

# Policy S16.1 Clause 9 and Explanation Paragraph 5.164

## Land West of Ellesmere Road, Shrewsbury

### Proposed Modifications to Policy and Explanation

Deletion of Policy S16.1 Clause 9:

~~New development on land west of Ellesmere Road will not be permitted unless co-ordinated with and helping to fund the construction of the Shrewsbury North West Relief Road.~~

Amendment of Explanation paragraph 5.164 to:

~~'In relation to highways and transport, the provision of the Shrewsbury North West Relief Road remains a Council ambition, although it is recognised that there is little prospect of the delivery of the road in the immediate future and so it is not shown on the Policies Map. However, the Council's preferred route for this road is illustrated on the Shrewsbury Key Diagram linked to Policy CS2 in the Core Strategy. New development on land west of Ellesmere Road, which could have significant adverse traffic impacts on this major approach to the town centre, is not considered desirable pending the construction of the North West Relief Road, with any development needing to be co-ordinated with, and helping to fund, the road. The Shrewsbury Key Diagram also indicates a site for a possible Parkway Station at the A5/A49 Preston Boats Island on the eastern side of the town, which forms a further part of the long term integrated transport strategy for town, but uncertainty over delivery in the Plan period again means that the site is not shown on the Policies Map.'~~

**'In relation to highways and transport, the provision of the Shrewsbury North West Relief Road remains a Council ambition and the Council's preferred route for this road is illustrated on the Shrewsbury Key Diagram linked to Policy CS2 in the Core Strategy. The Council recognises that land off Ellesmere Road could be a potential long term direction for growth for the town, but considers that such growth should be linked with the delivery of the Relief Road. The scope for significant developments in that area is particularly affected by the need for the road as, cumulatively, development would have adverse traffic impacts on this major approach to the town centre. Any proposals for development on land west of Ellesmere Road brought forward in the context of Policy MD3 would need to be co-ordinated with and, where necessary, help fund the Relief Road, providing land and/or contributory finance as appropriate.**