



Committee and Date

Council

22 November 2012

Item

11

Public

SHREWSBURY SOUTH SUSTAINABLE URBAN EXTENSION MASTERPLAN

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Summary

At its meeting on 17th October 2012, Cabinet considered a report on the proposed Masterplan to be adopted to guide the future development of the Shrewsbury South Sustainable Urban Extension over the next 10-15 years. The Masterplan document sets out a vision, development objectives, design principles, illustrative Masterplan, and phasing and delivery programme for the development of the area and the provision of infrastructure. The report included the results of an extensive consultation process, leading to amendments proposed to the Masterplan in response to issues raised.

The following recommendations of the report were agreed by Cabinet on 17th October 2012:

- (a) That the Shrewsbury South Sustainable Urban Extension Master-plan, as amended, be endorsed for the purposes of informing and guiding the development of the sustainable urban extension, as a material consideration for all subsequent planning applications
- (b) That the Master-plan, as amended, be reflected in the Final Plan version of the SAMDev Plan in terms of the extent of the Shrewsbury South SUE, its key elements and the broad arrangement of land uses.
- (c) That the promoters be informed that a phasing and delivery strategy would be required to accompany the initial planning application(s) relating to the development of the Shrewsbury South SUE.

However, it is considered that, in order to ensure that the document has full weight as a material planning consideration, the Masterplan should be formally adopted by the Council, as Local Planning Authority.

Recommendation

That, further to the above recommendations agreed by Cabinet on 17th October 2012, the Council, as Local Planning Authority, adopts the Shrewsbury South Sustainable Urban Extension Masterplan, as amended, as a material consideration for all subsequent planning applications.

REPORT

Risk Assessment and Opportunities Appraisal

1. The risks and opportunities relating to the co-ordinated development of the Shrewsbury South Sustainable Urban Extension (SUE) are as set out in the Cabinet Report.
2. However, the further issue addressed by this report relates to the weight to be attached to the Masterplan as a material planning consideration in the determination of planning applications. Although the Masterplan is not a formal Supplementary Planning Document forming part of the Shropshire Local Development Framework, it will carry significant weight in planning terms provided that it has been prepared with due regard to the appropriate planning matters, has been the subject of extensive public consultations and is then formally adopted by the Council as Local Planning Authority. There is a risk that, if not formally adopted, less weight would be attached to the Masterplan in the determination of subsequent planning applications and, in particular, in the event of any planning appeals against refusal of permission or conditions imposed. This could lead to development taking place which did not fully meet the objectives for the Sustainable Urban Extension.

Human Rights Act Appraisal

3. The recommendations contained in the report are compatible with the provisions of the Human Rights Act 1998.

Equalities Appraisal

4. Any development will take into account the provisions of the Equalities Act, Building Regulations and Codes of Practice to ensure access to the development for all.

Community and Other Consultation

5. The draft Masterplan was the subject of public consultations for an 8 week period between 20th July and 14th September, with the results set out in the Cabinet Report.

Financial Implications

6. There are no direct financial implications for the Council arising from this report.

Background

The Masterplan

7. Full information regarding the Masterplan, including the results of the public consultations carried out and the amendments proposed in response to the issues raised are set out in the report to Cabinet on 17th October 2012.
8. The Masterplan is not intended to prescribe the detail of the development, which will be determined through subsequent planning applications, but to provide a framework to ensure that the strategic objectives for the area are achieved, delivering both the quantity and quality of development envisaged by the Council's Adopted Core Strategy, and to ensure overall coordination of development and the delivery of infrastructure.

Adoption by the Council

9. The purpose of this report is to formalise the adoption of the Shrewsbury South Sustainable Urban Extension (SUE) Masterplan by the Council, as Local Planning Authority. This is to ensure that the document, as planning guidance, has the maximum weight in terms of being a material planning consideration in the determination of all subsequent planning applications relating to the SUE. The Masterplan will be key to guiding the future development of the SUE, adding detail to both the adopted Core Strategy (Policy CS2) and the Site Allocations and Management of Development (SAMDev) Plan (Policy Direction MD7). Policy MD7 will refer specifically to the need for development to be in accordance with a masterplan adopted by the Council. The fact that the SAMDev Plan will not be completed before late 2014 adds to the need to get a masterplan formally in place, with related planning applications likely early in 2013.
10. The Masterplan has not been produced as a formal Supplementary Planning Document (which would become part of the Shropshire Local Development Framework), because it is considered that the Core Strategy and SAMDev Plan policies will provide the necessary statutory 'Local Plan' policy basis. The Masterplan will still carry significant weight in planning terms provided that it has been prepared with due regard to the appropriate planning matters, has been the subject of extensive public consultations and is then formally adopted by the Council, as Local Planning Authority, as a material planning consideration. Preparing the Masterplan as a non-statutory document has enabled more rapid progress to be made, with the Council now well placed to guide developers and to determine any planning applications received. Adoption of the Masterplan by the Council ensures that prospective developers know that the Council is committed to achieving its objectives and, in the event of any disagreements, will strengthen the Council's position in any planning appeals against refusal of permission or conditions imposed.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Cabinet Report (Item 13) at meeting held on 17th October 2012

Shrewsbury South SUE Draft Masterplan July 2012

Adopted Core Strategy 2011

Site Allocations and Management of Development (SAMDev) Plan Preferred Options Consultation Documents March 2012

Cabinet Member (Portfolio Holder) Malcolm Price

Local Members: Elizabeth Parsons, Jon Tandy, Ted Clarke