

SHROPSHIRE LOCAL PLAN EXAMINATION

Stage 1 Hearing Statement

Representor unique Part A Ref *	A0118
Matter	3
Relevant questions nos	3, 4, 15

*Your unique reference can be found in the Schedule of Respondents (Schedule 3 of document SD014.01) at:

<https://shropshire.gov.uk/planning-policy/local-planning/local-plan-review/draft-shropshire-local-plan-2016-2038-examination/examination-library/earlier-regulation-18-plan-making-stages-of-consultation/regulation-19-pre-submission-draft-of-the-shropshire-local-plan-consultation/>

Shropshire Local Plan 2016- 2038 Hearing Statement Matter 3 – Development Strategy (Policies SP1 – SP15)

Land at Boraston Drive and A456, Burford

Prepared by Fisher German LLP on behalf of Barratt Homes
(West Midlands)

Project Title

Land adjoining Boraston Drive and north of A456, Burford

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1. Introduction

- 1.1 This Hearing Statement has been prepared by Fisher German on behalf of Barratt Homes (West Midlands) regarding land in their control, adjoining Boraston Drive and north of A456, Burford as illustrated at Figure 1 below.
- 1.2 At Regulation 19 stage, the site was previously promoted by Lone Star Land (a land promotion company). However, we wish to make the Inspector’s aware that Barratt Homes West Midlands are now promoting the site and will be the developer of the proposed dwellings.
- 1.3 The land is a proposed housing allocation within the emerging Local Plan under Reference BUR004, within Schedule S10.2(i) – Residential Site Allocations: Community Hubs in the Ludlow Place Plan Area.

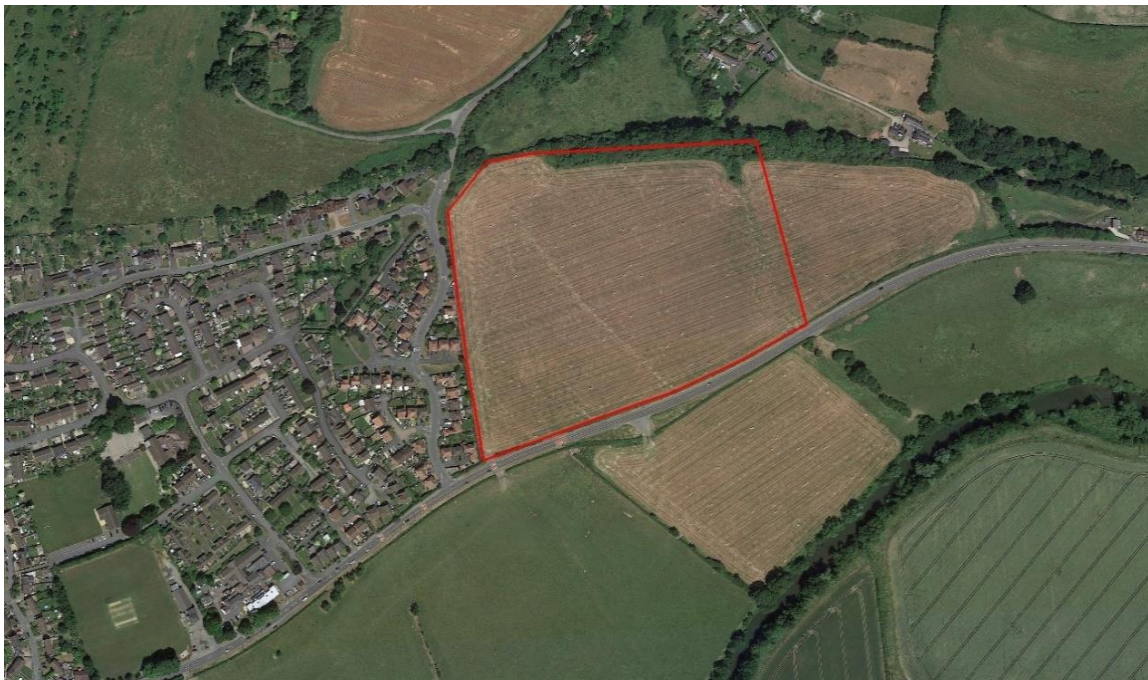


Figure 1: Land adjacent to Boraston Drive and the A456, Burford

- 1.4 The proposed allocation is supported and Barratt Homes West Midlands are fully committed to the delivery of housing at BUR004.
- 1.5 We note from correspondence with the Programme Officer that we are not eligible to appear at the Stage 1 Hearings. Nevertheless, we wish to highlight that we would welcome an opportunity to appear at any subsequent Further Hearings, should the Inspectors deem it appropriate.

2. Question 3

What is the basis for the overall spatial strategy and broad distribution of growth set out in Policy SP2? What options were considered and why was this chosen?

- 2.1 The overarching spatial strategy adopted by Shropshire is that of 'Urban Focused' distribution of development. Notwithstanding this the rural areas are to accommodate a not insignificant level of growth; reflecting the rural nature of much of Shropshire and the requirement to ensure rural areas remain vibrant and continue to function sustainability. To deliver this strategy, the Plan proposed the following broad distribution (Reg 19 SA page 92):
- Shrewsbury – around 30%
 - Principal Centres – around 24.5%
 - Key Centres – around 18%
 - Rural Areas – around 27.5%
- 2.2 The above distribution excludes development at the 'Strategic Settlements'. Given the nature of these sites, this approach is considered appropriate so as to not impact the overall pattern of development and to enable growth in the existing rural settlements which the Council has acknowledged to be important for the ongoing vitality and viability of the settlements.
- 2.3 The approach adopted by the Council in this respect is considered sound, focusing development in urban areas predominantly, whilst still recognising the benefit of dispersed growth and growth within the rural area.

3. Question 4

Should Policy SP2 define the scale of development expected in the various urban locations and rural settlements?

- 3.1 It is considered that Policy SP2 should define the quantum of development the Plan is seeking to allocate within both the 'urban locations' settlements and rural settlements. This would clearly aid Plan legibility, ensure transparency, and help parties understand the distribution of growth in real terms.

4. Question 15

Is the Community Hub and Community Cluster approach to development set out in Policies SP8 and SP9 justified and effective and consistent with national planning policy? Do these policies duplicate parts of other policies?

- 3.2 Policy SP8's identification of specific Community Hubs (including Burford, which is more sustainable due to its proximity to Tenbury Wells) as "*significant rural service centres and the focus for development in the rural areas*" is justified and effective. This is also fully in accordance with paragraph 79 of the NPPF which encourages new homes to be located where they will "*enhance or maintain the vitality of rural communities*". Moreover, this paragraph also requires planning policies to "*identify opportunities for villages to grow and thrive, especially where this will support local services*".
- 3.3 A number of criteria (a to i) are proposed which new developments in the Community Hubs should comply with. These criteria are considered appropriate and are generally supported. With reference to site BUR004, and as detailed within Lone Star Land's Regulation 19 Representations regarding this site, the development proposed for the site is considered to adhere with the proposed criteria in Policy SP8.
- 3.4 The identification of BUR004 as one of the proposed Community Hub developments for Burford is fully supported. We note that within the current SAMDev Plan, policy has restricted growth in Community Hubs. For example, regarding Burford, as shown in Appendix 5 of the Plan, Burford has only had a total of 2 residential completions in the period 2016/17 to 2018/19. The allocation of around 190 dwellings at Burford in the emerging Local Plan provides an important opportunity to ensure the ongoing vitality and viability of the services and facilities in Burford, allowing the settlement to grow in a manner that is commensurate to its size and range of services and facilities available within it.
- 3.5 Barratt Homes (West Midlands) wish to highlight that they are **fully committed** to delivering new homes on BUR004 as soon as possible. At present, technical due diligence work is being undertaken to demonstrate the deliverability of the site in line with the Development Guidelines outlined within Schedule S10.2(i) of the Plan. This ongoing work will inform the detailed proposals for the site. Please note: the technical work can be made available to the Inspectors at a later stage of the Examination process, should this be desired.

3.6 For reference, the technical information currently being prepared (which will inform the site proposals and ensure compliance with the site Development Guidelines) comprises:

- Topographical Survey
- Transport Assessment
- Flood Risk Assessment & Sewer Capacity Assessment
- Drainage Statement
- Ground Investigation
- Archaeological Assessment
- Heritage Assessment
- Ecological Survey
- Arboricultural Survey
- Noise Survey
- Air Quality Assessment

3.7 Barratt's ongoing commitment to the delivery of dwellings on BUR004, demonstrates how the Council's approach to development in the Community Hub of Burford (set out in Policy SP8) is evidently an effective policy that will be deliverable for the emerging plan period.

3.8 Due to Burford's location within a Community Hub, we have no specific comments regarding Policy SP9: Managing Development in Community Clusters.