

LJC Update – 23/10/12

Shrewsbury South Sustainable Urban Extension

At its meeting on 17th October 2012, Shropshire Council's Cabinet considered a report on the draft Masterplan for the Shrewsbury South Sustainable Urban Extension (SUE), the results from an 8 week consultation exercise, and the amendments proposed in response to the issues raised. The Cabinet agreed that:

- the Masterplan, as proposed to be amended, be endorsed for the purposes of informing and guiding the development of the SUE and as a material consideration for all subsequent planning applications;
- the Masterplan be reflected in the Final Plan version of the Council's Site Allocations and Management of Development (SAMDev) Plan in terms of the extent of the SUE, its key elements and the broad arrangement of land uses;
- the promoters be informed that a phasing and delivery strategy will be required to accompany the initial planning application(s) relating to the development of the SUE.

Consultation Results

The draft Masterplan consultations included a public exhibition, separate consultation event and a dedicated website. A useful response was received, from a range of interested parties, including existing residents, business representatives, Councillors and community organisations. The comments received show a good level of support for the overall approach being taken in the Masterplan – its Vision, Development Objectives, Design Principles and the identification of Character Areas. However, a number of important issues were raised in the consultation responses, including with regard to:

- ☐ Impact on the local road network.
- ☐ The Greek Orthodox Church, including the setting of the former St John's Church.
- ☐ Rea Brook Valley and Green Infrastructure Links.
- ☐ Community facilities and the local centre.
- ☐ Phasing and delivery of development and infrastructure.

Masterplan Amendments

A number of amendments were proposed (and now agreed) in response, including:

- Adding a further transport objective regarding the introduction of a co-ordinated programme of measures to mitigate the impacts of additional traffic on the local road network and existing junctions;
- Amending the Masterplan to show an increased buffer area to further protect the setting of the former St John's Church;
- Adding reference to noise attenuation as well as landscape buffer areas between proposed employment and housing areas;
- Extending the green infrastructure area to include the steeply sloping land below Hexham Way and to ensure that the protected green corridor of the Rea Brook Valley follows the natural edge of the valley floor;
- Amendments to the Local Centre to include a church in the list of potential uses and to indicate scope for Phase 2 of the local centre to expand beyond the area shown, subject to need and demand;
- Adding further guidance to the Phasing and Delivery section in relation to the provision of infrastructure linked to the phases of development.

Further information is available on the Shrewsbury South SUE webpage:

<http://www.shrewsburysouthsue.com>

Please note that the amended version of the Masterplan may still be subject to further change to fully meet all of the amendments agreed by the Council's Cabinet.

Next Steps

The Masterplan will now be finalised and the 'adopted' version made available. The promoters will now proceed with the preparation of planning application(s) for the development in the coming months, with those applications then to be considered by the Council in due course through the normal development management process.