

SHROPSHIRE LOCAL PLAN EXAMINATION

Stage Two Hearing Statement

Representor unique Part A Ref *	A122
Matter	5 - Infrastructure Delivery and Viability (Policies SP1, SP2 & SP14)
Relevant questions	2, 3, 4
Comments as attached	

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Reference: A122

Date: 17/09/2024

Infrastructure

2. *Are there known sources of funding for development expected to be delivered in the first five to seven years of the Plan? Are these all in the Council's latest Infrastructure Delivery Plan?*

Shrewsbury South West will provide the following funding for development infrastructure. The items below are included in the Council's latest Infrastructure Delivery Plan.

- a) Mytton Oak Medical Centre - 0.5 hectare provision of land for a new medical centre, if required. The CCG is to confirm the need to implement infrastructure, if required, at the planning application stage. The facility is to be funded by developer contribution (CIL) if required.
- b) New Primary School in Bowbrook - the Council has committed funding to this. Land adjacent to the Bowbrook School site is to be provided by developers for the facility.
- c) All necessary improvements to the local and strategic road network associated with the development of SHR060, SHR158 and SHR161. This includes vehicular access points provided from both Mytton Oak Road and Hanwood Road, as well as foot and cycle links within the site and from the site into the town centre. This is to be funded through developer contributions.

At least some of the funding for these is expected to be delivered within the first five to seven years of the Plan, following adoption.

3. *Will the delivery of strategic infrastructure allow for the delivery of planned development in line with the latest housing trajectory? If not, what will be the shortcomings and how will the Council address these matters?*

The items set out above are expected to be delivered as the development of Shrewsbury South West progresses. It is expected that a future planning permission for the urban extension will be accompanied by conditions and by a Section 106 Agreement setting out at what point infrastructure will be needed and in what form the developer contribution will be made.

4. *Has the time lapse that has occurred with this examination resulted in any changes in terms of viability? If so, what are they and will they affect the deliverability of any aspects of the Plan?*

CEG's can confirm that the Shrewsbury South West urban extension remains viable and deliverable despite the time that has elapsed since the examination began.