

**Shropshire Local Plan Review: Site reference – BIT022 Bicton (A0352) on behalf of HP Price & Sons Mr Barry Price.
Residential development for around 15 dwellings on land East of Villa Farm, Bicton.**

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

The proposed housing for Bicton (2016-2038) is set out in draft policy S16.2. Community Hubs: Shrewsbury Place Plan Area

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

The site extends to 1.8 hectares and is the only proposed allocated site for Bicton. There is a windfall development of 12 for the settlement and yet the housing guideline for the site is only 15 dwellings. The site could accommodate more than double the housing guideline, and more land is available bordering the proposed allocation that would make a logical extension. At the current target of only 15 dwellings, this would result in a density of development of only 8.33 dwellings to a hectare. The site could accommodate a range and mixture of dwelling sizes to meet the needs of the area, rather than large executive size housing which would be likely with a housing guideline figure of only 15 dwelling for the whole allocation.

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

Bicton is a modest sized village to the north west of Shrewsbury on the B4380. Whilst the village benefits from a range of services and facilities, the growth proposal for the area has taken account of its limited scale as well as levels of past housing delivery. The retention of local village character and the maintenance of a clear distinction from the eastern edge of Shrewsbury are key local priorities and have been reflected in the allocation on land east of Villa Farm.

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. It would utilise an existing access onto the highway.

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

The proposed density of development is low and should be increased to make use of the land available and provide a better range and mix of house types and tenure.

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?

An appropriate access from the B4380 and any necessary improvements to the local highway network, including an extension of the 30mph zone other and traffic calming measures will be delivered. Existing trees, hedgerows and priority habitats will be retained and enhanced. The development will respect heritage assets within the wider area. Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise from the B4380. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of

the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.

9. Is the site realistically viable and deliverable?

Yes, the site is a greenfield site with minimal constraints. The site is deliverable, but a higher density of development should be provided on the site to make better use of the available land. Given that the housing allocation for Bicton is proposed to be 30, this site is large enough to accommodate all of that allocation and more.

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

The site is immediately available and in a sustainable location located close to the market town of Shrewsbury. There are a number of developers interested in purchasing the site, but discussions remain confidential until the allocation has been secured. It is anticipated that delivery of the site would be early within the plan period.

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

The residential development guideline for Bicton states 30 dwellings in total, with this site BIN022 providing 15 of those units. The density of development is extremely low, the site is capable of accommodating the whole housing guideline for Bicton, and more land is available should the housing guideline figure for the settlement be increased.

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

Yes

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