

Shropshire Local Plan Review

Examination in Public

Stage 2 Hearings

Hearing Statement for Matter 5 – Infrastructure, Delivery and Viability (Policies SP1, SP2 & SP14)

On behalf of Barwood Development Securities Limited
(Barwood Land)

Date: September 2024 | Pegasus Ref: P18-2665

Author: SB

Representor unique Part A ref	A0608 – Barwood Land
Matter	5
Relevant Question Nos	3



Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
ISSUE	20/09/2024	SB	SB	ISSUE



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Introduction

Pegasus Group is instructed by Barwood Development Securities Ltd (Barwood Land) to respond to the Shropshire Local Plan Examination: Stage 2 Matters, Issues and Questions produced by the Inspectors appointed to hold an independent examination of the Shropshire Local Plan ('the Plan').

This Statement relates to Matter 5 – Infrastructure, Delivery and Viability (Policies SP1, SP2 & SP14).

Barwood Land are promoting land west of Ellesmere Road (ref SHR173) for 450 residential dwellings plus a local centre, which is currently in front of the Council as an outline planning application (LPA ref: 22/01432/OUT) for determination. Notwithstanding this application, the comments made in this Matter Statement relate to the questions posed by the Inspectors which form part of the Stage 2 Hearings.

Matter 5: Infrastructure, Delivery and Viability (Policies SP1, SP2 & SP14)

Issue: Whether the approach to infrastructure delivery, implementation and monitoring is positively prepared, justified and consistent with national policy.

- 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?**

North West Relief Road

Barwood Land's land interests on land west of Ellesmere Road could ensure that the Local Plan delivers housing from early in the plan period. The land, proposed allocation SHR173 for up to 450 dwellings plus a local centre and strategic infrastructure is subject to a current outline planning application that is currently before the Local Planning Authority (ref: 22/01432/OUT).

The Council's proposed trajectory identifies that the Site could deliver 190 dwellings by 2033 (base date of April 2023), with the remainder delivered post 2033.

This position is generally supported and based upon the current planning application and issue of a positive decision, it is considered that the Site could begin to deliver dwellings by 2026, early in the Plan period, to ensure the delivery of housing as early as possible to meet the Local Plan strategy and sustainable development. Subject to further highways modelling, we believe that the entire site, not just phase 1, could be delivered in full without a severe impact on the network, prior to the North West Relief Road being fully operational.

As set out in the agreed Statement of Common Ground dated August 2024 and submitted to the Examination, it is Barwood Land's position that the Site could be delivered in full by 2030 and the trajectory for delivery of the Site should be updated and amended. It is agreed in principle within this SoCG between Barwood Land and the LPA that 150 dwellings of the 450 dwellings allocated to be delivered on the Site could be delivered prior to the NWRR being operational without having a severe impact on the highway network. In this regard the outline planning application proposes a phased approach to delivery of the Site. The Transport evidence provided with the current application identifies a phased delivery where 150 dwellings could be delivered ahead of the NWRR coming forward.

The Transport Assessment (TA) which supports the current outline planning application for the Site has been prepared in accordance with detailed pre-application discussions with Shropshire Highways Officers, to determine the scope of works that have been undertaken and agree the modelling and specific junction considerations that have informed the TA. Shropshire County Highways has a strategic highways model in place to model cumulative impacts of all development proposed in the emerging Local Plan and the applicants are currently working with highways to utilise the model to support the planning application. Further, the NWRR now has a resolution to grant planning permission subject to the signing of the draft Section 106 Agreements, and according to the Council's published timelines, the road will be open by 2030.

On that basis, and notwithstanding the timescales set out in the Statement of Common Ground, the Ellesmere Road site SHR173 could be delivered by 2032 with all dwellings occupied, as follows:

- Outline Planning Permission granted – 2024
- Site Sale, Reserved Matters Approvals and Discharge of Conditions – 2025
- Lead-in and 50 dwellings completed – 2026
- 100 dwellings completed – 2027 (target NWRR opening year)
- 100 dwellings completed – 2030 (plus delivery of Local Centre)
- 100 dwellings completed – 2031
- 100 dwellings completed – 2032

The Council's trajectory should be amended to reflect the position regarding delivery of planned infrastructure.

Affordable Housing

The delivery of the Site on a phased basis will also allow the delivery of affordable housing associated with the Site early in the Plan period.

The draft Local Plan at para 4.49 (SD002) states that the need for affordable housing in Shropshire "*is evident throughout the County*", with more than 5,000 households looking for homes, and the 2020 Strategic Housing Market Assessment (SHMA) concluded that during the Local Plan period 2016–2038, an estimated 799 households per year will require affordable housing.

The Site can deliver up to 45 affordable homes within its location in the identified 'north of Shropshire' area (see Figure 4.1 in the Local Plan as per Additional Modification AM019 (Doc GC4I SD003.01) meaning it will deliver 10% affordable housing. Delivery of the Site on a phased basis will allow 15 affordable units to be delivered in Phase One, by 2027, with the remaining 30 affordable homes delivered across the rest of the Site by 2032.

Given the Council's identified critical need for affordable housing, its delivery within the Ellesmere Road site early in the Plan period should be attached significant weight.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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