

Shropshire Local Plan Examination: Stage 2

Representor Unique Number: A0682

Representor: Miller Homes

Matter: Matter 31 – Transport and Infrastructure (Policy DP25, DP26, DP27, DP28)

Relevant Question Numbers: Policy DP25 (Question 1) and Policy DP28 (Question 28)

Matter 31 – Transport and Infrastructure (Policy DP25, DP26, DP27, DP28)

Miller Homes (A0682)

1. This Hearing Statement is submitted on behalf of Miller Homes (“Miller”).

DP25 – Infrastructure Provision (see MM058)

1. Is the policy justified, effective and consistent with national planning policy?

and

DP28 – Communications and Transport (see MMs 063-064)

1. Is the policy justified, effective and consistent with national planning policy?

2. This Hearing Statement seeks to respond to Questions 1 relating to Policy DP25 “Infrastructure Provision” and Policy DP28 “Communications and Transport” collectively, and is to be read in conjunction with the Hearing Statements submitted on behalf of Miller Homes in relation to Stage 1: Matter 8 (Examination Document Ref: M8.20 A0682 Miller Homes) and Stage 2: Matter 5.
3. Miller Homes is aware of the Council’s aspiration for the Draft Local Plan and its Evidence Base to deliver significant infrastructure mitigation/enhancements at Shifnal during the plan period. The intention is that the provision of infrastructure will allow the town to grow sustainably. These aspirations continue to be supported by Miller.
4. It is acknowledged that Policy DP25 seeks that new developments leading to a shortfall in infrastructure provision will fund necessary improvements through a suitable development contribution (unless the identified shortfall is being addressed by other means). However, it is currently unclear how the small-scale of residential development proposed in the Draft Local Plan for Shifnal will be capable of making a meaningful contribution towards this infrastructure package. This should be clarified to ensure that the policy is effective upon implementation.
5. As outlined throughout the evolution of the Local Plan to date, as a strategic-scale new community which can deliver c. 1,200 dwellings in total, South West Shifnal provides a valuable opportunity to make proportionate contributions to the package of infrastructure improvements identified for Shifnal (provided that the CIL Regulation 122(2) test is satisfied at planning application stage). Such a package of infrastructure improvements could include:
 - A link road between the A464 (south) and the A4169 to help ease highway capacity issues in the town centre (recognised in the Draft Local Plan at Paragraph 5.216 (amended to Paragraph 5.221 via Minor Modification AM101);

- A school car parking drop-off point and new footway on Park Lane to ease existing congestion;
 - Provision of land for a new primary school to ease existing capacity issues;
 - A local centre, including a new health centre and new retail facilities;
 - New active travel routes providing links between existing communities and the wider countryside, including the potential delivery of a link between public right of way ref. 0141/12/1 and Stafford Avenue, as identified in the Green Infrastructure Strategy (EV052-20, p12);
 - Flood management measures to the Wesley Brook corridor which is included as part of South West Shifnal, including significant new areas of green infrastructure and habitat creation (as identified in the Green Infrastructure Strategy EV052-20);
 - Contributions to off-site highway junction improvements and public transport;
 - Provision of significant areas of new open space; and
 - Significant affordable housing provision to redress worsening levels of affordability.
6. Paragraph 5.217 (amended to Paragraph 5.222 via Minor Modification AM101) of the Draft Local Plan recognises that the strategic opportunity at South West Shifnal will contribute to improving the strategic physical, social and economic infrastructure of the town, albeit stops short of allocating any part of the site for delivery by 2038 (or beyond, should this be required to be extended, see Matter 1 Hearing Statement). However, there are no existing constraints that will prevent this infrastructure being delivered earlier if development commences prior to 2038.
7. Miller is promoting all of the land at South West Shifnal and whilst it strongly supports its safeguarding under Policy SP11 (or as amended to Policy SP10 via the proposed Main/Minor Modifications), it requests that it be allocated in the Draft Local Plan for residential-led development to enable phased delivery. This approach will enable the town to grow sustainably during, and beyond, the plan period, with associated and proportionate improvements to the town's infrastructure secured during the plan period.