

SHROPSHIRE LOCAL PLAN EXAMINATION

Stage 1 Hearing Statement

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Matter	7
Relevant questions nos	1, 2, 3, 4, 5, 6

*Your unique reference can be found in the Schedule of Respondents (Schedule 3 of document SD014.01) at:

<https://shropshire.gov.uk/planning-policy/local-planning/local-plan-review/draft-shropshire-local-plan-2016-2038-examination/examination-library/earlier-regulation-18-plan-making-stages-of-consultation/regulation-19-pre-submission-draft-of-the-shropshire-local-plan-consultation/>

Shropshire Local Plan 2016- 2038 Hearing Statement

Matter 7 – Strategic Settlements

Land at Clive Barracks

Prepared by Fisher German LLP on behalf of The Defence
Infrastructure Organisation

Project Title

Land at Clive Barracks, Tern Hill, Shropshire

Agent

Fisher German LLP

Contact details

The Estates Office

Norman Court

Ashby de la Zouch

LE65 2UZ

07587 033060

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1. Introduction

1.1 This Hearing Statement has been prepared by Fisher German on behalf of the Defence Infrastructure Organisation (DIO) in respect of Ministry of Defence land at Clive Barracks, Tern Hill, as illustrated at Figure 1 below.

1.2 The land is a proposed Strategic Settlement allocation within the emerging Local Plan under Policy S19.

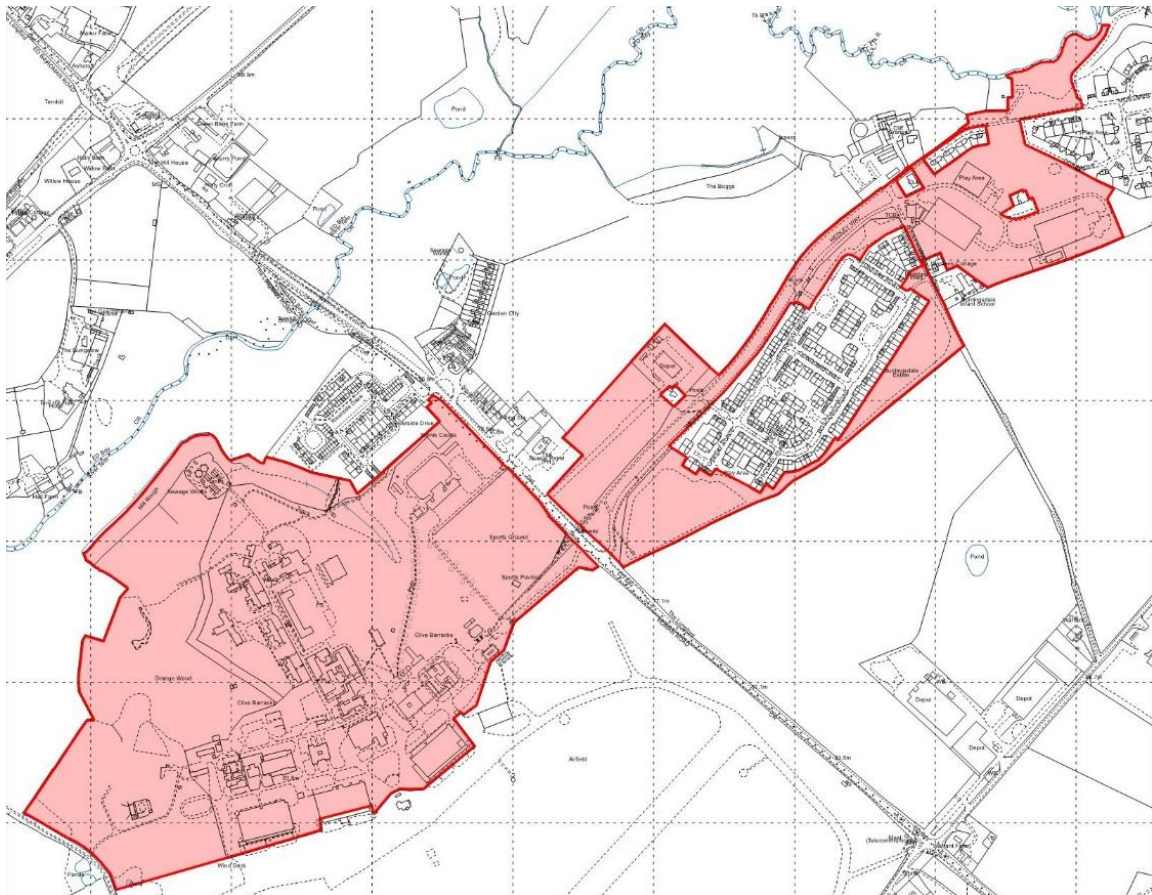


Figure 1: Land at Clive Barracks, Tern Hill

1.3 The proposed allocation is supported and the DIO remain fully committed to the delivery of housing and employment at Clive Barracks and recognise the role of the site in the delivery of this during the Local Plan Review plan period and beyond.

1.4 A Statement of Common Ground (SoCG) has been prepared by DIO and Shropshire Council (SC) which sets out the confirmed points of agreement between the parties. The SoCG should be read alongside this Statement.

Policy S19 – Clive Barracks, Tern Hill

2. Question 1

Is the policy justified effective and consistent with national planning policy?

- 2.1 Policy S19 is justified, effective and consistent with national policy.
- 2.2 Policy S19 is an appropriate strategy to secure a sustainable future for a brownfield site, which currently comprises an operational army base due to be vacated in 2029. The proposed allocation of the site as a 'Strategic Settlement' reflects the Council's aspirations to prioritise investment in strategic corridors, including the A41 strategic corridor. Moreover, the delivery of the 'Strategic Settlement' will ensure a sustainable future for existing homes which adjoin the site, comprising market housing and housing associated with the Barracks. The redevelopment of the site in accordance with Policy S19 will enable the existing services and facilities adjoining/within the site (such as Buntingdale Primary School, the existing bus service and the Convenience Store on the A41), to be retained and enhanced through an increased resident population to support them.
- 2.3 As set out in the SoCG, an evidence base consisting of a suite of site-specific technical documents has been prepared and has informed Policy S19. The evidence base confirms that the redevelopment of Clive Barracks for 750 dwellings and 5.75 ha employment land is deliverable. In response to the findings of the technical documents an Illustrative Masterplan has been prepared to respond to the site's constraints. This will inform the preparation of a Comprehensive Masterplan to be prepared collaboratively between the DIO and SC. Once prepared, SC will adopt the Comprehensive Masterplan, further ensuring the deliverability of the site guidelines contained within Policy S19.
- 2.4 NPPF paragraph 119 makes it clear that strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that *"makes as much use as possible of previously-developed or 'brownfield' land"*. As such, planning for Clive Barracks' redevelopment as a new sustainable community is an entirely logical and pragmatic approach consistent with the NPPF's requirement to make as much use as possible of previously developed land.
- 2.5 Whilst onsite delivery is unlikely to commence until 2029, the allocation of the site in this Plan is essential to provide confidence to continue to complete preparatory works, undertake detailed pre-

application discussions and prepare and submit an outline planning application to enable immediate delivery on vacation of the site.

- 2.6 Planning for the delivery of homes later within the plan period is consistent with national planning policy. Paragraph 22 of the NPPF sets out that *“Strategic policies should look ahead over a minimum 15 year period from adoption, to anticipate and respond to long-term requirements and opportunities”*. Paragraph 68 states that *“Planning policies should identify a supply of:*
- a) specific, deliverable sites for years one to five of the plan period, and*
 - b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan” (our emphasis).*
- 2.7 The proposed allocation of Clive Barracks is also consistent with NPPF paragraph 73, which outlines that the supply of large numbers of new homes *“can often be best achieved through planning for larger scale development, such as new settlements...provided they are well located and designed, and supported by the necessary infrastructure and facilities”*. As part b) of NPPF paragraph 73 states, the Council should ensure that the size and location of such proposal *“will support a sustainable community, with sufficient access to services and employment opportunities within the development itself (without expecting an unrealistic level of self-containment)”*. The site guidelines contained within Policy S19 will ensure that the development is delivered in accordance with this.

3. Question 2

Is the housing trajectory for the site realistic and deliverable?

- 3.1 The housing trajectory for Clive Barracks has been prepared having regard to past delivery rates in the area, local market absorption rates and professional judgement. It is considered that an average annual delivery rate of 25 dwellings per annum (dpa) in the first few years of development on site, increasing to 50 dpa is appropriate.
- 3.2 As outlined within the SoCG, all parties agree that the housing delivery trajectory (set out below for ease) is deliverable, informed by consideration of best available evidence, and there are no known constraints that will hinder the housing trajectory being delivered.

Delivery to 2038																			
Years 1 – 5					Years 6 – 10					Years 11 - 15					Years 16 +		Total to 2038	Total beyond 2038	
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38			
Clive Barracks						Outline application	Disposal	Disposal/reserved matters application	25	25	50	50	50	50	50	50	350	400	

4. Question 3

Have the infrastructure requirements of the proposed strategic settlement been adequately identified and costed? Including the requirements for:

- a) road improvements
- b) air quality mitigation measures
- c) sustainable transport networks
- d) the primary school
- e) healthcare
- f) green infrastructure
- g) leisure and sports facilities
- h) local centre facilities
- i) contamination remediation.

4.1 As detailed in the SoCG, the infrastructure requirements for the proposed 'Strategic Settlement' at Clive Barracks, as outlined within the site guidelines (a to m) in Policy S19, have been identified as a result of the site specific technical work which has been undertaken, discussions with Officers and Councillors at SC, engagement with the Clive Barracks Task Force Group and engagement with other relevant stakeholders. It is therefore considered that the infrastructure requirements of Policy S19 have been adequately identified.

4.2 Having regard to the time between the adoption of the Plan and development commencing on site DIO are aware of the importance of reviewing the infrastructure requirements ahead of a planning application being submitted. This will ensure that any changing circumstances in the intervening years can be addressed. The DIO are committed to further ongoing engagement with the Council to ensure that the infrastructure delivery associated within the development remains appropriate and responsive to local needs.

4.3 As referred to in the Matter 8 Statement, DIO have costed the known infrastructure requirements for the redevelopment of the site; including all the requirements sought through Policy S19 (and detailed within the Inspector's Question). DIO is confident that a well-designed, viable and

deliverable scheme will be brought forward. However, as with any brownfield site, the viability of Clive Barracks is challenging. DIO have discussed this openly with Officers and made representations at Regulation 19 requesting amendments to policy to better reflect evidence relating to affordable housing delivery and seek the Council's commitment to a review of CIL; further detail on this is provided in response to the Inspector's Matter 8 Questions.

5. Question 4

Is there evidence that the infrastructure requirements will be delivered within the necessary timescales?

- 5.1 The delivery of infrastructure, to enable the delivery of Clive Barracks, has been fully considered in progressing the development proposals for the site and in setting out the anticipated housing trajectory. As set out above, the infrastructure requirements of the site have been evidenced through the site-specific technical work which has been undertaken for the site. The housing trajectory for Clive Barracks has regard to the need to deliver this infrastructure to enable the development of the site and the costs associated with this (and timing of payments).
- 5.2 Initial discussions with Shropshire Council and other stakeholders, including the Clive Barracks Task Force Group (referred to in the SoCG), have already commenced in respect of the nature of the infrastructure required to support the delivery of the site, and how this could be phased.
- 5.3 As set out in the SoCG, the site has a programmed vacation date of 2029. DIO are committed to the delivery of the site, and as they have done since 2016, will use the time prior to vacation to continue to build on infrastructure delivery and phasing discussions, undertake detailed pre-application discussions, and prepare and submit an outline planning application. In so doing, the infrastructure requirements detailed within the policy can be revisited to ensure that upon submission of a planning application, the most up to date infrastructure needs are provided for and appropriate phasing agreed.

6. Question 5

Should a map or plan identify specific allocation/areas within the policy area for employment use and the local centre etc?

- 6.1 As detailed within the SoCG, the constraints and opportunities arising from the site-specific technical evidence, and the site assessment process undertaken by SC have informed and verified the indicative quantity of development which can be accommodated on the site. The site can deliver approximately 750 dwellings, approximately 5.75 ha of employment uses, plus a range of local services and facilities (including land for a new primary school and a local centre) and extensive green infrastructure/open space.
- 6.2 The indicative masterplan, included as Appendix 2 to the SoCG, illustrates how the scheme could be brought forward and provides indicative locations the various uses proposed on the site. This masterplan will be used a basis to prepared a comprehensive masterplan for the site, as set out in the SoCG SC and DIO. It is unlikely that the location of the employment uses and local centre will change significantly as they are guided by the site specific constraints and opportunities. The Local centre will be located in close proximity of the A41 in order to enable easy access for existing residents of nearby settlements. The employment uses will be located adjacent to the airfield. DIO are however comfortable with a simplified plan, illustrating the locations of the employment uses and local centre to be included within the Plan should the Inspector consider this necessary.

7. Question 6

Should the policy be more prescriptive about the types of employment uses?

- 7.1 As detailed in response to Matter 3 (Question 18) and within the SoCG, the flexibility of employment uses at Clive Barracks is key to ensure the success of this aspect of the development. DIO have already engaged with a number of interested parties, including Keele University, who expressed an interest in delivering employment generating uses on the 5.75 ha of employment land. However, due to the site being unlikely to be occupied by new employment uses until 2029, there is significant scope for variation in employment needs and demand. As such it is considered that the policy should not be more prescriptive about the types of employment uses to be delivered on site.
- 7.2 A commitment is contained within the SoCG to further engagement between the DIO and SC over the coming years to ensure the employment provided is suitable in that economic climate. This

process will inform the comprehensive masterplan to be prepared collaboratively for the site and then adopted by SC.