

# **Shropshire Council** **Site Allocations and Management of Development** **(SAMDEV) Plan**

**Pre-Submission Draft (Final Plan)**  
**17 March 2014 – 28 April 2014**

## **Representations Form JBB7634: Shrewsbury West, Shrewsbury**

**Please note you can also make representations to the SAMDev Pre-Submission Draft using our online form via:**

[www.shropshire.gov.uk/samdev](http://www.shropshire.gov.uk/samdev)

This is a formal consultation on the legal compliance and soundness of the Site Allocations and Management of Development (SAMDev) Plan before it is submitted to the Secretary of State for examination by an Independent Planning Inspector. For advice on how to respond to the consultation and fill in this representations form please see the guidance notes available on the Council's website at [www.shropshire.gov.uk/samdev](http://www.shropshire.gov.uk/samdev).

### **Your details: Who is making this representation?**

Name:	Mosaic Estates & David Wilson Homes Mercia
Organisation (if applicable):	
Address:	c/o Agent
Email:	
Telephone:	

**If you are acting as an Agent, please use the following box to tell us who you are acting for:**

Name:	Mark Sackett
Organisation (if applicable):	RPS Planning & Development
Address:	Highfield House, 5 Ridgeway, Quinton Business Park, Birmingham B32 1AF
Email:	mark.sackett@rpsgroup.com
Telephone:	0121 213 5500

## Your Representations

**Please note, you must use a separate form for each representation you wish to make.**

(Please refer to the accompanying Guidance Notes on Making Representations when completing this section)

In the box below please give the policy, paragraph or section of the Policies Map your representation relates to:

Policy S16

Is your representation in support or objection? (please tick as appropriate)

<b>Support</b>	<b>Yes</b>	<input checked="" type="checkbox"/>	<b>No</b>	<input type="checkbox"/>
<b>Object</b>	<b>Yes</b>	<input type="checkbox"/>	<b>No</b>	<input type="checkbox"/>

In respect of your representation on the policy, paragraph or section of the Policies Map, do you consider the SAMDev Plan is:

<b>Legally compliant</b>	<b>Yes</b>	<input checked="" type="checkbox"/>	<b>No</b>	<input type="checkbox"/>
<b>Sound</b>	<b>Yes</b>	<input type="checkbox"/>	<b>No</b>	<input type="checkbox"/>

If your representation considers the SAMDev Plan is not sound, please say whether this is because it is not (*Please tick all that apply*):

<b>Positively prepared</b>	
<b>Justified</b>	
<b>Effective</b>	
<b>Consistent with National Policy</b>	

**In the box below please specify your reason for supporting or objecting.**

If you are objecting, you should make clear why the document is unsound having regard to the issues of 'legal compliance' or whether the document is not positively prepared, justified, effective or not consistent with national policy (Continue on a separate sheet if necessary).

RPS supports the identification of Shrewsbury West as an allocation in Policy S16 for 750 dwellings.

Policy CS2 of the adopted Core Strategy sets out that the Council has identified two urban extensions to deliver new homes in Shropshire, one of which is at Shrewsbury West. Subsequent to the identification of the urban extension at Shrewsbury West and the adoption of the Core Strategy in 2011, the Council prepared a Masterplan for the urban extension. The Masterplan was prepared with full public consultation and established how this element of the Core Strategy requirement of Policy CS2 can be delivered in full at Shrewsbury West.

As the Council is aware, the Masterplan was adopted in 2013 and now sets out how the urban extension can be delivered in a comprehensive manner to deliver new homes, open space and employment land as well as key infrastructure such as the Oxon Link Road.

The adopted Masterplan now establishes a framework for how the urban extension can be delivered. Importantly it also contains a phasing arrangement to ensure that the area delivers both the housing and employment requirements of the Core Strategy and the necessary infrastructure provision to support development.

Page 74 of the Masterplan sets out the phasing arrangements with Residential Phase 1 and Employment Phases 1 and 2 at the western end of the allocation are able to come forward early in the plan period. This will provide much needed new homes for Shrewsbury.

The timing of the principal element of infrastructure, the Oxon Link Road is also established in the Masterplan. This states (paragraph 7.1 refers) that the first phase of residential development would be started prior to the construction of the Oxon Link Road using existing capacity of Welshpool Road. The Council states through the Masterplan that up to 400 dwellings could be permitted in advance of the Oxon Link Road.

The delivery of the early phases above is therefore achievable in advance of the Oxon Link Road to ensure that new homes are delivered early in the plan period with provision made for the delivery of the Oxon Link Road in a timely manner through the phasing of the entire scheme.

In the context of the above, an outline application has been submitted to the Council for residential phase 1 for 297 dwellings (residential details not reserved), 3.2ha of employment land and associated open space which will aid the early delivery of new homes in the plan period. However, in seeking to deliver new homes regard must be had to the viability and deliverability of the scheme in accordance with paragraph 173 of the NPPF.

In this context, the S106 obligations and CIL should ensure that the scheme is deliverable and not over-burdened to ensure they can be delivered viably. The infrastructure contributions associated with Phase 1 of the residential component and Phases 1 and 2 of the employment components should therefore be restricted to:

- affordable housing at a reduced rate of 15% through S106 Agreement
- a fair and equitable contribution towards the Oxon Link Road through S106 Agreement
- Onsite landscaping and flood attenuation measures associated with the development funded through S106 Agreement procedures; and
- Other infrastructure to be funded through CIL

On the basis of the above, RPS supports the allocation of Shrewsbury West in the SAMDev document under Policy S16.1 on behalf Mosaic Estates & David Wilson Homes Mercia.

**Please use the box below to explain the changes you think should be made to the SAMDev Plan in order to make it legally compliant or sound?** You should explain your suggested revisions to the policy, paragraph or section of the Policies Map, and why this change would make the plan legally compliant or sound. Please be as precise as possible (Continue on a separate sheet if necessary)

Please be sure that you have provided all the information necessary to support your representations and any changes you are proposing. After this stage you will not be able to make any further representations about the SAMDev Plan to Shropshire Council. Any further submissions will only be possible at the invitation of the Inspector conducting the examination, who may seek additional information about the issues he/she has identified.

**Do you consider it necessary to attend and give evidence at the examination?**

Yes, I wish to give evidence about my representation at the examination.

No, I wish to pursue my representations through this written representation.

x

If you wish to attend the examination, please explain why you think this is necessary in the box below:

**Do you wish to be notified of any of the following?** *Please tick all that apply. We will contact you using the details you have given above.*

When the SAMDev Plan has been submitted for examination	x
When the Inspector's Report is published	x
When the SAMDev Plan is adopted	x

**Please return this form by 5pm on Monday 28 April 2014**

**You can e-mail it to:**

[Planning.policy@shropshire.gov.uk](mailto:Planning.policy@shropshire.gov.uk)

**Or return it to:** Planning Policy Team, Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

**Please note, we will acknowledge receipt of representations made by e-mail.**

Data Protection Act 1998 and Freedom of Information Act 2000

Representations cannot be treated in confidence. Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires copies of all representations to be made publically available. The Council will place all the representations and the names of those who made them on its website, but will not publish personal information such as telephone numbers, emails or private addresses. By submitting a representation on the Pre-Submission SAMDev Plan you confirm that you agree to this.