

Ms Claire Sherratt
C/o The Programme Officer
Shropshire Council
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SY2 6ND

BY E-MAIL & POST

23531/A3/MXS/TA/rap

24th November 2014

Dear Ms Sherratt,

SAMDEV DOCUMENT EXAMINATION – ALBRIGHTON

We write on behalf of our Client, Bovis Homes Ltd, further to the discussion at the Hearing Sessions we attended - Part 1: Matter 2 and Part 2 Settlement Policy S1 (Albrighton). We write to provide brief comments on your invitation to the Council to make Modifications to their SAMDev document, the Modifications put forward or not and evidence (Alder King's letter of 10th November 2014) relied on by the Council; which we had not seen before it was referred to or given a copy during the Matter Session.

Review of Shropshire Core Strategy

You invited the Council to confirm the scope of the review during Part 1 Matter 2, and whilst we have seen a note dated 17th November 2014 indicating this, no Modification of paragraphs 4.3, 4.16, 4.20 and 4.47 has yet been put to the Examination. We have seen an updated LDS on the Examination web page, although this has not been ratified by Full Council.

Similarly, you invited the Council to include a timescale for the review in the SAMDev document and Mr Mortimer confirmed at the Part 2 Settlement Policy S1 Session this would be included in the Introduction. We have not seen the Modification confirming this.

Policy MD3 Modifications

Whilst we note the proposed Modifications to MD3, although remain concerned that the supporting text continues to refer to 'around' 27,500 dwellings. You have our evidence submissions on this point, and the fact that the Core Strategy is predicated on a revoked RSS figure, let alone one which was not adopted, and the Core Strategy pre dates the Framework and NPPG. This is plainly not what the Government intended when they published the Framework in March 2012.

Letter from Alder King Planning Consultants

This letter is dated 10th November and we are unclear as to why this was not circulated to all parties involved before the Part 2 Settlement Policy S1 Session. A copy was not put on the Examination web page or provided to us during the Session either.

As highlighted at the Matter Session itself we remain concerned that the house builder referred to is new and as such has no track record of dealing with a site of some 57 dwellings (to be confirmed on receipt of the reserved matters) and as part of a larger site for a total of 180 dwellings. This is relevant given the Council's reliance on this letter, and the assumed lead in times and build rates. Mr West referred to '70 weeks from planning permission to commencement on site' (i.e. 1.45 years), which plainly runs counter to the Alder King letter suggesting 30 housing completions by 31st March 2016.

Until receipt of the Alder King letter, the SAMDev document has been prepared on the basis that 80 dwellings would be delivered on Site ALB002, under the outline planning permission and 100 dwellings would come from the balance of ALB002. The Alder King letter confirms 57 from the southern portion and a full planning application would be submitted for 123 dwellings on the balance of the site in early 2015. We note neither site area has changed from the time the SAMDev document was prepared and the northern portion of ALB002 is constrained by noise from the railway line. This is in contrast to the capacity we identified for this site, at 88 dwellings; based on a reasonable gross to net calculation and density of 30dph, which we consider to be an appropriate density given the character of Albrighton.

We note the letter confirms the reserved matters submission will be for 57 dwellings, and as such the site will not provide for the doctor's surgery as originally shown at the outline application stage in the Illustrative Masterplan. This is not surprising given the dwellings assumed to come forward from this allocation (above). We note Policy ALB3 of the Neighbourhood Plan indicates favourable consideration would be given to the provision of a replacement GP surgery on the edge of Albrighton as an exception to normal Green Belt policies, in order to provide for the community's needs and improve social sustainability of Albrighton. Our Client's site at land west of Rectory Road provides for a new surgery.

Albrighton Housing Guideline

It was confirmed at the Part 2 Settlement Policy S1 (Albrighton) Session that out of 250 homes guideline for Albrighton, 200 are being planned for and 50 are windfalls. Of the 50 windfalls, 30 have already been completed (2006-2013) and 19 dwellings are commitments. Of the 200 dwellings, planning permission exists (to 7th December 2014) for part of Site ALB002, which the Council assumed would deliver 80 dwellings, but the Alder King letter, confirms this will be 57 dwellings.

Therefore of the 250 Housing Guideline for Albrighton, 106 dwellings have already been completed or have planning permission. As a consequence, the SAMDev document only 'plans' for 143 dwellings and relies on a single windfall dwelling to meet the settlements 'guideline'.

If you require any further information or wish to discuss this matter in greater detail, please do not hesitate to contact either Tom Armfield or myself.

Yours sincerely,



MARK SITCH

Senior Planning Partner

Cc: Andy Mortimer – Shropshire Council
Ian Trew – Bovis Homes