



<u>Committee and Date</u>	<u>Item</u>
Council	8
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SHREWSBURY WEST SUSTAINABLE URBAN EXTENSION MASTERPLAN

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Summary

At its meeting on 16th October 2013, Cabinet considered a report on the proposed Masterplan to be adopted to guide the future development of the Shrewsbury West Sustainable Urban Extension over the next 10-15 years. The Masterplan document sets out a development vision, development objectives, design principles, illustrative Masterplan, and an initial phasing plan for the development of the area. The report included the results of an extensive consultation process, leading to amendments proposed to the Masterplan in response to issues raised. The report and its appendices can be accessed via the following link:

<http://www.shropshire.gov.uk/committee.nsf/0/224D6A34D74B181A80257BF6004ABA50?opendocument>

Cabinet agreed the recommendations of the report regarding the adoption of the Masterplan, as to be amended, by the Council, the inclusion of its key elements and broad arrangement of land uses in the Shrewsbury West Sustainable Urban Extension Land Use Plan in the Final Plan version of the Site Allocations and Management of Development (SAMDev) Plan, and the need for a phasing and delivery strategy to accompany initial planning applications. For the Masterplan to have appropriate weight as a material planning consideration, albeit as a non-statutory planning document, it should be formally adopted by the Council, as the Local Planning Authority.

Recommendation

That, further to the recommendations agreed by Cabinet in the Report to the meeting of 16th October 2013, the Council, as Local Planning Authority, adopts the Shrewsbury West Sustainable Urban Extension (SUE) Masterplan, as amended, for the purposes of informing and guiding the development of the SUE, and 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 West 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. The weight is a matter for the decision taker in each case. The Masterplan is not a Development Plan Document or a formal Supplementary Planning Document forming part of the Shropshire Local Development Framework, but 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 a 9 week period between 4th July and 6th September 2013, with the results set out in the Cabinet Report and its appendices.

Financial Implications

6. The Council, as a major landowner within the area covered by the Masterplan, is a contributor to the costs of the preparation of the draft Masterplan together with other landowners/Mosaic Estates. Apart from this, there are no direct financial implications for the Council arising from the preparation of the Masterplan and from this report regarding its adoption. The negotiation process in relation to development and infrastructure provision through the subsequent developers/promoters and linked with planning applications will

inform and determine the future financial implications for the Council, and these will be the subject of separate reports to Cabinet. In addition, there will be implications with regard to the Community Infrastructure Levy (CIL), funding of the Oxon Link Road and other costs linked to the development, with resultant expenditure to be determined through the Place Plan, Development Management and Council budgetary processes. It is important that a clear separation is maintained between the Council's interests as a landowner and its role and objectives as the Local Planning and Highways Authority.

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 and its appendices:

<http://www.shropshire.gov.uk/committee.nsf/0/224D6A34D74B181A80257BF6004ABA50?opendocument>

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 West 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 (Shrewsbury settlement policy, including a SUE Land Use Plan). The Shrewsbury settlement policy will refer specifically to the need for development of the SUE to be in accordance with a masterplan adopted by the Council. The fact that it may take a further 18 months for the SAMDev Plan to move through its statutory stages to adoption adds to the need to get a masterplan formally in place, with the first related planning application likely to be submitted shortly.
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. As

a non-statutory planning document, the Masterplan does not formally allocate land or set planning policy, but it 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 9) at meeting held on 16th October 2013

Shrewsbury West SUE Draft Masterplan July 2013

Adopted Core Strategy 2011

Site Allocations and Management of Development (SAMDev) Plan Preferred Options Consultation Documents March 2012, Draft Policies February 2013, and Revised Preferred Options Consultation Documents July 2013.

Cabinet Member (Portfolio Holder) Malcolm Price

Local Members: Peter Adams and John Overall