

Shropshire Local Plan Review: Site reference – BNP024 Land west of Shrewsbury Road, Baschurch (A0038/B-A219) on behalf of Mr & Mrs J & F Davies.

Residential development for up to 35 dwellings on land to the north of Milford Road, Baschurch

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

The proposed housing for Baschurch (2016-2038) is set out in draft policy SP16.2 Community Hubs: Shrewsbury Place Plan of the emerging local plan. Baschurch has been identified as a Community Hub settlement with a residential guideline figure of around 360 dwellings.

BNP024 is one of two key development sites in Baschurch in the new local plan. The site is situated adjacent to and accessed via an existing residential development approved under reference 14/01123/OUT. This site will provide connectivity for pedestrians, cyclists and vehicles, plus necessary highway junction improvements onto Shrewsbury Road. Whilst the site would provide housing to meet the identified requirement, it would also provide the opportunity to bring other significant benefits to the community in the forms of financial contributions towards the proposed medical centre and sustainable travel.

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

The site allocation is for 35 dwellings with associated infrastructure.

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

Baschurch is identified as Community Hub within the Shrewsbury Place Plan. It has a good range of facilities including primary and secondary schools, an active retail, employment, leisure and tourism, medical facilities, support services and infrastructure.

The explanatory text to draft policy SP16.2 provides further narrative which has informed preparatory work undertaken on behalf of the landowner to demonstrate that the site is deliverable. In particular, paragraph 5.230 states:-

“Baschurch is a large village to the north of Shrewsbury, which benefits from a good range of services and facilities. Over recent years the village has experienced relatively high levels of growth, partly through planned development, but also as a result of speculative applications granted approval in an effort to boost housing supply. The local housing requirement and the allocations identified to deliver this, reflect this situation and the need to utilise existing opportunities, but also to ensure a balance of development across the village.”

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. 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.

Residential development in Baschurch will help to encourage Shropshire Council to look positively at opportunities for Shropshire to utilise the railways within the county. Baschurch is the prime location in which this can realistically be achieved. The village lies on a railway line and despite the closure of the station many decades ago, the potential remains to open a station at Baschurch. The Council's Sustainability Appraisal notes that, *“A greater emphasis on urban centres provides the best opportunity of the three options to exploit existing transport infrastructure and improve access to public transport in the medium to long term.”* Baschurch already has good public transport in terms of its bus services, and this could be further improved with the re-opening of the railway station. The Parish Council has commissioned a feasibility study looking into this.

Baschurch is a location where the market has shown strong interest and where rural development can be focused on a location with a good range of services and facilities including primary, secondary and tertiary education (Adcote School for Girls and Walford Agricultural and Sports College), and the potential to deliver road and rail infrastructure improvements.

Recent growth in Baschurch is linked to the provision of a mini-supermarket and provision for a new doctors' surgery. There is potential for the railway station to be re-opened over the plan period too. The development will help the village to have the 'critical mass' necessary to retain its existing services and attract new facilities in the period to 2036.

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. 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 an existing development approved under reference 14/01123/OUT. No new access is proposed off Milford Road. Highway junction improvements may be required on The Shrewsbury Road junction to accommodate the increase in traffic.

9. Is the site realistically viable and deliverable?

Yes. This is a greenfield site, with an existing access available via the adjacent development to the east. There is a developer on board and deliverability is extremely likely to happen within the first 5 years of the plan period.

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

The site is immediately available and has a developer on board. 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 site boundary is acceptable.

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

Yes

BERRYS

