

# Shropshire Local Plan Examination (Block 2)

## Matter 7 Hearing Statement on behalf of Wain Estates (ID: A0357)

### Albrighton Place Plan Area (Policy S1) - see MMs 076-079

#### ***1. Is the approach taken to development in the Place Plan Area, justified, effective and consistent with national policy?***

- 1.1 Wain Estates supports the approach taken to the Place Plan Area, including the identification of Albrighton as a Key Centre, which will contribute towards strategic growth objectives in the east of the County. The Pre-Submission Version of the Local Plan has identified a residential guideline for Albrighton of 500 dwellings which is to be met principally by one allocation, in addition to other completions and commitments.
- 1.2 The Council's Hierarchy of Settlements paper (August 2020) (EV060) reviews all settlements within the authority and establishes a settlement hierarchy based upon the sustainability of all settlements. As part of this assessment, settlements are assessed for their provision of primary and secondary services, transport and employment opportunities.
- 1.3 In this assessment Albrighton clearly emerges as a highly sustainable settlement and is acknowledged to have good access to services. Overall, the Hierarchy of Settlements study scores Albrighton 94 out of a possible 116 total points for sustainability. The settlement provides a wide range of services which meet not only the day to day needs of its residents but also those of the surrounding rural and urban catchment. The identification of Albrighton as a Key Centre is therefore considered to be sound.
- 1.4 Wain Estates supports the identification of development guidelines for categorised settlements such as Albrighton. The housing figures clearly seek to acknowledge the sustainability of such settlements, as well as the requirement to meet the needs of small settlements for new housing and sustain the existing services. Wain Estates supports the approach and acknowledges that site allocations provide certainty for all parties.

### **ALB017 & ALB021 - Land north of Kingswood Road and Beamish Lane, Albrighton**

#### ***1. What is the background to the site allocation? How was it identified and which options were considered?***

- 1.1 Shropshire Council has undertaken an assessment of a range of promoted sites for possible allocation in the Pre-Submission Version Local Plan. The detail of this assessment is included in the following evidence base documents:
  - Shropshire Council Local Plan Review 2016 - 2038 Preferred Sites Sustainability Appraisal (December 2020) (SD006.3)
  - Site Assessments: Shrewsbury Place Plan Area (December 2020) (SD006.18)
  - Shropshire Council Strategic Land Availability Assessment (November 2018) (EV106)

- 1.2 The Stage 3 Assessment included within SD006.18 identifies that sites ALB017 and ALB021 are considered to be 'achievable', 'available' and 'viable'. The assessment concludes that the sites are well related to the settlement within an area of safeguarded land identified to meet Albrighton's future development requirements and comprises a natural direction for expansion. Wain Estates fully supports the allocation of site ALB017 in conjunction with site ALB021 and considers the allocation to be an appropriate strategy which is sound.

**2. What is the scale and type/mix of uses proposed?**

**3. What is the basis for this and is it justified?**

- 1.3 As noted below at Question 4, an outline planning application has been submitted for the draft allocated site ALB017. The proposals are for up to 150 dwellings.
- 1.4 The applicant has undertaken a testing exercise which confirms that the submitted Site Plan can accommodate 150 dwellings, 20% of which will be affordable housing.
- 1.5 The proposed housing mix is in line with emerging policy and reflective of local needs. In line with Policy DP1, 5% of the dwellings will be built to the M4(3) (wheelchair user dwellings) standard within Building Regulations and 70% of the dwellings will be built to the M4(2) (accessible and adaptable dwellings) standard.

**4. What is the current planning status of the site in terms of planning applications, planning permissions and completions/construction?**

- 1.6 In July 2024 an outline application was submitted for the entirety of the ALB017 draft allocated site (Ref: 24/02662/OUT), with the following description:
- "Outline application for the erection of up to 150 dwellings with associated infrastructure and the principal means of vehicular access from Kingswood Road only (all other matters reserved)"*
- 1.7 The application is supported by a full suite of technical documents which demonstrates that the site is suitable. The application is the subject of a PPA and remains pending.
- 1.8 The application excludes the area defined as ALB021, which is in the control of another party, but has been designed with regard to delivery of both parts of the allocation.

**5. What are the benefits that the proposed development would bring?**

- 1.9 There are numerous socio-economic and environmental benefits which would arise from the proposed development. These can be summarised as:
- The provision of new high quality market housing in a sustainable location;
  - The provision of a policy compliant level of affordable housing in an area where there is unmet need;
  - The scheme would deliver formal/informal greenspace and play space for use by new and existing residents with its long-term management secured;
  - The development will improve connectivity and access to PRoWs;

- The ecology of the site will be improved through the provision of new green infrastructure which will exceed the necessary 10% net gain in biodiversity;
- Creation of employment opportunities through the construction phase of the development;
- The proposed development will significantly increase the number of economically active residents, boosting income and local expenditure.

***6. What are the potential adverse impacts of developing the site? How could they be mitigated?***

- 1.10 As with any site located on a greenfield site, urbanising development will introduce changes to the area. However, the submitted LVIA demonstrates the scheme can be delivered without unacceptable wider landscape and visual impacts.

***7. How is the site affected by flood risk? How has this been taken into account in allocating the site? How have the sequential and, if necessary, exception tests been applied?***

- 1.11 The planning application is supported by a Flood Risk Assessment (FRA) which confirms that the site is located entirely within Flood Zone 1 and is at a low risk from surface water flooding. The Sequential and Exception Test (EV094) has therefore not had to consider this site.
- 1.12 The FRA outlines how the SuDS Hierarchy has been implemented and confirms that the proposed drainage scheme implements infiltration-based methods of surface water disposal. The proposed surface water drainage features are designed to store the volume of water associated with a 1 in 100-year rainfall event, plus an additional allowance to account for increased rainfall due to climate change. The existing ponds on site will also be retained and a landscaped easement provided.
- 1.13 The FRA has therefore confirmed that the site is suitable for residential development without being subject to significant flood risk. Moreover, the development will not increase flood risk to the wider catchment area.

***8. What are the infrastructure requirements/costs and are there physical or other constraints to development? How would these be addressed?***

- 1.14 Infrastructure requirements can be addressed through payment of CIL and any requests for planning obligations which meet the requirements of the CIL tests.

***9. Is the site realistically viable and deliverable?***

- 1.15 Wain Estates have undertaken a viability exercise which considers the costs of developing the site and consider that the site is viable and deliverable.

***10. What is the expected timescale and rate of development and is this realistic?***

- 1.16 Table A7 of the Pre Submission Version identifies delivery within the Short Term (2020/21-2024/25) and Medium Term (2025/26 - 2029/30). Wain Estates support this assessment.

***11. Is the boundary of the site appropriate? Is there any justification for amending the boundary?***

1.17 The allocation boundary is appropriate and can accommodate the allocated development and the necessary mitigation.

***12. Are the detailed policy requirements effective, justified and consistent with national policy?***

1.18 The Development Guidelines (as amended) are considered to be sound and have been addressed through the planning application.

**Contact**

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