

Shropshire Council

Draft Shropshire Local Plan (2016-2038)

Viability and Deliverability of Proposed Allocations Topic Paper

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1. Introduction

Purpose of the Report

- 1.1. The purpose of this report is to provide further information on the viability and deliverability of the allocations proposed within the draft Shropshire Local Plan.

Context

- 1.2. To inform the draft Shropshire Local Plan, a whole Plan Viability Assessment was undertaken. This document is available on the Shropshire Council website at: <https://shropshire.gov.uk/planning-policy/local-planning/local-plan-review/evidence-base/>
- 1.3. This Whole Plan Viability Assessment was undertaken using a methodology consistent and compliant with the requirements of the National Planning Policy Framework (NPPF), relevant National Planning Practice Guidance (NPPG), the Harman Guidance, the Royal Institute of Chartered Surveyors (RICS) guidance: Assessing viability in planning under the NPPF 2019 for England, 1st Edition; and the RICS guidance: Financial viability in planning: conduct and reporting RICS professional statement, England, 1st Edition.
- 1.4. In summary, the Whole Plan Viability Assessment considered:
 - A. **Gross Development Value.** This is the combined value of the completed development; and
 - B. **Cost of Creating the Asset, including a Profit Margin.** This includes construction costs, fees and financial charges.
- 1.5. This information is used to calculate a residual value, which is the top limit a developer could offer for a site and still make a satisfactory return (i.e. profit).

Gross Development Value – Cost of Creating the Asset including Profit Margin = **Residual Value**

- 1.6. The essential balance in viability testing is around land value and whether or not land will come forward for development. This is tested by comparing **Residual Value** and **Benchmark Land Value (BLV)**.
- 1.7. Within the Whole Plan Viability Assessment, consistent with above referenced guidance, Existing Use Value Plus is used to calculate BLV. The NPPG states *“To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called ‘existing use value plus’ (EUV+).”*¹
- 1.8. It should be noted that the BLV’s applied within the Whole Plan Viability Assessment are very cautiously calculated. Results of testing of the BLV’s within the Whole Plan Viability Assessment suggest *“a BLV that is less than the assumption used through this report as development is coming forward and affordable housing is being delivered”*². It also notes that *“a lower BLV would lead to results that are somewhat better than those presented.”*²

¹ MHCLG, (NPPG: Viability), Para 013, Ref ID: 10-013-20190509

² HDH Planning and Development, (Shropshire Council Local Plan Delivery and Viability Study)

- 1.9. The more policy requirements and developer contributions with financial implications required, the less the Residual Value. The Whole Plan Viability Assessment quantified the costs of various combinations and levels of potential policy requirements to assess their effect and determine whether or not land prices are ‘squeezed’ to such an extent that the draft Shropshire Local Plan would not be deliverable.
- 1.10. In this way the Whole Plan Viability Assessment had regard to and directly informed the proposed policy requirements within the draft Shropshire Local Plan.
- 1.11. In reaching conclusions on proposed policy requirements, the Whole Plan Viability Assessment has also had specific regard to the existing Community Infrastructure Levy (Charging Schedule which came into force on the 1st January 2012), which is one of the mechanisms by which developer contributions will be secured to deliver the draft Shropshire Local Plan (as a simple and transparent measure for securing such contributions); and a very cautious assessment of the circumstances within which other development contributions may be necessary and appropriate.
- 1.12. The proposed policy requirements within the draft Shropshire Local Plan (with the exception of those relating to affordable housing) which are considered to directly impact on viability and considered within the Whole Plan Viability Assessment are:
- a. Design
 - 70% Accessible and Adaptable Category 2, 5% Accessible and Adaptable Category 3
 - Water efficiency measures
 - b. Climate Change
 - Future Homes Standards – Option1
 - 10% Merton Rule
 - 10% Biodiversity Net Gain
 - c. Developer Contributions
 - s106, Typologies at £5,000/unit on sites of 50 and larger (including Strategic Sites)
 - CIL at prevailing rate (Stanmore Garden Development and Tasley Gardens Development lie across the CIL Zone boundary so an estimate of the blended CIL Rate is made)
- 1.13. The proposed residential mix in draft Policy DP1 of the draft Shropshire Local Plan is also directly considered within the Whole Plan Viability Assessment, as the modelling assumes at least 25% of units are 2 bed and at least 25% are three bed. For the remainder of the units (50%), the mix assumed in the modelling is based on the housing mix identified within the Strategic Housing Market Assessment (SHMA) undertaken to inform the draft Shropshire Local Plan. It should be noted that draft Policy DP1 does not actually define a specific mix for the remaining 50% of units, as it allows for flexibility and developer innovation. It simply specifies that the mix on the remaining units include a suitable mix and variety of dwelling sizes. This can respond to site specific characteristics, local need and market demand.
- 1.14. The following table, extracted from the Whole Plan Viability Assessment, shows the results of the modelling of these proposed policy requirements for the typologies that relate to the planned development, with varied affordable housing contribution rates:

			EUV	BLV	Residual Value						
	Affordable Housing				0%	5%	10%	15%	20%	25%	30%
Site 1	Green 250	South	25,000	425,000	551,652	483,051	414,450	345,849	277,249	208,648	140,047
Site 2	Green 120	South	25,000	425,000	558,075	488,555	419,034	349,514	279,994	210,473	140,953
Site 3	Green 80	South	25,000	425,000	644,763	561,735	478,708	395,681	312,654	229,627	146,600
Site 4	Green 60	South	25,000	425,000	651,003	566,659	482,314	397,970	313,625	229,281	144,936
Site 5	Green 30	South	25,000	425,000	794,817	710,522	626,226	541,931	457,636	373,341	289,046
Site 6	Green 20	South	25,000	425,000	804,560	716,359	628,158	539,957	451,756	363,428	272,682
Site 7	Green 12	South	100,000	500,000	881,449	792,817	704,184	615,552	524,567	433,378	341,740
Site 8	Green 9	South	100,000	500,000	1,586,086	1,477,727	1,369,367	1,261,007	1,152,648	1,044,288	935,928
Site 9	Green 6	South	100,000	500,000	1,617,677	1,497,099	1,376,522	1,255,944	1,132,060	1,008,005	883,949
Site 10	Green 3	South	100,000	500,000	1,718,702	1,718,702	1,718,702	1,718,702	1,718,702	1,718,702	1,718,702
Site 22	Urban 3	South	500,000	600,000	-235,997	-235,997	-235,997	-235,997	-235,997	-235,997	-235,997
Site 23	Urban Plot	South	500,000	600,000	-1,400,663	-1,400,663	-1,400,663	-1,400,663	-1,400,663	-1,400,663	-1,400,663
Site 4	Green 60	South Higher	25,000	425,000	1,681,707	1,554,315	1,426,922	1,299,529	1,172,137	1,044,744	917,352
Site 5	Green 30	South Higher	25,000	425,000	1,820,170	1,693,108	1,566,047	1,438,985	1,311,924	1,184,862	1,057,800
Site 7	Green 12	South Higher	100,000	500,000	2,021,399	1,884,295	1,747,191	1,610,087	1,472,983	1,335,879	1,198,775
Site 1	Green 250	Shrewsbury	25,000	425,000	606,509	535,290	464,071	392,852	321,633	250,414	179,195
Site 2	Green 120	Shrewsbury	25,000	425,000	613,412	541,314	469,216	397,119	325,021	252,923	180,825
Site 4	Green 60	Shrewsbury	25,000	425,000	717,307	630,037	542,767	455,497	368,228	280,958	193,688
Site 1	Green 250	North	25,000	425,000	-39,289	-84,673	-130,057	-175,678	-222,743	-269,808	-316,873
Site 2	Green 120	North	25,000	425,000	-147,117	-187,856	-229,621	-271,385	-313,150	-354,914	-396,993
Site 3	Green 80	North	25,000	425,000	-178,881	-229,097	-280,231	-331,366	-382,500	-433,635	-484,936
Site 4	Green 60	North	25,000	425,000	-194,175	-245,860	-298,023	-350,185	-402,347	-454,510	-506,672
Site 5	Green 30	North	25,000	425,000	-55,879	-107,600	-159,321	-211,505	-265,009	-318,669	-372,329
Site 6	Green 20	North	25,000	425,000	-90,287	-144,561	-198,901	-254,845	-311,135	-367,424	-423,714
Site 7	Green 12	North	100,000	500,000	-78,804	-130,178	-181,553	-233,681	-287,003	-340,324	-393,645
Site 9	Green 6	North	100,000	500,000	1,104,515	1,002,924	901,334	799,744	697,137	593,554	489,972
Site 10	Green 3	North	100,000	500,000	1,122,154	1,122,154	1,122,154	1,122,154	1,122,154	1,122,154	1,122,154
Site 14	Urban 60	North	500,000	600,000	-603,185	-690,700	-778,215	-865,730	-954,402	-1,043,640	-1,132,877
Site 1	Stanmore Garden Developme	Bridgnorth	25,000	325,000	761,509	703,464	645,419	587,374	529,329	471,284	413,239
Site 2	Tasley Garden Development	Bridgnorth	25,000	325,000	682,317	629,712	577,107	524,502	471,896	419,291	366,545
Site 3	North of Mytton Oak Road	Shrewsbury	25,000	325,000	619,974	560,316	500,657	440,999	381,341	321,682	262,024
Site 4	Between Mytton Oak Road and	Shrewsbury	25,000	325,000	522,588	471,961	421,004	369,386	317,769	266,152	214,336
Site 5	West of Ellesmere Road	Shrewsbury	25,000	325,000	630,032	570,365	510,698	451,031	390,500	329,460	268,420
Site 6	Ironbridge Power Station	Ironbridge	500,000	600,000	1,200,140	1,114,062	1,027,984	941,906	855,828	769,750	683,672
Site 7	Clive Barracks	Tem Hill	100,000	400,000	406,059	352,719	299,379	246,039	192,700	139,046	83,901

- 1.15. Based on the extensive modelling and assessment work undertaken within the Whole Plan Viability Assessment, it recommended affordable housing contributions of:
 - 20% affordable housing contributions in the South (including the Higher South) and Shrewsbury.
 - 10% affordable housing contributions in the North.
- 1.16. These rates are reflected within the draft Shropshire Local Plan.

2. Viability of Proposed Allocations

Introduction

- 2.1. In addition to the input provided into proposed policy requirements, the Whole Plan Viability Assessment also recommended that specific typologies were only included within the draft Shropshire Local Plan if there is a confirmation from the landowners or site promoters that these sites are actually deliverable.
- 2.2. As such, alongside the consultation on the Regulation 18: Pre-Submission Draft of the Shropshire Local Plan, Shropshire Council contacted landowners/site promoters/potential developers of proposed allocations to establish whether they could confirm that the site is viable and deliverable, having regard to the policy requirements identified within the 'Regulation 18': Pre-Submission Draft Shropshire Local Plan.
- 2.3. It should be noted that it is not considered that changes following the consultation on the 'Regulation 18' Pre-Submission Draft of the Shropshire Local Plan, with the exception of a correction to the division between the 10% and 20% affordable housing zone, will directly impact on viability.
- 2.4. We also used this opportunity to establish whether assumptions made with regard to the timescales for the delivery of the proposed site allocations within Appendix 7 of the 'Regulation 18' Pre-Submission Draft of the Shropshire Local Plan were correct; too early (with delivery expected to occur later in the proposed Plan period); or too late (with delivery expected to occur earlier in the proposed Plan period). This is considered within the Five Year Housing Land Supply Statement as appropriate.
- 2.5. In many instances, representations from landowners and site promoters of proposed allocations on the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan also addressed development viability and deliverability.
- 2.6. The following table (with references to Regulation 19 Representations and relevant Appendices as appropriate) documents the viability of proposed allocations. This table is structured as follows:
 - a. Site details summarised.
 - b. Approximate site provision figure identified (residential and/or employment).
 - c. Proposed affordable housing zone identified.
 - d. Most relevant typology within the Whole Plan Viability Assessment identified.
 - e. Conclusion reached within the Whole Plan Viability Assessment for the most relevant typology summarised.

In circumstances where the Whole Plan Viability Assessment concluded the most relevant typology is viable, no further information is considered necessary.

- f. Where the Whole Plan Viability Assessment concluded the most relevant typology required further information to ensure the type of site is viable and deliverable: A summary of most recent correspondence on **site viability and deliverability** from within the landowner or site promoters is provided.

Please Note: In most instances references are made to Regulation 19 Representation(s) as these represent the most recent correspondence, are already within the public domain and form part of the suite of submission documents for examination. In instances where there is no Representation or the Representation does not specifically address this issue, other correspondence (including responses to the query issued to site promoters regarding site viability alongside the Regulation 18: Pre-Submission Draft Consultation or indeed the responses to the Regulation 18: Pre-Submission Draft Consultation or subsequent correspondence) is referenced and appropriately redacted versions are appended to this document.

Summary of Viability of Proposed Allocations

Proposed Allocation Reference	Settlement	Place Plan Area	Approximate Residential Provision Proposed	Employment Land Proposed (Gross)	Affordable Housing Zone	Most Relevant Typology within the Whole Plan Viability Assessment		Whole Plan Viability Assessment Concludes Most Relevant Typology is: Viable or Further Information is Required	Correspondence Confirming Site Viability
ALB017 & ALB021	Albrighton	Albrighton	180	0	South	Site 2	Green 120	Further Information Required	ALB017: Site Promoters Regulation 19 Representation (A0357) states "the site is viable and deliverable, having regard to the policy requirements in the draft Plan." ALB021: In isolation, this element of the site is consistent with a typology within the Whole Plan Viability Assessment that is considered viable.
BKL008a	Bucknell	Bishops Castle	20	0	South	Site 6	Green 20	Viable	N/A
CHR001	Chirbury	Bishops Castle	7	0	South	Site 9	Green 6	Viable	N/A
CHR002	Chirbury	Bishops Castle	7	0	South	Site 9	Green 6	Viable	N/A
CLU005	Clun	Bishops Castle	20	0	South	Site 6	Green 20	Viable	N/A
WBR007 & WBR008	Worthen and Brockton	Bishops Castle	25	0	South	Site 5	Green 30	Viable	N/A
WBR010	Worthen and Brockton	Bishops Castle	20	0	South	Site 6	Green 20	Viable	N/A
BRD030	Bridgnorth	Bridgnorth	1,050	16	South	Strategic Site	Strategic Site	Viable - General recommendation to continue engagement with promoters of Strategic Sites.	Site promoters Regulation 19 Representation (A0609) states "Tasley Garden Village is an available, suitable and deliverable site and therefore the inclusion in the draft Local Plan Review is fully supported." It also states "Taylor Wimpey proposes to comply with the required/proposed affordable housing requirement set out within Policy DP3 of the Local Plan Review within Tasley Garden Village" and "Taylor Wimpey can confirm that Tasley Garden Village would be a policy compliant development and deliver all the necessary requirements on site." The Development Statement submitted as part of this Regulation 19 Representation states "Taylor Wimpey has reviewed the economic viability of the site and proposals in terms of land values, market attractiveness/demand sales rates and development costs and can confirm that the development is economically viable and capable of delivering the required infrastructure."
P58a	Bridgnorth	Bridgnorth	0	7	South	N/A	N/A	N/A	Site promoters correspondence (Appendix 21 of this document) states "Rents for new lettings are currently in a range between £6.00 - £8.50 per square foot and at this level, and with the available land standing in at low values, with services already provided, there is no doubt that new development will be viable. Stanmore Properties is in a very strong financial position and has funds available to construct new buildings."
STC002	Bridgnorth	Bridgnorth	0	5	South	N/A	N/A	N/A	Site promoters correspondence (Appendix 21 of this document) states "Rents for new lettings are currently in a range between £6.00 - £8.50 per square foot and at this level, and with the available land standing in at low values, with services already provided, there is no doubt that new development will be viable. Stanmore Properties is in a very strong financial position and has funds available to construct new buildings."
ALV006 & ALV007	Alveley	Bridgnorth	35	0	South	Site 5	Green 30	Viable	N/A
ALV009	Alveley	Bridgnorth	35	0	South	Site 5	Green 30	Viable	N/A

Proposed Allocation Reference	Settlement	Place Plan Area	Approximate Residential Provision Proposed	Employment Land Proposed (Gross)	Affordable Housing Zone	Most Relevant Typology within the Whole Plan Viability Assessment		Whole Plan Viability Assessment Concludes Most Relevant Typology is: Viable or Further Information is Required	Correspondence Confirming Site Viability
						Site	Green		
DNP009	Ditton Priors	Bridgnorth	40	0	South	Site 5	Green 30	Viable	N/A
ELL005, ELL008 & ELL033	Ellesmere	Ellesmere	170	0	North	Site 2	Green 120	Further Information Required	ELL008 and ELL033: Site promoters Regulation 19 Representation (A0588) states "The land is available, viable and deliverable and will be brought forward at the earliest opportunity." ELL005: Site promoters correspondence (Appendix 1 of this document) states "can confirm the site is viable and deliverable". Site has been the subject of a Planning Application. Correspondence from associated applicant/developer (Appendix 2 of this document) states "...for the avoidance of doubt I can confirm this is viable, deliverable and that we hope to commence development in 2021."
HNN016	Highley	Highley	100	0	South	Site 2	Green 120	Further Information Required	Site promoters Regulation 19 Representation (A0042) states "We can confirm that the site will be able to meet the Plan's development guidelines..." It also states "Allocation HNN016 is deliverable and viable."
LUD052	Ludlow	Ludlow	0	5	South	N/A	N/A	N/A	Site promoter correspondence (Appendix 30 of this document) states "We would support the Council's assessment that proposed employment land allocation LUD052, together with saved employment land allocation ELR058 is unconstrained, viable, deliverable and developable." It also states "I trust this above provides sufficient assurance that the site is viable and deliverable, having regard to the policy requirements in the draft Plan."
LUD056	Ludlow	Ludlow	90	0	South	Site 3	Green 80	Planning Permission Secured on the Site	N/A
LUD057	Ludlow	Ludlow	10	0	South	Site 20	Urban 8	Further Information Required	Small brownfield site. Site promoters correspondence (Appendix 29 of this document) states "Obviously if it is allocated by the LPA for future residential use, that may widen the horizons for the future use of the site, (this might involve partial or complete re-development). The site is viable and deliverable having regard to the policy requirements in the 'Draft Local plan'."
BUR002	Burford	Ludlow	40	0	South	Site 5	Green 30	Viable	N/A
BUR004	Burford	Ludlow	100	0	South	Site 2	Green 120	Further Information Required	Site promoters Regulation 19 Representation (A0118) indicates intention to comply with policy requirements and deliver the site. Site promoters Regulation 18 Response (extract provided as Appendix 3 of this document) states "Having regard to the proposed policy requirements for BUR004, including the mix of dwellings, the requirement to provide affordable housing and self-build homes, and the site specific factors (such as de-culverting the watercourse and addressing potential site contamination), we can confirm that the site is viable and deliverable. There is known market interest in the site due to Burford and Tenbury Wells being attractive and popular locations for home buyers. Finally, we also confirm that there are no known significant abnormal costs associated with developing the site."
CHK002	Clee Hill	Ludlow	20	0	South	Site 6	Green 20	Viable	N/A

Proposed Allocation Reference	Settlement	Place Plan Area	Approximate Residential Provision Proposed	Employment Land Proposed (Gross)	Affordable Housing Zone	Most Relevant Typology within the Whole Plan Viability Assessment		Whole Plan Viability Assessment Concludes Most Relevant Typology is: Viable or Further Information is Required	Correspondence Confirming Site Viability
MDR006	Market Drayton	Market Drayton	125	0	North	Site 2	Green 120	Further Information Required	Site promoters Regulation 19 Representation (A0073) states "SLG has undertaken an internal development appraisal of the site allowing for a policy compliant level of affordable housing, and it is considered to be viable. The site is greenfield and there are no known constraints on the land that would affect delivery. Relevant technical matters have been considered and are addressed within the technical reports as described above. The site is considered to be available and suitable for development in the short term, subject to achieving planning permission." It also states "Therefore, to conclude, these representations demonstrate that the allocation of the site is justified, and the site is deliverable in the next 5 years with no technical constraints."
MDR012	Market Drayton	Market Drayton	70	0	North	Site 3	Green 80	Further Information Required	Site promoters Regulation 19 Representation (A0378) states "Our client offers full support for the proposed housing allocations off Maer Lane (MDR012 and MDR034), which we consider to be suitable, available and deliverable, early in the Plan period."
MDR034	Market Drayton	Market Drayton	120	0	North	Site 2	Green 120	Further Information Required	Site promoters Regulation 19 Representation (A0378) states "Our client offers full support for the proposed housing allocations off Maer Lane (MDR012 and MDR034), which we consider to be suitable, available and deliverable, early in the Plan period."
MDR039 & MDR043	Market Drayton	Market Drayton	120	0	North	Site 2	Green 120	Further Information Required	Site promoters Regulation 18 Response (extract provided as Appendix 4 of this document) states "As promoters of this site, working with the landowners, Gladman support this allocation. We can confirm that the site is viable and deliverable having regard to the policy requirements identified within the Regulation 18: Pre-Submission Draft Shropshire Local Plan. We agree that the delivery assumptions set out in Appendix 7 are correct. Please view our detailed representations for further comments on this proposed site allocation."
HKW009	Hinstock	Market Drayton	35	0	North	Site 5	Green 30	Further Information Required	Site promoters correspondence (Appendix 24 of this document) states "Yes the site is viable, against the requirements in the Reg. 19 draft local plan. The owners are in discussion with the Tenant farmer, and there is no reason to suggest the site is not deliverable."
HHH001 & HHH014	Hodnet	Market Drayton	40	0	North	Site 5	Green 30	Further Information Required	Site promoters correspondence (Appendix 20 of this document) states "We also confirm that in terms of viability then there are no current concerns or anticipated challenges taking into account all aspects of the sites and also relying on current market evidence."
MIN018	Minsterley	Minsterley and Pontesbury	20	0	South	Site 6	Green 20	Viable	N/A
PON008, PON017 & PON030	Pontesbury	Minsterley and Pontesbury	40	0	South	Site 5	Green 30	Viable	N/A

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MUW012VAR	Much Wenlock	Much Wenlock	120	0	South	Site 2	Green 120	Further Information Required	Site promoters Regulation 19 Representation (A0370) states "At this stage we have carried out a massing exercise and can confirm that the site can accommodate a maximum of 120 dwellings together with the required roundabout and drainage infrastructure. We have also commissioned all of the various reports necessary to support a planning application and will be bringing forward the application in 2021 to demonstrate commitment to delivery of the site. The Estate are committed to delivering a high quality, beautiful development which will be in keeping with the surrounding landscape and local vernacular. There will be a requirement for natural open space within the development and it is envisaged that the current planted boundary to the site will need to be displaced and replaced with compensatory planting on the new site boundary. It is proposed that the development will deliver a good mix of housing including fulfilling the policy requirement to build 20% of the overall housing numbers as affordable dwelling. The development will deliver a Community Infrastructure Levy (CIL) contribution of £59.64 per square metre of build and the development overall could generate an overall CIL receipt somewhere in the region of £900,000 to spend on local projects. The Estate are not seeking to reduce either of these contributions on viability grounds." The representation also states "We note and accept the development guidelines set by the Council..."
CES005	Cressage	Much Wenlock	60	0	South	Site 4	Green 60	Further Information Required	Site promoters Regulation 19 Representation (A0041) states "Proposed allocation CES005 is highly deliverable and viable."
CES006	Cressage	Much Wenlock	4	0	South	Site 22	Urban 3	Planning Permission (20/02597/FUL) granted for the conversion of the former Public House to a single dwelling. Construction of dwellings on the wider site is expected to follow on as phase 2 of this development.	Site promoter correspondence (Appendix 5 of this document) states "The site as a whole is viable as it is developable and deliverable. The phasing of the development is currently focused on the conversion of the former public house, which already has extant permission for the conversion to one dwelling. Research suggests it may be necessary to deliver two dwellings from the conversion. This is because the building has been listed and to achieve a high quality and economically viable conversion may require the development of an additional dwelling. The car park to the former public house is developable and deliverable in accordance with the proposed site guidelines and policies of the emerging Development Plan, the phasing of this part of the site will be determined against the emerging policies of the Development Plan which support the redevelopment of the site."

Proposed Allocation Reference	Settlement	Place Plan Area	Approximate Residential Provision Proposed	Employment Land Proposed (Gross)	Affordable Housing Zone	Most Relevant Typology within the Whole Plan Viability Assessment		Whole Plan Viability Assessment Concludes Most Relevant Typology is: Viable or Further Information is Required	Correspondence Confirming Site Viability
PKH002, PKH011, PKH013, PKH029, PKH031 & PKH032	Oswestry	Oswestry	240	0	North	Site 1	Green 250	Further Information Required	<p>PKH002: Site promoters Regulation 18 Response (extract provided as Appendix 6 of this document) states: "We confirm that the site is viable." It also states "We can confirm this is a fully deliverable site... Our client is more than happy for his sites to be a mixed-use scheme to deliver housing, science park uses associated with the RJAH hospital, a convenience retail and local community services hub. The site has already had interest from a number of builders both local and regional who are interested in developing the site." Finally it states "All of the land owners have spoken and have confirmed a willingness to work together to achieve deliverability of the site allocation forming Land at Park Hall (PKH002, PKH011, PKH013, PKH029, PKH031 and PKH032)."</p> <p>PKH011: Site promoters correspondence (provided as Appendix 28 of this document) states "We write to confirm that PKH is deliverable and viable as a site, we have been approached by numerous developers wishing to progress with the purchasing the site, especially the developers who have built out the development adjoining. The development can meet the policy requirements identified in Policy 19."</p> <p>PKH013: Site promoters Regulation 18 Response (extract provided as Appendix 7 of this document) states: "We confirm that the site is viable." It also states "We can confirm this is a fully deliverable site." and that "Our client is more than happy for his sites to be a mixed-use scheme to deliver housing, science park uses associated with the RJAH hospital, a convenience retail and local community services hub. The site has already had interest from a number of builders both local and regional who are interested in developing the site." Finally it states "All of the land owners have spoken and have confirmed a willingness to work together to achieve deliverability of the site allocation forming Land at Park Hall (PKH002, PKH011, PKH013, PKH029, PKH031 and PKH032)."</p> <p>PKH029: Site promoters correspondence (Appendix 27 of this document) states "I confirm that the land is available and deliverable." and "yes they are viable."</p> <p>PKH031: Site promoters Regulation 18 response (extract provided as Appendix 8 of this document) states: "We confirm that the site is viable." It also states "We can confirm this is a fully deliverable site with PKH031 having an area of 1.55 ha." and that "Our client is more than happy for his sites to be a mixed-use scheme to deliver housing, science park uses associated with the RJAH hospital, a convenience retail and local community services hub. The site has already had interest from a number of builders both local and regional who are interested in developing the site." Finally it states "All of the land owners have spoken and have confirmed a willingness to work together to achieve deliverability of the site allocation forming Land at Park Hall (PKH002, PKH011, PKH013, PKH029, PKH031 and PKH032)."</p> <p>PKH032: Site promoters correspondence (Appendix 27 of this document) states "I confirm that the land is available and deliverable." and "yes they are viable."</p>
GWR009	Gobowen	Oswestry	25	0	North	Site 5	Green 30	Further Information Required	Correspondence from site promoter (Appendix 9 of this document) states "I confirm that the site, reference GWR009 would be available and deliverable for future development in line with our earlier submission".
KCK009	Knockin	Oswestry	25	0	North	Site 5	Green 30	Further Information Required	Site promoters Regulation 19 Representation (A0394) states: "KCK009 is deliverable" it also states "Bidwells on behalf of Bradford Estates has held pre-application discussions with Shropshire Council under reference PREAPP/19/00137 and we are keen to facilitate delivery as soon as the planning process allows it."
LYH007	Llanymynech	Oswestry	50	0	North	Site 4	Green 60	Further Information Required	Site promoter Regulation 19 Representation (A0394) states: "LYH007 is deliverable" it also states "To demonstrate deliverability of the allocation in accordance with the above policy requirements, we have engaged in pre-application discussions with Shropshire Council under reference PREAPP/20/00355 on behalf of Bradford Estates for the residential development of the site in accordance with the LYH007 policy requirements."

Proposed Allocation Reference	Settlement	Place Plan Area	Approximate Residential Provision Proposed	Employment Land Proposed (Gross)	Affordable Housing Zone	Most Relevant Typology within the Whole Plan Viability Assessment		Whole Plan Viability Assessment Concludes Most Relevant Typology is: Viable or Further Information is Required	Correspondence Confirming Site Viability
						Site	Green		
PYC021	Pant	Oswestry	25	0	North	Site 5	Green 30	Further Information Required	Site promoters Regulation 18 Response (extract provided as Appendix 10 of this document) states: "We can confirm that this site is viable." It also states "We can confirm this is a fully deliverable site with an area of 1.91 ha." and "Our client is happy to cooperate with the council to ensure there is appropriate access and measures to provide a parking solution for the village shop, and a new footpath on the eastern side of A483 along the site frontage alongside a suitable pedestrian crossing facility. The site has already had interest from a number of builders both local and regional who are interested in developing the site."
RUY019	Ruyton XI Towns	Oswestry	65	0	North	Site 14	Urban 60	Further Information Required	Site promoters Regulation 19 Representation (A0490) states: "We consider the site to be viable and deliverable having regard to the policy requirements of the Regulation 19 Local Plan : subject to the concerns we have raised, in particularly in relation to policy DP1 and our observations above in relation to density, as the site might offer greater scope for more than 65 dwellings." Site promoters subsequent correspondence (Appendix 23 of this document) states: "I would confirm that the site is viable and deliverable."
SMH031	St Martins	Oswestry	60	0	North	Site 4	Green 60	Further Information Required	Site promoters Regulation 18 Response (extract provided as Appendix 11 of this document) states: "The Estate considers a residential scheme, on the basis of the Reg18 SPD policy requirements, to be viable and deliverable. The Estate has experience of joint venture delivery in conjunction with a development partner and it is envisaged that a similar approach will be utilised in respect of SMH031. This provides a model which removes initial land cost and provides for greater flexibility in project delivery. The Estate is therefore confident that a delivery model tested in respect of SAMDev allocation SMH031 can be replicated."
SMH038	St Martins	Oswestry	35	0	North	Site 5	Green 30	Further Information Required	Site promoters correspondence (Appendix 26 of this document) states "With regard to the sites listed below I can confirm that further to the work undertaken to date that they remain very much viable and deliverable with regard to the policy requirements identified within the 'Regulation 19': Pre-Submission Draft Shropshire Local Plan. We will continue to undertake further diligence work in this respect."
WEF025	West Felton	Oswestry	60	0	North	Site 4	Green 60	Further Information Required	Site promoter correspondence (Appendix 12 of this document) states "I can confirm the site is viable and deliverable."
WRP001VAR	Weston Rhyn	Oswestry	60	0	North	Site 4	Green 60	Further Information Required	Site promoter (1) correspondence (Appendix 13 of this document) states: "I can confirm that: • The owner of site WRP001 wishes to dispose of the site as quickly as possible. I understand that the owners of site WRP006 are of the same mind. • There is a local developer who is in discussion regarding the purchase of the 2 parcels of the land and wishes to bring the site forward as soon as possible. • The site is free from constraints and is viable." Site promoters (2) correspondence (Appendix 14 of this document) states: "It appears, then, that the land is both viable and deliverable within the period of the Local Plan Review."

Proposed Allocation Reference	Settlement	Place Plan Area	Approximate Residential Provision Proposed	Employment Land Proposed (Gross)	Affordable Housing Zone	Most Relevant Typology within the Whole Plan Viability Assessment		Whole Plan Viability Assessment Concludes Most Relevant Typology is: Viable or Further Information is Required	Correspondence Confirming Site Viability
						Site	Green		
WRP017	Weston Rhyn	Oswestry	40	0	North	Site 5	Green 30	Further Information Required	Site promoters correspondence (Appendix 26 of this document) states "With regard to the sites listed below I can confirm that further to the work undertaken to date that they remain very much viable and deliverable with regard to the policy requirements identified within the 'Regulation 19': Pre-Submission Draft Shropshire Local Plan. We will continue to undertake further diligence work in this respect."
WHN024	Whittington	Oswestry	70	0	North	Site 3	Green 80	Further Information Required	Site promoters Regulation 19 Representation (A0403) states: "We support the allocation of Site WHN024 (Land off Donnett Close, Whittington) in Place Plan S14 for the development of 70 dwellings. The site is deliverable and achievable within the first five years of the Local Plan Review period." It also states "Site WHN024 is viable and deliverable having regard to the policy requirements identified within the 'Regulation 18': Pre-Submission Draft Shropshire Local Plan."
SHF013	Shifnal	Shifnal	65	0	South	Site 4	Green 60	Further Information Required	Site promoter correspondence (Appendix 2 of this document) states "SHF013. The site is viable and deliverable but the timescale is likely to be short term rather than medium term"
SHF015 & SHF029	Shifnal	Shifnal	65	0	South	Site 4	Green 60	Further Information Required	Site promoters Regulation 19 Representation (A0453) states "We represent a proposed allocated site and therefore we would be pleased to have the opportunity to answer any questions the Inspector may have and to demonstrate that the site is available and deliverable."
SHF018b & SHF018d	Shifnal	Shifnal	0	40	South	N/A	N/A	N/A	Site promoters Regulation 19 Representation (A0621) states "It has been stated above that SHF018b & 018d are readily available for delivery and development can therefore be brought forward in the plan period to the short & medium term stages. The accompanying ELS (Appendix) outlines the status of the historic context and current offer, economic case for employment land and ability for the sites to diversify the employment provision in terms of scale, quality and use. There is no reason to seek to delay delivery of the employment sites, which would meet an identified current need and can assist the growth of Shifnal and Shropshire."
SHF022 & SHF023 (part)	Shifnal	Shifnal	100	0	South	Site 2	Green 120	Further Information Required	Site promoters Regulation 19 Representation (A0148) states: "Policy S15.1 and specifically site allocations SHF022 and SHF023 – which can be delivered by L&Q Estates without third-party constraints – are considered to be robust and deliverable for plan-making purposes..." Site Promoters correspondence (Appendix 2 of this document) states "SHF022. The site is viable and deliverable and the timescale is correct"
SHR054a	Shrewsbury	Shrewsbury	60	0	South	Site 4	Green 60	Further Information Required	Site promoters Regulation 19 Representation (A0043) states: "Assuming the above guideline of around 85 dwellings, we can confirm that the site will be highly deliverable and viable. There is strong interest from housing developers and the site is likely to be delivered within 3 years of adoption of the Plan." It is noted that the approximate site provision for this site is some 60 dwellings rather than the 85 referenced within the above Representation. However, Shropshire Council remain of the opinion that this site is viable and deliverable in accordance with the proposed requirements of the draft Shropshire Local Plan.

Proposed Allocation Reference	Settlement	Place Plan Area	Approximate Residential Provision Proposed	Employment Land Proposed (Gross)	Affordable Housing Zone	Most Relevant Typology within the Whole Plan Viability Assessment		Whole Plan Viability Assessment Concludes Most Relevant Typology is: Viable or Further Information is Required	Correspondence Confirming Site Viability
						Strategic Site	Strategic Site		
SHR057 & SHR177	Shrewsbury	Shrewsbury	400	0	South	Strategic Site	Strategic Site	Viable - General recommendation to continue engagement with promoters of Strategic Sites.	Site promoter correspondence (Appendix 2 of this document) states "SHR057 and SHR177. These sites are viable and deliverable and the timescale is correct".
SHR060, SHR158 & SHR161	Shrewsbury	Shrewsbury	1,500	5	South	Strategic Site	Strategic Site	Further Information Required - General recommendation to continue engagement with promoters of Strategic Sites.	Site promoters Regulation 19 Representation (A0356) states: "CEG is an experienced national strategic land promoter with a proven track record of delivering major sustainable urban extensions. There are no abnormal costs or technical constraints that would render the development of the site unviable or undeliverable. If necessary, CEG will submit its own detailed site-specific viability assessment in support of the draft allocation at the appropriate time, however we continue to question some of the broadbrush assumptions and conclusions reached in the Council's current evidence base on viability. CEG would once again welcome further engagement with the Council on this. In respect of deliverability, CEG is fully committed to preparing a masterplan, submitting a planning application and bringing forward the site for development as soon as possible. Some early discussions with housebuilders have taken place to date, and it is expected that a significant proportion of the site will be brought forward early in the plan period."
SHR145	Shrewsbury	Shrewsbury	150	0	South	Site 2	Green 120	Further Information Required	Site promoters Regulation 19 Representation (A0036) states: "The Site is controlled under a single ownership and as such is immediately available to contribute towards the identified housing need. The Site represents a viable and deliverable option which can be brought forward within the short term (0-5) years." It also states "the Site represents a deliverable and suitable opportunity to deliver residential development on a smaller site, within a sustainable location, meeting the objectives and commitments of the Reg 19 Local Plan which can be delivered in the short term."
SHR166	Shrewsbury	Shrewsbury	0	45	South	N/A	N/A	N/A	Site promoters Regulation 19 Representation (A0646) states: "It is therefore considered there are no barriers to the site being allocated for development, and the Estate will continue to work positively with the Council to ensure the site can contribute to the strategic ambitions of the Council."
SHR173	Shrewsbury	Shrewsbury	450	0	South	Strategic Site	Strategic Site	Viable - General recommendation to continue engagement with promoters of Strategic Sites.	Site promoters Regulation 19 Representation (A0608) states "To conclude, Barwood Land can confirm that the Site is viable, available and achievable, and is expected to deliver housing in accordance with the policy requirements identified within the 'Regulation 18: Pre-Submission Draft Shropshire Local Plan'."

Proposed Allocation Reference	Settlement	Place Plan Area	Approximate Residential Provision Proposed	Employment Land Proposed (Gross)	Affordable Housing Zone	Most Relevant Typology within the Whole Plan Viability Assessment		Whole Plan Viability Assessment Concludes Most Relevant Typology is: Viable or Further Information is Required	Correspondence Confirming Site Viability
						Site	Green		
BNP024	Baschurch	Shrewsbury	35	0	North	Site 5	Green 30	Further Information Required	Site promoters Regulation 19 representation (A0038) states: "[our clients] agree that the Plan is 'sound' in relation to the allocation of site BNP024 for residential development, however the proposed guideline of 35 dwellings does not meet the 'justified' or 'consistent with national policy' tests of soundness." It is noted that the approximate site provision for this site is lower than that referenced within the above Representation. However, Shropshire Council remain of the opinion that this site is viable and deliverable in accordance with the proposed requirements of the draft Shropshire Local Plan.
BNP035	Baschurch	Shrewsbury	20	0	North	Site 6	Green 20	Further Information Required	Site promoters Regulation 18 Response (extract provided as Appendix 15 of this document) states: "We have as agents for the owner been in negotiations and now have a legal agreement (subject to planning) with Shingler Group Ltd to purchase and develop the site (BNP035). Clearly the site is deliverable immediately and is adjacent to residential development and with safe access." Potential developer associated with the sites Regulation 19 Representation (A0589) states "Shingler Homes are currently finalising an option on the land with the land owners and wish to develop the site in the short term (2020/21 to 2024/25) The 'Development Guidelines' will be adhered to within the necessary planning application, which will be formulated in discussion with Planning Officers. The site is available, viable and deliverable and will be brought forward at the earliest opportunity."
BAY039	Bayston Hill	Shrewsbury	100	0	South	Site 2	Green 120	Further Information Required	Site promoters correspondence (Appendix 22 of this document) states "I can confirm that the draft allocated site is capable of being viably delivered for 100 dwellings, having regard to the policy requirements of the 'Regulation 19': Pre-Submission Draft Shropshire Local Plan."
BAY050	Bayston Hill	Shrewsbury	47	0	South	Site 4	Green 60	Further Information Required	Site promoters correspondence (Appendix 26 of this document) states "With regard to the sites listed below I can confirm that further to the work undertaken to date that they remain very much viable and deliverable with regard to the policy requirements identified within the 'Regulation 19': Pre-Submission Draft Shropshire Local Plan. We will continue to undertake further diligence work in this respect."
BIT022	Bicton	Shrewsbury	15	0	South	Site 7	Green 12	Viable	N/A
BOM019	Bomere Heath	Shrewsbury	40	0	North	Site 5	Green 30	Further Information Required	Site promoters Regulation 18 Response (extract provided as Appendix 16 of this document) states "We can confirm that the site is viable and that it is deliverable."
BOM020	Bomere Heath	Shrewsbury	15	0	North	Site 7	Green 12	Further Information Required	Site promoters Regulation 18 Response (extract provided as Appendix 17 of this document) states "We can confirm that the site is viable and that it is deliverable."
FRD011	Ford	Shrewsbury	75	0	North	Site 3	Green 80	Further Information Required	Correspondence from site promoter (Appendix 2 of this document) states "FRD011. The site is viable and deliverable but the timescale is likely to be short term rather than medium term"

Proposed Allocation Reference	Settlement	Place Plan Area	Approximate Residential Provision Proposed	Employment Land Proposed (Gross)	Affordable Housing Zone	Most Relevant Typology within the Whole Plan Viability Assessment		Whole Plan Viability Assessment Concludes Most Relevant Typology is: Viable or Further Information is Required	Correspondence Confirming Site Viability
Clive Barracks, Tern Hill (BNT002)	Clive Barracks, Tern Hill	Strategic Site	750	6	North	Strategic Site	Strategic Site	Further Information Required - General recommendation to continue engagement with promoters of Strategic Sites.	<p>Site promoters Regulation 19 Representation (A0455) states "Strategic Brownfield Sites, such as Clive Barracks are viable and deliverable, but at lower levels of affordable housing provision than their greenfield counterparts, and will under the emerging Plan automatically fall under Point 2 of Policy DP3. There will be more significant costs in site clearance and remediation, which will impact the viability thresholds. Whilst sites of this nature require flexibility of approach in respect of viability, some certainty is required. In this case that needs to be that the starting point for affordable housing provision will not be a percentage requirement which is already evidenced as undeliverable."</p> <p>Draft Policy DP3 of the draft Shropshire Local Plan states "The provision of reduced rates of affordable housing due to viability concerns on otherwise sustainable schemes will be considered in exceptional circumstances where evidence is clearly presented and agreed by the Council. In these circumstances an overage clause will be sought in order to secure the potential for future contributions towards affordable housing."</p> <p>As such, it is considered that the draft Policy allows for sufficient flexibility to respond to any site specific viability issues relating to affordable housing, where demonstrated through clear evidence at the Planning Application stage.</p> <p>The site is therefore considered achievable and viable.</p>
Former Ironbridge Power Station (IRN001)	Former Ironbridge Power Station	Strategic Site	1,000	6	South	Strategic Site	Strategic Site	Viable - General recommendation to continue engagement with promoters of Strategic Sites.	<p>Site promoters Regulation 19 Representation (A0089) states "To conclude, the proposed allocation at Policy S20 represents a deliverable and sustainable opportunity that can be developed within the plan period. The site makes an important contribution to the Council's development strategy and supports the regeneration and remediation of a partly brownfield site to ensure a deliverable supply of housing and employment land in accordance with the requirements of the NPPF. The proposed allocation is sound, and the Illustrative Masterplan (Appendix 1) and planning application as submitted, demonstrate that the site can be developed to deliver a high quality sustainable development, fully in accordance with the site guidelines at Policy S20."</p>
RAF Cosford (CFD001 (part), P28, P30 (part) & P40 (part))	RAF Cosford	Strategic Site	0	0	South	N/A	N/A	<p>Strategic Site - Facilitating expansion and enhancement of military and charity uses.</p> <p>The Midland Air Ambulance Charity component of the site now benefits from Planning Permission (20/04521/FUL).</p>	N/A
WEM010	Wem	Wem	120	0	North	Site 2	Green 120	Further Information Required	<p>Site promoter correspondence (Appendix 25 of this document) states "On behalf of the landowner, I can confirm that proposed allocation WEM010 is a viable and deliverable site."</p>

Proposed Allocation Reference	Settlement	Place Plan Area	Approximate Residential Provision Proposed	Employment Land Proposed (Gross)	Affordable Housing Zone	Most Relevant Typology within the Whole Plan Viability Assessment		Whole Plan Viability Assessment Concludes Most Relevant Typology is: Viable or Further Information is Required	Correspondence Confirming Site Viability
						Site	Green		
WEM025	Wem	Wem	30	0	North	Site 5	Green 30	Further Information Required	Site promoters correspondence (Appendix 26 of this document) states "With regard to the sites listed below I can confirm that further to the work undertaken to date that they remain very much viable and deliverable with regard to the policy requirements identified within the 'Regulation 19': Pre-Submission Draft Shropshire Local Plan. We will continue to undertake further diligence work in this respect."
WEM033	Wem	Wem	60	0	North	Site 4	Green 60	Further Information Required	Site promoters Regulation 19 Representation (A0009) states: "JR Planning & Development supports the allocation of site WEM033 and confirms that it is available, deliverable and achievable."
CLV012 and CLV018	Clive	Wem	20	0	North	Site 6	Green 20	Further Information Required	Site promoters Regulation 18 Response (extract proved as Appendix 17 of this document) A0440 states: "We can confirm that development of CLV012 / CLV018 is viable and deliverable, having regard to the policy requirements identified within the Pre-Submission Draft of the Shropshire Local Plan."
HDL006	Hadnall	Wem	40	0	North	Site 5	Green 30	Further Information Required	Site promoters Regulation 19 Representation (A0454) states: "We represent a proposed allocated site and therefore we would be pleased to have the opportunity to answer any questions the Inspector may have and to demonstrate that the site is available and deliverable."
SHA019	Shawbury	Wem	80	0	North	Site 3	Green 80	Further Information Required	Site promoters Regulation 18 Response (extract provided as Appendix 18 of this document) states: "The site is viable and capable of coming forward as part of the Local Plan Review process."
WHT014	Whitchurch	Whitchurch	70	0	North	Site 3	Green 80	Further Information Required	Site promoters Regulation 19 Representation (A0201) states: "In light of PH's land interests we support the allocation of Land at Liverpool Road, Whitchurch (WHT014) for 70 new homes. The site is deliverable, sustainable and would complement the draft Plan's spatial strategy and can be brought forward in a manner that delivers the aspirations contained in the draft policy." It also states "In terms of deliverability, the site is in the sole control of PH who are committed to bringing it forward for development and intend to submit a planning application upon adoption of the Local Plan. Following approval of the planning application, we expect the site to yield approximately 50 dwellings per annum within the early part of the Plan Period. The site is suitable, available and achievable and, therefore, deliverable."
WHT037 & WHT044	Whitchurch	Whitchurch	200	0	North	Site 1	Green 250	Further Information Required	Site promoters Regulation 19 Representation (A0515) states "All three owners are working in collaboration and partnership with David Wilson Homes (DWH) to ensure the site is available, deliverable and comes forward for development, at the first opportunity. "
WHT042	Whitchurch	Whitchurch	180	0	North	Site 2	Green 120	Further Information Required	Site promoters Regulation 18 Response (extract provided as Appendix 19 of this document) states "We can confirm that development of WHT042 is viable and deliverable, having regard to the policy requirements identified within the Pre-Submission Draft of the Shropshire Local Plan."
PPW025	Prees	Whitchurch	35	0	North	Site 5	Green 30	Further Information Required	Site promoters Regulation 19 Representation (A0591) states "The land is available, viable and deliverable and will be brought forward at the earliest opportunity."

3. Conclusion

- 3.1. Having considered the viability of proposed site allocations, informed by the Whole Plan Viability Assessment and correspondence from landowners/site promoters/potential developers, it is considered that there is significant confidence that the proposed allocations are viable and deliverable. It is also considered that there is significant confidence that the wider strategy and proposals within the draft Shropshire Local Plan are viable and deliverable.

4. Appendices

Appendix 1



From:
To:
Cc:
Subject: RE: [CAUTION] Re: [CAUTION] - Reg 18 : Pre-Submission Draft of the Shropshire Local Plan
Date: 19 November 2020 12:29:00
Attachments:

Hi Daniella,

Many thanks for your prompt response.

Kind Regards

Daniel Corden

From:
Sent: 19 November 2020 12:28
To: Dan Corden
Cc:
Subject: [CAUTION] Re: [CAUTION] - Reg 18 : Pre-Submission Draft of the Shropshire Local Plan

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** If you need further help please email its_helpdesk@shropshire.gov.uk

Dear Dan,

Please see our response to your questions set out in your previous email below:

1. Can confirm the site is viable and deliverable
2. The assumptions made with regard to the timescales for the delivery of the proposed site allocations within Appendix 7 of the 'Regulation 18' Pre-Submission Draft of the Shropshire Local Plan are generally considered to be - a. Correct

Kind regards,

On Wed, 18 Nov 2020 at 09:23, Dan Corden wrote:

Hi Daniella,

With regard to your clients land at ELR005 can I ask:

1. With regard to this proposed site allocation, can you please confirm that the site is viable and deliverable, having regard to the policy requirements identified within the 'Regulation 18': Pre-Submission Draft Shropshire Local Plan.

The 'Regulation 18': Pre-Submission Draft Shropshire Local Plan is available to view at:
<https://shropshire.gov.uk/get-involved/reg-18-pre-submission-draft-local-plan-consultation/>

2. With regard to this proposed site allocation, can you please review the assumptions made with regard to the timescales for the delivery of the proposed site allocations within Appendix 7 of the 'Regulation 18' Pre-Submission Draft of the Shropshire Local Plan and indicate whether these assumptions are generally considered to be:

- a. Correct;
- b. Too early – delivery is likely to occur later in the Local Plan period; or
- c. Too late – delivery is likely to occur earlier in the Local Plan period.

If you consider assumptions are either too early or too late, please specify when you anticipate delivery occurring.

Could I ask you to respond as soon as possible. If you have already responded to these questions on behalf of your client, I do apologise, however they are not specifically addressed within your response to the recent consultation on the 'Regulation 18': Pre-Submission Draft Shropshire Local Plan.

Thank you

Kind Regards

From:
Sent: 24 September 2020 16:16
To: Planning Policy
Cc:
Subject: [CAUTION] - Reg 18 : Pre-Submission Draft of the Shropshire Local Plan

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** If you need further help please email its.helpdesk@shropshire.gov.uk

Dear Planning Policy,

Please see attached Part A and Part B consultation forms along with a Site Plan in response to the current draft Local Plan consultation.

Please acknowledge receipt of this email.

Kind regards,

--

Daniella Owen MSc BA (Hons)
Planning Consultant | Les Stephan Planning Ltd

If you are not the intended recipient of this email please do not send it on

Appendix 2



From:
To:
Cc:
Subject: RE: Viability and Deliverability of Site Promotions
Date: 24 November 2020 12:56:41
Attachments:

Hi Dan

I'm pleased to confirm as follows –

- PON008. The site is viable and deliverable and the identified timescale is correct
- SHR057 and SHR177. These sites are viable and deliverable and the timescale is correct
- SHF013. The site is viable and deliverable but the timescale is likely to be short term rather than medium term
- SHF022. The site is viable and deliverable and the timescale is correct
- FRD011. The site is viable and deliverable but the timescale is likely to be short term rather than medium term
- OSW017. The site is viable and deliverable and the timescale is correct

We have been in constructive discussion with the owners of site but do not have a firm agreement with them. However we understand they are keen to see this site progress and believe it to be viable and deliverable on the identified timescale.

We also have an interest in ELL005 which I think you may have already asked about. However for the avoidance of doubt I can confirm this is viable, deliverable and that we hope to commence development in 2021.

Best regards,

Howard Thorne

Shropshire Homes Limited

From:
Sent: 24 November 2020 12:03
To:
Cc:
Subject: Viability and Deliverability of Site Promotions

Hi Howard,

I note that you are involved in a number of the sites proposed for allocation within the Regulation 18: Pre-Submission Draft of the Shropshire Local Plan which was recently subject to consultation, including: PON008, SHR057&SHR177, SHR013, SHR022&SHF023, FRD011 and OSW017. With regard to these sites can you please confirm:

1. That the sites are viable and deliverable, having regard to the policy requirements identified within the 'Regulation 18': Pre-Submission Draft Shropshire Local Plan.

The 'Regulation 18': Pre-Submission Draft Shropshire Local Plan is available to view at:
<https://shropshire.gov.uk/get-involved/reg-18-pre-submission-draft-local-plan-consultation/>

2. Whether the assumptions made with regard to the timescales for the delivery of the proposed site allocations within Appendix 7 of the 'Regulation 18' Pre-Submission Draft of the Shropshire Local Plan are generally considered to be:

- a. Correct;
- b. Too early – delivery is likely to occur later in the Local Plan period; or
- c. Too late – delivery is likely to occur earlier in the Local Plan period.

If you consider assumptions are either too early or too late, please specify when you anticipate delivery occurring.

Could I ask you to respond as soon as possible. If you have already responded to these questions for these sites, I do apologise, however they did not appear to be specifically addressed within your response to the recent consultation on the 'Regulation 18': Pre-Submission Draft Shropshire Local Plan.

Thank you

Kind Regards

Daniel Corden

[For information about Coronavirus click here/image below](#)



If you are not the intended recipient of this email please do not send it on to others, open any attachments or file the email locally.
Please inform the sender of the error and then delete the original email.

Appendix 3



10 Site Viability and Deliverability

10.1. We note the Council’s recent correspondence, dated the 17th August, which requested a response in respect of the following questions relating to the proposed allocation of the land adjacent to Boraston Drive and the A456:

With regard to this proposed site allocation, can you please confirm that the site is viable and deliverable, having regard to the policy requirements identified within the ‘Regulation 18’: Pre-Submission Draft Shropshire Local Plan.

10.2. Having regard to the proposed policy requirements for BUR004, including the mix of dwellings, the requirement to provide affordable housing and self-build homes, and the site specific factors (such as de-culverting the watercourse and addressing potential site contamination), we can confirm that the site is viable and deliverable. There is known market interest in the site due to Burford and Tenbury Wells being attractive and popular locations for home buyers. Finally, we also confirm that there are no known significant abnormal costs associated with developing the site.

With regard to this proposed site allocation, can you please review the assumptions made with regard to the timescales for the delivery of the proposed site allocations within Appendix 7 of the ‘Regulation 18’ Pre-Submission Draft of the Shropshire Local Plan and indicate whether these assumptions are generally considered to be:

- a. Correct;
- b. Too early – delivery is likely to occur later in the Local Plan period; or
- c. Too late – delivery is likely to occur earlier in the Local Plan period.

10.3. Appendix 7 of the emerging Local Plan identifies the delivery of the site as being within the “Medium Term - (2025/26- 2029/30)”. This requires amendment to reflect the site’s ability to deliver in the ‘Short Term’. The following trajectory for the future delivery of the site is proposed.

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total to 2026
BUR004		Outline application*	Disposal / Reserved Matters Approx. 40	Approx. 40	Approx. 20		Approx. 100 dwellings

Appendix 4



Consultation Form

Part B Consultation Form: Your Response(s) – this part (please fill in a separate Part B Consultation Form for each comment you wish to make, relating it to the relevant paragraph, policy (including its explanation) or site).

Please ensure that you also complete one **Part A Consultation Form** and submit this alongside your Part B Consultation Form(s).

We have also published a separate **Guidance Note** to assist in making effective representations.

Part B: Response

Name:	Richard Agnew
Organisation (if relevant):	Gladman Developments Ltd

Q1. To which document does this response relate?

- Regulation 18: Pre-Submission Draft of the Shropshire Local Plan
- Sustainability Appraisal of the Regulation 18: Pre-Submission Draft of the Shropshire Local Plan
- Habitats Regulations Assessment of the Regulation 18: Pre-Submission Draft of the Shropshire Local Plan

(Please tick one box)

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

Paragraph:	<input type="text"/>	Policy:	<input type="text" value="S11.1"/>
Site:	<input type="text" value="MDR039 and MDR043"/>	Policy Map:	<input type="text"/>

Please note: Responses to this Regulation 18: Consultation can address any of the Supporting Documents and Evidence by relating them to the resulting paragraph, policy (including its explanation) or site in the Regulation 18: Pre-Submission Draft of the Shropshire Local Plan.

Q3. Do you agree or disagree with the paragraph, policy, site or policies map you have identified in Q2?

- Agree
- Disagree
- Don't know / no opinion

(Please tick one box)

Q4. Please use this space to make any comments on the paragraph, policy, site or policies map you have identified in Q2:

As promoters of this site, working with the landowners, Gladman support this allocation. We can confirm that the site is viable and deliverable having regard to the policy requirements identified within the Regulation 18: Pre-Submission Draft Shropshire Local Plan. We agree that the delivery assumptions set out in Appendix 7 are correct. Please view our detailed representations for further comments on this proposed site allocation.

Please succinctly provide all evidence and supporting information necessary to support your response. Please continue on a separate sheet if necessary.

Completed Consultation Forms can be submitted by emailing:

Planningpolicy@Shropshire.gov.uk

*If submitting your own response, please enter your last name in the subject field of the email;
If submitting a response on behalf of a client, please enter their last name in the subject field of the email.*

Completed Consultation Forms can also be submitted by post to:

Shropshire Council, Planning Policy & Strategy Team, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Office Use Only	Part A Reference:
	Part B Reference:

Appendix 5



From:
To:
Subject: FW: [CAUTION] Re: [CAUTION] Land at the former Eagles Inn, Cressage
Date: 30 July 2021 11:24:58

From: Liam Cowden
Sent: 30 July 2021 09:58
To: Dan Corden
Subject: FW: [CAUTION] Re: [CAUTION] Land at the former Eagles Inn, Cressage

Please see below confirmation of the viability of CES006 The Eagles, Cressage, from the site agent.

Liam

From: Joe Nugent
Sent: 28 July 2021 17:33
To: Liam Cowden
Subject: [CAUTION] Land at the former Eagles Inn, Cressage
Liam,
As discussed.

Land at the former Eagles Inn, Cressage

The site as a whole is viable as it is developable and deliverable. The phasing of the development is currently focused on the conversion of the former public house, which already has extant permission for the conversion to one dwelling. Research suggests it may be necessary to deliver two dwellings from the conversion. This is because the building has been listed and to achieve a high quality and economically viable conversion may require the development of an additional dwelling. The car park to the former public house is developable and deliverable in accordance with the proposed site guidelines and policies of the emerging Development Plan, the phasing of this part of the site will be determined against the emerging policies of the Development Plan which support the redevelopment of the site.

Kind regards,
Joe

Joe Nugent - BA(Hons); MSc; MRTPI

Planning Executive

Brownshore Management Ltd

Appendix 6



Ref: LJ/RJC

Shropshire Council
Planning Policy & Strategy Team
Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

29 September 2020

Dear Sir/Madam,

RE: Shropshire Council Strategic Land Availability Assessment – PKH002

I am writing in response to the consultation for the Shropshire Strategic Land Availability Assessment, with regards to land adj North Drive, Park Hall belonging to our client . The site is currently an agricultural field located to the north of Park Hall ref. PKH002.

We are delighted out PKH002 and been selected as an allocated site.

We offer to you the additional land shown edged blue on the attached plan also.

Availability

Our has the benefit of full title to the land and is willing to make it immediately available for devolvement.

We confirm that the site is viable.

Deliverability and Sustainability

We can confirm this is a fully deliverable site. We believe this site is suitably placed to provide development in Park Hall towards the target of 240 dwellings, employment and a local centre by 2036, being situated with achievable access to North Drive and Tympath Lane, linking to the A5.

We are delighted to see site PKH002 has been selected as an allocated site and we agree this site has the most potential for future development. Our client is more than happy for his sites to be a mixed-use scheme to deliver housing, science park uses associated with the RJAH hospital, a convenience retail and local community services hub.

The site has already had interest from a number of builders both local and regional who are interested in developing the site.

We confirm that the timescales for the delivery of the proposed site is correct.

The Estate Office,
20 Salop Road,
Oswestry, SY11 2NU

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www.rogerparry.net

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All of the land owners have spoken and have confirmed a willingness to work together to achieve deliverability of the site allocation forming Land at Park Hall (PKH002, PKH011, PKH013, PKH029, PKH031 and PKH032).

Access

The land benefits from access onto North Drive. North Drive has direct access to the A5. The A5 has excellent access to Oswestry, Shrewsbury and Welshpool, providing multiple employment opportunities. The sites are situated within walking distance of The Orthopaedic Hospital, Gobowen.

Development Guidelines

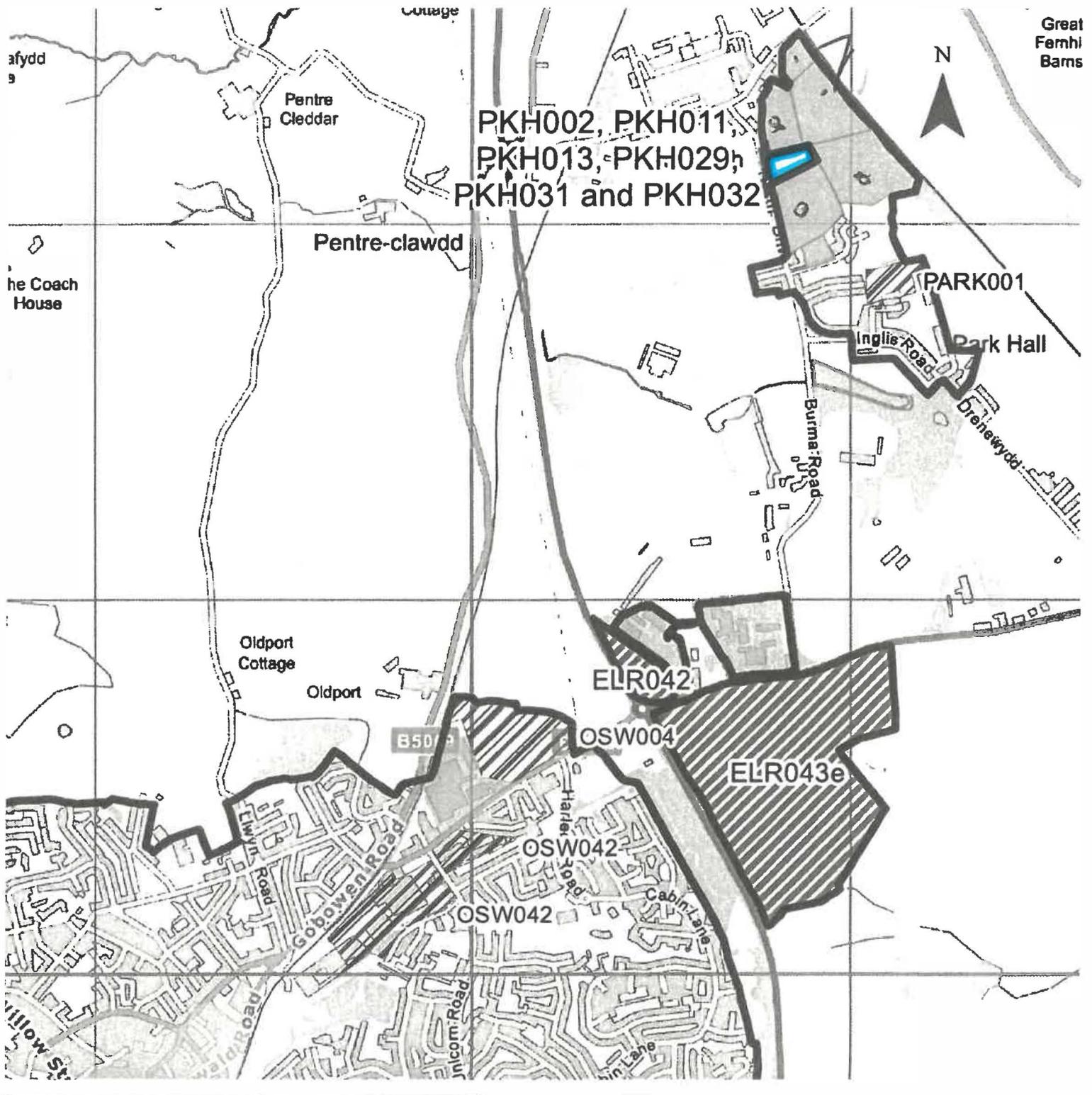
We can confirm:

- The design and layout will allow appropriate vehicular, cyclist and pedestrian movements through the site and to the hospital and college.
- The development will correspond with the emerging Indicative Masterplan and Transport and Movement strategy for Oswestry Town.
- The residential-led development will include key worker dwellings in association with the RJAH hospital and Derwen College.
- Ancillary commercial use in relation to the RJAH hospital and Derwen College will be incorporated into the site.
- An appropriate assessment and management of contaminated land and unexploded ordnance will be provided.
- The development will complete the footpath along the North Drive to the west of the site.
- Noise from the main roads and railway will be mitigated through the design and layout of the development
- An appropriate buffer to commercial operations around the site will be maintained.
- The site will incorporate appropriate sustainable drainage informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site and development will also be excluded from the elements of the site located in Flood Zones 2 and/or 3, and these areas will form part of the Green Infrastructure network.

Surveys

Our client is very keen to provide this site for residential development, therefore is happy to provide any information the Council deems as necessary as further evidence of the site being available and sustainable such as; environmental, habitat, flood or highways reports. In addition to this we would be happy to provide indicative layout plans to show how the development could be implemented.

Please do not hesitate to contact me should you have any questions with regards to site PHK002 and I would be delighted to help.



Appendix 7



Ref: LJ/RJC

Shropshire Council
Planning Policy & Strategy Team
Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

29 September 2020

Dear Sir/Madam,

RE: Shropshire Council Strategic Land Availability Assessment – PHK013

I am writing in response to the consultation for the Shropshire Strategic Land Availability Assessment, with regards to land adj North Drive, Park Hall belonging to our client [REDACTED]. The site is currently an agricultural field located to the north of Park Hall ref. PKH0013.

We are delighted out PHK013 and been selected as an allocated site.

Availability

Our client has the benefit of full title to the land and is willing to make it immediately available for devolvement.

We can confirm that the site is viable.

Deliverability and Sustainability

We can confirm this is a fully deliverable site. We believe this site is suitably placed to provide development in Park Hall towards the target of 240 dwellings, employment and a local centre by 2036, being situated with achievable access to North Drive and Tympath Lane, linking to the A5.

We are delighted to see site PKH013 has been selected as an allocated site and we agree this site has the most potential for future development. Our client is more than happy for his sites to be a mixed-use scheme to deliver housing, science park uses associated with the RJAH hospital, a convenience retail and local community services hub.

The site has already had interest from a number of builders both local and regional who are interested in developing the site.

We confirm that the timescale for the delivery of the proposed site allocation is correct.

All of the land owners have spoken and have confirmed a willingness to work together to achieve deliverability of the site allocation forming Land at Park Hall (PKH002, PKH011, PKH013, PKH029, PKH031 and PKH032).

Access

The land benefits from access onto North Drive or Twmpath Lane . Twmpath Lane and North Drive both have direct access to the A5. The A5 has excellent access to Oswestry, Shrewsbury and Welshpool, providing multiple employment opportunities. The sites are situated within walking distance of The Orthopaedic Hospital, Gobowen.

Development Guidelines

We can confirm:

- The design and layout will allow appropriate vehicular, cyclist and pedestrian movements through the site and to the hospital and college.
- The development will correspond with the emerging Indicative Masterplan and Transport and Movement strategy for Oswestry Town.
- The residential-led development will include key worker dwellings in association with the RJAH hospital and Derwen College.
- Ancillary commercial use in relation to the RJAH hospital and Derwen College will be incorporated into the site.
- An appropriate assessment and management of contaminated land and unexploded ordnance will be provided.
- The development will complete the footpath along the North Drive to the west of the site.
- Noise from the main roads and railway will be mitigated through the design and layout of the development
- An appropriate buffer to commercial operations around the site will be maintained.
- The site will incorporate appropriate sustainable drainage informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site and development will also be excluded from the elements of the site located in Flood Zones 2 and/or 3, and these areas will form part of the Green Infrastructure network.

Surveys

Our client is very keen to provide this site for residential development, therefore is happy to provide any information the Council deems as necessary as further evidence of the site being available and sustainable such as; environmental, habitat, flood or highways reports. In addition to this we would be happy to provide indicative layout plans to show how the development could be implemented.

Please do not hesitate to contact me should you have any questions with regards to site PHK031 and I would be delighted to help.

Appendix 8



Ref: LJ/RJC

Shropshire Council
Planning Policy & Strategy Team
Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

29 September 2020

Dear Sir/Madam,

RE: Shropshire Council Strategic Land Availability Assessment – PHK031

I am writing in response to the consultation for the Shropshire Strategic Land Availability Assessment, with regards to land adj North Drive, Park Hall belonging to our client . The site is currently an agricultural field located to the north of Park Hall ref. PKH0031.

We are delighted out PHK031 and been selected as an allocated site.

Availability

Our has the benefit of full title to the land and is willing to make it immediately available for devolvement.

We can confirm that the site is viable.

Deliverability and Sustainability

We can confirm this is a fully deliverable site with PKH031 having an area of 1.55 ha. We believe this site is suitably placed to provide development in Park Hall towards the target of 240 dwellings, employment and a local centre by 2036, being situated with achievable access to North Drive and Tympath Lane, linking to the A5.

We are delighted to see site PKH031 has been selected as an allocated site and we agree this site has the most potential for future development. Our client is more than happy for his sites to be a mixed-use scheme to deliver housing, science park uses associated with the RJAH hospital, a convenience retail and local community services hub.

The site has already had interest from a number of builders both local and regional who are interested in developing the site.

We confirm that the timescale for the delivery of the proposed site allocation is correct.

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20 Salop Road,
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oswestry@rogerparry.net
www.rogerparry.net

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rightmove

Zoopla
Smarter property search



PrimeLocation

All of the land owners have spoken and have confirmed a willingness to work together to achieve deliverability of the site allocation forming Land at Park Hall (PKH002, PKH011, PKH013, PKH029, PKH031 and PKH032).

Access

The land benefits from access onto North Drive or Twmpath Lane . Twmpath Lane and North Drive both have direct access to the A5. The A5 has excellent access to Oswestry, Shrewsbury and Welshpool, providing multiple employment opportunities. The sites are situated within walking distance of The Orthopaedic Hospital, Gobowen.

Development Guidelines

We can confirm:

- The design and layout will allow appropriate vehicular, cyclist and pedestrian movements through the site and to the hospital and college.
- The development will correspond with the emerging Indicative Masterplan and Transport and Movement strategy for Oswestry Town.
- The residential-led development will include key worker dwellings in association with the RJAH hospital and Derwen College.
- Ancillary commercial use in relation to the RJAH hospital and Derwen College will be incorporated into the site.
- An appropriate assessment and management of contaminated land and unexploded ordnance will be provided.
- The development will complete the footpath along the North Drive to the west of the site.
- Noise from the main roads and railway will be mitigated through the design and layout of the development
- An appropriate buffer to commercial operations around the site will be maintained.
- The site will incorporate appropriate sustainable drainage informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site and development will also be excluded from the elements of the site located in Flood Zones 2 and/or 3, and these areas will form part of the Green Infrastructure network.

Surveys

Our client is very keen to provide this site for residential development, therefore is happy to provide any information the Council deems as necessary as further evidence of the site being available and sustainable such as; environmental, habitat, flood or highways reports. In addition to this we would be happy to provide indicative layout plans to show how the development could be implemented.

Please do not hesitate to contact me should you have any questions with regards to site PHK031 and I would be delighted to help.

Appendix 9



From:
To:
Cc:
Subject: RE: FW: Reg 18 : Pre-Submission Draft of the Shropshire Local Plan Site at Gobowen, reference GWR009
Date: 14 December 2020 14:37:00
Attachments:

Dear Andrew
Thank you for the confirmation
Kind regards
Matt Jones

From: Andrew Smith
Sent: 10 December 2020 16:48
To: Matthew Jones
Cc: Carol Thompson
Subject: RE: FW: Reg 18 : Pre-Submission Draft of the Shropshire Local Plan Site at Gobowen, reference GWR009

Hi Matt

I have just been at the Governors meeting and they have agreed that we envisage that the total site is likely to be delivered in the medium term 2025/26-2029/30

I trust that meets your requirements ?

Kind regards

Andrew

From: Matthew Jones
Sent: 07 December 2020 09:22
To: Andrew Smith
Subject: RE: FW: Reg 18 : Pre-Submission Draft of the Shropshire Local Plan Site at Gobowen, reference GWR009

THIS EMAIL IS FROM AN EXTERNAL SENDER - DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. If you're not sure, then please contact the ICT helpdesk.

Hi Andrew
Yes that's fine
Kind regards
Matt Jones

From: Andrew Smith
Sent: 04 December 2020 14:30
To: Matthew Jones
Subject: FW: FW: Reg 18 : Pre-Submission Draft of the Shropshire Local Plan Site at Gobowen, reference GWR009

Hi Matt

th

There is a board meeting from with the Trustees of the College next week (10 December) and the above is on the agenda .

I will therefore get back to you with an indication on our timescales following this meeting Is that OK?

Kind regards

Andrew

From: Matthew Jones

Sent: 25 November 2020 10:54

To: Andrew Smith

Subject: RE: Reg 18 : Pre-Submission Draft of the Shropshire Local Plan Site at Gobowen, reference GWR009

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Thank you Andrew, I can confirm that our records have been updated.

With regard to the proposed site allocation, can you confirm which of the following timescales the total site is likely to be fully delivered:

1. Short-term: 2020/21-2024/25
2. Medium-term: 2025/26-2029/30
3. Long-term: 2030/31-2034-35
4. Long-term: 2035/36-2037-38
5. Beyond the Plan period (2038+)

Thank you

Kind regards

Matt Jones

Senior Planning Policy Officer

From: Andrew Smith

Sent: 25 November 2020 10:02

To: Matthew Jones

Subject: RE: Reg 18 : Pre-Submission Draft of the Shropshire Local Plan Site at Gobowen, reference GWR009

Hi Mathew

Thanks for the clarification.

I confirm that the site , reference GWR009 would be available and deliverable for future development in line with our earlier submission. Please let me know if you need any further details to confirm our request.

Please can you also amend your records so that any future correspondence relating to the above is directed to myself

Kind regards

Andrew

From: Matthew Jones

Sent: 25 November 2020 09:50

To: Andrew Smith

Subject: RE: Reg 18 : Pre-Submission Draft of the Shropshire Local Plan Site at Gobowen, reference GWR009

Importance: High

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Dear Andrew

Thank you for your email. Apologies – I was not aware that had left.

The email related to some land which, as far as I am aware, was promoted by Maggie on behalf of the Derwen College for residential development to Shropshire Council for the Local Plan. This

land, with the reference being given as GWR009, is a preferred allocation for around 25 houses. As we are getting to the end of writing the Local Plan, we are just ensuring that the council's "Preferred Sites" are all still available and deliverable, and we have written to each of the site promoters to certify that this is still the case. In Maggie's absence, are you able to confirm the site promoted by the Derwen College? I attach an image to further illustrate the land in question.
Kind regards
Matt Jones
Senior Planning Policy Officer

From: Andrew Smith
Sent: 25 November 2020 08:52
To: Matthew Jones
Subject: RE: Reg 18 : Pre-Submission Draft of the Shropshire Local Plan Site at Gobowen, reference GWR009

Hi Matt

I have received the following email send to my predecessor . who left the College in April 2018.

I am unclear what this relates to and why the email has been addressed to her .

I am more than happy to respond if it does relate to any ground owned by Derwen College , but just wanted to check what was required

With kind regards
Andrew

From: Matthew Jones
Sent: 24 November 2020 15:17
To:
Subject: Reg 18 : Pre-Submission Draft of the Shropshire Local Plan Site at Gobowen, reference GWR009
Importance: High

THIS EMAIL IS FROM AN EXTERNAL SENDER - DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. If you're not sure, then please contact the ICT helpdesk.

Dear Sirs

With regard to your land at GWR009, can I ask:

1. **With regard to this proposed site allocation, can you please confirm that the site is viable and deliverable, having regard to the policy requirements identified within the 'Regulation 18': Pre-Submission Draft Shropshire Local Plan.**

The 'Regulation 18': Pre-Submission Draft Shropshire Local Plan is available to view at:

<https://shropshire.gov.uk/get-involved/reg-18-pre-submission-draft-local-plan-consultation/>

1. **With regard to this proposed site allocation, can you please review the assumptions made with regard to the timescales for the delivery of the proposed site allocations within Appendix 7 of the 'Regulation 18' Pre-Submission Draft of the Shropshire Local Plan and indicate whether these assumptions are generally considered to be:**

a. Correct;

b. Too early – delivery is likely to occur later in the Local Plan period; or

c. Too late – delivery is likely to occur earlier in the Local Plan period.

If you consider assumptions are either too early or too late, please specify when you anticipate delivery occurring.

Could I ask you to respond as soon as possible. If you have already responded to these questions, I do apologise, however they are not specifically addressed within your response to the recent consultation on the 'Regulation 18': Pre-Submission Draft Shropshire Local Plan.

Kind regards
Matt Jones

Senior Planning Policy Officer

Appendix 10



Ref: LJ/RJC

Shropshire Council
Planning Policy & Strategy Team
Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

29 September 2020

Dear Sir/Madam,

RE: Shropshire Council Strategic Land Availability Assessment – PYC021

I am writing in response to the consultation for the Shropshire Strategic Land Availability Assessment, with regards to land at Pen Y Garreg Lane, Pant belonging to our clients This site is currently an agricultural field located to the north east of Pant ref. PYC021.

We are delighted to read our site PYC021 has been chosen as an allocated site.

Availability

Our client has the benefit of full title to the land and is willing to make it immediately available for devolvement.

We can confirm that the site is viable.

Deliverability and Sustainability

We can confirm this is a fully deliverable site with an area of 1.91 ha. We believe this site is suitably placed to provide development in Pant towards the target of 25 dwellings by 2030, being situated with an established access to the A483.

Our client is happy to cooperate with the council to ensure there is appropriate access and measures to provide a parking solution for the village shop, and a new footpath on the eastern side of A483 along the site frontage alongside a suitable pedestrian crossing facility.

The site has already had interest from a number of builders both local and regional who are interested in developing the site.

We confirm that the timescale for the delivery of the proposed site allocation is correct.

Access

The land benefits from direct access onto the A483. The A483 in turn has excellent access to Oswestry, Shrewsbury and Welshpool and allowing multiple employment opportunities.

The Estate Office,
20 Salop Road,
Oswestry, SY11 2NU

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oswestry@rogerparry.net
www.rogerparry.net

Offices also at Shrewsbury, Welshpool, Minsterley & Llanidloes



Development Guidelines

We can confirm:

- Appropriate vehicular access will be provided onto the A483
- The site will provide a parking solution for the nearby village shop
- The development will support the delivery of a new footpath on the eastern side of the A483 along the site frontage
- The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site which will form part of the Green Infrastructure network.

Surveys

Our client is very keen to provide this site for residential development, therefore is happy to provide any information the Council deems as necessary as further evidence of the site being available and sustainable such as; environmental, habitat, flood or highways reports. In addition to this we would be happy to provide indicative layout plans to show how the development could be implemented.

Please do not hesitate to contact me should you have any questions with regards to site PYC021 and I would be delighted to help.

Yours sincerely,

Appendix 11



29 September 2020



Planning Policy
Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

James Yeoman

Dear Sir / Madam

**Land East of Moors Bank, St Martins
Representations on behalf of the Brynkinalt Estate - Regulation 18 Pre-Submission Draft Local Plan
Consultation**

Savills is appointed by the Brynkinalt Estate in respect of its land ownership at St Martins. The following correspondence provides a consultation response to Shropshire Council's Local Plan Review: Regulation 18 Pre-Submission Draft (Reg18 PSD) consultation. This consultation response is made with specific reference to St Martins and should be read in conjunction with the enclosed 'Concept Masterplan and Vision Document' that accompanies this submission. This document sets out a development vision for the delivery of Land East of Moors Bank, as proposed for allocation by the Council by site reference SMH031. Representations have previously been submitted, on behalf of our client, in response to:

- Consultation on Preferred Sites (dated 7th February 2019); and
- Strategic Land Availability Assessment Call for Sites (dated 17th March 2017).

The accompanying 'Concept Masterplan and Vision Document' was prepared at the 'Preferred Sites' stage and sought to communicate the potential capacity and development vision of the now proposed draft residential allocation (SMH031). The following representations have been prepared specifically in respect of the Estate's interest at St Martins following review of the proposed policies of the Reg18 PSD.

National Planning Policy Framework

The NPPF clearly states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 11 identifies a presumption in favour of sustainable development. In respect of plan-making, this means:

- a) Plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change; and
 - b) 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, unless:
 - i. 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
 - ii. 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.
- Chapter 5 of the NPPF identifies the Government's objective of significantly boosting the supply of homes;
 - Paragraph 68 of the NPPF identifies the important contribution that small and medium sized sites can make to meeting the housing requirement of an area;

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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- Paragraph 78 promotes sustainable development in rural areas, identifying the role that development can play in enhancing or maintaining the vitality of rural communities; and
- Paragraph 78 requires planning policies that identify opportunities for villages to grow and thrive, and recognises the inter-connected role that villages can play with regards to service provision.

Central Government – Planning Consultations

Planning White Paper

In August 2020, the Ministry of Housing, Communities & Local Government published two consultation documents, namely:

- Changes to the Current Planning System; and
- Planning for the Future (White Paper)

Subject to current consultation, the documents sets out a package of proposals for changes to the current system and future reform of the planning system in England. The contents of these papers are not specifically referenced, other than to note the potential for future legislation and policy changes that could impact the preparation of the Local Plan Review (LPR). Accordingly, it is important for any future revisions to the LPR to duly consider Government guidance at the relevant time.

Regulation 18 Pre-Submission Draft (Reg18 PSD) Comments

SP2 – Strategic Approach

The Estate continues to recognise the sustainable merits of a balanced approach to development, recognising the role of the higher order and most sustainable settlements but also the importance of the rural areas and the part these settlement can continue to play in delivering housing and, in turn, providing for vitality to communities.

Owing to the existing service offer¹, The Estate maintains its support for the identification of St Martins as a Community Hub settlement, under Schedule SP2.2. In turn, it is appropriate that Bullet 6 of Policy SP2 enables sustainable development at such rural service centres.

SP7 – Managing Development in Community Hubs

The policy criteria of Policy SP7, concerning the management of development in Community Hubs are noted, as relevant specifically to St Martins. The 3 policy criteria (including sub sections) provide a framework under which future development proposals can be appropriately considered.

DP1 - Residential Mix

The Estate supports the principle that a mix of house sizes, types and tenure provides the most effective means of meeting a range of community and also market needs. The policy requirements are therefore noted.

DP2 – Self Build and Custom-Build Housing

The Estate supports the aim of the delivery of self-build or custom build housing under DP2. Notwithstanding that policy as drafted does not seek provision as an absolute requirement, our client notes a minimum marketing requirement of 36 months. This period represents a significant time and, particularly in the context of small to medium scale developments, could extend beyond the actual completion of development works associated with the main site delivery. The 36 month timescale is considered too long and it is therefore considered that

¹ Shropshire Council: Hierarchy of Settlements Paper, August 2020

a reduced marketing period is appropriate and a policy 'return mechanism' required should self / custom build disposal not be achieved.

S14.2 – Community Hubs: Oswestry Place Plan Area

The Estate maintains its support for the identification of Community Hubs and, owing to identified service, the categorisation of St Martins within the settlement tier. The Estate supports the 'retention' of SAMDev residential allocations and it is appropriate that such allocations benefit from a 'saved' status.

The sustainable credentials of this western end of the settlement of St Martins have been recognised through past allocations made via the SAMDev document. Existing service / facility provision in the form of education (St Martins School), employment (Top Bank Industrial Estate) and recreation facilities are focussed in the general location of SMH031 which highlight the sustainable benefits of locating additional residential development here.

The specific delivery requirements associated with SMH031 are acknowledged and the Estate agree with the principles of:

- An appropriate estate road junction to the B5069;
- Subject to agreement of Highways Authority and landownerships, the provision of a pedestrian crossing of the B5069 and completion of missing footway as per policy wording; and
- Incorporation of sustainable drainage and due regard to any surface / flood water constraints.

The Estate has taken opportunity to review policies of the Reg18 PSD and consider any arising implications upon the capacity of the site, as previously presented by the (re-enclosed) 'Concept Masterplan and Vision Document'. Following this exercise, and with particular regard to proposed policies DP.1 (Residential Mix) and DP.16 (Open Space), the Estate confirms that a capacity of 60 dwellings is an appropriate unit quantum. The 'Concept Masterplan and Vision Document' (February 2019) detailed provision open space in excess of 0.5ha which broadly complies with DP16 requirements and it is noted that residential mix will have an impact of the precise quantum of open space finally sought. The visual impact of development can be assessed and managed through a robust landscaping and green infrastructure approach. This can ensure proposals are responsive to the topography of the site and relevant zone of visual influence.

Appendix 7 – Forecast of Delivery Timescales

The Estates notes the Council's anticipated delivery of the site in the Medium Term (2025/26-2029/30). This is a realistic forecast and will:

- enable housing delivery to be advanced in respect of the existing and saved SAMDev allocation at Rhos-Y-Llan farm;
- distribute development at St Martins over a proportion of the plan period (taking account of other site delivery); and
- allow a suitable lead-in-time for development at SMH031, taking account of the adoption process associated with the Local Plan Review and site specific planning application process(es).

Delivery and Viability

The Estate considers a residential scheme, on the basis of the Reg18 SPD policy requirements, to be viable and deliverable. The Estate has experience of joint venture delivery in conjunction with a development partner and it is envisaged that a similar approach will be utilised in respect of SMH031. This provides a model which



removes initial land cost and provides for greater flexibility in project delivery. The Estate is therefore confident that a delivery model tested in respect of SAMDev allocation SMH031 can be replicated.

Summary

The Brynkinalt Estate supports the identification of St Martins as a Community Hub. The sustainable credentials of St Martins make it an appropriate location to accommodate future housing growth. The proposed delivery of circa 60 new dwellings, via the development allocation of SMH031, is considered appropriate to the scale of the settlement.

The allocation of Land East of Moors Bank (SMH031) is strongly supported. Following the site assessment and masterplanning exercise undertaken to date, the Brynkinalt Estate considers this site to provide a highly sustainable location for development. The position of the site, to the western extent of the village, provides excellent opportunity to link key educational and employment facilities with the main body of the settlement.

SMH031 can complement and integrate with existing consented development proposals at Rhos-Y-Llan Farm (SAMDev Policy S14.2(v) – STM029), where our client has demonstrated the ability for development allocations to advance through the planning process.

We welcome the opportunity to further discuss the proposals identified with both Shropshire Council and the local community, including St Martins Parish Council.

Given our client's land interests we would be grateful to be kept informed on the ongoing Local Plan Review. In the meantime please do not hesitate to contact me should you have any queries in respect of this submission.

Yours sincerely

Appendix 12



From:
To:
Subject: RE: Reg 18 : Pre-Submission Draft of the Shropshire Local Plan Site at West Felton, WEF025
Date: 18 December 2020 10:10:13
Attachments:

Dear Mr Jones

Regarding WEF025 I can confirm

1. I can confirm the site is viable and deliverable.
2. The timescales in Appendix 7 are correct.

If you have any other queries please do not hesitate to be in touch.

Yours sincerely

Justin

Justin Stevenson BSc (Hons) MRICS FAAV
Land Agent
Partner & Head of Planning

For and on behalf of Balfours LLP



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From: Matthew Jones
Sent: 24 November 2020 15:44

To: Justin Stevenson

Subject: Reg 18 : Pre-Submission Draft of the Shropshire Local Plan Site at West Felton, WEF025

Importance: High

--EXTERNAL EMAIL FROM

--

Dear Mr Stevenson

With regard to your client’s land at WEF025, can I ask:

- 1. **With regard to this proposed site allocation, can you please confirm that the site is viable and deliverable, having regard to the policy requirements identified within the ‘Regulation 18’: Pre-Submission Draft Shropshire Local Plan.**

The ‘Regulation 18’: Pre-Submission Draft Shropshire Local Plan is available to view at: <https://shropshire.gov.uk/get-involved/reg-18-pre-submission-draft-local-plan-consultation/>

- 2. **With regard to this proposed site allocation, can you please review the assumptions made with regard to the timescales for the delivery of the proposed site allocations within Appendix 7 of the ‘Regulation 18’ Pre-Submission Draft of the Shropshire Local Plan and indicate whether these assumptions are generally considered to be:**

- a. Correct;
- b. Too early – delivery is likely to occur later in the Local Plan period; or
- c. Too late – delivery is likely to occur earlier in the Local Plan period.

If you consider assumptions are either too early or too late, please specify when you anticipate delivery occurring.

Could I ask you to respond as soon as possible. If you have already responded to these questions on behalf of your client, I do apologise, however they are not specifically addressed within your response to the recent consultation on the ‘Regulation 18’: Pre-Submission Draft Shropshire Local Plan.

Kind regards

Matt Jones

[For information about Coronavirus click here/image below](#)



If you are not the intended recipient of this email please do not send it on to others, open any attachments or file the email locally.

Please inform the sender of the error and then delete the original email.

Appendix 13



From:
To:
Cc:
Subject: [CAUTION] RE: Viability and Deliverability email Weston Rhyn WRP001/006
Date: 18 November 2020 09:18:35
Attachments:

** CAUTION
** It has not been possible to verify the sender of this e-mail as the sender's
** e-mail domain does not have a valid SPF record. This means the sender's
** e-mail address may be spoofed and used for SPAM or Malware distribution.
** Treat the e-mail with caution, and if in doubt contact the sender.
** If you need further help please email its.helpdesk@shropshire.gov.uk

Morning Matt

Thanks for the email to which I would respond as follows:

- 1. With regard to this proposed site allocation, can you please confirm that the site is viable and deliverable, having regard to the policy requirements previously identified within the 'Regulation 18': Pre-Submission Draft Shropshire Local Plan.**

The 'Regulation 18': Pre-Submission Draft Shropshire Local Plan is available to view at:
<https://shropshire.gov.uk/get-involved/reg-18-pre-submission-draft-local-plan-consultation/>

I can confirm that:

- The owner of site WRP001 wishes to dispose of the site as quickly as possible. I understand that the owners of site WRP006 are of the same mind.
- There is a local developer who is in discussion regarding the purchase of the 2 parcels of the land and wishes to bring the site forward as soon as possible.
- The site is free from constraints and is viable.

- 2. With regard to this proposed site allocation, can you confirm which of the following timescales the total site (i.e. both WRP001 and the east part of WRP006) is likely to be fully delivered:**

- a. Short-term: 2020/21-2024/25
- b. Medium-term: 2025/26-2029/30
- c. Long-term: 2030/31-2034-35
- d. Long-term: 2035/36-2037-38
- e. Beyond the Plan period (2038+)

It is anticipated that the application would be submitted following adoption in 2022 with development commencing in 2023/2024, so the development would commence in the 'short term'.

I would anticipate that it would be completed in the 2025/26 to 2029/30 'medium term' period.

I have copied in Clive Roberts for information and as before if there is any further information required feel free to contact Clive or myself.

Thanks

Regards
Nigel Thorns
BSc(Hons), DipTP, MRTPI

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2. If you are not the intended recipient, be advised that you have received this E-mail in error and that any use, printing, copying or distribution of this E-mail is strictly prohibited
3. Nigel Thorns Planning Consultancy cannot accept any responsibility for any viruses which are transmitted. We therefore recommend you scan all attachments.

From: Matthew Jones

Sent: 17 November 2020 12:29

To: Nigel Thorns

Subject: Viability and Deliverability email Weston Rhyn WRP001/006

Importance: High

Dear Nigel

Following the Agreement which has been made between your client (as owner of site WRP001 in Weston Rhyn) and the owner of the adjacent site (WRP006), I am sending the below to ensure that the site remains viable and deliverable. This request was previously sent in August 2020 to the preferred sites for the Reg-18 stage, however given there has been an amendment we are required to ask the below again. This email will also be sent to Clive Roberts as the agent for the owner of WRP006. Can I please request that this is responded to asap so that I can update our records prior to the Reg-19 Draft being released?

Thank you

Shropshire Local Plan Review - Viability and Deliverability of Proposed Site Allocations

Dear Mr Thorns

Following the conclusion of Shropshire Council's 'Regulation 18' Consultation on the 'Regulation 18': Pre-Submission Draft Shropshire Local Plan, there has been a new 'joint' site promotion at Weston Rhyn. Specifically, it combines all of WRP001 (to the west of Trehowell Lane) and the eastern part of WRP006, which lies adjacent to WRP001.

As it was essential that we ensured that the proposed site allocations within the 'Regulation 18': Pre-Submission Draft Shropshire Local Plan were deliverable, we are required to request this information from you as there is to be a change in a preferred site at Weston Rhyn. Therefore, we are writing to both of the promoters of this site, seeking confirmation from them that the site is deliverable and viable.

I understand that you are acting as the key point of contact for the proposed site allocation WRP001 (west side only) – land west of Trehowell Lane, Weston Rhyn. Following the Agreement

that is now in place between the land owners of WRP006 and WRP001, can you please confirm the following:

1. **With regard to this proposed site allocation, can you please confirm that the site is viable and deliverable, having regard to the policy requirements previously identified within the 'Regulation 18': Pre-Submission Draft Shropshire Local Plan.**

The 'Regulation 18': Pre-Submission Draft Shropshire Local Plan is available to view at:

<https://shropshire.gov.uk/get-involved/reg-18-pre-submission-draft-local-plan-consultation/>

2. **With regard to this proposed site allocation, can you confirm which of the following timescales the total site (i.e. both WRP001 and the east part of WRP006) is likely to be fully delivered:**

- a. Short-term: 2020/21-2024/25
- b. Medium-term: 2025/26-2029/30
- c. Long-term: 2030/31-2034-35
- d. Long-term: 2035/36-2037-38
- e. Beyond the Plan period (2038+)

Given the current timing, could I please ask for you to respond to these questions ASAP.

Thank you

Kind regards

Matt Jones

Appendix 14



From:

To:

Subject: Local Plan Review - Sites WRP001 and part WRP006, Westin Rhyn

Date: 19 November 2020 11:56:49

Dear Matt

I refer to your letter of 17 November 2020 concerning the land at Weston Rhyn which is being jointly promoted on behalf of

I understand that has already replied to you in relation to land, and so this e-mail is to confirm the position as far as is concerned. So,

1. is keen to sell the land to a developer and has, indeed, been in talks with a local developer for around fifteen years, but the lack of a Local Plan designation in the past has meant that the matter could never be furthered. The current position, then, is welcomed by
2. The land can be accessed as indicated on the plans submitted with the 'joint promotion' and foul and surface water drainage are available in the residential estate immediately to the south of the promoted site. Water, gas, and electricity can also all be provided through that development.
3. As indicated above, discussions with a local developer have been on-going over a period of time, and so disposal of the land does not appear to present any problems. is not aware of any legal issues that would prevent the development of the land.
4. As far as the timing of the development is concerned, the submission of a formal planning application for the development of the site will have to await adoption of the Local Plan, but it is anticipated that development would commence within the period you have referred to as "short term" in your e-mail of 17 November and that completion of the development would fall into the "medium term" you referred to.

It appears, then, that the land is both viable and deliverable within the period of the Local Plan Review.

I have copied this letter to

Yours sincerely

Clive Roberts

Appendix 15



Consultation Form

Part B Consultation Form: Your Response(s) – this part (please fill in a separate Part B Consultation Form for each comment you wish to make, relating it to the relevant paragraph, policy (including its explanation) or site).

Please ensure that you also complete one **Part A Consultation Form** and submit this alongside your Part B Consultation Form(s).

We have also published a separate **Guidance Note** to assist in making effective representations.

Part B: Response

Name:	
Organisation (if relevant):	

Q1. To which document does this response relate?

Regulation 18: Pre-Submission Draft of the Shropshire Local Plan

Sustainability Appraisal of the Regulation 18: Pre-Submission Draft of the Shropshire Local Plan

Habitats Regulations Assessment of the Regulation 18: Pre-Submission Draft of the Shropshire Local Plan

(Please tick one box)

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

Paragraph:	<input type="text"/>	Policy:	<input type="text"/>
Site:	<input type="text"/>	Policy Map:	<input type="text"/>

Please note: Responses to this Regulation 18: Consultation can address any of the Supporting Documents and Evidence by relating them to the resulting paragraph, policy (including its explanation) or site in the Regulation 18: Pre-Submission Draft of the Shropshire Local Plan.

Q3. Do you agree or disagree with the paragraph, policy, site or policies map you have identified in Q2?

Agree

Disagree

Don't know / no opinion

(Please tick one box)

Q4. Please use this space to make any comments on the paragraph, policy, site or policies map you have identified in Q2:

Please succinctly provide all evidence and supporting information necessary to support your response. Please continue on a separate sheet if necessary.

Completed Consultation Forms can be submitted by emailing:

Planningpolicy@Shropshire.gov.uk

*If submitting your own response, please enter your last name in the subject field of the email;
If submitting a response on behalf of a client, please enter their last name in the subject field of the email.*

Completed Consultation Forms can also be submitted by post to:

Shropshire Council, Planning Policy & Strategy Team, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Office Use Only	Part A Reference:
	Part B Reference:

Appendix 16



Allocation BOM019

Galliers Homes strongly supports the preferred housing allocation BOM019 as forming natural extension of Galliers Homes recent development of 34 dwellings on the adjoining site to the north. There are no technical difficulties and Galliers Homes will be able to deliver housing relatively quickly.

We can confirm that the site is viable and that it is deliverable, with an option agreement in place with Galliers Homes that ensure that a planning application will be forthcoming shortly after allocation. It is likely to be delivered earlier than the Local Plan's current forecast of 2025-2030, with the 2021-2025 period more appropriate in the Local Plan Appendix 7: Forecast of delivery timescales for local plan allocations.

The existing Galliers Homes development to the north was designed to provide access to a future extension on site BOM019. The new roundabout on Shrewsbury Road was oversized to cater for the planned later phases on the basis that it would cater for later phases of development. The proposed policy guidelines should be revised to reflect this, removing references to a new access off Shrewsbury Road and instead referring to the provision already made to access the next phase of development via Trinity View as shown below.

*Fig 5. Existing adopted road layout showing roundabout on Shrewsbury Road
Constructed development as section 38 Agreement Plan for 17/00768/REM*



Similarly a new footpath has recently been constructed along Shrewsbury Road as part of the previous development (17/00768/REM). It is unnecessary for the new allocations to duplicate this path. We therefore suggest the proposed changes to the policy guidelines shown below:

“This site represents Phase 1 of the development.

*An appropriate highway access will be provided ~~off Shrewsbury Road~~ **via the recently completed phase of development at the Wickets and Trinity View** and any other necessary highway improvements undertaken including the extension of the 30mph zone and other relevant traffic calming measures.*

*A New pedestrian footpath **links** will be provided **where necessary to link** ~~from~~ the site to the services in the village.*

Existing trees, hedgerows, public rights of way and priority habitats will be retained and enhanced.

Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise from Shrewsbury Road.

The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.”

It should be noted that the existing development (17/00768/REM) included a surface outfall and pond under the high voltage electricity lines, close to the railway, that was oversized and designed to cater for these later phases of development. A sustainable surface water drainage strategy is therefore in place and the agreed outfall rate with Severn Trent Water will not need changing when allocations BOM019 and BOM020 are developed.

Allocation BOM020

Galliers Homes strongly support the preferred housing allocation BOM020 as forming a natural extension to BOM019 and providing certainty for the direction of growth for the village over the longer term, joining up with recreational facilities and linking to local employment.

We can confirm that the site is viable and that it is deliverable, with an option agreement in place with Galliers Homes that ensure that a planning application will be forthcoming shortly after allocation. Galliers Homes have a strong local reputation for high quality housing and are committed to ensuring that preferred allocation BOM019 comes forward quickly, with BOM020 following behind to meet the needs of the village across the plan period. As phase 2, the timescale of 2025-2030 is appropriate in the Local Plan Appendix 7: Forecast of delivery timescales for local plan allocations.

The policy guidelines appear to reflect the footway that has recently been constructed by Galliers Homes as part of the previous development (17/00768/REM). We therefore support the proposed development guidelines:

“This site represents Phase 2 of the development and will follow on from Phase 1 (BOM019).

An appropriate highway access will be provided, if appropriate, this may be via the Phase 1 development (BOM019). Any other necessary highway improvements undertaken including the extension of the 30mph zone and other relevant traffic calming measures.

The pedestrian footpath from the services in the village will be extended to the site.

Existing trees, hedgerows and priority habitats will be retained and enhanced.

Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise from Shrewsbury Road.

The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.”

Appendix 17



2.0 Clive – Land off High Street (CLV012/CLV018)

Peter Richards & Co. has been instructed by _____ owners of land off High Street, Clive to provide representations in response to Shropshire Council's Local Plan 2016-2038 Regulation 18 Consultation with reference to site CLV012 / CLV018.

_____ are working collaboratively with _____ and their agents _____ to promote and ensure the delivery of proposed housing allocation CLV012 / CLV018 alongside much needed local infrastructure.

Both sets of landowners are supportive of the proposed allocation of site CLV012 / CLV018 and wish to see this site recognised as a singular allocation.

As local residents, the landowners recognise the issues and pressure on Clive and in particular the problems caused by extensive on street parking.

In promoting this site, the landowners are confident that the development will deliver tangible community benefits in the form of off street parking, enhanced pedestrian linkages between the site and the existing facilities on the High Street and Clive Primary School, alongside an appropriate low-density housing scheme.

We can confirm that development of CLV012 / CLV018 is viable and deliverable, having regard to the policy requirements identified within the Pre-Submission Draft of the Shropshire Local Plan.

It is acknowledged that CLV012 / CLV018 is proposed to deliver 20 new dwellings during the plan period. Having considered the proposed assumptions made within Appendix 7 in respect of timescales, the predicting delivery to be Medium Term (2025 – 2030) is considered appropriate.

Appendix 18



Regulation 18 Pre-Submission Draft of the Shropshire Local Plan

Land between the A53 and Poynton Road, Shawbury - SHA019 Representation on Behalf of (Landowners)

1. Introduction

1.1 This response seeks to support the allocation of site SHA017

2 Consideration of Previously Submitted Information

2.1 It is requested that the previously documents submitted as part of the 'Preferred Sites Consultation – February 2019' are considered in the context of the current Regulation 18 Pre-Submission Draft of the Shropshire Local Plan.

2.2 The following documents are attached:

- Supporting Statement dated February 2019
- Confidential Letter dated 8th February 2019

3. Support for Allocated Site SHA017 within the Shawbury S17 Inset

3.1 The Regulation 18 Pre-Submission Draft of the Shropshire Local Plan suggests within the Development Guidelines on page 276 that the scheme would accommodate 80 Dwellings.

3.2 The scheme will respond to the specific points within the Development Guidelines as follows:

- The site will be developed in 2 Phases (around 40 in each Phase)
- Access to the SHA019 land would be via the new roundabout on the A53 through the existing Lioncourt development site 'Oaklands Park' (Local Plan Allocated site SHAW004 and approved application 16/05474/FUL). The new roundabout is designed with the capacity to accommodate the level of development proposed across the whole site and the roads within the site would be to Shropshire Council adoptable standard
- No vehicular access will be provided from Poynton Road, the Paddocks or Hazeldine Crescent.
- A pedestrian footway will be provided along the site's eastern boundary, connecting to the existing footway on Poynton Road.
- The development will support the delivery of a footpath link, along side appropriate infrastructure including lighting and secure fencing, to support

enhanced connectivity to St Marys Primary School and to ease congestion on Poynton Road.

- Existing trees, hedgerows and priority habitats will be retained and enhanced
- Development will reflect and respect the sites heritage and heritage assets within the wider area. Contributions will be provided towards the consolidation, conservation and interpretation of the Grade II listed brick kiln and associated structures west of the site.
- Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise from nearby commercial activities and roads.
- The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.
- Drainage improvements have been discussed with the Councils Drainage Team with sketch details attached as Document 1 showing a suggested improvement to the existing culvert running under Poynton Road, which is identified as causing localised flooding across Poynton Road. This improvement scheme would form part of the Drainage Strategy for the site

3.3 As noted in the previous consultation response the site is:

3.2.1 Sustainable

The site lies within a highly sustainable location close to Shawbury centre and its services and facilities

3.3.3 Available

The site lies within 1 ownership which simplifies availability and delivery. The land is currently let out for grazing and available for immediate development.

3.3.4 Viable

Lioncourt Homes have developed the Phase I site for 50 houses (Adopted Local Plan Allocation SHA004). They have found that the market for housing within Shawbury remains strong due to the good range of services and facilities, the RAF Shawbury base and proximity to Shrewsbury.

The site is viable and capable of coming forward as part of the Local Plan Review process

4. Forecast of Delivery Timescales for Local Plan Allocations

- 4.1 The Local Plan Review Appendix 7: Forecast of Delivery Timescales for Local Plan Allocations, refers to anticipated timescales of development coming forward.
- 4.2 It is anticipated that the Phase 1 site will come forward in the 'Short Term' (2020 to 2025) with the following time constraints:

Phase 1

Spring 2022	Local Plan adoption
Summer 2022	application submitted
Spring 2023	expected decision
Summer 2023	expected on site
Autumn 2024	expected completion

- 4.3 It is anticipated that the Phase 2 site will come forward in the 'Medium Term' (2025 to 2030) with the following time constraints:

Phase 2

Spring 2022	Local Plan adoption
Autumn 2023	application submitted
Summer 2024	expected decision
Autumn 2024	expected on site (tie in with end of Phase 1)
Spring 2026	expected completion

- 4.4 In accordance with the NPPF definition, the site is available now, offers a suitable location for development now, and its development is achievable with a realistic prospect that housing will be delivered on the site within five years.

5. Local Community Comments

- 5.1 The 'Shawbury Community Page' on Facebook has included comments about the Regulation 18 Pre-Submission Draft of the Shropshire Local Plan.
- 5.2 The information below was posted on the 17th September with a view to obtaining objections. It is unclear why (having reviewed the consultation and provided links) that their information was incorrect (reference to 90 house instead of 80 houses and supporters of the previous scheme coming from outside Shawbury which is false):

Shropshire local development plan
 September 30th is the deadline for consultation on the shropshire development plan.
 For shawbury this involves an additional 90 house development on a link Road behind the current lioncourt homes development.
 The links below take you to the plan and to the consultation documents parts A and B which need returning in order to express Any views.

Previously on the current lioncourt development plan it was clear that planning comments came in from non shawbury residents linked to the developers who don't have an on the ground understanding of issues relating to the local community.
Attached are the proposed development fields

- 5.1 The Facebook post did stir some comments with some negative and some positive and some not factually correct. A copy of the discussion is attached as Document 2. The names have been shortened to the responders initials for privacy reasons.
- 5.3 Whilst some of the comments are negative some are positive. However it is unlikely that these positive responders will ever take the time to complete the form and respond to the current Regulation 18 Consultation. Some of the positive comments are:

I wonder where some of these moaners children will live when they get older? Unless they are fortunate enough to buy an older house, chances are they may have to resort to one of these newly built homes their parents despise so much!

I think they should build 200 houses ... and another pub

Loads of work. Helping familys pay there bills and helping the local shops and business. Dont know what peoples problem is. Anybody would think you lot own the village 😂😂😂

The bit missing from the main description is that this plan covers the period to 2035 and should lock the permissions till then. Also remember this is only land available (for in this case 90 homes), but what is built is still subjected to various processes including planning. If it happens and that could be at anytime up to 2035.

It's not just happening to shawbury but all surrounding villages Ford have 90 more houses been given the go ahead pontesbury have a huge new housing currently being built
What ever nearest village to Shrewsbury will be ear marked for further development

- 5.4 It is clear that there is support within the community of Shawbury for new houses.

6. Conclusion

- 6.1 The Promoters and Landowners support the site allocation SHA017 for Shawbury as shown within the Regulation 18 Pre-Submission Draft of the Shropshire Local Plan

Appendix 19



2.0 Whitchurch – Waymills Land Partnership (WHT042)

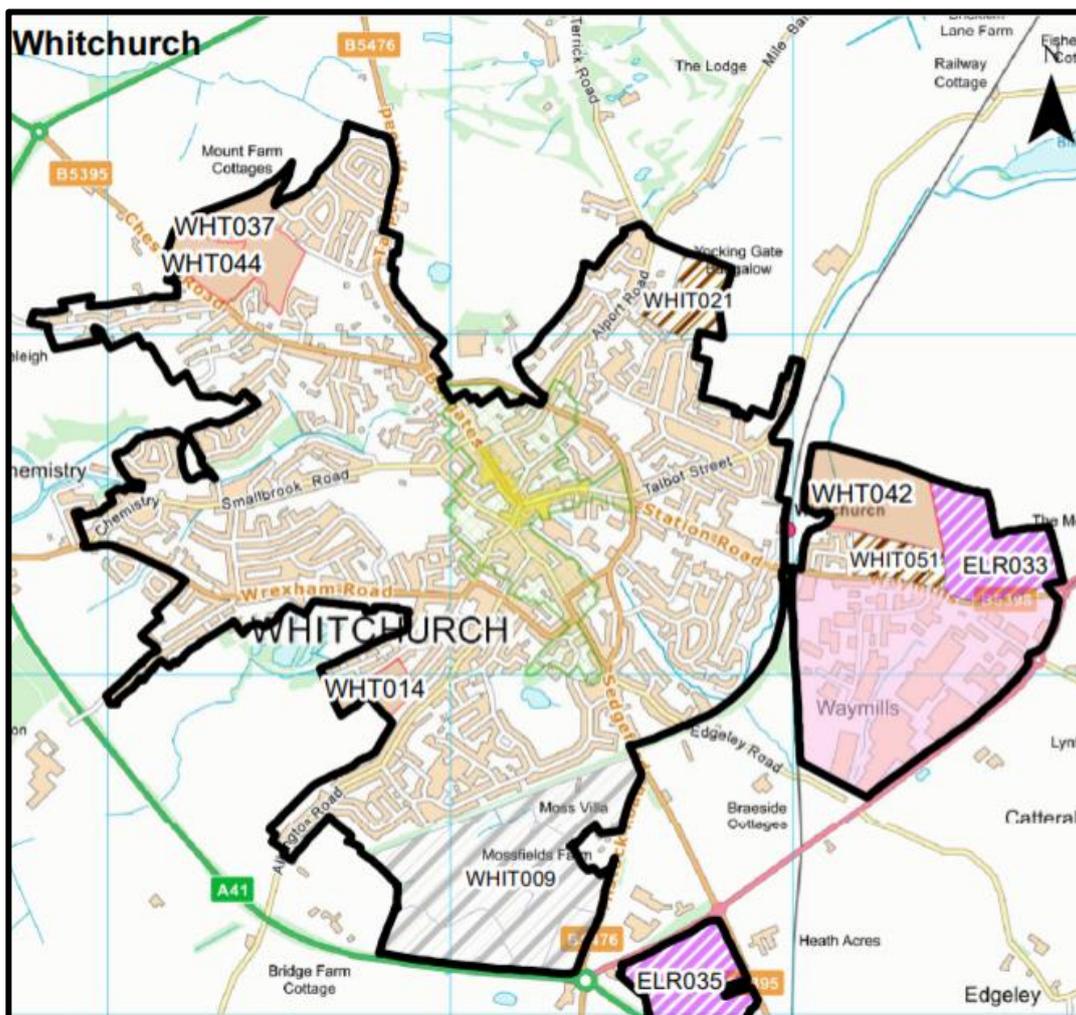
Peter Richards & Co. has been instructed by

owners of land off Waymills to provide representations in response to Shropshire Council Local Plan 2016-2038 Regulation 18 Consultation with particular reference to site WHT042.

My clients are supportive of the proposed allocation of site WHT042 as this site can be delivered, contributing to the future sustainable growth of Whitchurch.

We can confirm that development of WHT042 is viable and deliverable, having regard to the policy requirements identified within the Pre-Submission Draft of the Shropshire Local Plan.

It is acknowledged that WHT042 is targeted to deliver 180 new dwellings during the plan period. Having considered the assumptions made within Appendix 7 in respect of timescales for the delivery, the predicting delivery to be Medium Term (2025 – 2030) to Long Term (2030 – 2035) is considered appropriate.



Refer to section 9 of this representation for further information on the site submission.

Appendix 20



From:
To:
Subject: RE: Proposed Allocation HHH001 and HHH014
Date: 30 July 2021 17:48:24
Attachments:

Dear Sirs

Further to your enquiry in respect of the above sites then I confirm on behalf of the landowner that these sites are readily available to be brought forward in the plan period.

We also confirm that in terms of viability then there are no current concerns or anticipated challenges taking into account all aspects of the sites and also relying on current market evidence. The landowner is a key party in an existing allocated & consented site to the north of Station Road within Hodnet for 44 dwellings which is currently being taken forward by a developer - this site has greater limitations (in terms of length of access-way in and surface water management) which could influence viability but is still being progressed as swiftly as possible. In this case both developer and landowners do not have major issues for viability which supports the proposed allocations via a direct comparable of market evidence.

Please let me know if you require anything further.

Kind regards
Frank

Frank Brereton
Rural North West

Strutt & Parker



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From: Dan Corden
Sent: 29 July 2021 14:40
To: VERITY Michael
Subject: Proposed Allocation HHH001 and HHH014

Hi Michael,

I hope you are well. I understand that you are representing the promoter of proposed allocation HHH001 and HHH014 (Land adjacent to the Primary School and The Grove, Hodnet).

To inform the ongoing Local Plan Review, can you please confirm that this site is viable and deliverable, having regard to the policy requirements identified within the 'Regulation 19': Pre-Submission Draft Shropshire Local Plan.

The 'Regulation 19': Pre-Submission Draft Shropshire Local Plan is available to view at: <https://shropshire.gov.uk/get-involved/reg-19-pre-submission-draft-local-plan/>

Thank you

Kind Regards

Daniel Corden

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<http://www.struttandparker.com>.

Appendix 21



From:
To:
Cc:
Subject: [CAUTION] Shropshire Council Local Plan Review. Proposed allocation at Stanmore Business Park, Bridgnorth. Viability
Date: 04 August 2021 12:19:01

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Dear Dan

As requested I give below information on 'viability' in relation to draft Local Plan allocations **S3.1(ii) P58a (Land north of Stanmore Industrial Estate)** and **STC 002 (Land adjacent to Hickman Road, Stanmore Industrial Estate)**. This is provided on behalf of my clients Stanmore Properties Ltd, the owners of Stanmore Business Park (formerly known as *Stanmore Industrial Estate*) to supplement other information already submitted to the Council.

1.0 STC 002 (Land adjacent to Hickman Road, Stanmore Industrial Estate). 4.6 ha.

1.1 This block of land is owned freehold by Stanmore Properties Ltd, having been purchased some 20 years ago; it forms part of the former RAF Bridgnorth camp site, having been occupied by a variety of RAF buildings and roads which were demolished in the 1960's following closure of the RAF camp. There is some evidence of the former RAF use (with limited remnant foundations on parts of the site) although there is no known contamination or remedial works necessary that would present an abnormal cost to development.

1.2 The land has frontage to Hickman Road and Lees Road, part of the internal road system on the Business Park. The land can be developed from these frontages with a resultant saving in infrastructure costs compared with a greenfield site.

1.3 This land will be able to connect to all the Estate services (water, gas, electricity, drainage, broadband) and the existing on-site management and landscape maintenance regime will cover any development undertaken. Electricity supply to the Business Park is currently being upgraded to provide additional capacity. There is spare capacity in the estate's water supply; existing foul and storm drainage services have capacity to receive additional connections; Ultra-high Speed fibre broadband was connected to the Business Park in 2019 and connections are available to all existing and any new buildings. All of these represent a significant series of cost savings compared with an entirely new greenfield site.

1.4 Land cost. Stanmore Properties does not revalue its land holdings and has effectively written down the original acquisition cost of this land to NIL, so the viability of development does not require a large land cost to be covered.

1.5 Stanmore Properties has accounted for works identified in the draft allocation for planting buffer landscaping to screen residential properties at the Hobbins and Bentley Cottages and will submit details of advance planting to the Council for its consideration in the next few months. This work will be undertaken irrespective of confirmation of adoption of the Local Plan and is not therefore a cost attributable to the new development.

1.6 Any necessary enhancement to acoustic design to manage any possible noise arising has been budgeted for, however modern industrial buildings are already very effective in containing noise.

1.7 This land forms a direct extension to the Business Park and would be the initial area for development, following adoption of the Local Plan.

2.0 P58a (Land north of Stanmore Industrial Estate). 6.8 ha.

2.1 This land is intended to form the second phase of extension of the Business Park. It was not part of the original RAF camp but is only accessible for any development purpose through the existing Business Park. It can be connected to the existing estate roads and services which will assist greatly with development viability.

2.2 Stanmore Properties have agreement to purchase the land at market value but agreed to be discounted to reflect the fact that Stanmore Properties controls access to the highway and services.

2.3 As a greenfield site there are no abnormal development costs. Stanmore Properties plans to undertake advance structural landscape screen planting following adoption of the Local Plan. As plot STC 002 will be developed before this land, it is anticipated that development here would not commence for 7 – 10 years, giving planting time to become established.

3.0 Overall Viability

3.1 Commercial activity has been very positive on the Industrial Estate over the last 5 years and demand has been strong with any unit becoming vacant being quickly taken. At this time there is no available vacant space on the estate and some 3,000 sq m of planned new units have already attracted several informal reservations before planning consent has been granted.

3.2 Rents for new lettings are currently in a range between £6.00 - £8.50 per square foot and at this level, and with the available land standing in at low values, with services already provided, there is no doubt that new development will be viable. Stanmore Properties is in a very strong financial position and has funds available to construct new buildings.

3.3 Draft Local Plan policy makes reference to necessary improvements to highway infrastructure. Allowance has already been made to widen the estate road exit from the Business Park onto the A454 and advice from transportation consultants indicates that other required off-site highway improvements will be modest in cost.

3.4 Compensatory provision to the Green Belt will be made through investment in the quality of Stanmore Country Park.

I trust this will be suitable for your purposes but if you need anything else, please let me know.

Kind regards

David

David MacMullen FRICS
Director
MacMullen Associates Limited

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Appendix 22



From:
To:
Cc:
Subject: RE: Proposed Allocation BAY039
Date: 09 August 2021 17:21:22
Attachments:

Hi Dan,

Thanks for your email. Further to our discussion I can confirm that the submitted representations were seeking to demonstrate that the site can be sustainably developed for 115 dwellings, in line with policies of the emerging Local Plan and the NPPF, particularly in regard to making the most efficient use of land. However, I can confirm that the draft allocated site is capable of being viably delivered for 100 dwellings, having regard to the policy requirements of the 'Regulation 19': Pre-Submission Draft Shropshire Local Plan.

I hope this is useful.

Thanks

Mike

Mike O'Brien
Director



From: Dan Corden
Sent: 29 July 2021 15:24
To: Mike O'Brien
Subject: Proposed Allocation BAY039

Hi Mike,

I hope you are well. As just discussed, I am writing in regard to the Regulation 19 Representation you submitted on behalf of the promoter of proposed allocation BAY039 (Land off Lyth Hill Road, Bayston Hill).

This representation includes:

“Our client’s site is available for development, suitable, sustainably located and development here would be achievable with the scheme being completed in full within five years. Moreover, there

are no known viability issues, and any scheme would provide a policy compliant suite of planning obligations in respect of affordable housing as well as providing on site open space for the benefit of new and existing residents. Such benefits would have a significant material positive effect on the local community.

The land is capable of being delivered in accordance with Site Guidelines highlighted in the PSDSLP, but at a higher density with a yield of 115 dwellings. It is specifically the figure of 100 dwelling guideline figure for BAY039 and the use of 'approximately' with which our client disagrees. The approach as currently drafted is not positively prepared and is therefore not sound."

We note your position with regard to the capacity of the site, but for the avoidance of doubt can you please confirm that this site is viable and deliverable at the existing proposed approximate site provision figure of 100 dwellings, having regard to the policy requirements as currently identified within the 'Regulation 19': Pre-Submission Draft Shropshire Local Plan.

The 'Regulation 19': Pre-Submission Draft Shropshire Local Plan is available to view at: <https://shropshire.gov.uk/get-involved/reg-19-pre-submission-draft-local-plan/>

If you need to discuss this further, please do contact me.

Thank you

Kind Regards

Daniel Corden
Planning Policy, Shropshire Council – Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

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Appendix 23



From:
To:
Subject: FW: Regulation 19: Pre-Submission Draft Shropshire Local Plan - Viability and Deliverability of preferred sites
Date: 24 August 2021 11:19:44
Attachments:

Hi Dan,

FYI (RUY019)

Thanks

Matt

From: Justin Paul
Sent: 24 August 2021 10:55
To: Matthew Jones
Subject: RE: Regulation 19: Pre-Submission Draft Shropshire Local Plan - Viability and Deliverability of preferred sites

Thanks Matthew

I would confirm that the site is viable and deliverable.

could you signpost me to where plans are showing the extent/location of other sites for example, the Appendix O refers to RUY26 and RUY28 but there are no plans in the document ?

regards

Justin

Justin Paul
BA BTP MTRPI
Managing Partner



From: Matthew Jones
Sent: 24 August 2021 09:33
To: Justin Paul
Subject: RE: Regulation 19: Pre-Submission Draft Shropshire Local Plan - Viability and Deliverability of preferred sites

Dear Justin

Thank you for your email.

The table sent to you in my previous email is a screenshot of the development guidelines only – at this stage in the process, we are simply asking whether the preferred allocation is viable and deliverable – the more technical details would be discussed at the planning application process.

In terms of your specific questions based around highways, heritage etc. I would advise that you read the comments made by the relevant departments in the site assessment process, which can be found in Appendix O at <https://shropshire.gov.uk/get-involved/reg-19-pre-submission-draft-local-plan/> - the final stage of the assessment for RUY019 can be found on page 602.

Kind regards

Matt Jones
Senior Planning Policy Officer

From: Justin Paul

Sent: 19 August 2021 17:52

To: Matthew Jones

Subject: RE: Regulation 19: Pre-Submission Draft Shropshire Local Plan - Viability and Deliverability of preferred sites

Thanks Matthew

The current affordable levy for Ruyton is 10% which I believe would be viable along with any CIL contribution (subject to the findings of an SI that we are about to undertake across the site that will help us establish the cost of site remediation)

I have a few queries about the draft policy you have provided as follows:

1. the draft policy suggests that there is potential for heritage interpretation could you please provide an indication as to what exactly this might be/involve ?
2. the draft policy also suggests the proposal could make a contribution to “wider heritage features” (e.g. Ruyton Castle) ... this again is new and moreover is very vague and undefined ... please could you provide more detail on this as we are unaware of heritage needs that might reasonably relate to the bringing forward of this site and/or in the CIL schedule ?
3. the draft policy refers to an new estate road with pedestrian crossing onto School Road ... the original Outline PP included a new priority junction (estate road) but there was never any mention for a new pedestrian crossing on School Road ... please could you provide the (highway) rationale for this request ?
4. the draft policy then suggest noise mitigation is needed to protect new residences from the road ... this is another new issue and again I would like to know the exact detail and rationale behind this suggestion

The final point about SUDs is surely a generic issue for all housing sites and should not be itemised in the policy for the Dairy site ?

I look forward to hearing from you
with thanks
Justin

Justin Paul
BA BTP MTRPI
Managing Partner



From: Matthew Jones
Sent: 17 August 2021 10:09
To: Justin Paul
Subject: RE: Regulation 19: Pre-Submission Draft Shropshire Local Plan - Viability and Deliverability of preferred sites

Dear Justin

The council are seeking confirmation that the site is deliverable and viable in accordance with the specifications and policies within the emerging Plan (such as affordable housing numbers etc.). I have screenshot the site specific development guidelines and attached them to this email.

Kind regards

Matt Jones
Senior Planning Policy Officer

From: Justin Paul
Sent: 16 August 2021 12:16
To: Matthew Jones
Subject: RE: Regulation 19: Pre-Submission Draft Shropshire Local Plan - Viability and Deliverability of preferred sites

Matthew

we are instructed in representing the landowners still, but my clients have asked that you kindly provide an example of what you are after please so they can understand what sort of resource is involved

regards

Justin

Justin Paul
BA BTP MTRPI
Managing Partner



From: Matthew Jones

Sent: 29 July 2021 14:07

To: Justin Paul

Subject: Regulation 19: Pre-Submission Draft Shropshire Local Plan - Viability and Deliverability of preferred sites

Importance: High

Dear Mr Paul

I hope you are well?

With regard to your **site promotion RUY019** at Ruyton XI Towns, can you please confirm that the site is viable and deliverable, having regard to the policy requirements identified within the 'Regulation 19': Pre-Submission Draft Shropshire Local Plan?

The 'Regulation 19': Pre-Submission Draft Shropshire Local Plan is available to view at:

<https://shropshire.gov.uk/get-involved/reg-19-pre-submission-draft-local-plan/>

If you are no longer representing the landowner for this preferred allocation, would it be possible for you to share the details of the relevant party so that I can redirect this email accordingly?

Kind regards

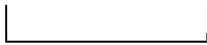
Matt Jones
Senior Planning Policy Officer

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Appendix 24



From:
To:
Subject: RE: Proposed Allocation HKW009 Viability
Date: 24 August 2021 12:24:23

Hi Dan,

Yes the site is viable, against the requirements in the Reg. 19 draft local plan.

The owners are in discussion with the Tenant farmer, and there is no reason to suggest the site is not deliverable.

Kind Regards,
Dave

From: Dan Corden
Sent: 24 August 2021 11:58
To:
Subject: RE: Proposed Allocation HKW009 Viability

Hi Dave,

I wonder if you have had an opportunity to consider my below email. We would very much appreciate a response on this matter.

Thank you

Kind Regards

Daniel Corden

From: Dan Corden
Sent: 29 July 2021 14:38
To:
Subject: Proposed Allocation HKW009 Viability

Hi David,

I hope you are well. I understand that you are representing the promoter of proposed allocation HKW009 (Land at School Bank Road, Hinstock).

To inform the ongoing Local Plan Review, can you please confirm that this site is viable and deliverable, having regard to the policy requirements identified within the 'Regulation 19': Pre-Submission Draft Shropshire Local Plan.

The 'Regulation 19': Pre-Submission Draft Shropshire Local Plan is available to view at:
<https://shropshire.gov.uk/get-involved/reg-19-pre-submission-draft-local-plan/>

Thank you

Kind Regards

Daniel Corden

Planning Policy, Shropshire Council – Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

[Redacted]

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Appendix 25



From:
To:
Cc:
Subject: RE: Proposed Allocation WEM010
Date: 24 August 2021 14:34:57
Attachments:

Daniel,

Many thanks for your email.

On behalf of the landowner, I can confirm that proposed allocation WEM010 is a viable and deliverable site.

Please do not hesitate to contact me should you require any further information.

Kind regards,

Andrea

Andrea Caplan
Associate
Planning

 Before printing, think about the environment



From: Dan Corden
Sent: 24 August 2021 12:07
To: Andrea Caplan
Cc: Peter Gough
Subject: RE: Proposed Allocation WEM010

EXTERNAL EMAIL: Be cautious when opening attachments or clicking links

Hi Andrea,

I wonder if you have had an opportunity to further consider my request?

Thank you

Kind Regards

Daniel Corden

Planning Policy, Shropshire Council – Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

From: Dan Corden
Sent: 16 August 2021 09:26
To: Andrea Caplan
Cc: Peter Gough
Subject: RE: Proposed Allocation WEM010

Hi Andrea,

Thank you for your email and apologies for the delay in responding.

At this stage written confirmation is sufficient.

Thank you

Kind Regards

Daniel Corden

Planning Policy, Shropshire Council – Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

From: Andrea Caplan
Sent: 06 August 2021 11:08
To: Dan Corden
Cc: Peter Gough
Subject: RE: Proposed Allocation WEM010

Daniel,

Many thanks for your email with regards to the proposed allocation WEM010. I note your request for confirmation that the site is viable and deliverable. Please could you let me know if you simply need our written confirmation of this or whether any further supporting information is required at this stage.

I look forward to hearing from you.

Kind regards,

Andrea

Andrea Caplan
Associate
Planning



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From: Dan Corden
Sent: 29 July 2021 14:42
To: Andrea Caplan
Subject: Proposed Allocation WEM010

EXTERNAL EMAIL: Be cautious when opening attachments or clicking links

Hi Andrea,

I hope you are well. I understand that you are representing the promoter of proposed allocation WEM010 (Land off Pym's Road, Wem).

To inform the ongoing Local Plan Review, can you please confirm that this site is viable and deliverable, having regard to the policy requirements identified within the 'Regulation 19': Pre-Submission Draft Shropshire Local Plan.

The 'Regulation 19': Pre-Submission Draft Shropshire Local Plan is available to view at:
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Thank you

Kind Regards

Daniel Corden
Planning Policy, Shropshire Council – Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

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Appendix 26



From:
To:
Cc:
Subject: RE: Viability and deliverability of the proposed allocations in Shropshire Council ownership
Date: 25 August 2021 12:29:43
Attachments:

Hi Dan,

My apologies for not replying last week following my conversation with Eddie. I can indeed confirm that work continues to bring forward these sites and significant progress has been made following their promotion. The Council as landowner is working very closely with its wholly owned company Cornovii Developments in this respect. The Asset Management Team under the new Property and Development service area is leading the work now following the retirement of Jane Kenyon and Leela Cottey is the manager of the team.

With regard to the sites listed below I can confirm that further to the work undertaken to date that they remain very much viable and deliverable with regard to the policy requirements identified within the 'Regulation 19': Pre-Submission Draft Shropshire Local Plan. We will continue to undertake further diligence work in this respect.

Many thanks

Steve

Steve Law
Head of Property and Development
Property and Development



www.shropshire.gov.uk
Shirehall, Abbey Foregate, Shrewsbury
Shropshire, SY2 6ND

From: Dan Corden
Sent: 24 August 2021 13:13
To: Steve Law
Cc: Edward West
Subject: Viability and deliverability of the proposed allocations in Shropshire Council ownership
Importance: High

Hi Steve,

I hope you are well. I understand that our request for confirmation of the viability and deliverability of the proposed allocations in Shropshire Council ownership has been directed to

you and that you recently discussed this matter with my manager Edward West.

The five sites owned and promoted by Shropshire Council are:

- SMH038 in St Martins;
- WRP017 in Weston Rhyn;
- BAY050 in Bayston Hill;
- WEM025 in Wem; and
- SHR161 in Shrewsbury (forms part of a wider proposed allocation).

With regard to these sites can you please confirm that they are viable and deliverable, having regard to the policy requirements identified within the 'Regulation 19': Pre-Submission Draft Shropshire Local Plan.

The 'Regulation 19': Pre-Submission Draft Shropshire Local Plan is available to view at: <https://shropshire.gov.uk/get-involved/reg-19-pre-submission-draft-local-plan/>

Just to confirm that at this stage a simple confirmation that the sites are viable and deliverable, having regard to the policy requirements identified within the 'Regulation 19': Pre-Submission Draft Shropshire Local Plan, is sufficient.

Please let me know if you need any further information. Ideally we could do with a response to this query as soon as possible.

Thank you

Kind Regards

Daniel Corden

Planning Policy, Shropshire Council – Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Appendix 27



From:
To:
Subject: Re: Regulation 19: Pre-Submission Draft Shropshire Local Plan - Viability and Deliverability of preferred sites
Date: 26 August 2021 16:05:23
Attachments:

Matt, yes they are viable.

Dave

On Thu, 26 Aug 2021 at 16:03, Matthew Jones

wrote:

Thanks Dave

I note that the sites are available and deliverable, can you also confirm that they are viable?

Kind regards

Matt Jones

Senior Planning Policy Officer

From: David Parker Planning Associates
Sent: 26 August 2021 15:08
To: Matthew Jones
Subject: RE: Regulation 19: Pre-Submission Draft Shropshire Local Plan - Viability and Deliverability of preferred sites

Dear Matt,

Attached is a land ownership plan for the land at Park Hall owned by Mr. Geoff Tomley (red and blue outline).

I confirm that the land is available and deliverable.

Kind Regards,

Dave

From: Matthew Jones

Sent: 26 August 2021 13:52

To: David Parker

Subject: FW: Regulation 19: Pre-Submission Draft Shropshire Local Plan - Viability and Deliverability of preferred sites

Importance: High

Dear Dave

Following our telephone conversation this afternoon, can you please confirm in writing that the sites you are promoting at Park Hall (with reference PKH029 and PKH032) are viable and deliverable, as set out in my previous email relating to the emerging Local Plan?

Kind regards

Matt Jones

Senior Planning Policy Officer

From: Matthew Jones

Sent: 29 July 2021 10:59

To: David Parker

Subject: Regulation 19: Pre-Submission Draft Shropshire Local Plan - Viability and Deliverability of preferred sites

Importance: High

Dear Mr Parker

I hope you are well?

With regard to your **site promotions PKH029 and PKH032** at Park Hall, can you please confirm that the sites are viable and deliverable, having regard to the policy requirements identified within the 'Regulation 19': Pre-Submission Draft Shropshire Local Plan?

The 'Regulation 19': Pre-Submission Draft Shropshire Local Plan is available to view at: <https://shropshire.gov.uk/get-involved/reg-19-pre-submission-draft-local-plan/>

If you are no longer representing the landowners for these preferred allocations, would it be possible for you to share the details of the relevant party(ies) so that I can redirect this email accordingly?

Kind regards

Matt Jones

Senior Planning Policy Officer

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Appendix 28



From:
To:
Subject: RE: Regulation 19: Pre-Submission Draft Shropshire Local Plan - Viability and Deliverability of preferred sites
Date: 26 August 2021 23:16:57
Attachments:

Matthew

Hope you are well, and thank you for the update.

We write to confirm that PKH is deliverable and viable as a site, we have been approached by numerous developers wishing to progress with the purchasing the site, especially . The development can meet the policy requirements identified in Policy 19.

Kind Regards

Richard

Richard Corbett

Partner, Roger Parry & Partners LLP

[Website](#) | [Facebook](#) | [Twitter](#) | richard@rogerparry.net



From: Matthew Jones
Sent: 23 August 2021 13:55
To: Richard Corbett
Subject: Regulation 19: Pre-Submission Draft Shropshire Local Plan - Viability and Deliverability of preferred sites

Dear Richard

Following our telephone conversation last Thursday, I understand that you are now representing the land owner for the site at Park Hall, with reference PKH011 (in addition to sites PKH002 and PKH031).

Can you please confirm in writing that site PKH011 is viable and deliverable, having regard to the policy requirements identified within the 'Regulation 19': Pre-Submission Draft Shropshire Local Plan?

The 'Regulation 19': Pre-Submission Draft Shropshire Local Plan is available to view at:

<https://shropshire.gov.uk/get-involved/reg-19-pre-submission-draft-local-plan/>

Kind regards

Matt Jones
Senior Planning Policy Officer
Planning Policy Team, Economic Growth
Shropshire Council, Shirehall, Abbey Foregate, SY2 6ND

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Appendix 29



11.08.21

Dear Mr Cowden

Thank you for your email inviting me to put forward a viability study for the property at Western Power Distribution Depot, Riddings road, Ludlow.

I understand that the tenant has acquired another site on the outskirts of town and will vacate these premises in due course. The future use of the site, apart from its existing type of use possibly continuing, is therefore an unknown.

Obviously if it is allocated by the LPA for future residential use, that may widen the horizons for the future use of the site, (this might involve partial or complete re-development). The site is viable and deliverable having regard to the policy requirements in the 'Draft Local plan'.

Once again thank you for your ongoing help with this.

Kind regards

Robin Hughes

Appendix 30





Liam Cowden
Principal Policy Officer
Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

By email only:

Our Ref: SA36633/ST/ML
Date: 2nd September 2021

Dear Liam,

Shropshire Local Plan – Employment Allocation LUD052 – Viability.

Our client, Aequusland Ltd, have previously made representations to the Local Plan Review process in support of Strategic Policy S10.1(ii) 'Employment Allocations: Ludlow Principal Centre', Policy Map Inset S10 Ludlow and Employment Allocation 'Land south of The Sheet on A49, Ludlow' (LUD052).

We would support the Council's assessment that proposed employment land allocation LUD052, together with saved employment land allocation ELR058 is unconstrained, viable, deliverable and developable.

The combined site would meet the employment needs of Ludlow by providing around 8 hectares of land, significantly improving Ludlow's employment land offer, and broadening the range of commercial premises and business representation in the town.

The statement in paragraph 5.136 that *"there is scope for flexibility in the employment uses delivered on the allocations, but any flexibility must respect the significance and setting of this historic town to ensure its history will continue to be recognised and appreciated"* is also supported. However, further to our representation on policy SP13, we would request that the Council enable maximum flexibility in employment generating uses given the uncertainty of the post-COVID marketplace.

Aequusland Ltd have considerable experience and a proven track record of delivering strategic employment sites. Discussions with a number of potential operators are ongoing and there are no abnormal costs or technical constraints that would render the development of the site unviable or undeliverable. We expect to have advanced

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these negotiations prior to commencement of the EiP and can update the Inspector at the appropriate time.

We have opened discussions with Western Power regarding electricity supply to the site and note they have recently carried out a significant upgrade to the local infrastructure in Ludlow. There is no reason to believe that electricity supply will be a constraint to site delivery, and we understand the Council's desire for electricity to be the preferred energy source.

In respect of access the requirements will to a large extent be determined by the type and scale of end users for the site. Access can be provided off Street Road and some localised improvements to this junction can be accommodated. Any additional improvements to the A49 will need to be informed by consultation with Highways England and an appropriate Transport Assessment. We reserved the right to comment on any further evidence and submission by Highways England in this regard.

I trust this above provides sufficient assurance that the site is viable and deliverable, having regard to the policy requirements in the draft Plan. We look forward to working with the Council to bring this strategic employment site forward early in the plan period.

Should you have any further queries please don't hesitate to contact me.

Yours sincerely,

Stuart Thomas

**Stuart Thomas BA(Hons) MA MRTPI
Head of Planning
For and on behalf of Berrys**