

**Statement regarding Matter 22 – Shrewsbury Place Plan Area  
(policy S16) – see MMs 110-121**

**Site Allocation – Land Off Lyth Hill Road, Bayston Hill,  
(BAY039).**

An application submitted in May 2017 to build 103 houses was refused in 2017 with the following included in the statement for reasons for decision:

*The application site lies in a countryside location outside the development boundary of Bayston Hill where open market residential development is strictly controlled. There is sufficient prospect of housing guideline numbers being met in Bayston Hill such that the development of additional sites outside of its boundary is unjustified according to MD3.*

This statement is currently still true for Bayston Hill

A further application to build 106 houses was submitted in November 2022 but after 86 objections were tabled this application was subsequently withdrawn in February 2023.

Shropshire Council's Planning Policy Comments stated that:

*"It is acknowledged that the proposal complies with the draft Shropshire Local Plan in terms of the site location, as it is situated on site reference BAY039 in the draft Shropshire Local Plan. However, at present, the proposals do not comply with the draft Shropshire Local Plan for the following reasons:*

- *The scheme does not comply with the emerging site guidelines in relation to the provision of a footpath and highways.*
- *There are unresolved objections to the site which is still subject to examination as part of the Local Plan Review.*
- *Further clarity would be needed to ensure that the planning application conforms with the wider emerging policies. To be compliant, it would have to accord with all the emerging policies as the emerging Plan is to be read as a whole. This is in specific reference to DP1 as alluded to earlier, as well as the new policies (rather than those evolving from the adopted Local Plan) such as the requirements under SP3 and SP6.*

*I have not been able to identify any other significant additional community or other sustainability benefits, such as enhanced affordable housing provision".*

It was also noted in Shropshire Council's Planning Policy Comments that:

*"there are a number of objections to this planning application, including from the parish council. These objections include reference to issues with highways, local surgery pressures, use of greenfield sites, insufficient infrastructure and that there are no substantial changes to the previous refused application from 2017."*

A further application to build 114 houses was submitted February 2024 and is currently under consideration. Shropshire Council's Planning Policy Comments include the following conclusion:

*There is a need to consider whether the positive material considerations identified, in combination, weigh sufficiently in its favour in the balance of decision making, in relation to the delivery of sustainable development. Compliance with all emerging draft policies within the draft Shropshire Local Plan would also need to be demonstrated.*

With regards to BAY 039 the Parish Council has real concerns with the following:-

- Traffic Volumes up and down Lyth Hill Road have significantly increased since the decision was made to include BAY 039 in the draft local plan. There is a Pre School-Nursery above BAY039 which attracts considerable vehicle activity peak morning and afternoon. Post Covid has seen a significant increase in the use of the Lyth Hill Country Park, there is also additional funding to expand this park for the benefit of nature recovery and will itself increase traffic volumes. The amount of on road parking along the length of Lyth Hill Road makes this a difficult road to negotiate at peak times and does not make it a particularly cycle friendly route. This development would only add considerably to the pressures on Lyth Hill Road.
- The Parish Council has significant concerns regarding the additional pressures this development places on the Junction of Lyth Hill Road with the A49, already a very busy junction at peak times and already effected by considerable traffic congestion at the main Dobbies Island that can back right up to this junction.
- The Primary School in Bayston Hill is already at capacity and we are aware that families in the village have not been able to send their children to the local Primary School. This new BAY039 would result in traffic movements out of the village not in accordance with a sustainable policy.
- The Medical Practice is also at breaking point and so again BAY039 would result in traffic movements out of the village.
- There is no regular bus service for the Lyth Hill area to service BAY039.
- There is considerable concern regarding the flood risk that this development will create for residents in Yew Tree Drive and for Lyth Hill Road as well. There is already a history of flooding in Yew Tree Drive.
- BAY039 will be utilising prime agricultural land and will have an impact on biodiversity. These are both crucial in the response to climate change and should not be sacrificed for this development.

In conclusion circumstances have changed significantly since the proposal to include BAY039 in the Draft Local Plan was made and consequently we do not feel that a development of this size can be supported by the infrastructure in Bayston Hill and that the development flies in the face of sustainability with regards to Climate Change pressures. We would ask the Inspector to give consideration towards withdrawing BAY039 from the Draft Shropshire Local Plan.