

SHROPSHIRE LOCAL PLAN EXAMINATION

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| Stage 2 Hearing Statement Representer unique Part A Ref * | Great Hanwood Parish Council A0466 |
| Matter | 22 |
| Issue | Whether the proposed Place Plan Area and site allocations within it are justified, effective and consistent with national planning policy. |
| Site | N/A |

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

Whether the proposed Place Plan Area and site allocations within it are justified, effective and consistent with national planning policy.

Submission prepared by Lee Searles MRTPI (Andrea Pellegram Ltd) on behalf of Great Hanwood Parish Council.



1. This statement is presented by Great Hanwood Parish Council for consideration of Matter 22 in Stage 2 of the Local Plan Examination in relation to the justification for and effectiveness of the strategy for that area. The statement sets out concerns and ambitions to ensure the Shrewsbury Place Plan delivers for the Place Plan Area as a whole. It also sets out specific comments in relation to Hanwood Community Hub, Hanwood Settlement Boundary and Residential Guidelines.
2. Great Hanwood Parish Council engaged positively in the development of SAMDEV adopted in December 2015 and has also engaged positively in the Shropshire Local Plan Review over the allocation of land within the parish for the Sustainable urban extension of 1500 homes and 5 hectares of employment land to the southwest of Shrewsbury (now presented as sites SHR060, SHR158 and SHR161).
3. As a Community Cluster settlement in SAMDEV and now a Community Hub, two smaller site allocations for development of housing on the western edge of Hanwood village (located in Pontesbury Parish) and a site close at Hanwood Bank, were made in SAMDEV and these have been consented and completed. No further site allocations are proposed within Hanwood Parish to the west of the A5.
4. Following a Community Governance Review, from May 2025, that part of Hanwood Parish to the east of the A5, including site allocations SHR060, SHR158 and SHR161, will be incorporated

into the Shrewsbury Parish area. The Community Hub designation is based on Hanwood Village (excluding Hanwood Bank) which is to be given a development boundary.

5. In relation to the remainder of the Shropshire Local Plan, from this point forward, Great Hanwood Parish Council (GHPC) is focused on securing a positive the relationship between the new parish area and the sustainable urban extension and on Place Plan proposals for Hanwood as a Community Hub.

Relationship to Sustainable Urban Extension

6. The site allocation for 1500 homes and 5ha of employment land (SHR060, SHR158, SHR 161) is located to the east of the A5. The A5 presents a strong boundary and clear edge to the south and west of Shrewsbury with the sustainable urban extension inside it. No development is planned on land immediately to the west of the A5 and this is welcomed.
7. **Maintaining rurality through Green Infrastructure provision** – GHPC does have a concern over the potential for urban pressures and activities to leak out of the edge of Shrewsbury post-development of the sustainable urban extension, to erode the rurality and distinct nature of settlements in Hanwood Parish. There is also potential for further promotion of development off A5 roundabouts for housing or commercial development.
8. In this context, GHPC would support a strengthening of green infrastructure within the parish to the west of the A5 with an emphasis on nature recovery as a way to meet nature recovery objectives, biodiversity net gain requirements and to mitigate future development pressure on land to the west of the A5. The objective to strengthen green infrastructure to the west of the A5 in Hanwood Parish should be recognised in policy.
9. **Addressing traffic Impacts** – The addition of a significant population at the sustainable urban extension using the Hanwood Road will lead to an increase in traffic along the A488 in the direction of Pontesbury, Minsterley and Bishop’s Castle which for much of its length outside the settlements is at the national speed limit. The road is already a dominant and negative feature of Hanwood and increased daily traffic movements along it will have further negative effects. Improved pedestrian safety and amenity within Hanwood Bank and Hanwood can be achieved and general amenity (for example from lower noise) could be improved by traffic calming measures within the settlements – through investment in gateways, other physical measures to slow traffic down and clearer signs for motorists. An objective to secure an improved traffic environment in Hanwood Bank and Hanwood should be recognised in policy.
10. **Improving active travel and bus services** - People living in Hanwood Bank, Hanwood and other villages located along the A488 Hanwood Road to the west of the A5 rely on facilities, services, employment and cultural provision in Shrewsbury. The Big Town Plan and the Local Cycling and Walking Investment Plan (LCWIP) include broad objectives to improve active travel routes and facilities along the A488. Investment linked to the development of the Sustainable Urban Extension could help to deliver improved sustainable transport access. The opportunity to improve active travel routes and bus services should be recognised in policy.

Recommendation

11. The following wording (in bold underlined) is proposed for addition to Policy S16.1 Schedule S16.1(i) Site Allocation SHR060, SHR158 & SHR161 Development Guidelines (see GC4m Main Modifications (MM113) from Jul 2024) to capture the points raised above:

*‘Development will create new and enhance existing green infrastructure corridors. These corridors will include effective native planting, enhance and buffer the environmental network on the east of the site, **create and connect green infrastructure to the west**, and contribute to the Big Town Plan strategy to improve the town’s green network.*

*Appropriate vehicular access points will be provided from both Mytton Oak Road and Hanwood Road and will support the creation of a circular link road sufficient to sustain a bus route, potentially linked to the creation of a new Park and Ride facility to the north of the site. **Arterial bus services, including to Hanwood, Pontesbury and Minsterley will be improved.** All necessary improvements to the Local and Strategic Road Networks will be undertaken and funded through the development, informed by appropriate Transport Assessment.*

Either on or off site contributions are made towards the delivery of additional playing pitch provision in line with the Council’s Playing Pitch and Outdoor Strategy. These playing fields are managed and maintained in perpetuity by way of legal agreement.

*Development will create and enhance pedestrian and cycle links within and through the site, in this area of town, ~~and~~ from the site into the town centre **and to Community Hub settlements to the west.***

*Mature trees, hedgerows, public rights of way and priority habitats will be retained, forming part of the green infrastructure network. Where appropriate it will also be enhanced and expanded (**including to the west of the A5**) to create a sustainable juxtaposition between the built and natural form.’*

Place Plan Area Proposals for Hanwood Community Hub

12. Shrewsbury Place Plan Area proposals for Hanwood Community Hub reflect completed developments (of 30 dwellings) from SAMDEV site allocations and other planning permissions (3 dwellings). No further local plan site allocations are required to meet the residential guideline of 50 dwellings over the plan period. Windfall development of 17 dwellings is envisaged over the remaining plan period (as at March 2023 – see GC4m Main Modifications – Schedule A5(ii)).
13. In relation to Community Hubs and smaller settlements in Hanwood Parish and adjoining Pontesbury Parish, there is a strong community objective to avoid ribbon development east and west along the A488 that would result in coalescence of separate settlements.
14. Hanwood has been identified as a Community Hub. The Shrewsbury Place Plan Area Inset Map for Hanwood (SD005.16a – S16.a) defines a development boundary for Hanwood village whilst Hanwood Bank is located in the countryside. The proposed development boundary is welcomed for the following reasons:

- i. A green gap is maintained between Hanwood and Hanwood Bank to the east. Preservation of this gap is important locally in terms retaining the separation of these settlements. Development of land on the north side of the A488 between the two settlements would create coalescence and intrusive landscape and visual impacts from development on steeper hillsides than existing development at Hanwood Bank.
- ii. A green gap is maintained between Hanwood and Cruckmeole to the west. This is in accordance with the objectives and of the Pontesbury Neighbourhood Plan and policy LAN4 which are supported by GHPC. The policy seeks to avoid the coalescence of settlements, stating *'Development proposals should protect the separate identity of and contribute to maintaining the gaps between the settlements of Cruckmeole and Hanwood and Pontesbury and Minsterley'*.

Recommendation

15. With reference to Hanwood Community Hub, Great Hanwood Parish Council seeks the retention of the residential guideline of 50 dwellings set out in policy 16.2 of the draft Local Plan (see GC4m Main Modifications MM113) to be delivered in accordance with Schedule A5(ii) set out in Council Document GC4m Main Modifications (July 2024). The Development Boundary for Hanwood shown in SD005.16a – S16.a Shrewsbury Place Plan Area Inset Map for Hanwood, is also supported.
16. GHPC supports the Shrewsbury Place Plan Area proposals for the Hanwood Community Hub as **justified** in reflecting the lack of potential for additional development at the settlement and **effective** in setting a development boundary which will maintain the separation of settlements and through this not support development which would lead to coalescence and ribbon development along the A488.