

## Part B: Your Response

Please complete a separate **Part B form** for each response that you wish to make. One **Part A form** must be enclosed with your **Part B form(s)**.

To assist in making a response, separate **Guidance** is available on the Council's website. Responses should be returned by **5:00pm on Tuesday 11<sup>th</sup> June 2024**.

Name and Organisation:	Central & Country (Alport Road) Ltd
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### Q1. To which document(s) does this response relate?

<b>a. Draft policy on Housing Provision for Older People and those with Disabilities and Special Needs and its explanation.</b>	<input type="checkbox"/>
<b>b. Updated Additional Sustainability Appraisal of the Draft Shropshire Local Plan Report.</b>	<input type="checkbox"/>
<b>c. Updated Housing and Employment Topic Paper.</b>	<input checked="" type="checkbox"/>
<b>d. Updated Green Belt Topic Paper.</b>	<input type="checkbox"/>

### Q2. To which paragraph(s) of the document(s) does this response relate?

Paragraph(s):	8.3 - Options to Accommodate the Proposed Uplift to the Housing Requirement
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### Q3. Do you consider the document(s) are:

- A. Legally compliant      Yes:       No:
- B. Sound      Yes:       No:

### Q4. Please detail your comments on the specified document(s).

**Please be as precise as possible.**

Central & Country (Alport Road) Ltd wish to object to Option 1 being a sound approach to accommodate the proposed uplift to the housing requirement. Whilst expanding the guideline for Whitchurch is supported, concerns are raised on the reliance on windfall development, it is proposed that additional allocations should be identified which will provide greater certainty that the housing needs will be met through the Local Plan.

Land off Prince William Close – Whitchurch, complements the spatial pattern of the surrounding built form and will afford an obvious rounding off of the settlement, thus it is proposed this is included as an additional allocation for Whitchurch.

A recent planning application for 69 dwellings on the aforementioned site has seen the Technical considerations for the aforementioned land appraised. A copy of the site layout, design & access statement and LPR representation letter (CCARL – Prince William Close, Whitchurch) is submitted.

We have ticked the box below suggesting that we would like to appear at the hearing session, but do so only if the issue of affording additional allocations or expanding the settlement boundary of Whitchurch is to be discussed.

*(Please continue on a separate sheet if necessary)*

**Please succinctly provide all necessary evidence and information to support your response. After this stage, further submissions may only be made if invited by the Planning Inspectors, based on the matters and issues identified for examination.**

**Q5. Do you consider it necessary to participate in relevant examination hearing session(s)?**

*Please note: This response provides an initial indication of your wish to participate in relevant hearing session(s). You may be asked to confirm your request to participate.*

No, I do not wish to/consider it necessary to participate in hearing session(s)

Yes, I consider it is necessary/wish to participate in hearing session(s)

*The Inspectors will determine the most appropriate procedure to consider comments made during this consultation.*



**Peter Richards & Co.**  
Crabtree Farm,  
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Shropshire  
SY13 3JY

Planning Policy  
Shropshire Council  
PO Box 4826  
Shrewsbury  
SY1 9LJ

10<sup>th</sup> June 2024

BY EMAIL ONLY: [planningpolicy@shropshire.gov.uk](mailto:planningpolicy@shropshire.gov.uk)

Dear Sir/Madam

**Shropshire Local Plan Examination: Further Consultation Focusing on Additional Material Prepared in Response to the Planning Inspector's Interim Findings Response on Behalf of Central & Country (Alport Road) Ltd**

Peter Richards & Co. Ltd is instructed by Central & Country (Alport Road ) Ltd (CCARL) to submit representations to the additional material that Shropshire Council is currently consulting on following comments by the Planning Inspectors to the Shropshire Local Plan Examination.

Central and Country own 6.41 acres of land off Prince William Close, Whitchurch and have previously submitted a planning application for an affordable housing exception development (ref. 22/04957/FUL) on the site.



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**Peter  
Richards  
& Co.**

As CCARL acquired the aforementioned land since the pre-submission plan was assembled, substantial local plan representations to the emerging Plan haven't been submitted. However, in light of the evident potential of this site and its potential to contribute to the housing numbers for the town, it is prudent to highlight the potential and availability of this site.

Comments principally focus on the updated **Housing and Employment Land Topic Paper**.

It is acknowledged that the Council has updated its housing requirement, which was originally calculated in 2020, outlined in the Pre-submission version of the Plan. The re-worked housing requirement has used the same percentage uplifts (5%, 10% and 15%) as well as making a contribution of 1,500 dwellings to meet the unmet needs of the Black Country. The Council conclude that Option 3B: high growth plus a 1,500 dwelling contribution to the Black Country Authority's unmet housing need is their preferred option.

As a result, it is recognised that a housing requirement of 31,300 dwellings over the proposed plan period from 2016 to 2038 equates to an annual average of around 1,423 dwellings.

Thus, it is understood an increase of 500 dwellings for the Council's housing requirement is proposed.

CCARL support the Council's continued focus on the high growth option seeking to achieve a 15% uplift on local housing need whilst also still making an allowance for meeting the unmet needs of the Black Country authorities.

Detailed within the Housing and Employment Topic Paper are four options for how the additional 500 dwellings are to be provided;

- a) Option 1 : Increasing settlement guidelines and windfall allowances;
- b) Option 2 : Densification of proposed site allocations;
- c) Option 3 : Increasing site allocations; and
- d) Option 4 : A combination of 2 or more of the other options.



Option 1: seeks to allow greater room for development within the strategic, principal, key centres and/or strategic settlements to provide additional capacity for windfall development. Paragraph 8.7 states that *‘Settlement guidelines and associated windfall allowances in the draft Shropshire Local Plan were considered reasonable when proposed, and there is flexibility within the draft Shropshire Local Plan for settlement guidelines to be exceeded. However, there is evidence that in some instances settlement guidelines and associated windfall allowances have been overly cautious’*.

Option 3: increasing site allocations, the Council acknowledges that there may be opportunities to extend proposed allocations. Inclusion of the subject land would be an additional allocation, but it is felt consideration of the recent planning application, albeit withdrawn, has given due consideration to the additional capacity associated with affording this site as an allocation. CCARL can provide assurance that the site is deliverable within the proposed plan period and support delivery of necessary supporting infrastructure.

It is recognised that the Council conclude that Option 1 is the preferred option and that as a result the Council will seek to rely on the additional 500 dwellings being delivered through additional windfall development in strategic, principal, key centres and/or strategic settlements to provide the additional capacity.

Table following paragraph 8.91, advises that Shrewsbury (strategic centre) which will increase the settlement guideline by a further 350 dwellings, Whitchurch (principal centre) will have its dwelling guideline increased by 75 dwellings. Whilst the remainder of 75 dwellings will be provided at the former Iron Bridge Power Station (strategic settlement).

CCARL wish to object to this approach and consider that Option 3: increasing site allocations, should be the preferred option instead. Identification of allocated sites would provide greater certainty that the housing requirement would be met through the identification of specific deliverable sites.

Whilst the Council considers that there is available capacity within the existing strategic, principal and key centres for the numbers to come forward as windfalls, CCARL propose that if this is the case then these sites should be identified as allocations.

In identifying Whitchurch as being one of only 3 locations that additional growth is to be directed it is noted that Whitchurch is already subject to a number of draft allocations.

The recent planning application submitted by Gleeson Homes and Central and Country (Alport Road) Ltd for development of 69 dwellings on land off Prince William Close, albeit withdrawn, highlighted that there was not any technical, physical or environmental constraints identified via the consultations undertaken. As such it is requested that consideration is afforded to allocating this site.

It is anticipated that land owned by CCARL could accommodate circa. 70 dwellings, with the density of development respecting the surrounding built form density.

The relationship of this site with the surrounding built form means development will afford an obvious rounding off of the settlement. The recent completion of the Wain Homes site off Alport Road (illustrated on image on page 1) further encloses the land holding from the open countryside so it is now surrounded on three and a half sides by the built environment.

As advised above, recent consideration of the technical issues surrounding development of this site via the previous application has led to a comprehensive suite of supportive reports including highway, ecological, geo-technical and drainage, thus establishing the site is developable with no outstanding technical or environmental constraints identified.

Furthermore, CCARL the site owners, are recognised housebuilders with a track record of delivery of open market housing and partnering with registered providers to provide affordable housing developments which would ensure that houses could come forward early in the plan period.



Country (1,500 dwellings). Thus, the Council see the benefit in identifying allocations to meet the specific need arising outside of Shropshire although take a differing view for meeting the additional need of Shropshire.

As such, CCARL wish to object to Option 1 being a sound approach and propose identification of additional allocations which will provide greater certainty that the housing needs will be met through the Local Plan.

We would welcome the opportunity to participate at a further hearing session in relation to the revised housing requirement and approach to meeting this need in Whitchurch.

Should you wish to discuss this site please do not hesitate to contact me.

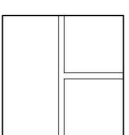
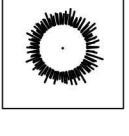
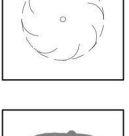
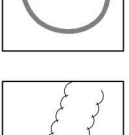
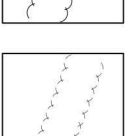
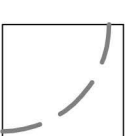

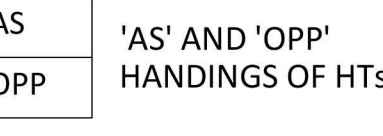

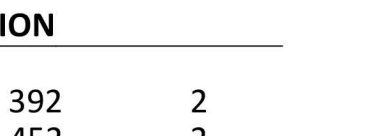
Yours faithfully

*P.W. Richards*

**Peter Richards MRICS**  
**Chartered Surveyor**





- KEY**
-  1.8m HIGH TIMBER SCREEN FENCE TO SEPARATE DETAIL
  -  INDICATIVE TREE PLANTING (REFER TO LANDSCAPE LAYOUT)
  -  EXISTING TREES TO BE REMOVED
  -  EXISTING TREES TO BE RETAINED (SEE TREE CONSTRAINTS PLAN)
  -  EXISTING HEDGE TO BE RETAINED
  -  EXISTING HEDGE TO BE REMOVED
  -  VETERAN TREE BUFFER ZONE
  -  ROOT PROTECTION AREA
  -  SHARED DRIVE
  -  'AS' AND 'OPP' HANDINGS OF HTs

**SCHEDULE OF ACCOMMODATION**

WRECKING HOUSING			
150	1 BED APARTMENT	392	2
151	1 BED APARTMENT	452	2
250	2 BED SEMI/TERR	753	3
252	2 BED SEMI/TERR	753	3
350	3 BED SEMI-DET	904	2
357	3 BED SEMI-DET	904	3 (22%)
HEYLO SHARED OWNERSHIP UNITS			
252	2 BED SEMI/TERR	753	6
350	3 BED SEMI-DET	904	5 (16%)
OMV UNITS			
350	3 BED SEMI-DET	904	12
357	3 BED SEMI-DET	904	8
353	3 BED DETACHED	904	5
354	3 BED DETACHED	904	6
359	3 BED DETACHED	984	4
360	3 BED DETACHED	919	2
450	4 BED DETACHED	1156	6 (62%)
<b>TOTAL</b>		<b>60,498 SQ.FT</b>	<b>69no.</b>

GROSS SITE AREA	6.41 ACRES
P.O.S (5,799 sq.m)	1.43 ACRES
UNDEV AREA	0.37 ACRES
NET SITE AREA	4.61 ACRES
GROSS DENSITY	10.76 UPA
GROSS FOOTAGE	9,438 SQ.FT/ACRE
NET DENSITY	14.97 UPA
NET FOOTAGE	13,123 SQ.FT/ACRE

(TO BE READ IN CONJUNCTION WITH AFFORDABLE HOUSING PLAN)

REV	DESCRIPTION	DATE
D	SCHEDULE UPDATED	26.10.22
C	LAYOUT RE-PLANNED.	19.10.22
B	ACCESS AMENDED & RED EDGE ADDED.	12.02.22
A	SCHEDULE UPDATED.	02.02.22



GLEESON HOMES & REGENERATION

DRAWING  
PLANNING LAYOUT

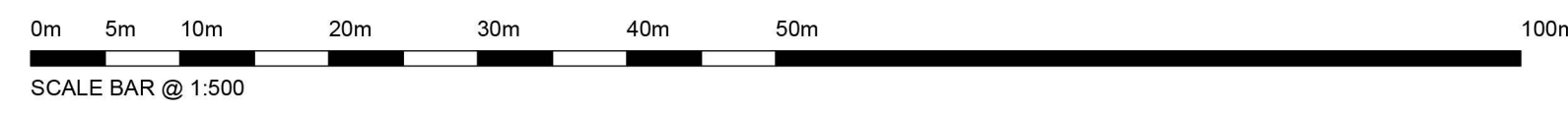
PROJECT  
PRINCE WILLIAM CLOSE, WHITCHURCH

SCALE	REV.	D	DRAWING No.
1:500@A1			
DATE	DEC 2021		MJG/PL-113
DRAWN	TWENTY10		

**TWENTY10**  
design

Twenty10 Management Limited, 62 Hawkhead Avenue, Euxton, Chorley, Lancashire, PR7 6NZ  
Tel: 01251 271 100 Email: info@t10design.co.uk Mob: 0777977296

# PRINCE WILLIAM CLOSE, WHITCHURCH







# DESIGN AND ACCESS STATEMENT

Oct 2022

Land off Prince William Close,  
Whitchurch, Shropshire



# Contents.

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## 01. Introduction

## 02. Site Context

The Site

The Surrounding Area & Local Setting

Sustainable Location

Planning History

Planning Policy

## 03. Design Principles

Use

Amount

Scale

Layout

Landscape

Technical Considerations

## 04. Access

## 05. Sustainability

## 06. Conclusion

# Introduction.

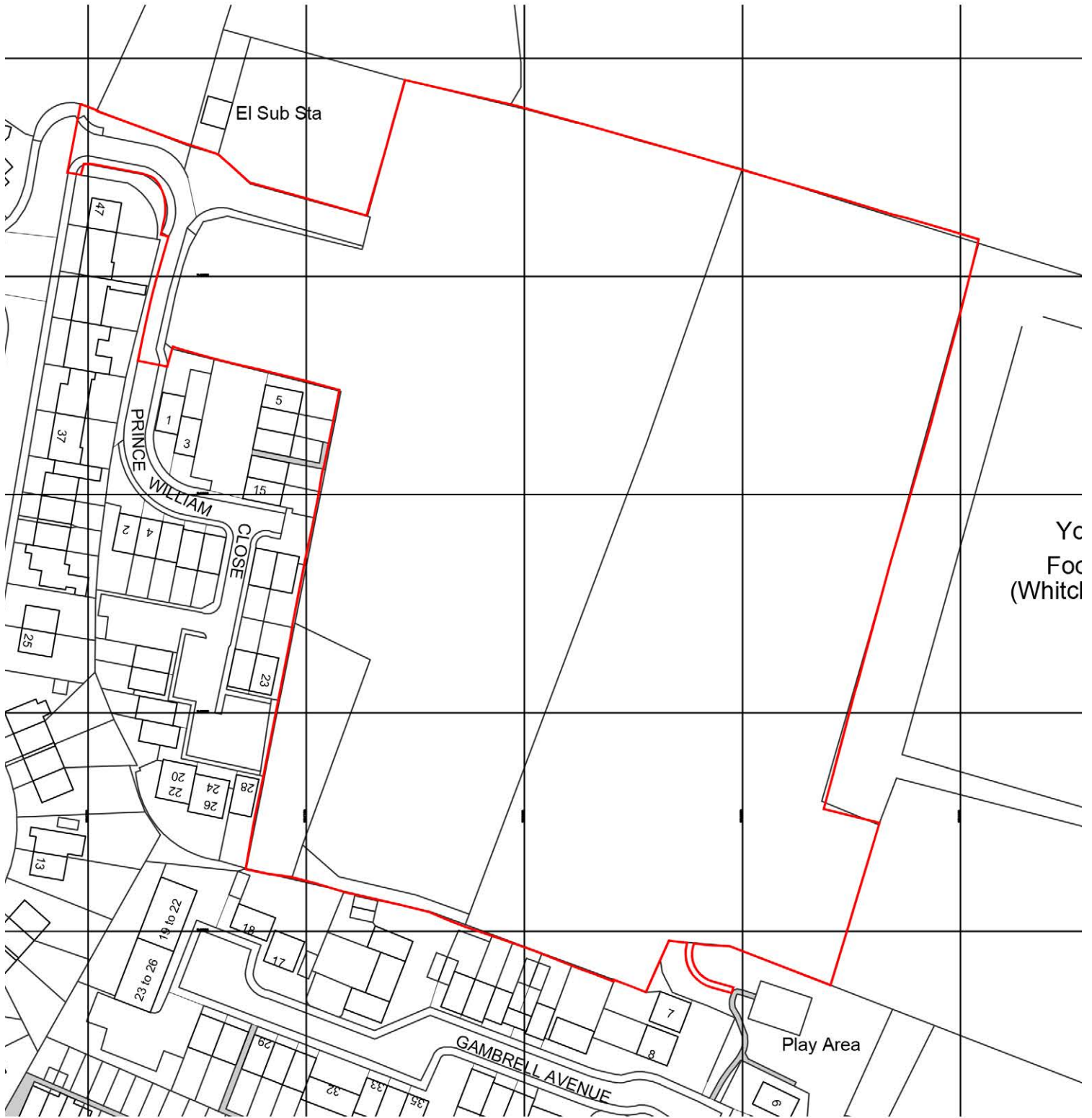
01

This statement has been prepared by Twenty10 Design to accompany a full planning application for development of land off Prince William Close, Whitchurch on behalf of Gleeson Homes and Central and Country (Alport Road) Ltd.

In accordance with the requirements of government policy, this statement sets out the design and access principles that have been adopted in relation to the site and it's wider context. It shows how we have considered the design in an analytical and positive way with thought given to respecting and complimenting the existing area.

The detailed drawings of the proposed development comprise 69 residential dwellings. These drawings illustrate the layout, configuration and individual dwelling types of the development within its environment.





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## The Site

The application site consists of 2.59 hectares (6.41 acres) of open land situated to the north east of Whitchurch Town Centre. The site is largely rectangular in shape, with a protrusion from the north-west corner linking the land to Prince William Close.

There is a gradual slope from the northern boundary of the Site (where ground levels are shown as 108 AOD on the Topographical Survey) to the south west corner of the Site (where ground levels are recorded as being 100.5 AOD at the lowest). At this point it is understood that there is a drainage outfall connecting to the existing sewerage system, full details of this and the investigation are set out in the Flood Risk Assessment.

An established hedgerow forms the northern boundary. There is also an established hedgerow running through the centre of the site, from north to south. To northern part of this hedgerow is a large Ash tree. A large Sycamore tree is located on the eastern boundary of the Site. Veteran buffer zones apply to both these trees. Other than these elements the arboricultural features of the Site are limited to smaller specimens along the southern boundary of the Site.

The site is accessed off Prince William Close, which is short cul-de-sac, off George Street.

## The Surrounding Area

The Site is surrounded by development on three sides, with only the northern boundary being shared with open countryside.

A residential development is currently under construction to the north-west of the Site. Existing well-established homes are also located to the immediate west (located off Prince William Close) and south (located off Gambrell Avenue) of the Site too.

Whilst the Site is therefore clearly in a predominantly residential area, Whitchurch Alport football ground is adjacent to the eastern boundary of the Site. This is separated from the Site with a concrete post and panel fence.

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An existing watercourse and a small group of trees can be found in the south west corner of the site. This is the lowest point of the Site and details of the watercourse can be found in the Flood Risk Assessment.

There is an existing electric sub-station compound behind a metal palisade fence, adjacent to the existing access off Prince William Close to the north-west of the site.

## **Sustainable Location**

The application site is situated approximately 500 metres from Whitchurch town centre. Whitchurch is a thriving market town with a wide range of local shops, several supermarkets, post office, doctor's surgeries, a hospital, library, recreational facilities and a host of other amenities associated with a large market town.

The A41 and the A49 which passes through Whitchurch, provides access by road to nearby towns and cities, including Telford (27 miles), Chester (17.5 miles) and Shrewsbury (18.6 miles) The nearest motorway junction is J16 of the M6, which is approximately 16 miles from Whitchurch.

Bus services are available from local bus stops on Brownlow Street (500m), and also from Whitchurch Bus Station (approximately 1km), to destinations including Shrewsbury, Wrexham, Chester and Nantwich.

Whitchurch (Shropshire) Railway Station is situated on Station Road, 460 metres to the south-east of the site. The station is unstaffed. Services are provided on the Welsh Marches Line to and from Chester, Shrewsbury and Crewe.

There are several primary and secondary schools within close proximity to the application site, these include;

- Whitchurch C of E Junior Academy, Salisbury Road (0.4km)
- Whitchurch C of E Infant and Nursery Academy, Station Road (0.6km)
- Sir John Talbot's School, Tilstock Road (1.6km)

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## Planning Policy and Planning History

The Site has no applicable planning history.

In respect of design the following policies are relevant:

Core Strategy Policy CS6: Sustainable Design and Development Principles

To create sustainable places, development will be designed to a high quality using sustainable design principles, to achieve an inclusive and accessible environment which respects and enhances local distinctiveness and which mitigates and adapts to climate change. This will be achieved by:

- Requiring all development proposals, including changes to existing buildings, to achieve applicable national standards, or for water use, evidence based local standards as reflected in the minimum criteria set out in the sustainability checklist. This will ensure that sustainable design and construction principles are incorporated within new development, and that resource and energy efficiency and renewable energy generation are adequately addressed and improved where possible. The checklist will be developed as part of a Sustainable Design SPD;
- Requiring proposals likely to generate significant levels of traffic to be located in accessible locations where opportunities for walking, cycling and use of public transport can be maximised and the need for car based travel to be reduced;

And ensuring that all development:

- Is designed to be adaptable, safe and accessible to all, to respond to the challenge of climate change and, in relation to housing, adapt to changing lifestyle needs over the lifetime of the development in accordance with the objectives of Policy CS11;
- Protects, restores, conserves and enhances the natural, built and historic environment and is appropriate in scale, density, pattern and design taking into account the local context and character, and those features which contribute to local character, having regard to national and local design guidance, landscape character assessments and ecological strategies where appropriate;
- Contributes to the health and wellbeing of communities, including safeguarding residential and local amenity and the achievement of local standards for the provision and quality of open space, sport and recreational facilities.



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- Is designed to a high quality, consistent with national good practice standards, including appropriate landscaping and car parking provision and taking account of site characteristics such as land stability and ground contamination;

- Makes the most effective use of land and safeguards natural resources including high quality agricultural land, geology, minerals, air, soil and water;

- Ensures that there is capacity and availability of infrastructure to serve any new development in accordance with the objectives of Policy CS8.

Proposals resulting in the loss of existing facilities, services or amenities will be resisted unless provision is made for equivalent or improved provision, or it can be clearly demonstrated that the existing facility, service or amenity is not viable over the long term.

#### Site Allocations and Management of Development (SAMDev) Policy MD2: Sustainable Design

Further to Policy CS6, for a development proposal to be considered acceptable it is required to:

1. Respond positively to local design aspirations, wherever possible, both in terms of visual appearance and how a place functions, as set out in Community Led Plans, Town or Village Design Statements, Neighbourhood Plans and Place Plans.

2. Contribute to and respect locally distinctive or valued character and existing amenity value by:

i. Responding appropriately to the form and layout of existing development and the way it functions, including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement; and

ii. Reflecting locally characteristic architectural design and details, such as building materials, form, colour and texture of detailing, taking account of their scale and proportion; and

iii. Protecting, conserving and enhancing the historic context and character of heritage assets, their significance and setting, in accordance with MD13; and

iv. Enhancing, incorporating or recreating natural assets in accordance with MD12.

3. Embrace opportunities for contemporary design solutions, which take reference from and reinforce distinctive local characteristics to create a positive sense of place, but avoid reproducing these characteristics in an incoherent and detrimental style.

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4. Incorporate Sustainable Drainage techniques, in accordance with Policy CS18, as an integral part of design and apply the requirements of the SuDS handbook as set out in the Local Flood Risk Management Strategy.

5. Consider design of landscaping and open space holistically as part of the whole development to provide safe, useable and well-connected outdoor spaces which respond to and reinforce the character and context within which it is set, in accordance with Policy CS17 and MD12 and MD13, including:

i. Natural and semi-natural features, such as, trees, hedges, woodlands, ponds, wetlands, and watercourses, as well as existing landscape character, geological and heritage assets and;

ii. providing adequate open space of at least 30sqm per person that meets local needs in terms of function and quality and contributes to wider policy objectives such as surface water drainage and the provision and enhancement of semi natural landscape features. For developments of 20 dwellings or more, this should comprise an area of functional recreational space for play, recreation, formal or informal uses including semi-natural open space;

iii. where an adverse effect on the integrity of an internationally designated wildlife site due to recreational impacts has been identified, particular consideration will be given to the need for semi-natural open space, using 30sqm per person as a starting point.

iv. ensuring that ongoing needs for access to manage open space have been provided and arrangements are in place for it to be adequately maintained in perpetuity.

6. Ensure development demonstrates there is sufficient existing infrastructure capacity, in accordance with MD8, and should wherever possible actively seek opportunities to help alleviate infrastructure constraints, as identified with the Place Plans, through appropriate design.

7. Demonstrate how good standards of sustainable design and construction have been employed as required by Core Strategy Policy CS6 and the Sustainable Design SPD.



**Existing access  
off Prince William  
Close**

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**View looking  
south along Prince  
William Close**

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**Electric sub  
station compound  
adjacent site  
access**

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**Rear of existing  
houses adjacent  
to Western  
boundary**

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**Existing tree  
and hedgerow  
on northern  
boundary to be  
retained**

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**Football ground  
adjacent to the  
Eastern boundary**

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**Internal view from  
the site looking  
West towards  
Prince William  
Close**

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**New housing  
development  
adjacent to  
the northern  
boundary**

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**View towards the  
north east corner  
of the site**

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**Existing play  
area off Gambrell  
Avenue**

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**Existing housing  
on Gambrell  
Avenue**

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**Existing housing  
on Gambrell  
Avenue**

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**Existing housing  
on Gambrell  
Avenue**

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**Existing housing  
on George Street**

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This planning application is submitted in full and proposes the erection of high quality family homes with associated parking, and areas of public open space, set in attractive landscaping.

The scheme is based upon a number of design principles which will ensure a comprehensive and coherent development, these include the following:

- To create a new access for the residential scheme off Prince William Close
- To maintain an acceptable separation distance to the existing electric sub-station compound
- To create a pedestrian link to Gambrell Avenue, adjacent to the existing play area, to improve connectivity to the site and allow access to the existing play area
- Retain key hedgerow features along the northern boundary and through the centre of the site
- Retain existing mature trees and incorporate within areas of public open space and take into consideration veteran buffer zones
- To create a distinct area of public open space adjacent to the existing football ground, with proposed dwellings fronting on, to provide natural surveillance
- Provide a balanced mix of house types and tenures to meet the needs of the local community, particularly young families, first time buyers, and those wishing to down size but stay in their local area, and to reflect comments received from Shropshire Housing in relation to the previous scheme
- To provide a layout which incorporates continuity of street frontages and enclosure of spaces, whilst respecting the boundary to the open countryside to the north-east of the site
- To ensure a safe, healthy and secure environment for both people and property
- To create interesting and varied street scenes by the use of a range of house designs varying in size and shape adding to the varied character of the existing housing in the area
- Respect the private amenity of existing adjacent residents through the selection of appropriate building heights and boundary treatments, and also adherence to separation distances
- Housing to be 2 storey in height and reflect the style of surrounding residential areas

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## Use and Amount

This application seeks planning approval for 69 family homes comprising a mix of 4 one bedroom, 12 two bedroom, 47 three bedroom and 6 four bedroom houses. A full schedule of accommodation is provided below for information

The proposed development comprises of the following tenures:

- 15 no. potential Housing Association homes;
- 11 no. shared ownership homes, and
- 43 no. open market homes.

This tenure mix has been amended in accordance with comments received from Shropshire Housing in relation to the previous proposals. This is enhanced further by dispersing the tenures across the Site as shown on the Proposed Affordable Housing Plan.'

The house types have been informed by the applicant's market and policy research team, but also through discussions with Councillors and officers who have a sound understanding of the local housing market and the requirement for affordable housing in the County. This is particularly the case for smaller properties for young families and for this reason the scheme comprises predominantly three bedroom homes. The proposed housing mix has therefore been carefully designed to directly address the issue of provision of affordable family homes for local people.

In addition, as set out in the accompanying Economic Benefits Report, Gleeson Homes engage with their customers to help people afford their own home, offering assistance through both financial advice and incentives. Whilst this is often young families and first time buyers, Gleeson do also provide free adaptations to their homes for occupants with disabilities, making their houses suitable for older people wishing to remain in the local community but downsize to a more manageable property.

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## Schedule of Accommodation

Type	Description	sq ft.	no.
<b>Potential Housing Association Units</b>			
150	1 bed apartment	392	2
151	1 bed apartment	452	2
250	2 bed terraced/semi-detached	753	3
252	2 bed terraced/semi-detached	753	3
350	3 bed terraced/semi-detached	904	2
357	3 bed terraced/semi-detached	904	3
<b>Shared Ownership Units</b>			
252	2 bed terraced/semi-detached	753	6
350	3 bed terraced/semi-detached	904	5
<b>Open Market Units</b>			
350	3 bed terraced/semi-detached	904	12
357	3 bed terraced/semi-detached	904	8
353	3 bed detached	904	5
354	3 bed detached	904	6
359	3 bed detached	984	4
360	3 bed detached	919	2
450	4 bed detached	1156	6
<b>Total</b>			<b>69no.</b>





- KEY**
-  1.8m HIGH TIMBER SCREEN FENCE TO SEPARATE DETAIL
  -  INDICATIVE TREE PLANTING (REFER TO LANDSCAPE LAYOUT)
  -  EXISTING TREES TO BE REMOVED
  -  EXISTING TREES TO BE RETAINED (SEE TREE CONSTRAINTS PLAN)
  -  EXISTING HEDGE TO BE RETAINED
  -  EXISTING HEDGE TO BE REMOVED
  -  VETERAN TREE BUFFER ZONE
  -  ROOT PROTECTION AREA
  -  SHARED DRIVE
  -  AS 'AS' AND 'OPP' HANDINGS OF HTS

**SCHEDULE OF ACCOMMODATION**

WRECKING HOUSING			
150	1 BED APARTMENT	392	2
151	1 BED APARTMENT	452	2
250	2 BED SEMI/TERR	753	3
252	2 BED SEMI/TERR	753	3
350	3 BED SEMI-DET	904	2
357	3 BED SEMI-DET	904	3 (22%)
HEYLO SHARED OWNERSHIP UNITS			
252	2 BED SEMI/TERR	753	6
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OMV UNITS			
350	3 BED SEMI-DET	904	12
357	3 BED SEMI-DET	904	8
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360	3 BED DETACHED	919	2
450	4 BED DETACHED	1156	6 (62%)
<b>TOTAL</b>		<b>60,498 SQ.FT</b>	<b>69no.</b>

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NET FOOTAGE	13,123 SQ.FT/ACRE

(TO BE READ IN CONJUNCTION WITH AFFORDABLE HOUSING PLAN)

REV	DESCRIPTION	DATE



GLEESON HOMES & REGENERATION

DRAWING  
AFFORDABLE HOUSING PLAN

PROJECT  
PRINCE WILLIAM CLOSE, WHITCHURCH

SCALE	1:500@A1	REV.	DRAWING No.
DATE	DEC 2021		MJG/PL-113/8
DRAWN	TWENTY10		

**TWENTY10**  
design

Twenty10 Management Limited, 82 Haverhill Avenue, Cotham, Clarity, Levensham, PO1 8AZ  
Tel: 01202 377100 Email: info@twenty10.co.uk

# PRINCE WILLIAM CLOSE, WHITCHURCH



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## Scale

The provision of 69 dwellings on a net site area of 1.87 hectares represents an efficient use of an otherwise vacant infill site. Development at a lower density would lead to much higher value properties that would not be affordable for the local families which Gleeson are looking to help into home ownership as part of these proposals. Moreover the density of the proposed development is 37 dwellings per hectare, and therefore reflective of typical development densities in suburban locations such as at the Site.

All of the proposed dwellings have been restricted to two storey in height to reflect the building heights of surrounding properties. This approach, together with retention and enhancement of the northern hedgerow, also ensures that the proposed development will have a limited impact on those viewing the Site from open countryside areas to the north and east as set out in the submitted Landscape and Visual Impact Assessment.

The density and building heights proposed are therefore considered to be of an appropriate scale in accordance with policy MD2.

## Layout

The proposed configuration of the development is shown on the site layout plan. The proposed layout has been informed by the site's constraints and opportunities.

The site constraints include the following:

- Consideration of the most suitable access into the site
- Noise and amenity concerns relating to the electric sub-station
- Noise and amenity concerns relating to the adjacent football ground
- The need to ensure that the amenity of existing adjacent residents is respected
- Avoid possible third party land adjacent to the site entrance
- Avoid utility easements and allow drainage connection point from adjacent land
- To provide access to the existing sub-station
- Need to retain the two existing mature trees on the site
- Need to retain where possible hedgerows within the Site and along its boundaries
- Ensure an appropriate boundary treatment along the sensitive north eastern boundary with the open countryside

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The site opportunities include the following:

- The site represents an infill site in an area suitable for new residential development to meet the needs of the local community, with suitable utility connections and capacity
- To provide an access solution that ensures safe access and egress into the site, and which does not impact upon existing residents
- To retain the existing hedgerow along the northern boundary of the site adjacent to open fields
- To retain existing trees within areas of proposed public open space
- To retain the existing concrete post and panel fence to the eastern boundary as appropriate and robust boundary treatment adjacent to the existing football ground
- A pedestrian link is proposed onto Gambrell Avenue to enhance connectivity
- Provide a coherent area of public open space to replace smaller parcels previously proposed, in response to comments received from Shropshire Council. The proposed location of this open space creates a separation between proposed dwellings and the existing football ground adjacent to the Eastern boundary, and also to open countryside to the North East. A footpath link is proposed through this open space to the football ground. The amount of open space provided is in accordance with the council's requirement for on-site provision. Both of the veteran trees are within the open space
- Proposed dwellings front onto the public open space providing natural surveillance to create a safe environment
- Proposed dwellings have been positioned to achieve suitable stand-off distances from adjacent residential dwellings to protect both new and existing resident's private amenity

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## Appearance

The proposed dwellings will be of a traditional brick and tiled roof construction, and will reflect similar housing designs in both the immediate vicinity of the site and within Whitchurch. They will utilise dormers and gables within the roof pattern to create a varied roofscape and be articulated with good quality detailing.

A materials plan is submitted with this application. Due to current supply issues, facing bricks are to later specification and to council's approval.

## Landscape

Existing established hedgerows and mature trees have been the starting point for landscape design in developing this Site. These are to be retained and have been carefully integrated within the detailed landscape proposals that form a key part in support of this application. The two veteran trees within the site, identified as 'T3' and 'T4' on the tree survey, are to be retained within the proposed public open space, and buffer zones to these trees are observed. Other key features of the landscape design are wildflower meadows, amenity grasslands and shrub, tree and hedgerow planting.

Individual residential units to receive landscaping treatment to soften edges of residential areas and public highway.

Rear gardens and private amenity spaces will be enclosed with a 1.8m high timber fence, as shown on the site layout plan.

Potential noise and amenity concerns relating to electric sub-station

Third party land to be avoided  
Proposed access with change of priority (see engineer's details)

Observe separation distance to existing dwellings

Observe proximity of existing dwellings to site boundary

Avoid existing culverted watercourse

Existing ditch

Observe separation distance to existing dwellings



Retain existing hedge as boundary treatment

Veteran tree retained within P.O.S

Proposed public open space with proposed dwellings fronting on to provide natural surveillance

Retain existing concrete post and panel fence as robust boundary treatment adjacent football club

Retain key hedgerow where possible

Proposed SW attenuation to engineer's design

Veteran tree retained within P.O.S

Observe veteran tree buffer zones

Proposed footpath to football ground

P.O.S to create separation between proposed dwellings and existing football ground

Create a pedestrian link to Gambrell Avenue and existing play area

## Constraints & Opportunities (NTS)





- KEY**
- 1.8m HIGH TIMBER SCREEN FENCE TO SEPARATE DETAIL
  - INDICATIVE TREE PLANTING (REFER TO LANDSCAPE LAYOUT)
  - EXISTING TREES TO BE REMOVED
  - EXISTING TREES TO BE RETAINED (SEE TREE CONSTRAINTS PLAN)
  - EXISTING HEDGE TO BE RETAINED
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(TO BE READ IN CONJUNCTION WITH AFFORDABLE HOUSING PLAN)

REV	DESCRIPTION	DATE



GLEESON HOMES & REGENERATION

DRAWING  
**MATERIALS PLAN**

PROJECT  
**PRINCE WILLIAM CLOSE, WHITCHURCH**

SCALE	1:500@A1	REV.		DRAWING No.	
DATE	DEC 2021				MJG/PL-113/6
DRAWN	TWENTY10				

**MATERIALS**

FACING BRICK	RED BRICK TO LATER SPECIFICATION AND LPA APPROVAL
	BUFF BRICK TO LATER SPECIFICATION AND LPA APPROVAL
ROOF TILES	DARK GREY PLAIN PROFILE CONCRETE INTERLOCKING ROOF TILES
FRONT DOOR & GARAGE DOOR	ANTHRACITE GREY
WINDOWS, REAR DOOR, PATIO DOOR & PERSONNEL DOOR	WHITE UPVC
RAINWATER GOODS	BLACK UPVC

# PRINCE WILLIAM CLOSE, WHITCHURCH



**TWENTY10**  
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REV	DESCRIPTION	DATE



GLEESON HOMES & REGENERATION

DRAWING  
STREET SCENES

PROJECT  
PRINCE WILLIAM CLOSE, WHITCHURCH

SCALE	1:100@A1	REV	1	DRAWING No.	
DATE	OCT 2022				MJG/PL-113/7
DRAWN	TWENTY10				

**TWENTY10**  
design

Twenty10 Management Limited, 52 Havelock Avenue, Easter, Galley, Leicestershire, LE15 8EJ  
Tel: 01509 277100 Email: info@twenty10.co.uk Mob: 0797077206

# PRINCE WILLIAM CLOSE, WHITCHURCH

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## Technical Considerations

### REFUSE:

All properties will have provision for the safe storage of wheelie bins and recycling bins. All waste bins will be collected kerbside and provision is made for this on the layout. The bin recycling system adopted by the council will be available to all dwellings.

### SECURITY:

The layout has been carefully designed to incorporate continuity of street frontages and enclosure of private spaces to create a safe and attractive living environment.

Provision is made for cars to be parked on private driveways and garages within the curtilage of the properties they serve.

Proposed dwellings overlook and provide natural surveillance over public spaces and footpaths throughout the development.

The Maximising Security through Design document, prepared by Gleeson Homes, a copy of which is submitted with this application, demonstrates the company's commitment to enhancing the security of its homes and developments. The document identifies design solutions which reduce vulnerability to crime.

The development will be served off a single access off Prince William Close to replace the existing informal access. This access will be in accordance with Gleeson's Highways Consultant's design, which is submitted as part of this application. The access has been re-designed and now incorporates a change in priority, following comments from SCC Highways in relation to the previous proposals. Prince William Close is a short cul-de-sac serving 25 dwellings. The proposed access will be located at the entrance to the cul-de-sac and will not adversely affect existing road users or the amenity of existing residents.

The proposed road layout within the development will consist of a 5.5m wide carriageway with 1.8m wide footpath to both sides, reducing to 4.8m wide carriageways with 1.8m footpaths

Access to individual dwellings will be in accordance with Part M of the Building regulations: Providing level access into all properties and adequate manoeuvrability for wheelchair users on the entrance of all dwellings.

Parking provision to serve the development is in accordance with the highway authority's requirements.

# Sustainability.

05

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The proposed development addresses sustainable design principles in the following ways:

- The provision of a range of house types and tenures to meet the needs of the local area.
- The site layout will achieve a strong community identity with a range of homes catering for a range of people with a variety of lifestyles.
- A neighbourhood with distinctive character creating a sense of place.
- High quality homes which exhibit architectural quality.
- A development which makes efficient use of land.
- The design of the buildings and layout is fully in accordance with all relevant standards including current building regulations which provide for numerous requirements for the efficient energy use and resistance to climate change.

# Conclusion.

06

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The requirements of design policy objectives at all levels have been considered carefully and is evidently absorbed within the scheme design.

Whilst relating to its environment with care and responsiveness to the circumstances to be found around its boundaries, this development makes maximum use of the site in terms of development potential and architectural form.

The use of traditional and contemporary building materials which will relate to the elements around the proposed development assists in providing continuity with the traditional features of the area.





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REV	DESCRIPTION	DATE
D	SCHEDULE UPDATED	26.10.22
C	LAYOUT RE-PLANNED	19.10.22
B	ACCESS AMENDED & RED EDGE ADDED	12.02.22
A	SCHEDULE UPDATED	02.02.22



GLEESON HOMES & REGENERATION

DRAWING  
**PLANNING LAYOUT**

PROJECT  
**PRINCE WILLIAM CLOSE, WHITCHURCH**

SCALE	1:500@A1	REV	D	DRAWING No.	
DATE	DEC 2021			MJG/PL-113	
DRAWN	TWENTY10				

**TWENTY10**  
design

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