



Representation Form

Please complete a separate **Part B Representation Form** (this part) for each representation that you would like to make. One **Part A Representation Form** must be enclosed with your **Part B Representation Form(s)**.

We have also published a separate **Guidance Note** to explain the terms used and to assist in making effective representations.

Part B: Representation

Name and Organisation:	Dr C Roberts and Ms Z Roberts
------------------------	-------------------------------

Q1. To which document does this representation relate?

- Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- Sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- Habitats Regulations Assessment of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan

(Please tick one box)

Q2. To which part of the document does this representation relate?

Paragraph:	<input type="text"/>	Policy:	<input type="text" value="S7.1"/>	Site:	<input type="text"/>	Policies Map:	<input type="text" value="Craven Arms"/>
------------	----------------------	---------	-----------------------------------	-------	----------------------	---------------	--

Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:

- | | | | | |
|--|------|--------------------------|-----|-------------------------------------|
| A. Legally compliant | Yes: | <input type="checkbox"/> | No: | <input type="checkbox"/> |
| B. Sound | Yes: | <input type="checkbox"/> | No: | <input checked="" type="checkbox"/> |
| C. Compliant with the Duty to Co-operate | Yes: | <input type="checkbox"/> | No: | <input type="checkbox"/> |

(Please tick as appropriate).

Q4. Please give details of why you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please see overleaf

(Please continue on a separate sheet if necessary)

Q4. Why the Plan is unsound

Settlement Policy S7.1 Craven Arms

Overview

Policy S7.1 is unsound for the following reasons:

1. In light of the Viability Study's findings that development in much of the county is not viable, there is a need to deliver more housing on the more viable types of site, namely small greenfield sites in the more viable south of the county, including Craven Arms, in order for the Plan to meet the 'justified' and 'effective' tests of soundness;
2. The latest housing projections show a significant need for housing. To ensure that the Plan is 'positively prepared' and 'justified', more sites are needed to ensure sufficient delivery to meet the county's housing needs; and
3. Craven Arms' development relies too heavily on old SAMDev Plan allocations that have repeatedly failed to be delivered. To meet the 'effective' test of soundness, additional allocations are needed.

These are considered in turn below.

The Local Plan Delivery & Viability Study

The Council's 'Local Plan Delivery & Viability Study' highlights a very serious problem with viability across the county. The Viability Study finds that most of its 25 types of site (typologies), in most parts of Shropshire, are either unviable or are marginal. The results are detailed on tables on pages 226-228 of the Study and summarised in figure 1 below:

Fig 1. Site typologies found to be viable across Shropshire

Area	No. typologies viable (out of 25)
North	2
Shrewsbury	5
South	4
South Higher	23

Amongst the Viability Study's conclusions are,

"c. Less reliance is put on sites that are similar to Typologies 3 (Green 80) and 4 (Green 60) and more smaller sites are sought as an alternative. Alternatively, confirmation is obtained from relevant site promoters, that sites are viable, given emerging policy requirements.

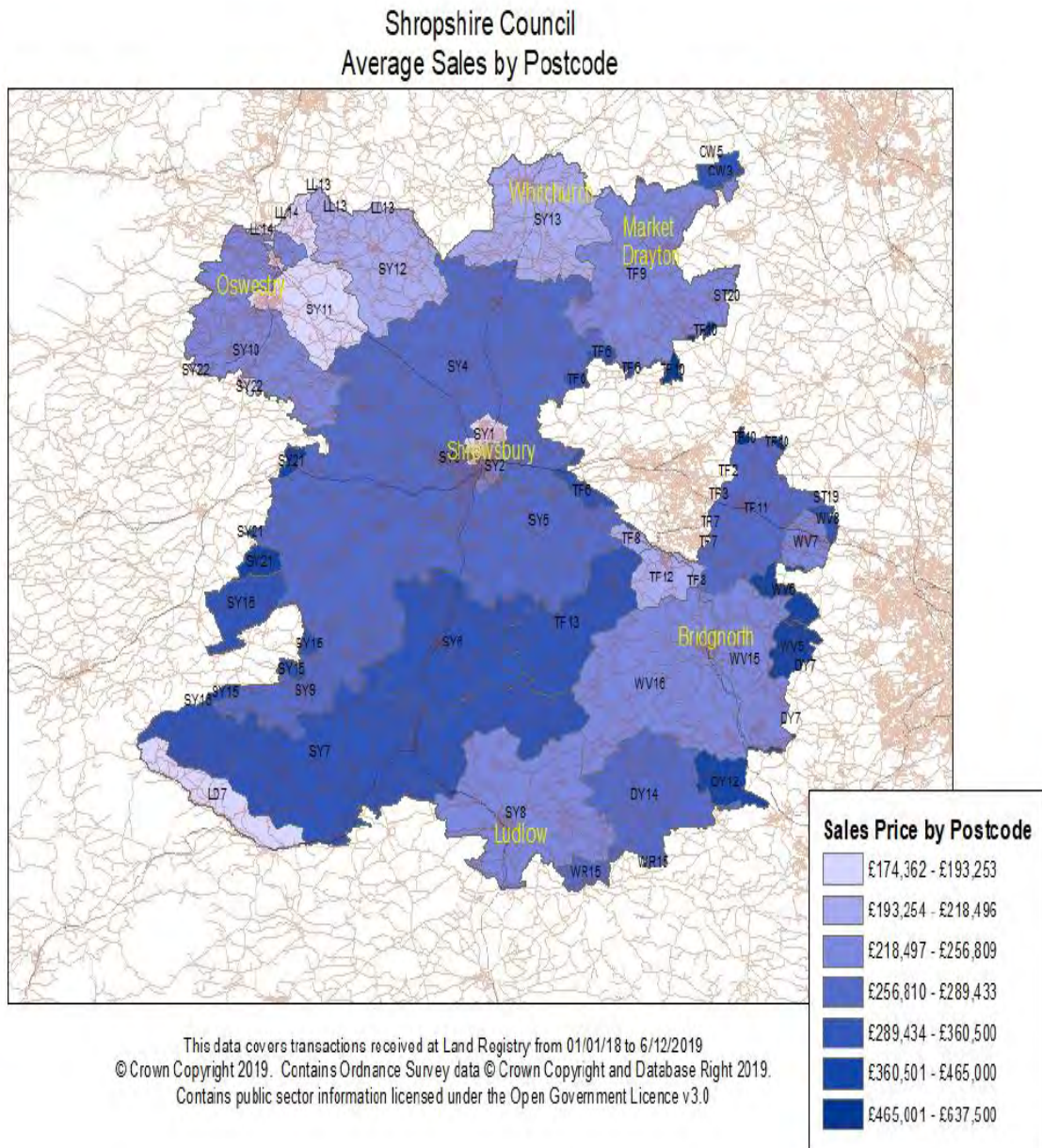
d. In terms of viability, the best results in terms of capacity to bear policy requirements is in the highest value South Higher

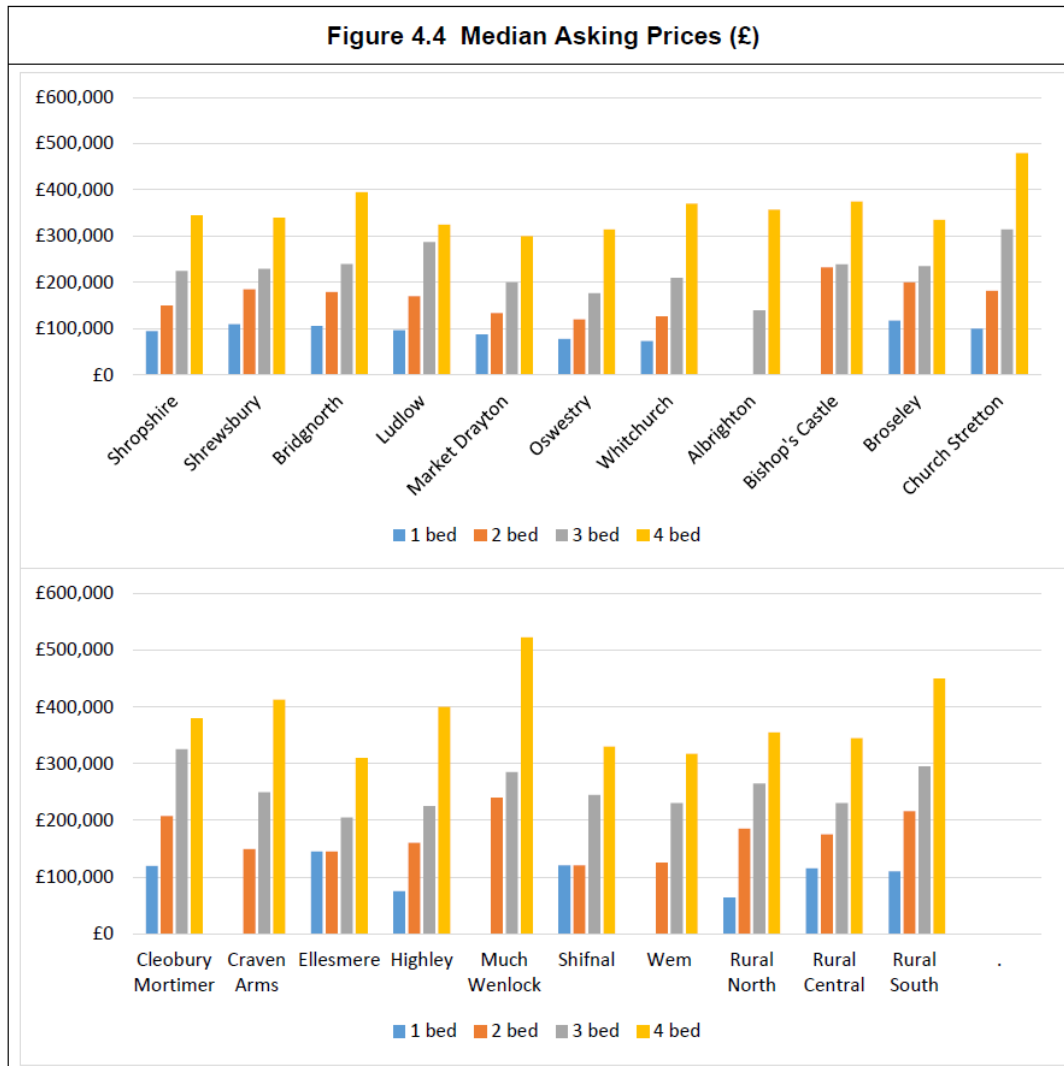
area. The Council could consider allocating more land for development in this area” (paragraph 12.91)

Although Craven Arms is not in the South Higher area, it does lie half-way between Church Stretton and Ludlow, two of the three settlements in the South Higher area.

Craven Arms has relatively good development values compared to other towns in Shropshire, as evidenced by the up-to-date figures in the Council's Local Plan Delivery & Viability Study. As shown the extracts in figure 2 overleaf, house prices for 3 and 4 bedroomed houses in Craven Arms are similar or higher than similar sizes of housing in Shrewsbury, Bridgnorth, Shifnal and Albrighton, all locations of growth. Craven Arms' house prices are substantially higher than in the northern market towns.

Fig 2. Extracts from p48 & 53 of the Local Plan Delivery & Viability Study





Source: Rightmove.co.uk (December 2019)

The Council's Local Plan Delivery & Viability Study found that the typology Green 250 dwellings was unviable, a finding which is particularly pertinent to the large SAMDev Plan allocations in Craven Arms, which have failed to come forward for development. Smaller greenfield sites for 3, 6 9 or 12 houses have better viability (higher residual values), as shown in the extract overleaf.

Figure 3. Extract from page 226 of the Council's Viability Study

Table 12.6a Residential Development, – Residual Value v BLV					
Full Range of Policy Options. SOUTH					
			EUV	BLV	Residual Value
Site 1	Green 250	South	25,000	425,000	223,651
Site 2	Green 120	South	25,000	425,000	225,158
Site 3	Green 80	South	25,000	425,000	247,071
Site 4	Green 60	South	25,000	425,000	246,691
Site 5	Green 30	South	25,000	425,000	260,688
Site 6	Green 20	South	25,000	425,000	240,166
Site 7	Green 12	South	100,000	500,000	306,155
Site 8	Green 9	South	100,000	500,000	967,914
Site 9	Green 6	South	100,000	500,000	913,170
Site 10	Green 3	South	100,000	500,000	1,484,106
Site 11	Green Plot	South	100,000	500,000	1,069,409
Site 12	Urban 300	South	500,000	600,000	-167,530
Site 13	Urban 100	South	500,000	600,000	-388,874
Site 14	Urban 60	South	500,000	600,000	-488,641
Site 15	Urban 25 HD	South	500,000	600,000	-1,004,911
Site 16	Urban 25	South	500,000	600,000	-476,904
Site 17	Urban 16 HD	South	500,000	600,000	-980,570
Site 18	Urban 16	South	500,000	600,000	-93,688
Site 19	Urban 8 HD	South	500,000	600,000	-899,914
Site 20	Urban 8	South	500,000	600,000	348,183
Site 21	Urban 5	South	500,000	600,000	-108,616
Site 22	Urban 3	South	500,000	600,000	-601,920
Site 23	Urban Plot	South	500,000	600,000	-1,817,307
Site 24	PRS 25	South	500,000	600,000	-1,841,163
Site 25	PRS 60	South	500,000	600,000	-1,826,480

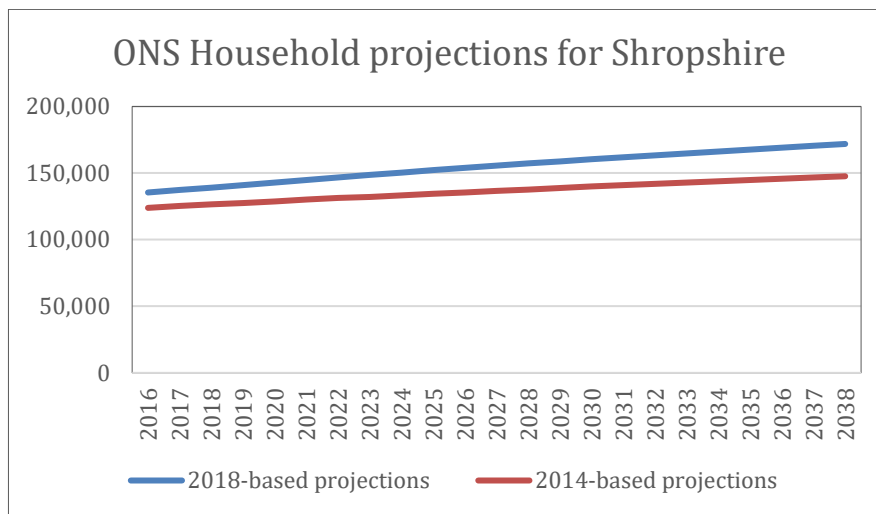
Source: HDH (June 2020)

Meeting housing requirements

The most recent household projections from the Office of National Statistics (ONS) show growth of 36,424 households over the plan period as shown by the 2018-based projections in the table and graph below.

Figure 1. Office of National Statistics household projections

Shropshire	2016	2038	change 2016-38	% change 2016-38
2018-based projections	135,452	171,876	36,424	26.9%
2014-based projections	123,886	147,635	23,749	19.2%



Furthermore, the 2018-based household projections have a higher starting estimate for the number of households in 2016, of 136,452 households. This is 11,566 households higher than the 2014-based projections on which the Council have based their figures for the amount of housing required in Shropshire.

The Covid pandemic has accentuated the trend for higher growth in Shropshire, with the Shropshire housing market experiencing a higher growth rate over 2020 as the link between housing and workplaces is broken for those households who can work from home. This trend is likely to continue over the plan period, as home-based working using the internet increasingly replaces commuting for significant sections of the UK workforce.

In light of the latest ONS household projections, more sites are needed to ensure sufficient delivery to meet the county's housing needs and avoid affordability problems for the poorer sections of society.

Craven Arms lies on the A49 corridor and as such is part of the Council's strategic approach which, *"specifically reflects the objective to prioritise investment in strategic locations and growth zones along strategic corridors utilising existing road and rail connections. The strategic corridors are:.....A49 corridor"* (paragraph 3.26 of the Local Plan). The strategic corridors are supported by policy DP9: Strategic Corridors and by the distribution of development across the county in the form of residential guidelines.

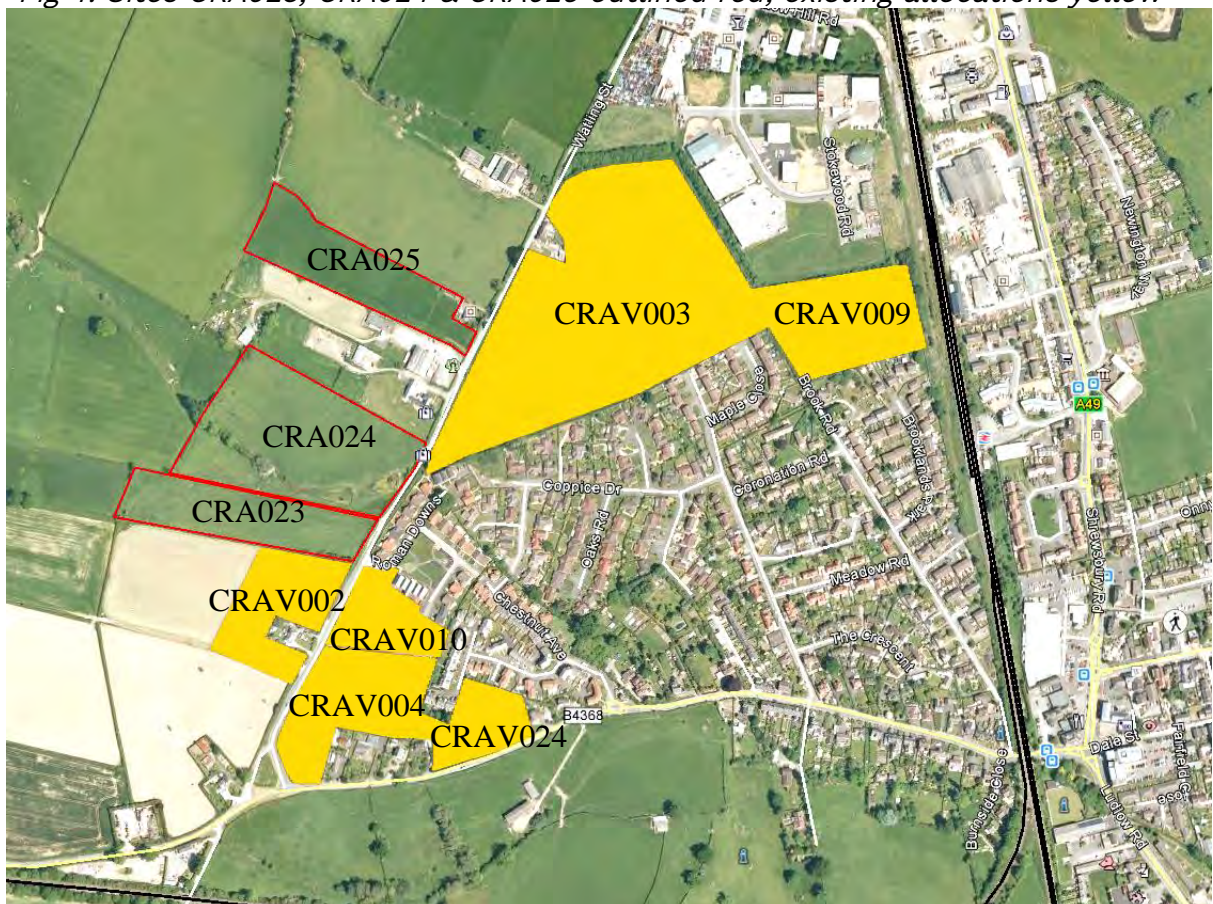
As a key centre on the A49 corridor, in an area with relatively good market values compared to other parts of Shropshire, Craven Arms is well placed to help Shropshire deliver its development needs. This is reflected in its settlement guideline of 500 dwellings over the plan period, which we support.

To reflect the evidence of the Council's Local Plan Delivery and Viability Study, it is necessary to build in a high non-delivery allowance across Shropshire. An allowance of 25% would be appropriate. Under this county-wide assumption, Craven Arms would need to identify sufficient land for 625 dwellings in order to be able to confident that it can deliver 500 dwellings.

Non-delivery of SAMDev Plan allocations

The SAMDev Plan allocations at Greenfield Road (CRAV003 & CRAV009) for 235 dwellings and at Clun Road (CRAV024) for 25 dwellings have had no planning applications¹ by the owner or other interested parties since the SAMDev Plan preparation commenced in 2010. There is no convincing evidence that they can be delivered, other than repeated assurances from the landowner but no further action in terms of planning applications.

Fig 4: Sites CRA023, CRA024 & CRA025 outlined red; existing allocations yellow



In contrast, site CRAV002 on Watling Street has been built-out for 25 houses while sites CRAV004 & CRAV010 are being developed by the Shropshire Housing Group (18/04931/FUL). Housing developers have a preference for locations that have

¹ Latest situation on planning applications as described on pages 108 & 109 of Shropshire's Five Year Housing Land Supply Statement (March 2020).

recently demonstrated deliverability and the southern end of Watling Street is very attractive to the market.

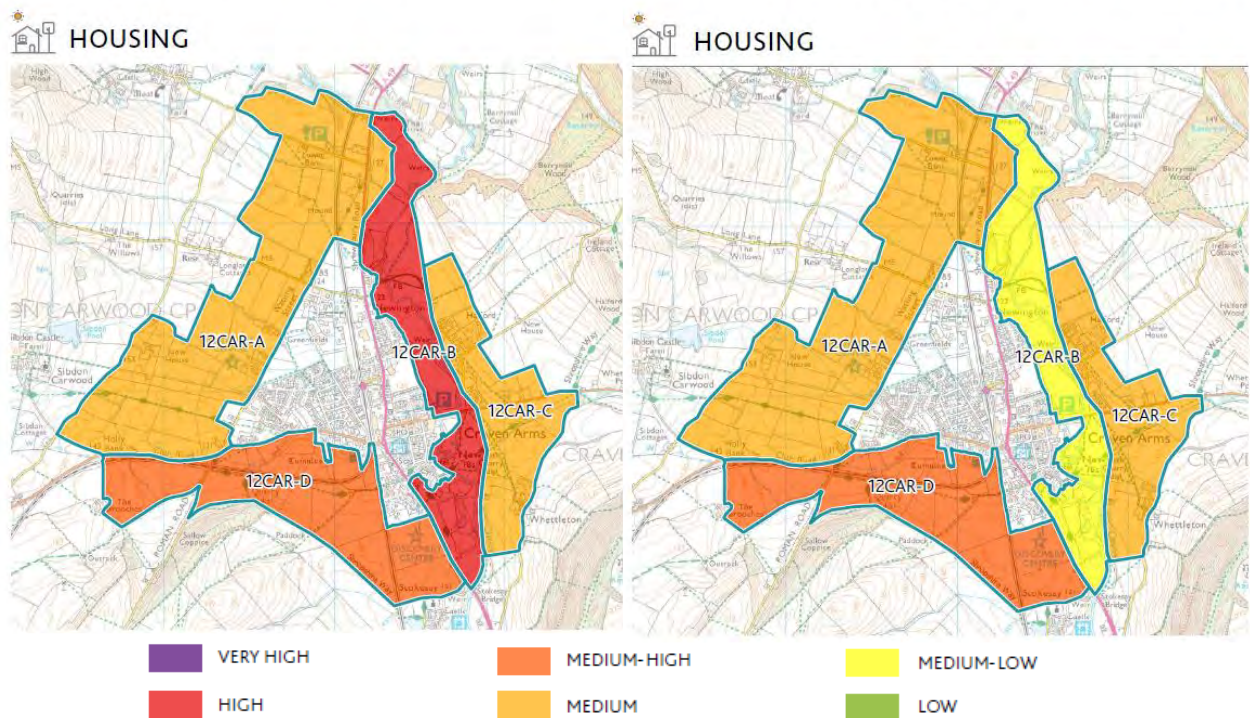
Dr Roberts' and Ms Roberts' sites CRA023, CRA024 and CRA025 provide a natural next phase to the recent developments. Accessed off Watling Street, they are highly deliverable. They have been promoted to Shropshire Council since the 2016 'Call for Sites', details of which are attached at **Appendix 2** to this representation.

The sites provide a natural extension to the town which would ensure the recently built site CRAV002 doesn't appear isolated outside of the development boundary. The three sites would deliver a mix of size, type, tenure and affordability which would be attractive to both developers and house buyers. As smaller sites they fit the Local Plan Delivery and Viability Study's typology of the type of site that will be deliverable.

The Council's Landscape Sensitivity Study, summarised by the extracts in figure 5 below, shows that the west side of Craven Arms (12CAR-A) is less sensitive in terms of both visual and landscape sensitivity than the east (12CAR-B) and south (12CAR-D) sides. This is the natural side of Craven Arms for growth, and sites along Watling Street will help deliver well-balanced development with appropriate new infrastructure for the benefit of the town.

Figure 5. Extracts from the Council's Landscape & Visual Sensitivity Assessment

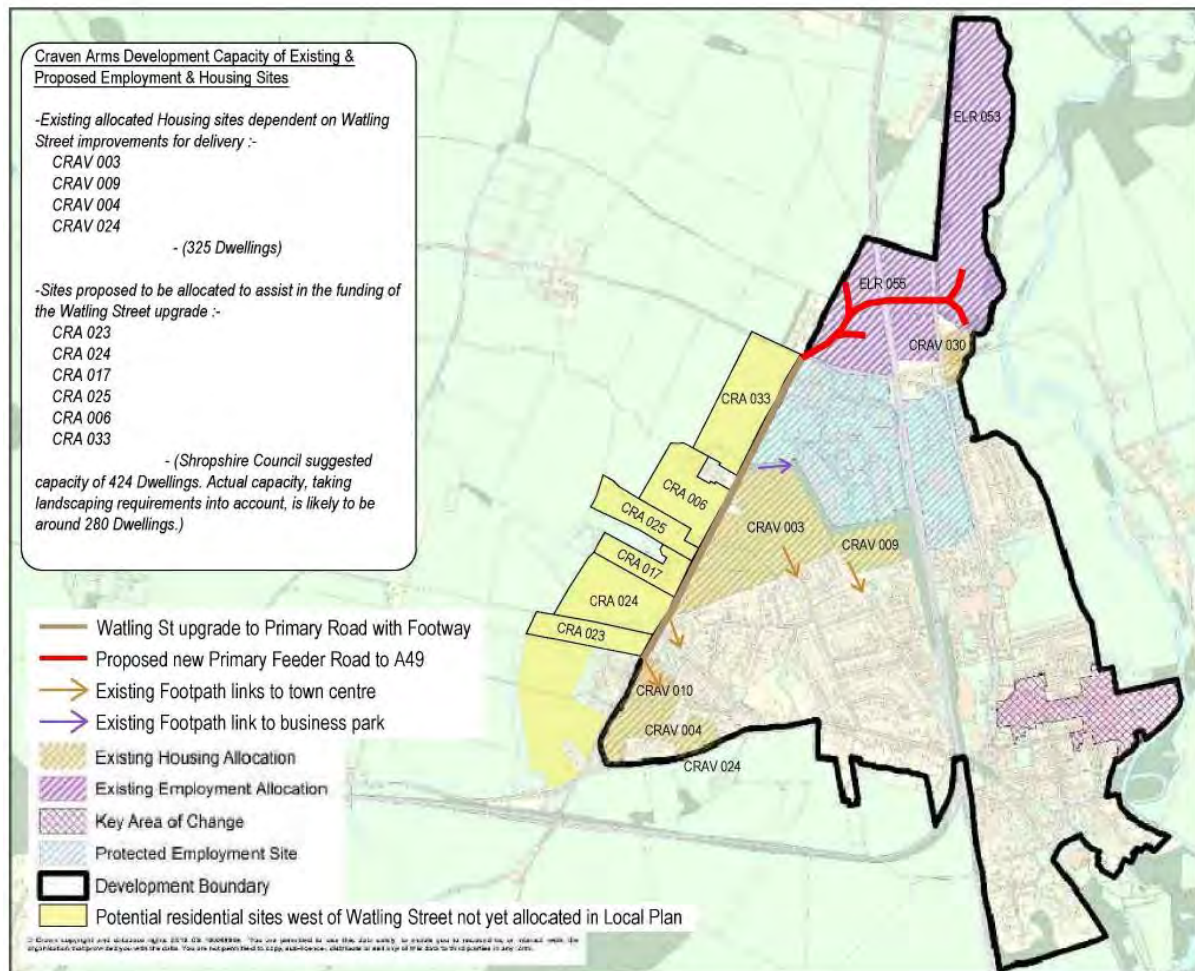
CRAVEN ARMS LANDSCAPE SENSITIVITY CRAVEN ARMS VISUAL SENSITIVITY



Sites CRA023, CRA024 and CRA025 are included in the 'Craven Arms Development Brief' (Spring 2020) submitted by Euro Quality Lambs and attached at **Appendix 1** to this representation. This document identifies the potential for an upgrade of Watling Street as part of a comprehensive scheme that includes a new crossing of the railway line involving the agreement of Network Rail and the Highways Agency. This scheme is one of the community's priorities for local infrastructure listed in the Craven Arms Place Plan 2019.

Whether or not this more ambitious road scheme comes forward, sites CRA023, CRA024 and CRA025 could help deliver improvements to Watling Street, accessed from the south.

Fig 6. Extract from the Craven Arms Development Brief in Appendix 1



To make the Plan sound against the 'positively prepared', 'justified' and 'effective' tests of soundness, sites CRA023, CRA024 and CRA025 should either be allocated or included in an extended development boundary. They have the following benefits:

- increases the number and variety of sites available to help deliver Craven Arm's housing needs, ensuring the Council can pass the 'effective' test of soundness;
- ideal for self-build and custom-build housing;
- no environmental constraints and the opportunity to improve local ecology with new public open space and landscaping;
- delivers improvements to Watling Street such as provision of a footway for pedestrians and appropriate road widening.

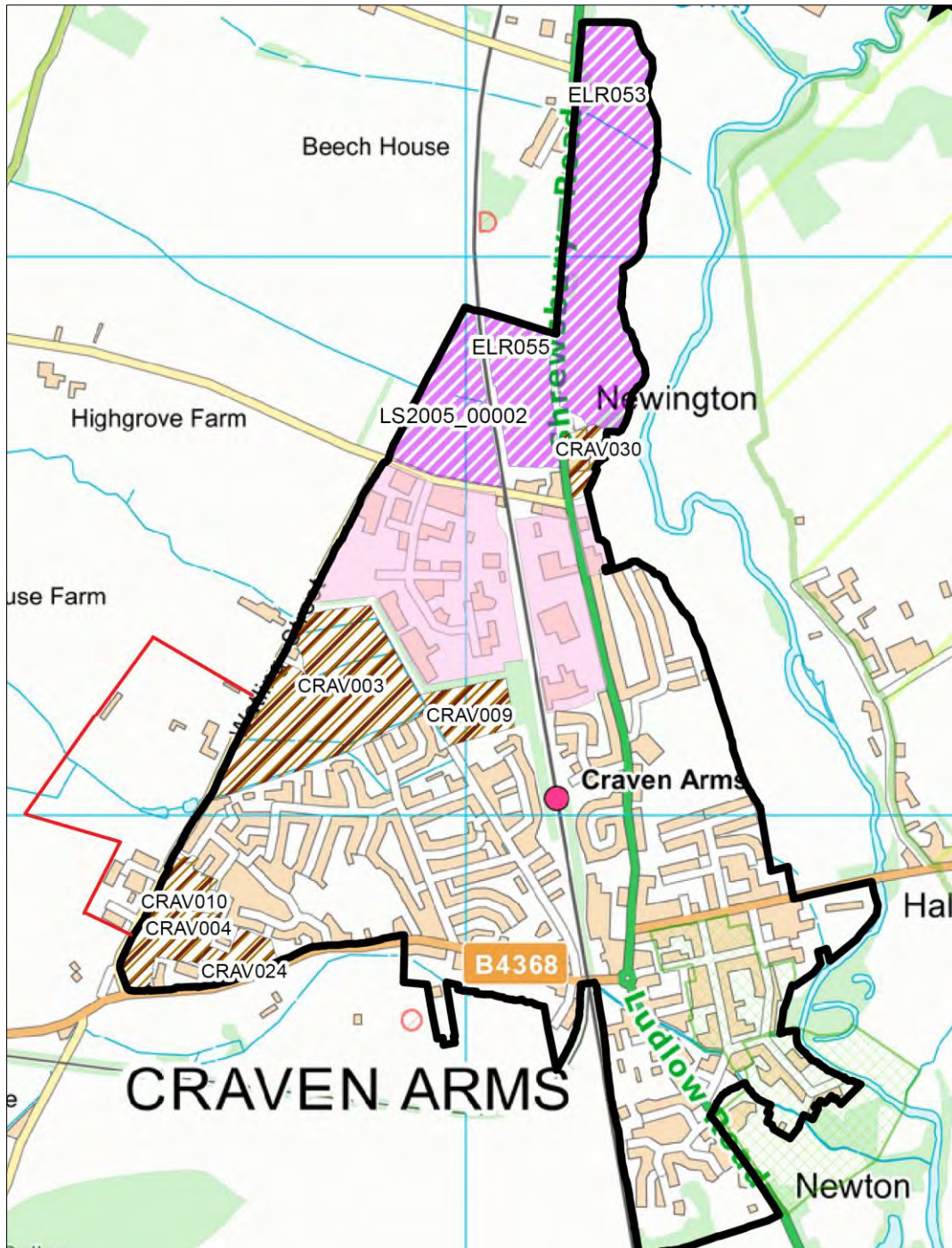
Further details are contained in the two appendices that accompany this representation:

- Appendix 1 Development Brief
- Appendix 2 Call for Sites submission

Q5 Modifications necessary to make the Plan sound

To ensure the Plan meets the 'justified' and 'effective' tests of soundness, a larger number of smaller sites in the higher value parts of the county should be included in the Plan.

To make Policy S7.1 'sound', sites CRA023, CRA024 and CRA025 should either be allocated or included in an extended development boundary for Craven Arms as shown in the extension to the south-west of the town outlined in red below:



Q5. Please set out the modification(s) you consider necessary to make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at Q4 above.

Please note that non-compliance with the duty to co-operate is incapable of modification at examination. You will need to say why each modification will make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please see above

(Please continue on a separate sheet if necessary)

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

Q6. If your representation is seeking a modification to the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan, do you consider it necessary to participate in examination hearing session(s)?

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

- No, I do not wish to participate in hearing session(s)
 Yes, I wish to participate in hearing session(s)
(Please tick one box)

Q7. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

(Please continue on a separate sheet if necessary)

Please note: The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Signature: Date:

Office Use Only	Part A Reference:
	Part B Reference:

Representation Form

Please complete a separate Part B Representation Form (this part) for each representation that you would like to make. One Part A Representation Form must be enclosed with your Part B Representation Form(s).

We have also published a separate Guidance Note to explain the terms used and to assist in making effective representations.

Part B: Representation

Name and Organisation:	Dr C. Roberts and Ms Z. Roberts
------------------------	---------------------------------

Q1. To which document does this representation relate?

- Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- Sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- Habitats Regulations Assessment of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- (Please tick one box)

Q2. To which part of the document does this representation relate?

Paragraph:	<input type="text"/>	Policy:	<input type="text" value="SP10 Countryside"/>	Site:	<input type="text"/>	Policies Map:	<input type="text"/>
------------	----------------------	---------	---	-------	----------------------	---------------	----------------------

Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:

- | | | | | |
|--|------|--------------------------|-----|-------------------------------------|
| A. Legally compliant | Yes: | <input type="checkbox"/> | No: | <input type="checkbox"/> |
| B. Sound | Yes: | <input type="checkbox"/> | No: | <input checked="" type="checkbox"/> |
| C. Compliant with the Duty to Co-operate | Yes: | <input type="checkbox"/> | No: | <input type="checkbox"/> |
- (Please tick as appropriate).

Q4. Please give details of why you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Policy SP10 Managing Development in the Countryside applies to a wide range of sites, including land adjoining settlement boundaries. Such sites can be suitable locations for meeting various housing needs.

Section 4a of Policy SP10 allows, "Suitably designed and located affordable exception site dwellings, entry level exception sites and cross subsidy exception housing schemes which meet evidenced local housing needs..." Such sites are allowed in designated countryside (usually adjoining settlements) in order to deliver enough of this type of housing to meet Shropshire's housing needs, in recognition that such development will not otherwise be delivered.

There are two other types of housing that the Plan will not deliver in sufficient quantity unless they are allowed in the designated countryside adjoining settlements, namely:

1. specialist housing to meet the needs of older people, for which the Plan only makes provision on large sites of 50 or more dwellings (Policy DP1 Residential Mix). It is very unlikely that allocated sites of 50–100 dwellings will deliver specialist housing as to do so will require over 50% of their housing to be of a type that is not normally built by general housing housebuilders. The Plan makes no allocations for this type of housing and is very unlikely to deliver the 3,500 units of C3 specialist accommodation and 2,500 units of C2 specialist accommodation that the Strategic Housing Market Assessment (SHMA) projects will be needed over the plan period, as set out in paragraphs 4.37 - 4.42 of the Plan; and
2. Self-build and custom-build housing to meet the estimated need for 2,400 houses of this type, according to paragraph 4.46 of the Plan. Policy DP2 in the Plan expects large sites to provide 10% of their plots as self-build but this is incompatible with housebuilders’ business models and is therefore highly unlikely to be delivered.

The problems in delivering the above two types of housing mean the Plan fails the ‘effective’ test of soundness for this type of housing.

Inadequate provision for these types of housing also fails the ‘positively prepared’ test of soundness as the Plan fails to provide a strategy which, “as a minimum, seeks to meet the area’s objectively assessed needs” (paragraph 35a of the Framework).

The development boundaries have been drawn so tightly around towns and villages that the Plan is reliant on large allocations to deliver the necessary numbers of specialist housing and self-build housing plots. However policies DP1 (residential mix) and DP2 (self build) will be resisted by housebuilders, as they do not meet their business model, leaving insufficient sites to meet Shropshire’s needs for this type of housing.

To enable sufficient delivery of specialist housing and self-build housing, such types of development should be allowed outside but adjoining development boundaries.

The principle of allowing development outside but adjoining development boundaries is already accepted in section 4 of Policy SP7 (Managing Housing Development) which accepts that “market housing development outside the development boundaries shown on the Policies Map... (may) be considered potentially acceptable where there is clear evidence that the residential development guideline for the settlement appears unlikely to be met over the plan period, or where there are specific considerations set out in the Settlement Policies.”

It should not be necessary to wait until late in the plan period to seek to meet specialist housing needs and the need for self-build housing. The Plan should seek to enable suitable sites to come forward throughout the plan period, by modifying a policy that can at a stroke significantly increase the amount of land available for these types of housing.

As the SHMA contains evidence of significant need for these types, and the Plan makes inadequate provision for their delivery, it is necessary to modify the Plan to ensure it passes the ‘positively prepared’ and ‘effective’ tests of soundness.

(Please continue on a separate sheet if necessary)

Q5. Please set out the modification(s) you consider necessary to make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at Q4 above.

Please note that non-compliance with the duty to co-operate is incapable of modification at examination. You will need to say why each modification will make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Office Use Only	Part A Reference:
	Part B Reference:

To make the Plan sound the following additions (underlined) should be made to section 4 of Policy SP10 (Managing Development in the Countryside):

"4. New market housing will be strictly controlled outside the development boundaries of the Strategic Centre of Shrewsbury, the Principle Centres, the Key Centres, the new Strategic Settlements and the Community Hubs. Within Community Clusters only new market housing which meets Community Cluster Policy SP8 criteria will be acceptable. Outside these areas, subject to the further controls that apply in Green Belt, residential development proposals will be positively considered where they meet all the relevant requirements of Local Plan policies and relate to:

....

h. specialist housing such as retirement living or sheltered housing; extra care housing or housing-with-care; and residential care homes and nursing homes where there is a shortage of provision locally; and

i. Self-build and custom-build housing on suitable sites adjoining development boundaries."

This addition will assist Shropshire Council in meeting its needs for specialist housing and self-build housing.

(Please continue on a separate sheet if necessary)

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

Q6. If your representation is seeking a modification to the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan, do you consider it necessary to participate in examination hearing session(s)?

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

(Please tick one box)

Q7. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

(Please continue on a separate sheet if necessary)

Please note: The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Office Use Only	Part A Reference:
	Part B Reference:

Signature:

H. Howie

Date:

21/01/2021

Office Use Only	Part A Reference:
	Part B Reference:

CRAVEN ARMS DEVELOPMENT BRIEF



SPRING 2020

INTRODUCTION & CONTEXT

This Development Brief (DB) document has been prepared to assist Shropshire Council to facilitate and implement its proposed policies for the growth of the “Key Centre” of Craven Arms, identified in the SAMDev and Local Plan Review Preferred Sites consultation publication. (Appendix 1).

The DB will focus on the provision of the necessary infrastructure, identified as essential, in the Jan 2020 Craven Arms Place Plan (Appendix 2).

The construction of this infrastructure will enable the housing and employment land contained within the Study Area boundary to be developed and facilitate the relocation of the Euro Quality Lambs abattoir.

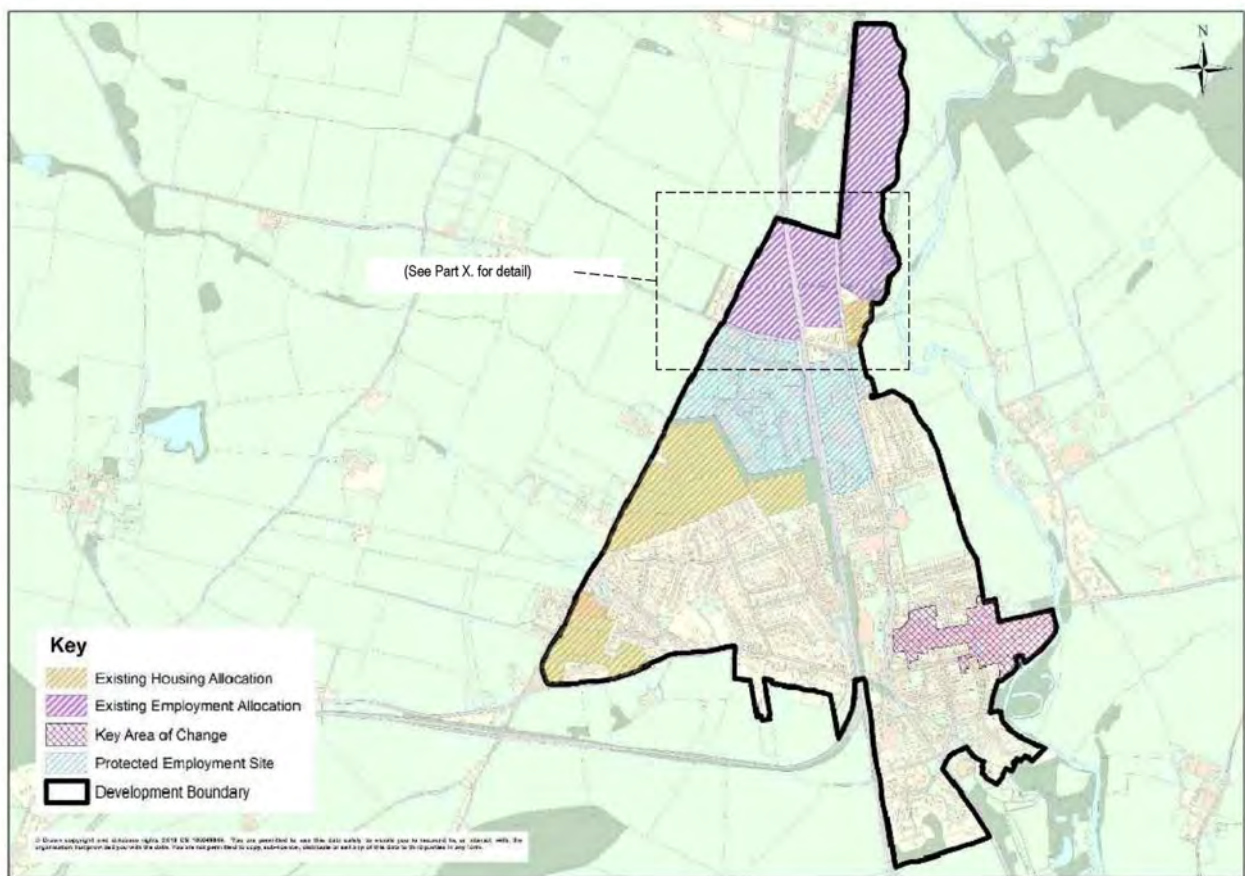
This DB contains the following plans: -

- I. [Study Area Boundary](#)
- II. [Craven Arms Policy Map](#)
- III. [Policy overview Plan](#)
- IV. [Landscape & Ecology](#)
- V. [Flood Areas](#)
- VI. [Constraints](#)
- VII. [Development Capacity](#)
- VIII. [Accessibility & Movement](#)
- IX. [Delivery & Implementation](#)
- X. [Enlargement of Watling Street/Long Lane/Newington Farm Area](#)
- XI. [Appendices](#)

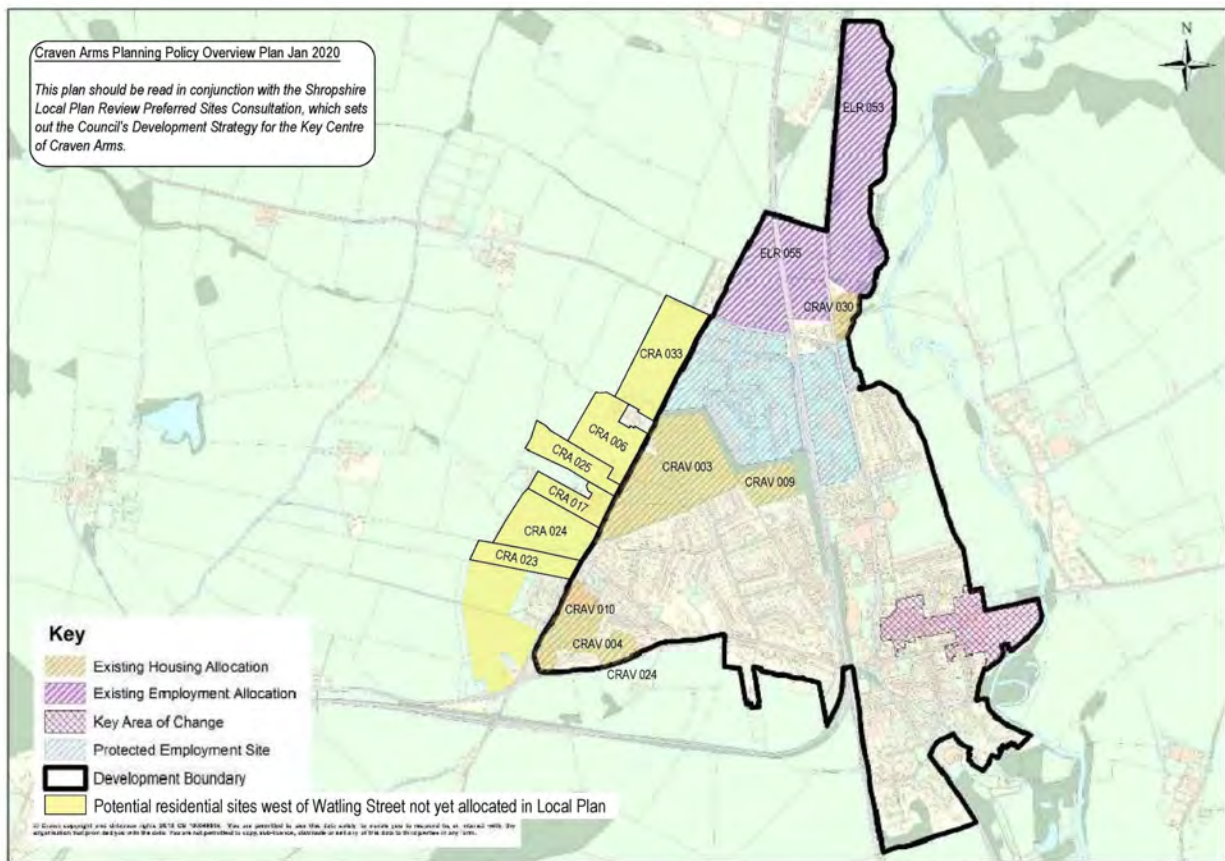
STUDY AREA BOUNDARY



CRAVEN ARMS POLICY CONTEXT MAP



POLICY OVERVIEW PLAN



LANDSCAPE & ECOLOGY



This plan shows the Study Area in its context of the existing AONB landscape designation and mature trees and woodland within the proposed development sites.

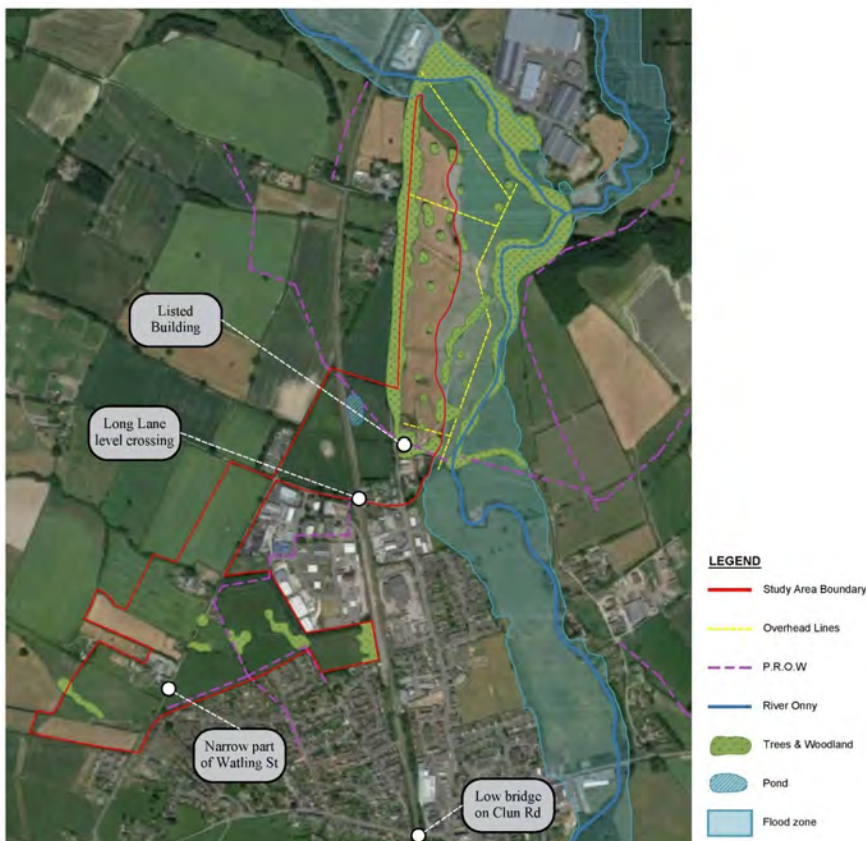
FLOOD AREAS



CONSTRAINTS

This plan shows the physical features within the Study Area which need to be taken into account in any future planning applications for development of the identified sites.

Currently the narrowness and lack of a footway along Watling Street and the Long Lane level crossing are a severe constraint to further housing and employment development in Craven Arms.



DEVELOPMENT CAPACITY

Shropshire Council has indicated in the Preferred Sites consultation (Appendix 1) that the allocated employment sites east and west of the A49 will provide an additional 14 hectares of employment land for Craven Arms.

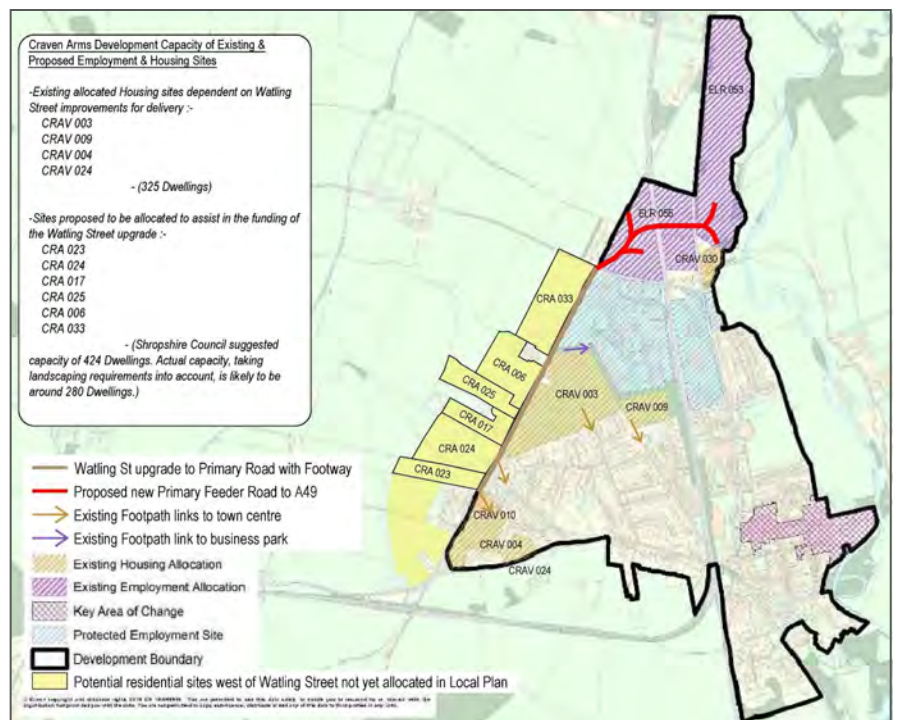
This is broken down as follows: -

ELR053 - 8 hectares for the relocation and expansion of the EQL abattoir and the subsequent creation of the Newington Food Park.

ELR055 (east) 2.5 hectares to enable other existing businesses in Craven Arms to relocate and expand.

ELR055 (west) 3.5 hectares to allow an expansion of the existing Business Park.

However, the significant benefits to the economic growth of Craven Arms which would accrue from these development sites cannot be realised without the provision of the associated infrastructure proposed in Parts 8, 9 and 10 of this DB.



ACCESSIBILITY & MOVEMENT

This plan is an overview of the increased accessibility and movement around and through the settlement of Craven Arms which would accrue from the implementation of the infrastructure proposals.



DELIVERY & IMPLEMENTATION

The potential costs of the Craven Arms infrastructure project are estimated to be: -

A49 junction, link road, railway bridge and new Long Lane/Watling Street junction £6.5m.

Watling Street widening and footway £0.5m.

TOTAL circa £7m.

It is acknowledged that there is a funding gap for the provision of the proposed infrastructure between the monies potentially available from Highways England and Network Rail and the estimated cost (£4.5m) of the Project.

It is also acknowledged by Shropshire Council that the infrastructure provisions will “unlock” the housing sites listed in the Development Capacity Plan (7), thereby releasing a significant amount of Community Infrastructure Levy (CIL) monies which can contribute to the infrastructure costs.

The potential sources of funding are: -

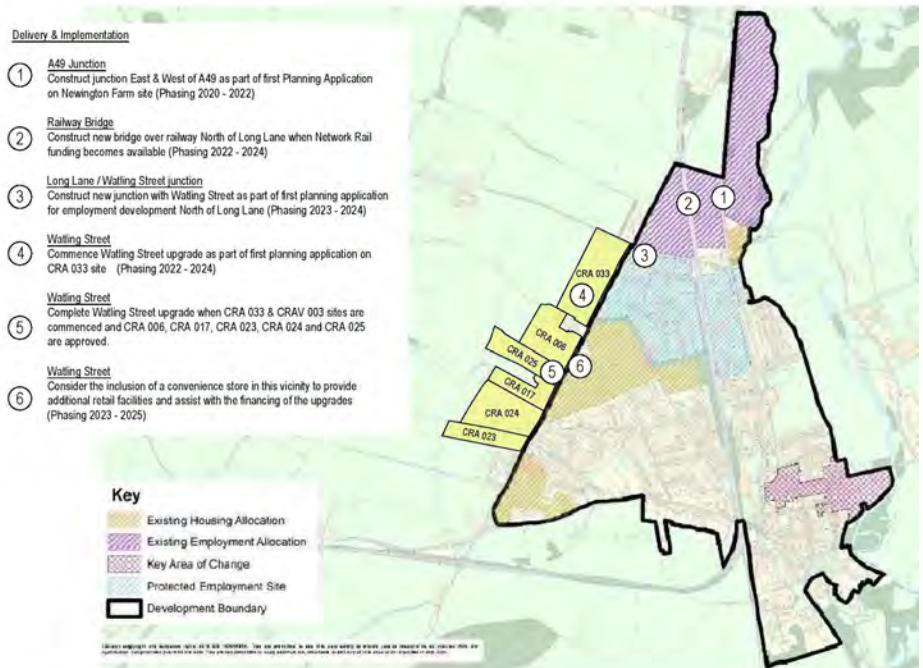
Network Rail circa £1.5m (as part of the signalling and safety upgrades to the Marches line including the downgrading of the Long Lane level crossing).

Highways England circa £1m (as part of a general upgrade of the A49 by Highways England as an enhanced northern gateway entrance to Craven Arms including an extended 30mph speed limit). Also, Highways England Route Strategy planning via Infrastructure Act funding.

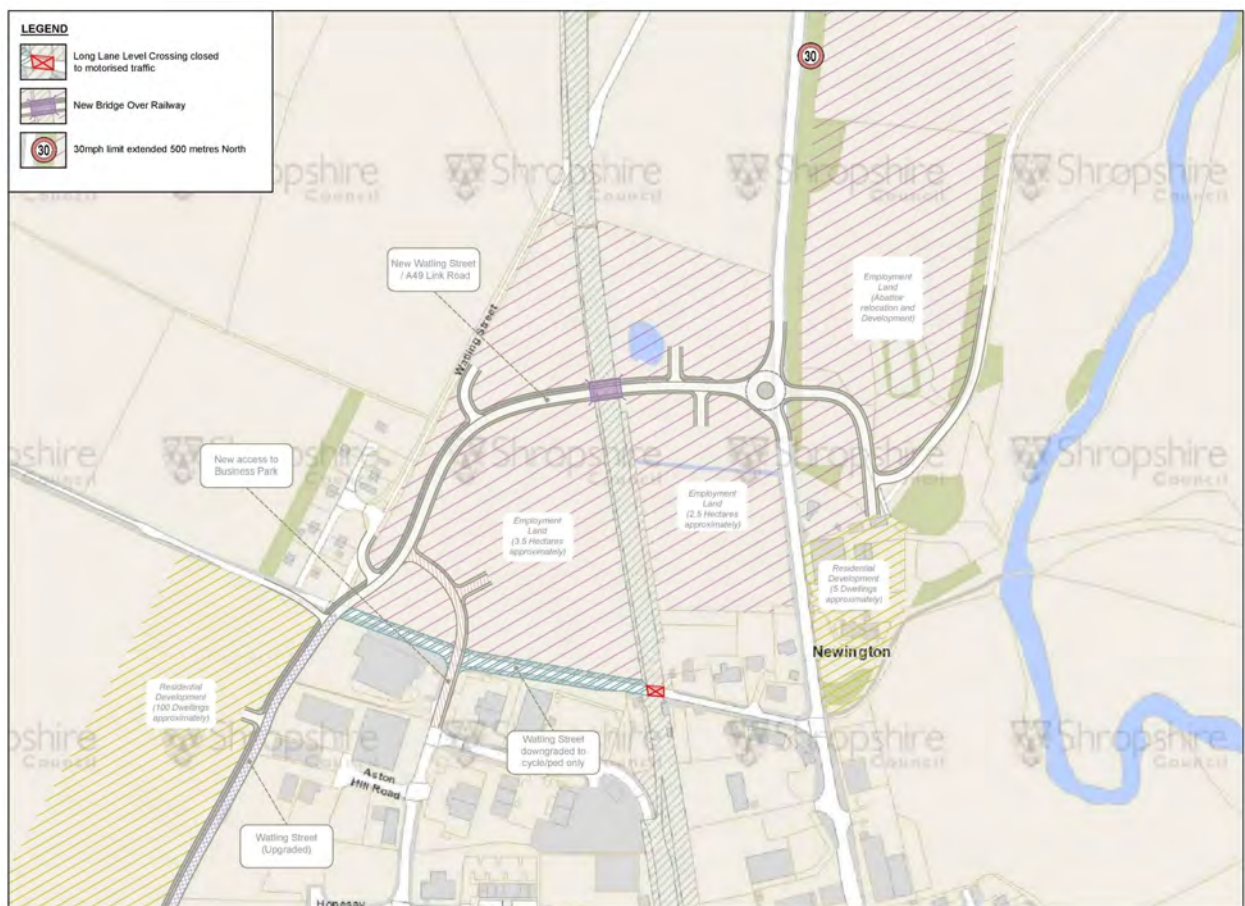
CIL circa £3.5m comprising £1.175m from CRAV003/009 and £2.325m from CRA 006/017/023/024/025 and 033.

Marches LEP (amount unknown at this stage) via Government initiatives:- National Infrastructure Commission; Housing Infrastructure Fund via “Marginal Viability Funding”.

Shropshire Council via the New Homes Bonus (amount unknown).



ENLARGED MAP OF WATLING STREET/LONG LANE/NEWINGTON FARM AREAS



Key Centre: Craven Arms

- 10.3. Craven Arms (2016 population 2,607) acts as a key service centre not just for the town, but for a sizeable area of south Shropshire. Located on the A49 trunk road, the town forms an important junction with the B4368 extending east into the Corvedale and west into the Clun valley along with the B4367 and into the Kemp valley via the B4385. The town is located on the Shrewsbury to Cardiff rail line and also accommodates the rail junction with the Heart of Wales line to Swansea.
- 10.4. The town sits between the high ground of the Shropshire Hills Area of Outstanding Natural Beauty to the west (and east) and the River Corve along the eastern boundary of the town. Craven Arms is therefore crossed by many small water courses and development is required to take account of the potential flood risks especially from surface water flooding. The growth of the town was influenced by its accessibility and its function as a service centre for the local agricultural economy but also has significant evidence of previous settlement in the form of its Conservation Area and its many, known sites of archaeological interest.
- 10.5. Craven Arms is already pursuing an ambitious growth strategy to improve the employment opportunities and deliver significant new housing in the town. The development partners and key stakeholders will continue to work together to successfully implement this strategy during the period for the Local Plan from 2016 to 2036.
- 10.6. There are significant planning challenges and key planning issues for Craven Arms including the:
- proposed relocation of the existing abattoir operation from their site on Corvedale Road (east) to the proposed Newington Food Park (north);
 - delivery of a new highway junction on the A49 to serve Newington Food Park;
 - creation of a new northern highway from the A49 junction (north) to Watling Street (west) bridging the rail line and enabling the closure of the Long Lane level crossing;
 - the use of the new highway infrastructure to provide a strategic link between the A49 and the proposed new employment and housing sites;
 - provision of significant new market and affordable housing to meet local needs; and
 - management and accessibility of community facilities and open space.
- 10.7. These challenges from part of the growth strategy for the town and the delivery of these objectives will help the Council to address the priorities outlined in the overarching Economic Growth Strategy, at a local level.
- 10.8. A detailed profile of the key centre of Craven Arms providing more detailed information about key local characteristics and issues is available here: <https://shropshire.gov.uk/media/9684/craven-arms.pdf>.
- 10.9. Identified infrastructure priorities for Craven Arms include:
- Local and strategic highway improvements.
 - Waste water treatment and sewerage capacity.
 - Reinforcement of electricity supply capacity to existing employment areas.
 - Creation of Newington Food Park to accommodate the relocation and expansion of a key local employer.
 - Regeneration of the 'high street' uses on Corvedale Road and improvement of the eastern gateway into the town.
 - Improvement of primary school provision within the town.
 - Appropriate secondary school capacity in other key centres to serve the town.

- Additional leisure, recreation, amenity and cemetery facilities.
- Further information on infrastructure constraints and priorities are available within the Craven Arms Place Plan.

10.10. As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

Development Strategy

10.11. Craven Arms will act as a Key Centre and contribute towards the strategic growth objectives in the south of the County. It is expected that Craven Arms will continue to explore ways in which it can effectively implement the ambitious growth strategy previously set out in the SAMDev Plan, Policy S7.1.

10.12. A key proposal for the growth and regeneration of Craven Arms is the relocation of the Euro Quality Lambs (EQL) abattoir from its existing and physically constrained site on the high street at Corvedale Road. It is then proposed that the high street will itself be regenerated as a Key Area of Change to better meet the needs of the community and to improve the eastern gateway into the town.

10.13. The relocation of EQL to Newington Farm, on to an 8 hectare site to the north of the town, is the key proposal for the growth and regeneration of Craven Arms and its economy. Newington Food Park will provide a new strategic junction onto the A49 and will accommodate a modern abattoir and processing complex with further 'value-added' processing operations to increase production and diversify the business enterprise. This facility will be developed over time and will include appropriate support services comprising cold storage warehousing, HGV delivery and distribution facilities, car parking and facilities for employees and visitors and appropriate physical bio-security measures.

10.14. The EQL relocation will consolidate employment opportunities around the successful Craven Arms Business Park on Long Lane. The Business Park will soon reach full capacity and an opportunity to create a further Phase 2 development is available on a 3.5 hectare site to the north of Long Lane. The new strategic junction to Newington Food Park on the A49 will also trigger the release of a new employment site for 2.5 hectares on the west of the A49, adjoining the rail line and the Business Park.

10.15. The allocated site for Phase 2 of Craven Arms Business Park is separated from the A49 by the Shrewsbury to Cardiff rail line and the Long Lane level crossing. This is the proposed location for an automated level crossing with longer closure times likely to affect the A49 at its junction with Long Lane.

10.16. It is an objective of the strategy that the strategic junction on the A49 also be used to facilitate a new northern highway linking the trunk road to the proposed developments on Long Lane (north) and Watling Street (west) to improve communications in and around the town.

10.17. This new northern highway would need to bridge the rail line and would facilitate the complete closure of the Long Lane level crossing. This new northern highway would then link the A49 and Newington Food Park with the other two employment sites and the new allocated housing sites along Watling Street.

10.18. The committed site for the expansion of the Business Park is identified in Schedule 7.1c below with other sites which will complement the range and choice of economic development opportunities in the town. The expansion site to the north of Long Lane Long could include recycling and environmental industries

which have been successfully integrated into the existing Business Park to the south.

- 10.19. The local housing market is not as strong as most of southern Shropshire which results in a lower requirement for affordable housing as a developer contribution from open market developments. However, this is now supported by the recent delivery of the exception housing scheme west of Watling Street for site for 25 dwellings.
- 10.20. Housing sites to accommodate around 325 new dwellings will help to deliver the growth aspirations for Craven Arms. These existing allocations include a series of sites located along the eastern frontage of Watling Street which are proposed to be linked to the A49 via the proposed, new northern highway. These sites are expected to provide significant new market and affordable housing to meet local needs within the town and the Craven Arms Place Plan area.
- 10.21. To assist the operation and management of the proposed Newington Food Park, it is proposed to allocate Newington Farmstead for a small residential conversion of the historical farm buildings to provide around 5 new dwellings to accommodate key workers employed at the Food Park. This redevelopment will enable the demolition of unsympathetic modern outbuildings on the site to reveal the historic character of the Farmstead and it is expected that these significant buildings will be redeveloped to enhance their appearance and to conserve their architectural interest.
- 10.22. In addition to the identified site allocations, there are significant opportunities for the development of windfall sites within the existing development boundary and an allowance of around 90 dwellings has been made for this purpose. This allowance is to ensure the delivery of around 500 new dwellings in Craven Arms to 2036.

Summary of residential requirements

	Number of Dwellings
Preferred dwelling guideline 2016-2036	500
Dwellings completed in 2016-17*	32
Dwellings committed as at 31 st March 2017*	377
Remaining dwelling requirement to be identified	91
Dwellings to be allocated	0
Balance/Windfall allowance**	91

**Analysis of Housing Supply as at 31st March 2018 will be provided towards the end of 2018.*

***Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.*

Summary of employment land requirements

	Employment Land (Ha)
Preferred employment land guideline 2016-2036	5
Commitments and allocations as at 31 st March 2017*	14
Employment land shortfall	0
Employment land to be allocated	0
Balance/Windfall allowance**	0

**Analysis of Employment Supply at 31st March 2018 will be provided towards the end of 2018.*

***Local Plan policies will allow flexibility for appropriate windfall development.*

Table 1: Priority A and Priority B Projects

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Priority A Projects				
Economic Opportunities				
<p>Extension of Long Lane Industrial Estate. Infrastructure required to open up the area. New roundabout on the A49, bridge crossing of Hereford to Shrewsbury railway line, closure of existing level crossing, provision of service road, utilities reinforcement including Broadband and 5G</p> <p>Development of Newington Food Park and Craven Arms Business Park. The Newington Food Park will include: a campus style abattoir, storage and distribution complex with future growth potential, new roundabout junction on A49, 8 hectares of new employment land at Newington Farm to increase the volume / range of abattoir business, release of 2.5 hectares of new employment land to west of A49, dwellings for key workers through restoration of historic Newington Farmstead (Craven Arms)</p>	£4.5 million approx	Marches LEP, Highways England, Network Rail, Section 106, private landowners, private developers	Shropshire Council, businesses, private landowners and developers, Highways England, Network Rail, Craven Arms TC, Wistanstow PC and Sibdon Carwood Parish Meeting	<p>The infrastructure required will need to be determined as plans progress. Network Rail are supportive of the replacement of level crossings with other facilities, but solutions will inevitably incur significant expense which will fall to the developer, Highways England, and Network Rail.</p> <p>Highways England agrees that there is a need to consider a bridge crossing of the Hereford to Shrewsbury railway to mitigate any level crossing closure. The form and priority of any potential A49 schemes (associated or otherwise with the level crossing) would need to be agreed with Highways England via an appropriate Option Development process, and should not necessarily be assumed to take the form of a new roundabout.</p> <p>Shropshire Council is supportive of the project, but all local Parishes will need to be included in further discussions.</p>
Environment and Utilities				
Electricity reinforcement – upgrading primary transformer from 5MVA to 15MVA. Establishing a	Not known	Western Power Distribution	Western Power Distribution	This type of project would be delivered by Western Power Distribution Projects. This area

BERRYS

PROPERTY | BUSINESS | PLANNING

SHROPSHIRE 'CALL FOR SITES'

LAND WEST OF WATLING STREET, CRAVEN ARMS

Submission on behalf of

C. Roberts & Z. Roberts



Promap

Ordnance Survey © Crown Copyright 2016. All rights reserved. Licence number 100022432. Plotted Scale - 1:10000



RTPI
mediation of space · making of place



CONTENTS

1. Introduction & Ownership 1
2. The sites and their surroundings 3
3. Conclusions 8

Appendix 1: Title plan for site A – SL161372

Appendix 2: Title plan for site B - SL157485

Appendix 3: Title plan for site C – SL153754

DATE	VERSION	PROJECT
7 th December 2016	Final	SA25264

Prepared By

Helen Howie M.A., M.C.D., MRTPI
01743 239028
helen.howie@berrys.uk.com

Approved for Issue

Signed:

Planning Consultant:

Helen Howie MA (Hons) MCD MRTPI

Signed:

Head of Planning:

Stuart Thomas BA (Hons) MA MRTPI

BERRYS
1890

Willow House East
Shrewsbury Business Park
Shropshire
SY2 6LG
01743 239028
berrys.uk.com

1 INTRODUCTION & OWNERSHIP

1.1. The landowners of the land outlined in red, Miss Caroline Roberts and Miss Zara Roberts, have instructed Berrys to submit their land to the Council's 'Call for Sites' for the Shropshire Local Plan Review.

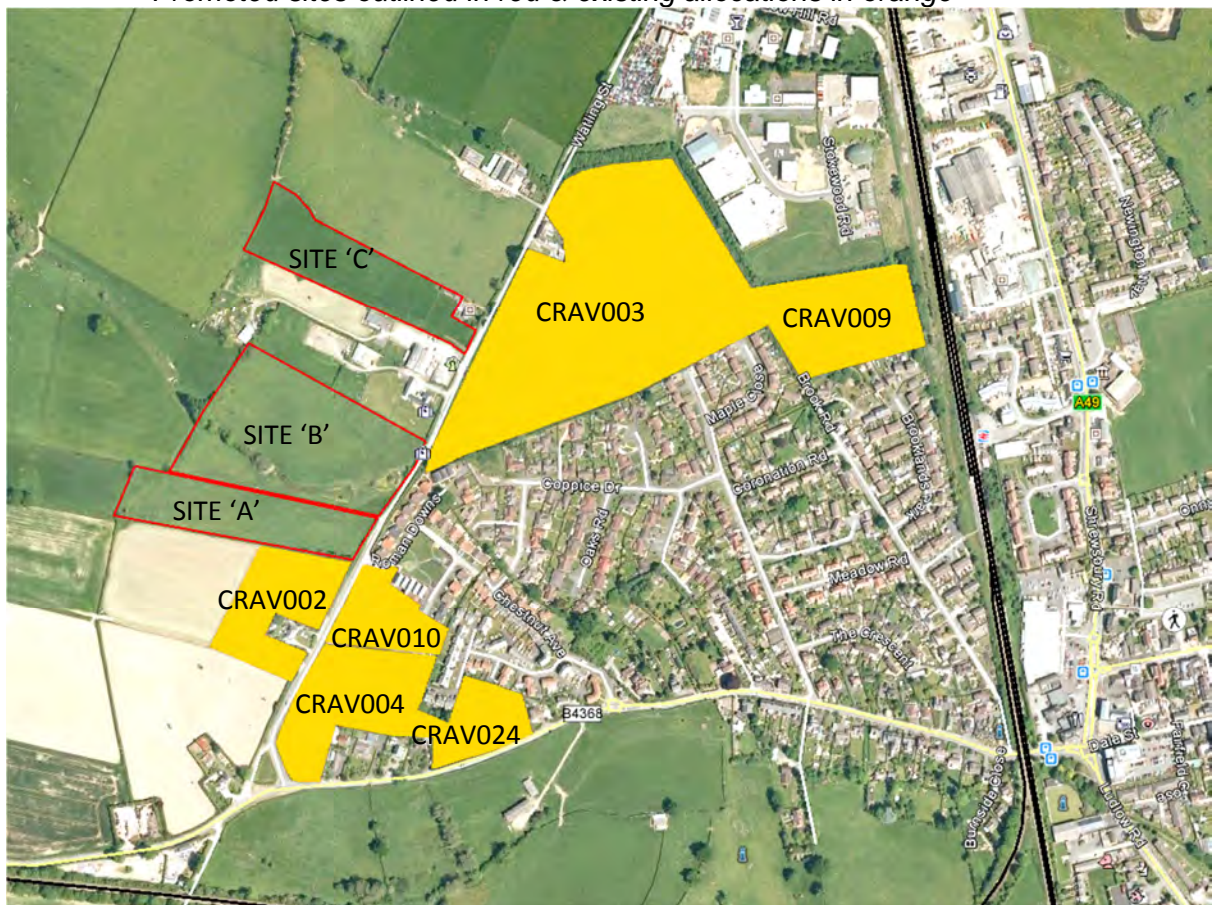
1.2. Tanglewood Farmhouse is in separate ownership and its owners have in the past misleadingly informed the Council that land around their property is not available for development. This entirely erroneous and such statements were made without the knowledge or agreement of the landowners, Miss C. Roberts and Miss Z. Roberts. Our clients are actively promoting the following sites for development:

Site 'A' – land adjoining recent housing development (1.5 hectares)

Site 'B' – land south of Tanglewood Farm (3 hectares)

Site 'C' – land between the play barn and Oak Cottage (1.5 hectares)

Fig 1: Aerial photograph
Promoted sites outlined in red & existing allocations in orange



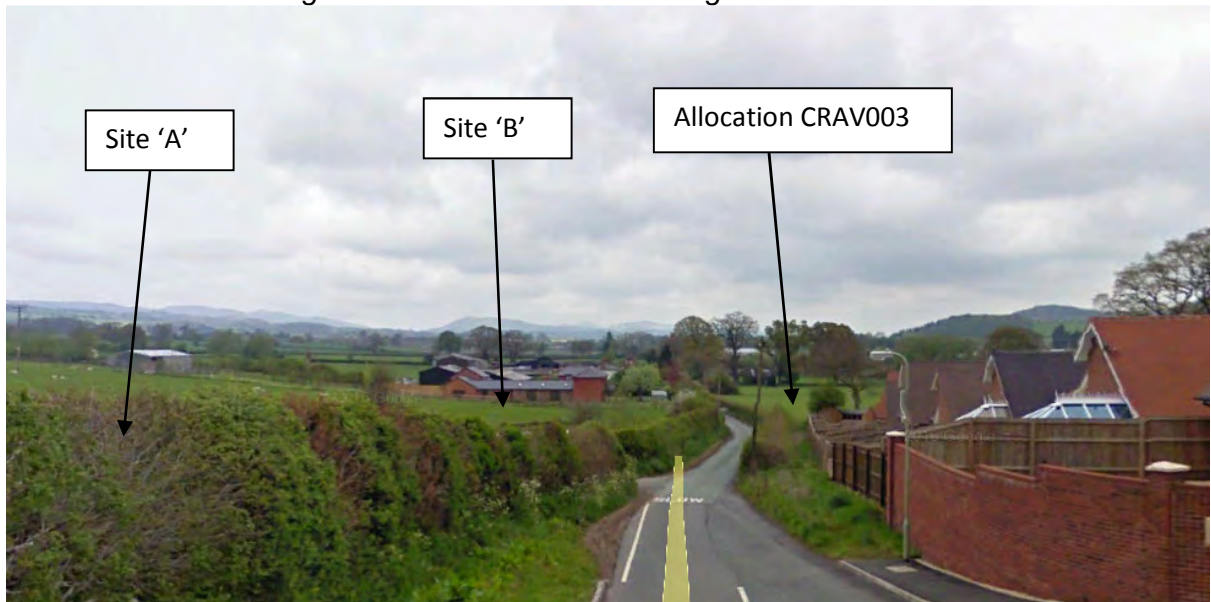
- 1.3. The Council's Local Plan Review will extend the current SAMDev Local Plan by a further 10 years, from 2026 to 2036. The SAMDev Plan currently identifies growth for Craven Arms of around 500 dwellings and 15 hectares of employment land over the 20 year period 2006-2026. While Shropshire Council has not yet made any decisions on the quantity and distribution of development over 2026-2036, if the current plan for Craven Arms was projected forward, this would lead to a requirement of around a further 250 dwellings and 7.5 hectares of land.
- 1.4. The final amount could be higher or lower than the approximate figure above, but in any event it is clear that Craven Arms will require new sites to be identified to accommodate development for the period 2026-2036.
- 1.5. The Government has indicated that sites of all sizes are needed, including smaller sites to provide for self-builders and small and medium-sized housebuilders.
- 1.6. This submission promotes three suitable sites that would help meet the needs identified above.

2 THE SITES AND THEIR SURROUNDINGS

Site location

- 2.1. Sites 'A' and 'B' are comprised of the fields south of Tanglewood Farm, as shown on plans attached at Appendices 1 & 2. To the south of site 'A' is a recent housing development for 25 affordable dwellings west of Watling Street (14/01645/OUT & 15/01054/REM; reserved matters permitted 26th May 2015). To the west lies open countryside, while to the north of site 'B' lies the residential property of Tanglewood Farm which is also known as Oakfield. To the north-east lies the SAMDev Plan housing allocation CRAV003, which is allocated for development of around 235 dwellings. To its south-east lies existing residential development at Roman Downs.

Fig 2: Sites 'A' & 'B' south of Tanglewood Farm



- 2.2. Sites 'A' and 'B' are bordered by mature hedgerows on all sides. A stream runs through site 'B'. Access is off Watling Street, which although narrow at present, is due to be widened as part of the development of the 235 dwellings allocated on site CRAV003.
- 2.3. Site 'C' lies between the play barn to its south and Oak Cottage to its north. To its west lies open countryside, while to its east lies the allocated site CRAV003. The land rises to the west, and is accessed off Watling Street, which as noted above will be widened as part of the proposed development of site CRAV003.

Fig 3: Site 'C' Infill between play barn and Oak Cottage'



Highway access

- 2.4. All three sites are accessed off Watling Street. Although this is currently narrow, policy S7.1a in the adopted SAMDev Plan requires development of allocated site CRAV003 to, “*widen Watling Street from the current widened highway to the south extending northwards to CRAV003 and potentially to the junction with Long Lane.*” (page 135 of the SAMDev Plan)
- 2.5. The Council’s Five Year Housing Land Supply Statement 2016 anticipates development to commence on site CRAV003 in 2019/20.
- 2.6. Based on the Council’s estimates of delivery, we anticipate that Watling Street will be widened by 2026 and will provide suitable access to the above sites.

The SHLAA 2014

- 2.7. The sites were previously assessed in the Council’s Strategic Housing Land Availability Assessment (SHLAA) 2014 as part of sites CRAV008 and CRAV015, as shown in figure 4 overleaf. The location of the promoted sites in relation to the SHLAA sites is shown in figure 5 overleaf.
- 2.8. Site ‘A’ was identified as part of site CRAV007 while site ‘B’ was part of CRAV008, both of which were identified as sites with ‘long-term potential’ for development (coloured yellow). Site ‘C’ was part of CRAV015, which was rejected for development (coloured red). Sites coloured orange on the SHLAA map were allocated for development in the SAMDev Plan. The distinction made between sites was finely balanced, and there is good reason to re-assess the suitability of site ‘C’, which being a subset of CRAV015, is more suitable for development than the whole.

Fig 4: SHLAA map extract

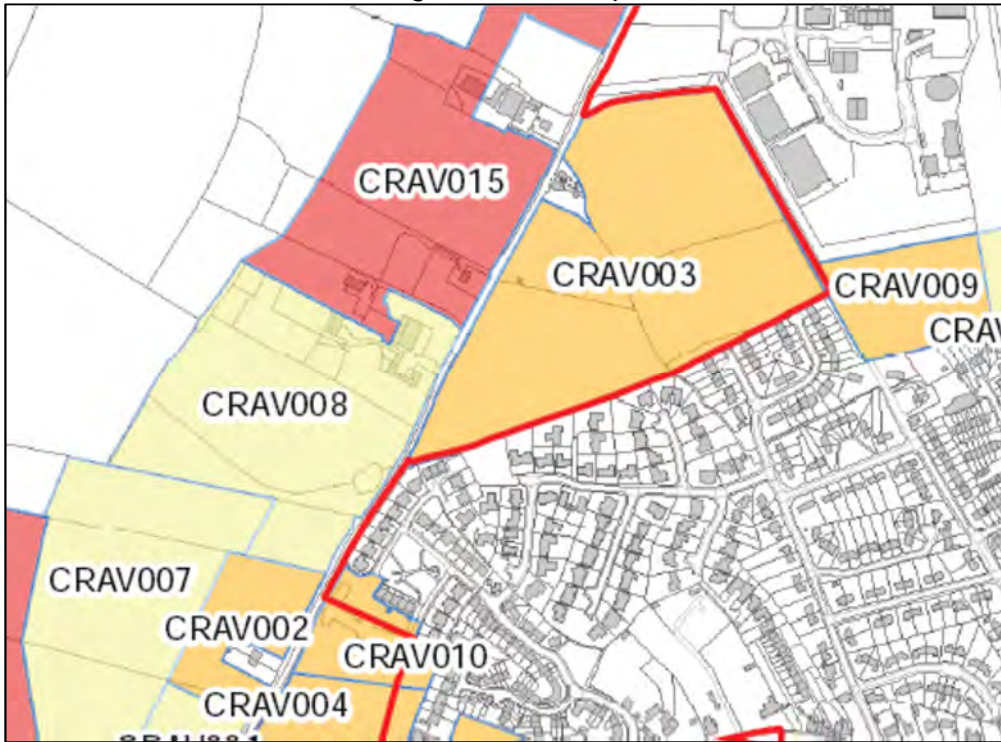


Fig 5: Sites at same scale as SHLAA map



Flood risk and drainage

- 2.9. Site 'C' is not affected by flood risk, and site 'A' has only a low level of risk at its western end. Site 'B' has some surface water flooding along the course of the stream. However this need not constrain development, and we note that allocation CRAV003 also has surface water flooding. The development of site 'B' would include water management measures that would alleviate some of the surface water problems on Watling Street.

Fig 6: Environmental Agency Surface Water Flood Risk Map



Natural Environment Networks

- 2.10. Shropshire Council's Natural Environment Networks map below identifies the watercourse running through the southern site as a wildlife corridor. Future development would retain this corridor as part of integrated proposals for public open space, surface water attenuation, and planting that maximises its potential as a wildlife corridor. Development would therefore provide an overall environmental benefit.

Fig 7: Shropshire Council Environmental Networks Map



Landscape impact

2.11. The South Shropshire Landscape Sensitivity Study 2008 rated the sites overall as follows:

Sites 'A' & 'B' – **medium** landscape sensitivity; **medium** capacity for housing (ref SSCA3-181). The study noted, "*The area is lower lying than the ridge to the south and is therefore less widely visible although views are possible from the west up the valley.*"

Site 'C' – **medium/low** landscape sensitivity; **high/medium** capacity for housing (ref SSCA4-181). The study noted, "*there appear to be few views into the site and overall the area is discreet and enclosed.*"

2.12. The South Shropshire Landscape Sensitivity Study 2008 is now out-of-date with regard to sites 'A' & 'B', due to the new development of 25 affordable dwellings to the south of the site. An updated assessment would find the site has lower sensitivity and higher capacity for housing.

3 CONCLUSIONS

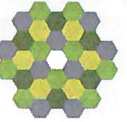
3.1. These three sites are presented for inclusion in Shropshire's Local Plan Review. They are available, suitable and achievable, with the landowners actively promoting all three sites. We consider the sites to be suitable for development for the following reasons:

- The sites represent infill between existing development;
- Sites 'A' & 'B' were identified as having 'long-term potential' for development in the SHLAA Study;
- The sites form a natural extension of growth following on from the development of SAMDev Plan allocation CRAV003;
- Development would contribute environmental benefits including improved management of surface water and an enhanced wildlife corridor;
- There are no environmental impacts which cannot be satisfactorily mitigated through good design and quality landscaping.

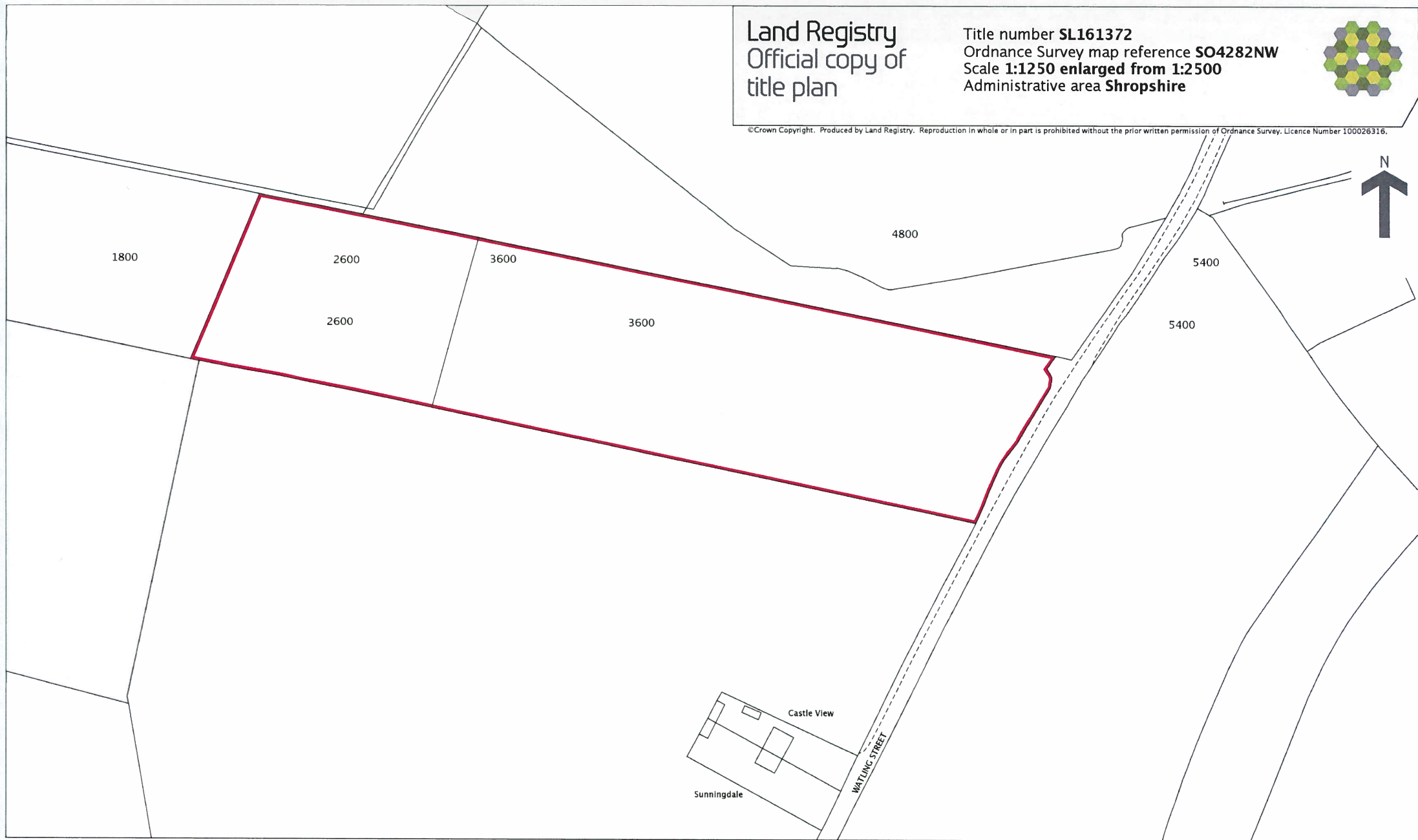
3.2. The sites are respectfully presented for inclusion in the emerging Draft Shropshire Local Plan.

Land Registry
Official copy of
title plan

Title number **SL161372**
Ordnance Survey map reference **SO4282NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Shropshire**

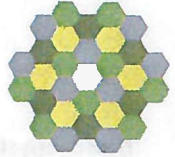


©Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.

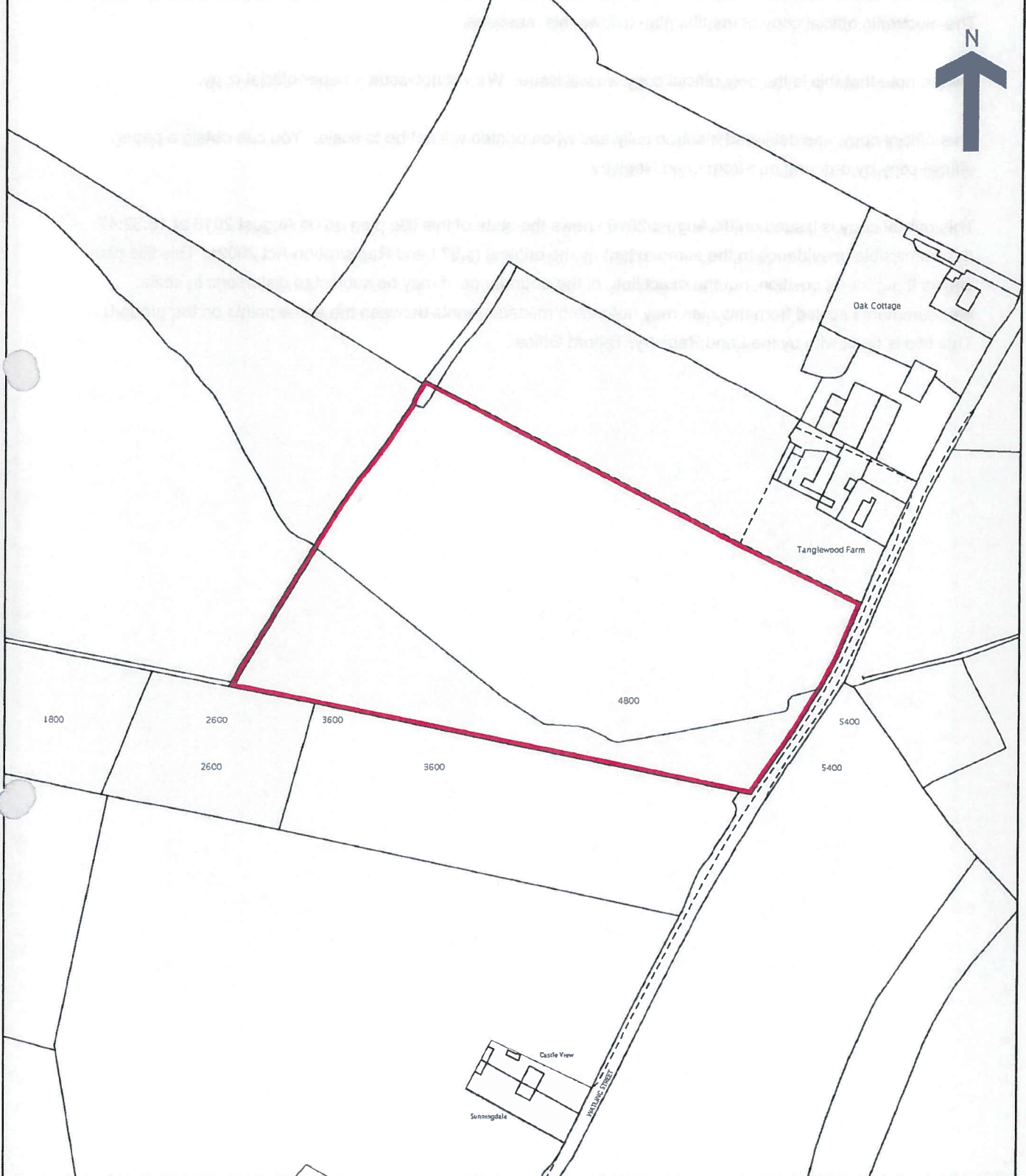


Land Registry
Official copy of
title plan

Title number **SL157485**
Ordnance Survey map reference **SO4283SW**
Scale **1:2500**
Administrative area **Shropshire**



©Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

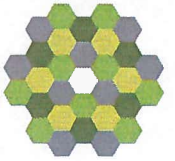
Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from Land Registry.

This official copy is issued on 04 August 2016 shows the state of this title plan on 04 August 2016 at 15:32:47. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the Land Registry, Telford Office .

Land Registry
Official copy of
title plan

Title number **SL153754**
Ordnance Survey map reference **SO4283SW**
Scale **1:2500**
Administrative area **Shropshire**



3040

©Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.

