

## Representations to the Shropshire Local Plan Review: Examination Hearings

Relating to SHR054a – Land south of  
Sundorne Road, Shrewsbury

Author: AR



Shropshire Homes Limited ('SHL') are writing to the inspector in relation to draft allocation SHR054a – Land south of Sundorne Road, Shrewsbury.

SHL are supportive of this allocation, and can confirm that they are the intended developers of this site following a contractual agreement with the landowners. SHL are confident that the site is suitable, available and deliverable.

This representation responds to Matter 22 within document ID40 Inspectors' Matters, Issues and Questions (MIQs) Stage 2 which was published on 24<sup>th</sup> July 2024. SHL understands that in the main the questions relating to Matter 22 are directed to the Council. With this in mind, SHL have only sought to make comment where they feel that they can provide additional detail in supplement to the Council.

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

No comment from SHL.

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

The scale and mix of this allocation will be in-line with the emerging plan and appropriate to the area. The development guideline (60 dwellings) is achievable and will result in predominantly 2-storey residential housing of an appropriate density.

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

The proposed sale and mix of development makes efficient use of the site and reflects the character and density of the surrounding area.

4. What is the current planning status of the site in terms of planning applications, planning permissions and completions/construction?

There is no relevant planning history.

5. What are the benefits that the proposed development would bring? What are the potential adverse impacts of developing the site? How could they be mitigated?

The development will provide much-needed new homes to Shropshire's primary, most populous and most sustainable settlement. This includes a policy compliant level of affordable housing. The site is well-defined and has a limited impact on the landscape. The northern boundary abuts the Shrewsbury club and existing residential development; the eastern boundary comprises a very well established landscaped bund to the A49 (creating both visual and acoustic separation from the road). The southern boundary comprises established planting, the former canal towpath (Shropshire Way) and a small commercial development beyond which is an established woodland. A benefit to the development is that it will also increase surveillance upon the former canal (otherwise known as Shropshire Way).

The western boundary features established hedging, a service road to the commercial development and a second established hedgerow. Beyond this are the playing fields associated with Shrewsbury Sports Village.

There are no significant adverse impacts of developing this site on its locality.

SHL are confident that the development can be achieved in line with the development guidelines for this allocation, which includes a number of benefits including creation of a high quality and well-designed transition from the settlement to the countryside, a new pedestrian route, replacement of any displaced parking from the Shrewsbury Club site and any highway upgrades required.

6. 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 site is located within flood zone 1, and there is no known surface water flooding risk. The development will consider ground conditions and design appropriately sized SuDS features in order to ensure that the site does not worsen any flood risk 'downstream'.

7. What are the infrastructure requirements/costs and are there physical or other constraints to the development? How would these be addressed?

Access rights from Sundorne Road are reserved along the eastern edge of the Shrewsbury Club car park. There are no infrastructure requirements other than those usually associated with a development of this type.

8. Is the site realistically viable and deliverable?

SHL is confident that a policy compliant scheme on this site will be viable and deliverable.

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

SHL intend to prepare and submit a planning application for this site as soon as the plan is adopted. They expect completion of the site to take between 2-3 years once construction has begun.

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

SHL believe that the boundary is appropriate, and well defined, and enclosed (as described in response to question 5). We do not believe there is any justification for amending the boundary.

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

SHL believe the policy requirements are effective, justified and consistent with National Policy.