

## **Shropshire Local Plan Review: Site reference – HNN016 Highley (B-A074) on behalf of Mr & Mrs Maiden.**

### **Residential for around 100 dwellings on land to the South of Oak Street, Highley.**

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

The proposed housing for Highley (2016-2038) is set out in draft policy SP9 Highley Place Plan Area S9.1 Development Strategy: Highley Key Centre. Highley has been identified as a Key Centre with a residential guideline figure of around 100 dwellings.

We support the proposed development boundary around Highley, which provides natural growth and allows space within the boundary for further development which would contribute to meeting the housing target. The development boundary ensures that Highley still retains its historic character as a linear settlement.

The Council's Landscape and Visual Sensitivity Assessment states that the eastern area of Highley is of Medium sensitivity in terms of both visual and landscape sensitivity. Furthermore, the western side comprises of a mix of sensitivity including High, Medium-High, Medium and Low. Overall, the eastern area where the housing allocation is located is considered to be less sensitive than the western area and would therefore be a more suitable site for housing.

We support the preferred housing allocation HNN016 for approximately 70 dwellings and 50 extra-care apartments to contribute to meeting Highley's housing need. It will form a natural extension to Highley, neatly adjacent to the development boundary bordered by residential development and thus it will assimilate its surroundings.

The site will be carefully designed to fit with the surrounding residential development and would not be intrusive or insensitive. The most recent housing

development within Highley is located on the western side, therefore delivering housing to the east will create balance.

The site can be readily accessed and benefits from a good, existing access from the B455 Bridgnorth Road. The location of the site demonstrates direct access onto the highway network, which cannot be offered by the other sites in Highley. Furthermore, the Site Assessment document confirmed that the existing highway and access point is suitable for traffic associated with potential development on the site. The Highways Accessibility Rating (based on Primary School, GP, Surgery, Convenient Store and Public Transport Service) scored the site 21/24, demonstrating that the site is well located for sustainable residential development.

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

Approximately 70 dwellings and 50 extra-care apartments (mix of scale and tenure – bungalows, two storey dwellings, terraced units) to contribute to meeting Highley's housing need. It will form a natural extension to Highley, neatly adjacent to the development boundary bordered by residential development and thus it will assimilate its surroundings.

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

Highley will act as a Key Centre and contribute towards strategic growth objectives in the east of the County. This is the only proposed site allocation for the Key Centre and will therefore need to provide a range and mixed scale of tenure development to meet the needs of the area, in line with draft policy SP9.

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

The land is currently used for agriculture. It is an arable field adjacent/adjoining existing residential development to the west. There are no current planning applications on the site.

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

The development would bring housing and policy compliant affordable housing to the community as well as being policy compliant in all other respects.

A higher level of growth is needed in Highley in order to regenerate it. Its mining heritage is advantageous to the preservation of the area. Investment into Highley by providing a number of houses and increasing the population would in turn bring with it infrastructure development and investment which has been highlighted as necessary by Shropshire Council, as well as the Parish Council who have raised concerns over the current condition of the road. Therefore, future improvements include; highways improvements, parking provision for the medical centre and provision of leisure, recreation and amenity facilities.

Highley's allocation as a Key Centre will assist in contributing towards the strategic growth objectives in the east of the County. As highlighted in the Shropshire Local Plan Review: Consultation of Preferred Sites (November 2018), site HNN016 (Inc 014) benefits from good links into Highley and the site will deliver a mix of house types including bungalows and an extra care scheme.

In summary, HNN016 (Inc 014) provides an opportunity for Highley to benefit from a well-designed site in a suitable location that will deliver a mix of housing. The site is also located within walking distance of Highley's services and facilities. Allocation HNN016 is able to provide pedestrian connections to the countryside, particularly to the Severn Valley Country Park, the Shropshire Way along the River Severn and the trig point to the north of Highley with its views over the countryside to the north, enabling this allocation to actively encourage active living and a good quality of life as sought by Policy SP6 Health & Wellbeing.

Allocation HNN016 offers long-term potential to provide an estate road that connects to the B4555 to the north of Highley as shown overleaf. Land to the north of Hazelwells Farm is in the same ownership, allowing development to the northeast

of Hazelwells Road in a future Local Plan period to provide a new highway link road to take congestion off Woodhead Road and improve Highley's road network.

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

This is an edge of settlement location and so the landscape impacts of this will need to be considered with care. In landscape terms, the east side of Highley is less sensitive than the west in relation to views to and from the South Shropshire Hills Area of Outstanding Natural Beauty (AONB). A Landscape and Visual Impact Assessment in support of any subsequent planning application may help inform the landscape design and any mitigation required.

**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?**

The proposed allocation is within Flood Zone 1 and is therefore at the lowest risk of flooding and sequentially the site is therefore acceptable for development.

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

The development will be accessed via the junction arrangements undertaken by adjacent development approved under reference 20/00193/OUT. The recent consent for 20 affordable homes includes an adoptable road 5.5 metres wide and a suitable junction with the B4555 Bridgnorth Road. Access to the site would be via this adoptable road.

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

Yes, the site is a greenfield site with minimal constraints. It is viable and can be delivered.

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

The site is immediately available. It can be delivered early within the plan period.

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

The proposed site allocation boundary is deemed to be appropriate and extends to the natural field boundary.

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

Yes

