

## **Site Allocations and Management of Development (SAMDev) Plan**

### **Preferred Options Consultation**

*Shrewsbury South Eastern Wards  
Meole, Column and Sutton Local Joint Committee  
Tuesday 22<sup>nd</sup> May 2012  
Dave Wallace, Senior Policy Advisor*

## **Background to SAMDev Plan**

- What is it?
  - 2<sup>nd</sup> part of statutory planning documents for Shropshire
  - 1<sup>st</sup> part is Core Strategy – sets targets and broad framework to 2026 (March 2011)
  - think of as replacement 'Local Plan' for the whole county
  - will contain site allocations for housing, employment, waste and minerals sites, retail areas

## SAMDev Plan so far...

- What has happened so far?
  - *First consultation on Issues and Options in summer 2010.*
  - *over 5000 responses and 2000+ sites to consider County wide*
  - *consideration of responses*
  - *technical site assessments*
  - *continuing dialogue with Town/Parish Councils and elected Members*
  - *Further information from promoters*
  - *Neighbourhood Plan – Underdale, Monkmoor and Abbey*

## SAMDev Plan Preferred Options – this stage

- *Still a consultation stage*
- *Building on principles established in Core Strategy for Shrewsbury:*
  - *6,500 houses and 90 hectares of employment land between 2006 and 2026 (with 2,265 houses already built or committed)*
  - *Minimum 60% of houses (3,900) to be on 'brownfield' sites*
  - *Sustainable Urban Extensions (SUE's) – 2,600 houses*
  - *1,000 houses on other greenfield sites plus reserve sites for another 1,000 houses*
  - *preferred sites – not final proposals*
  - *picture can still change following community views and/or new evidence*

## Shrewsbury – All Options



**What we started with – sites from promoters and land studies.**

## Directions of Growth: Broad Considerations

- Flood risk/river corridors/green infrastructure
  - Strategic road network
  - Sensitive landscape
  - Proximity to town centre/employment areas/major facilities
  - Brownfield site opportunities
  - Strategic benefits
- ...then more detailed site assessments

## Assessment of Site Options

- Infrastructure, transport, accessibility
- Sustainable development criteria
  - Accessibility to facilities, services, employment areas
  - Environmental considerations
  - Community considerations
- Delivery considerations
- Strategic fit/Plan objectives
- Consultation responses
- Overview

## Shrewsbury Proposals Overview

- Brownfield and Greenfield Sites
- Number of sites and variety of directions
- Range and choice of sites
- Avoid major constraints
- Spread impacts
- Take opportunities for linked benefits

## Shrewsbury Preferred Options



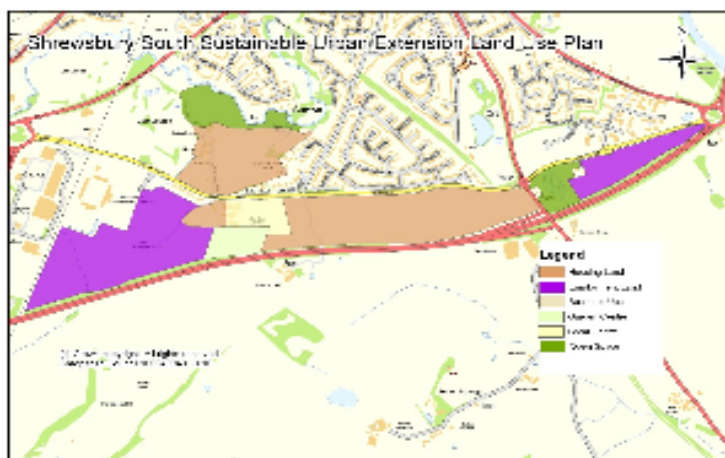
## Shrewsbury SE Wards – Preferred Options



- Shrewsbury South SUE
- Land off Preston Street
- Land south of land off Preston Street – reserve site being investigated
- Land off London Road – reserve site
- Land west of Longden Road

## Shrewsbury South Sustainable Urban Extension

- Land off Oteley Road and Thieves Lane
- Approximately 900 houses
- New strategic employment site adjoining STFC – 22 hectares
- Extension to Shrewsbury Business Park (Phase 3) - 4 hectares
- New Local Centre and relocated Garden Centre
- A5 junction improvements and local road network investment
- Green infrastructure, including Rea Brook Valley



### Land Use Plan

- Not draft masterplan
- Separate consultation later in year

## Preston Street and London Road

### Preferred Housing Sites:

- **Land at Weir Hill Farm/Robertsford House** for approx. 400 dwellings in two phases, subject to highways improvements to Preston Street and the Column roundabout
- **Land off London Road (south of first site)** – Council exploring the inclusion of a further phase of 300-400 dwellings subject to a link road to London Road and the improvement of facilities at Shrewsbury College. Indicated as a 'reserve' site at this stage, but this could change in Final Plan
- **Land off London Road** for approx. 50 dwellings – low density development adjoining Crematorium site, served by a new access off London Road

## Land at Weir Hill Farm/Robertsford House





## Land to south and off London Road



## Shrewsbury SE Wards – Preferred Options



- Shrewsbury South SUE
- Land off Preston Street
- Land south of land off Preston Street – reserve site being investigated
- Land off London Road – reserve site



### Shrewsbury SW Wards and Bickton Heath – Preferred Options



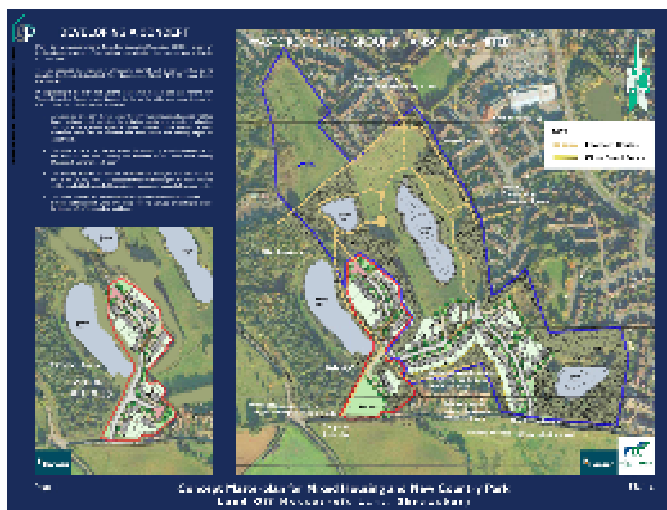
- Shrewsbury West SUE
- Land at Corner Farm Drive
- Land at Bowbrook/Radbrook – between Mytton Oak Road and Hanwood Road
- Land at Mousecroft Lane
- Land off Longden Road
- Brownfield sites may come forward

### Land at Mousecroft Lane

*Approximately 40 houses on site of concrete batching plant.*

- *Brownfield site*
- *Limitations of Mousecroft Lane recognised, but would remove HGV's from current use*
- *Scope to improve public access to associated green space*
- *Note that promoters now proposing a scheme for 74 houses including some greenfield development, new access and country park*

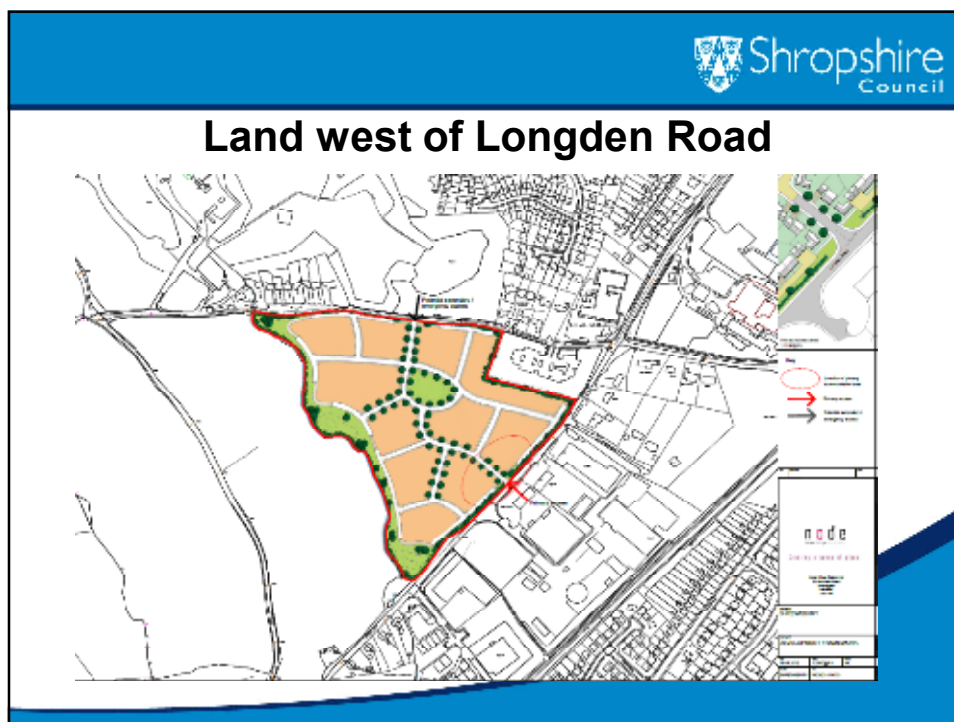
## Land at Mousecroft Lane



## Land west of Longden Road

**Approximately 175 houses, with:**

- Access primarily off Longden Road
- Green space alongside watercourse



**What else are we consulting on?**


- **18 'Policy Directions'**
  - Scope and content of policy areas
  - Providing more detail for planning decisions
  - Themes include:
    - Town centres;
    - Key Areas of Change in Shrewsbury
    - The extent and land uses for the Sustainable Urban Extensions
    - Managing development in the countryside
    - Protecting the environment

## **SAMDev Plan – this consultation**

- *Still a consultation stage (important!)*
- *Cabinet 7<sup>th</sup> March*
- *Consultation until 20th July*
- *Flexible – recognise TC meeting cycles etc*
- *Electronic – on-line response form*
- *Further meetings and briefings in local areas*

## **SAMDev Plan – next stages**

- *Long and drawn out process*
- *Depends on scale of response*
- *May need further consultation*
- *'Final Plan' mid-2013 ?*
- *Examination early 2014 ?*
- *Adoption mid-2014 ?*




## **SAMDev Plan Information and Contacts**

**SAMDev Plan webpage:**  
<http://www.shropshire.gov.uk/planning.nsf>

Information available regarding:

- SAMDev Plan documents
- On-line response form
- Evidence base

**Or contact us:**  
*Planning Policy Team*  
([planning.policy@shropshire.gov.uk](mailto:planning.policy@shropshire.gov.uk))



## **SAMDev Plan**

Thank you for listening

Questions...