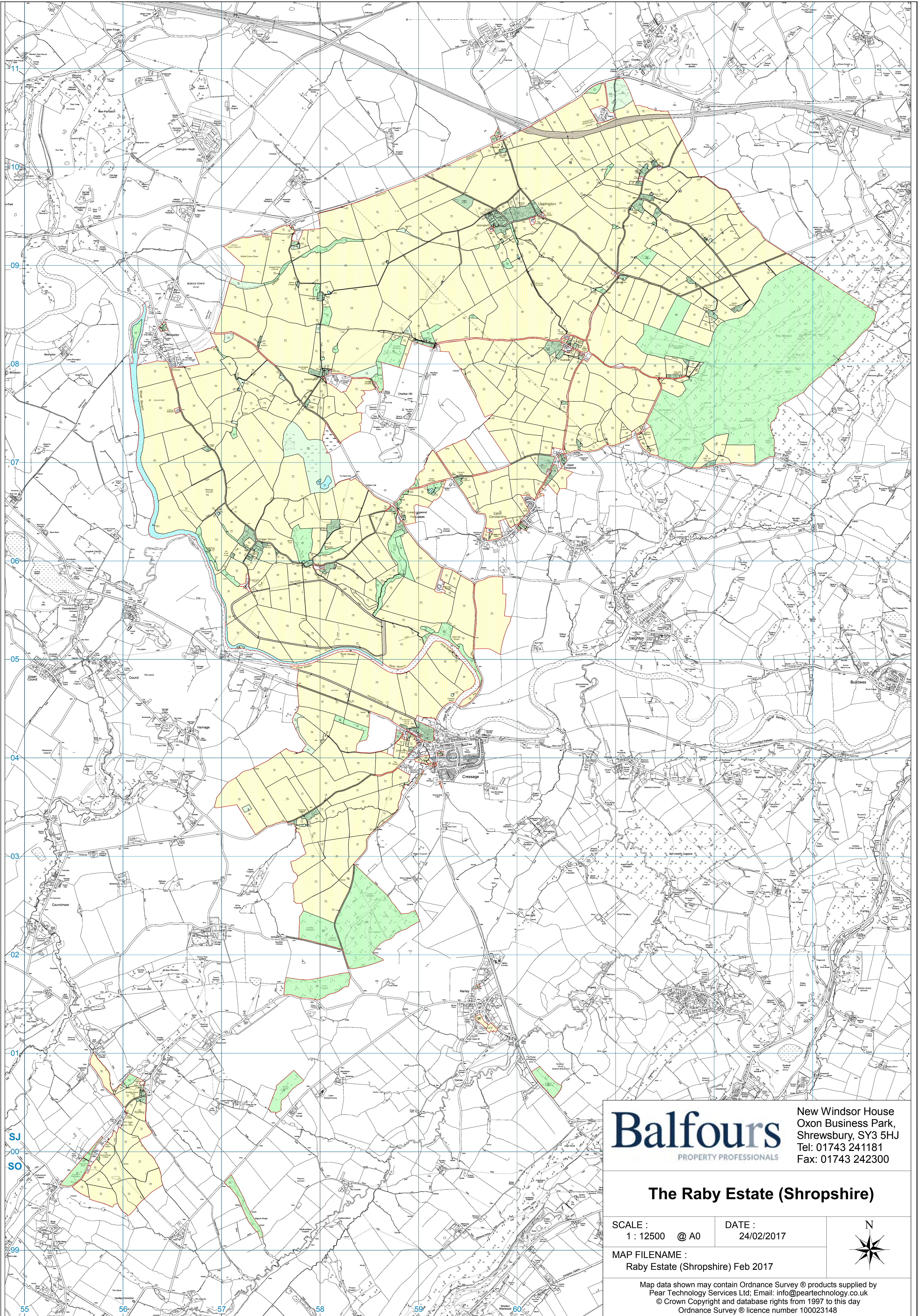


# Appendix 2.4.3

## **RABY ESTATE PLAN**







**Balfours**  
PROPERTY PROFESSIONALS

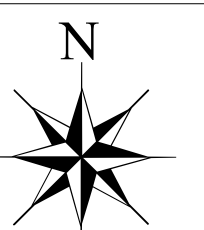
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Oxon Business Park,  
Shrewsbury, SY3 5HJ  
Tel: 01743 241181  
Fax: 01743 242300

**The Raby Estate (Shropshire)**

SCALE :  
1 : 12500 @ A0

DATE :  
24/02/2017

MAP FILENAME :  
Raby Estate (Shropshire) Feb 2017



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