

Shropshire Local Plan Review - Statement of Common Ground (SoCG)

Schedule S16.1(i). Residential and Mixed-Use Allocation:

Land between Mytton Oak Road and Hanwood Road,
Shrewsbury (SHR060, SHR158 & SHR161)

13th May 2022





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1. Introduction and Land Ownership

- 1.1 This Statement of Common Ground has been prepared in respect of proposed mixed-use allocation on land between Mytton Oak Road and Hanwood Road, Shrewsbury. In the Regulation 19 Pre-Submission Draft the land is referenced as SHR060, SHR158 and SHR161.
- 1.2 The site benefits from an allocation in the emerging Shropshire Local Plan 2016-2038. The allocation is described as *“A comprehensive new Sustainable Urban Extension development, including around 1,500 dwellings, a minimum of 5 hectares of employment land, a local centre, the opportunity to create additional education and medical facilities and extensive green infrastructure”*. There is an emerging policy requirement for a site-wide Masterplan, which will reflect the objectives of the Big Town Plan, to be prepared in consultation with the public and adopted by Shropshire Council as a material planning consideration.
- 1.3 Collaboration between the three landowners (the Parties) and Shropshire Council has been ongoing to agree the form of the Masterplan and it is anticipated that a public consultation, led by the Parties, will take place in 2022. It is anticipated that individual planning applications for each of the three landownerships will be submitted upon the adoption of the new Local Plan and the site-wide Masterplan.
- 1.4 The majority of the site allocation (SHR158) is promoted for development by CEG who are a strategic development and investment company operating across the UK. The other two landowners forming the draft allocation are Mr Roger Parry (on behalf of Davies Parry (Oakfields) Limited Site SHR060) and Shropshire Council (via their Estates Team Site SHR061).
- 1.5 The site comprises three ownerships as illustrated by drawing DE_283_03.

SHR158 – ‘Upper Edgebold Farm’ (excluding the farmhouse and agricultural buildings) is owned by a Mr Jones and Commercial Estates Projects Limited (referred to within this SoCG as CEG) hold the benefit of a Promotion Agreement on the site. The existing use is agricultural land.

SHR060 – ‘Oakfields’ is owned by Davies Parry (Oakfields) Limited. The site comprises a farmhouse with ancillary agricultural buildings together with agricultural land.

SHR161 – ‘Former Mytton Oak Remembrance Park’ is owned by Shropshire Council Estates Department. The site comprises undeveloped grassland.



2. Illustrative Master Plan

2.1 Appendix A has been agreed by the Parties as providing an initial Concept Framework Plan for development of the site.

3. Planning Policy Context

3.1 The proposed housing requirement for the County and the high-level housing figure of 30,800 dwellings between 2016-2028 set out in Policy SP2 (Strategic Approach) of the draft Shropshire Local Plan (CD002). The Parties accept and agree this proposed housing requirement.

3.2 The Parties agree the defined role of Shrewsbury in this policy as a Strategic Centre as set out in Policy SP2 and consider Shrewsbury should continue to be the focus of new housing development.

3.3 The spatial strategy has an “urban focus” which places Shrewsbury as the proposed Strategic Centre of Shropshire and the Parties support the residential development guideline for Shrewsbury of 8,625 dwellings.

3.4 The Parties accept that the Council has, at the time of writing, 6.59 years supply of deliverable housing land against the proposed housing requirement.

3.5 Shropshire Council Estates Department agree the Development Guidelines for SHR060, 158 and 161 as set out in Schedule S16.1 (i) of the draft Local Plan. CEG and Davies Parry (Oakfields) Limited agree to the Development Guidelines with the exception of the following areas of disagreement:

- With regard to the Statement *“all necessary improvements to the Local and Strategic Road Networks will be funded through the development.”*, CEG and Davies Parry (Oakfields) Ltd consider this is imprecise and open ended and would request the Inspector considers an alternative form of words which ensures that any mitigation that is necessary to accommodate any unacceptable impacts of the development on the highway network will be provided or funded by the developer.
- The quantum of employment land is supported, however CEG and Davies Parry (Oakfields) Ltd would request that reference to “a minimum” of 5 hectares is removed. as it is considered this is open-ended and does not provide certainty for the masterplanning process and the subsequent development and delivery of the site.



- The development guidelines as drafted state that *“a decision on a planning application will not be made until such time as a Masterplan for the site has been approved by Shropshire Council.”* CEG and Davies Parry (Oakfields) Ltd request that the Inspectors consider an alternative form of wording which provides greater clarity on the process by which the Council intends approve a masterplan in order to avoid not unduly delaying the submission and determination of a planning application.

4. Transport

- 4.1 The Parties support the approach taken by the Council which is to provide appropriate access points from both Mytton Oak Road and Hanwood Road and the creation of a circular link road sufficient to sustain a bus route, potentially linked to the creation of a new Park and Ride facility to the north of the site.
- 4.2 The development will create and enhance pedestrian and cycle links within and through the site, in this area of town and from the site into the town centre. Further careful consideration will be given to this through the master planning process.
- 4.3 The Parties note the suggested provision of a Park and Ride facility on land owned and controlled by the Council (SHR161) and recognise the desire to ensure integration with and linkages from the Park and Ride to the wider development on SHR060 and SHR158.

5. Education

- 5.1 The Parties agree that up to a maximum of 4ha of land will be safeguarded for new education facilities and if required, will be delivered on land controlled by CEG and Davies Parry (Oakfields) Limited whereby each party will not provide more than 50% of the evidenced requirement. Careful consideration and evidence will need to be given to the precise quantum, configuration, and location of the land in conjunction with the Local Education Authority at the appropriate time to inform the master planning process. Any references to specific land areas in the development guidelines need to be fully evidence-based.
- 5.2 The potential educational land expansion areas are illustrated on the Concept Framework Plan (Appendix B)



6. Viability and Deliverability

- 6.1 The Parties confirm that the proposed site allocation is both viable and deliverable. The Parties have extensively reviewed the policy requirements and 'Development Guidelines' provided in respect of the Site's allocation in the Regional 18 Pre-Submission Draft Shropshire Local Plan and do not anticipate any issues in the Site's deliverability or viability in this respect.
- 6.2 The site is capable of supporting policy compliant affordable housing provision (20%), together with the anticipated infrastructure improvements, s106 contributions and CIL payments.
- 6.3 Shropshire Council and the parties have continued to liaise proactively regarding the viability and deliverability of this site during the Local Plan Review process and as a result it is agreed that at this stage of the process this site is viable and deliverable, having given due regard to the proposed site guidelines and policy requirements within the draft Shropshire Local Plan.
- 6.4 It is proposed that delivery of the residential element of the site is likely to be provided by a number of housebuilders, together with specialist provision of local centre uses and employment uses by commercial developers.
- 6.5 In line with Schedule S16.1 (i) if required and evidenced through consultation with the Clinical Commissioning Group, up to 0.5ha of land will be provided within the site for the provision of a new medical practice at the appropriate time in the agreed phasing plan and legal agreement.
- 6.6 It is anticipated that the site will commence delivery of the first phase of residential elements of the proposed scheme within the year 2024/2025 following the adoption of the new Local Plan and determination of the requisite initial planning application(s). Build out rates are expected to peak at a combined figure of 125 dwellings p.a. throughout years 2025/6 through 2034/35 with completion of the residential elements by 2036/2037. At this stage this is a different view expressed by the Council insofar they are more reserved regarding build out rates than the parties are.
- 6.7 The local centre will deliver a variety of community facilities and is expected to be delivered as part of the earlier phases of development.



7. Infrastructure

7.1 In line with Policy 25 of the Draft Local Plan a range of on-site and off-site infrastructure improvements will be delivered to mitigate the site's development. These will be delivered by the developers themselves or paid for via s106 contributions or CIL payments.

7.2 On-site infrastructure provision includes the following:

- To the north of the site, opportunities for this site to contribute effectively to the enhancement of the town's Park and Ride offer will be investigated in line with the Council's emerging Park and Ride Strategy.
- The local centre will include an appropriate range of neighbourhood shopping facilities in line with the requirements of the emerging Local Plan Policy DP9 and will include leisure, retail and community uses.
- Up to 4ha of land will be safeguarded for new education facilities. The nature and scale of the education provision will be dictated through evidence produced by the Council in their role as Local Education Authority.
- 0.5ha of land will be for a new medical centre, if required, in consultation with the Clinical Commissioning Group.
- The development will create new and enhance existing green infrastructure corridors. These corridors will include effective native planting, enhance, and buffer the environmental network and contribute to the Big Town Plan strategy to improve the town's green network.
- Within the green infrastructure corridors, defined areas of formal and informal open space will be identified in accordance with local policy.
- Appropriate vehicular access points will be provided from both Mytton Oak Road and Hanwood Road and will support the creation of a circular link road sufficient to sustain a bus route, potentially through the western part of the site and linked to the creation of a new Park and Ride facility to the north of the site.

7.3 Off-site infrastructure improvements to include, inter alia, the following:

- Improvements to the Local and Strategic Road Networks, deemed necessary to mitigate the proposals, will be undertaken. These works will be informed



through consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).

- The development will create and enhance pedestrian and cycle links within and through the site and from the site towards the town centre as well and connectivity with the new schools and Squinter Pip Way.



Signatures

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| Signed on behalf of Commercial Estates Projects Limited |
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| Name: Matthew Rhodes |
| Position: Planning Manager |
| Date: 13 th May 2022 |

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| Signed on behalf of Davies Parry (Oakfields) Limited |
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| Name: Roger Parry |
| Position: Director |
| Date: 13 th May 2022 |

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| Signed on behalf of Shropshire Council Estates Department |
| |
| Name: Steve Law |
| Position: Head of Property and Development |
| Date: 13/05/22 |

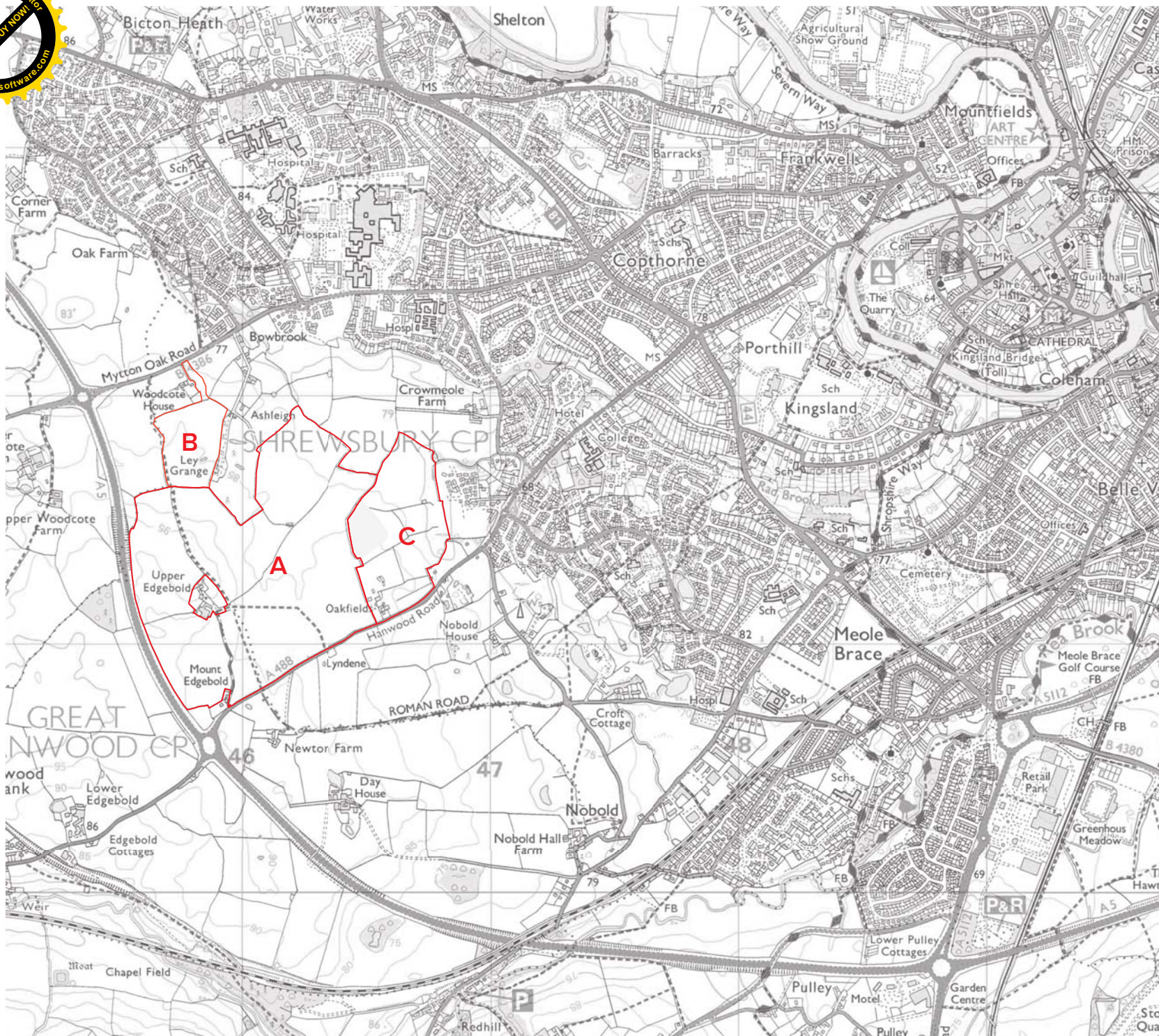
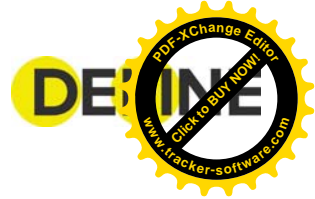
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| Signed on behalf of Shropshire Council Planning Policy Department |
| |
| Name: Edward West |
| Position: Planning Policy and Strategy Manager |
| Date: 13 th May 2022 |



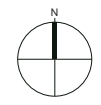
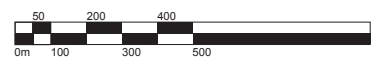
* Potential education expansion areas



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| L | Rev |
| DE_283_02 | Drg No |
| CEG | Client |
| Shrewsbury | Project |
| Concept Framework Plan | Title |
| 1:7500@A3 | Scale |



LEGEND - Landownership
A CEG
B Shropshire Council
C Roger Parry



- Rev
 DE_283_03 Drg No
CEG Client
Shrewsbury Project
 Landownership Plan Title
 1:15000@A3 Scale