

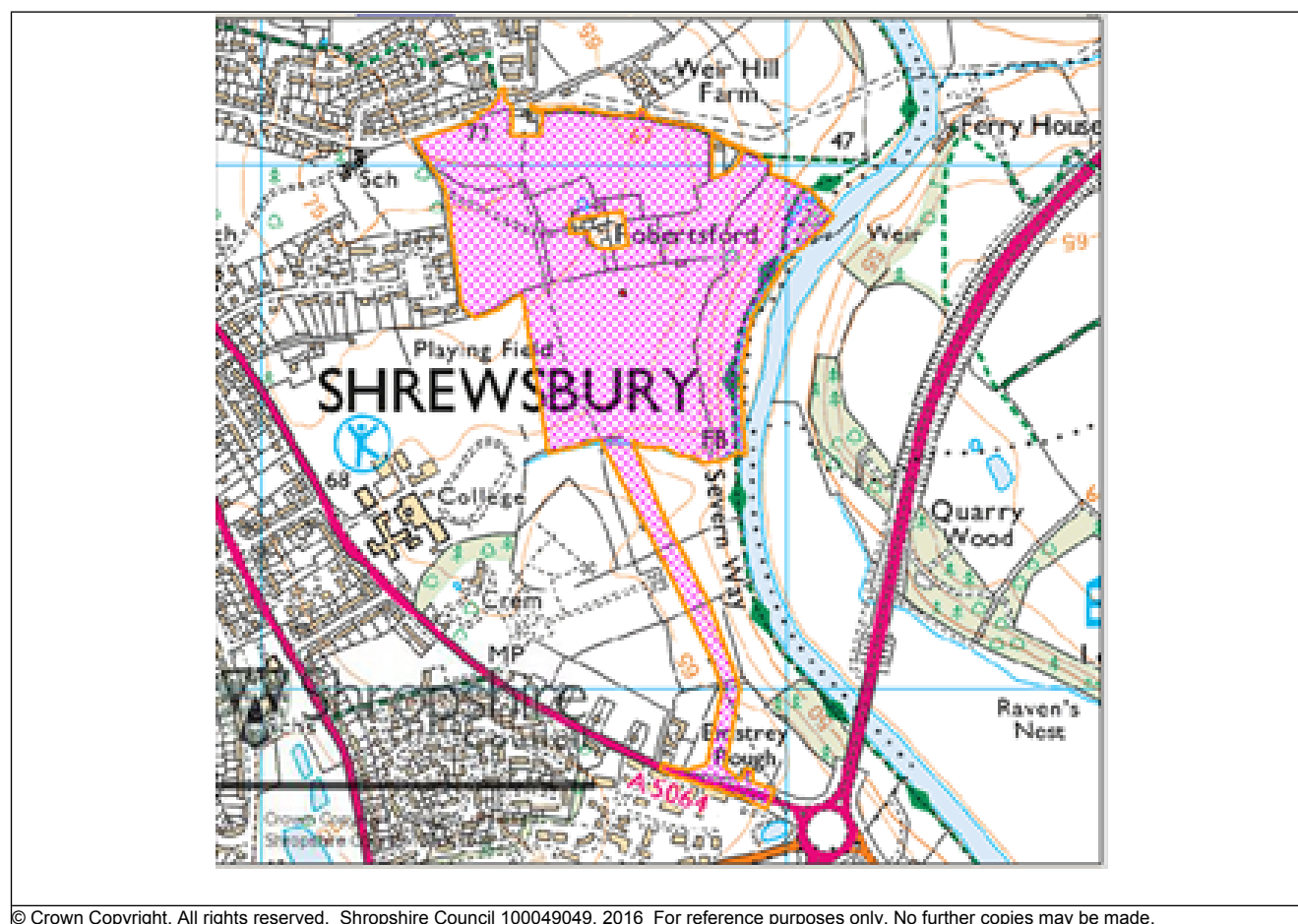
## Development Management Report

Responsible Officer: Tim Rogers

email: [tim.rogers@shropshire.gov.uk](mailto:tim.rogers@shropshire.gov.uk) Tel: 01743 258773 Fax: 01743 252619**Summary of Application**

<b><u>Application Number:</u></b> 17/01612/OUT	<b><u>Parish:</u></b>	Shrewsbury Town Council
<b><u>Proposal:</u></b> Hybrid planning application for a residential development of up to 600 dwellings, access, footpath/cycleways, public open space, landscaping and associated drainage and development infrastructure: comprising FULL application for 353 dwellings, access from Preston Street, access from London Road and spine road, footpaths/cycleways, public open space, landscaping, demolition of existing buildings and associated infrastructure; and OUTLINE submission for (up to) 247 dwellings, footpath/cycleways, public open space, landscaping and associated development infrastructure (amended description)		
<b><u>Site Address:</u></b> Land Between Preston Street & London Road Shrewsbury Shropshire		
<b><u>Applicant:</u></b> Taylor Wimpey And Persimmon Homes		
<b><u>Case Officer:</u></b> Vincent Maher	<b><u>email:</u></b> <a href="mailto:planningdmsw@shropshire.gov.uk">planningdmsw@shropshire.gov.uk</a>	

**Grid Ref:** 351690 - 311760



## SUPPLEMENTARY REPORT

1. The Central Planning Committee deferred a decision on this planning application at its 23 November 2017 meeting (Appendix 1 to this report). It asked for the following three issues to be addressed:
  - The trigger point for the requirement of the London Road access;
  - The timing of the development of the Riverside Park; and
  - Further detail in relation to footpath and cycleway connectivity from the site to existing development and facilities in the wider area.
2. The applicants have submitted a detailed statement on each of the three issues (see Appendix 2 to the report). It is self-explanatory. Officers agree with its findings. This report therefore does not seek to repeat the applicants' observations.
3. This report addresses these three matters and then updates the Committee on other matters raised in connection with this application since its 23 November meeting.

### Trigger point for the requirement of the London Road access

4. The Committee is reminded of the site's status as an allocation for housing in the SAMDev Plan. Policy S16.1a allows for up to 600 new homes to be developed on this site, together with associated infrastructure. This policy sets out the following guidelines for development on this site:

*“Co-ordinated development of two linked sites with new footpaths/cycleways and bus route through the development with any connecting traffic route designed to control vehicular speeds and flows rather than being a direct route for traffic between London Road and Preston Street, maintaining existing public rights of way and improving public access to the River Severn through the site, and providing new riverside public green space and a well landscaped edge to the developed area:*

- a. Land at Weir Hill Farm/Robertsford House, Preston Street –approximately 150 houses to be accessed off Preston Street, unless justified through a detailed, site specific transport assessment, subject to highway improvements to Preston Street and the Column roundabout, new open space to Preston Street and a landscape buffer to Sunfield Park.*
- b. Land off London Road – approximately 400-450 houses to be accessed off London Road, with the preferred option for the access route being over land owned by the Shrewsbury College of Art and Technology between the College and the Crematorium, subject to the improvement of facilities, including parking, at the College. The alternative access route, if required, is over land owned by Shropshire Council with the junction with London Road being further south near to the A5 Emstrey junction opposite to Shrewsbury Business Park.”*

5. The applicants have given a detailed account in Appendix 2 of the changes that took place during SAMDev Examination in Public before the plan was adopted that accounted for the 150 house figure being added to the text of the Site Allocation.
6. Notwithstanding what took place during the SAMDev Plan Examination in Public, the site allocation that has been adopted in SAMDev does not place a ceiling on 150 homes accessing off Preston Street. Rather, it allows for a different figure if “justified through a detailed, site specific transport assessment.”
7. The applicants have complied with this and the highway authority has not raised objection to the scheme subject to planning conditions and a s106 agreement covering matters such as the widening of Preston Street, works to Belvidere Bridge and a construction environmental management plan.

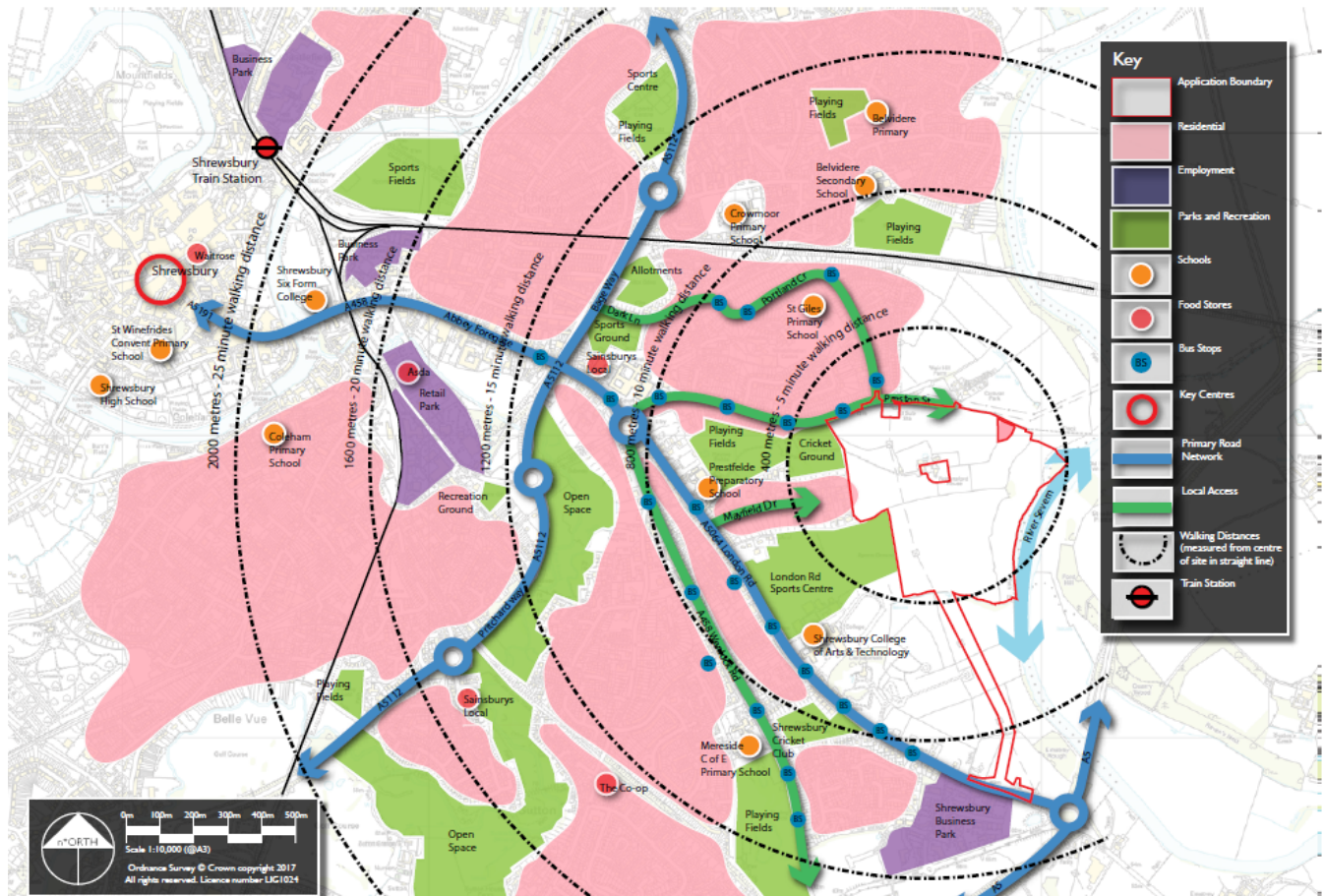
### **Timing of the development of the Riverside Park**

8. The Riverside Park will likely be released in two phases. This reflects the split nature of this hybrid planning application. Part of the application is full and would be developed as Phase 1 is built out. The rest of the site is an outline application. There is a considerable amount of equipped areas of play and other recreational space planned for Phase 1.

### **Footpath and cycle access to local infrastructure**

9. Figure 1 overleaf from the Design and Access Statement accompanying the planning application shows the site’s connectivity to facilities in the surrounding area. The site is within walking or bus distance of a range of services. Its connectivity will be improved (and this is theoretically a benefit for existing Preston Street residents too) when the London Road access is in.

Figure 1 Site access to local facilities and services



10. The Committee is reminded that the SAMDev site allocation does not require the developer to provide any on site retail, employment or other built social infrastructure. The site is significantly below the threshold of a Sustainable Urban Extension (typically a minimum of 750 homes) where this infrastructure is sought.

### Other matters

11. Two more representations have been submitted.
12. One resident of Sunfield Park immediately to the west of the application site has written to ask how the open space adjacent to Sunfield Park will be used. The landscape plan shows this space being used as open space with a mix of grassland, native planting and a hedgerow screen. It will not have any play equipment. That does not rule out the possibility that some children might play on it from time to time.
13. Severn Trent Water have asked for an additional planning “Grampian style” condition which would restrict the occupation of any houses until Severn Trent Water have carried out foul sewerage improvements.

*No dwelling shall be occupied until the need for foul sewerage improvements has been investigated and the resulting foul sewerage improvements have been fully implemented and completed by Severn Trent Water Limited.*

*Reason - To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.*

14. They state that the area was modelled seven years ago but Severn Trent Water need to do some additional modelling and this will not be done till April 2018. They have asked for this condition on a precautionary basis.
15. This is a new representation when Severn Trent Water had previously raised no objection. There is already a statutory duty on Severn Trent Water to provide such connections under the Water Industry Act 1991. Hence, there is no need for a further planning condition that duplicates powers available under other legislation.
16. The detailed landscaping around the boundary with Robertswood Farm has been adjusted slightly to address concerns raised by that owner to ensure a crossover is not covered by hedgerow. The case officer has met with the owners of Robertswood Farm to review this revision. This revision is acceptable.

## **Conclusion**

17. This new information does not alter officers' views that this planning application should be approved.

**Recommendation:- Grant Permission subject to a s106 legal agreement and the conditions set out in the report to the 23 November 2017 Committee meeting (refer Appendix 1 to this report)**