

# Statement of Common Ground Addendum Clive Barracks

Shropshire Council and Defence Infrastructure  
Organisation (DIO)

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## 1. Introduction

1.1 This Statement of Common Ground Addendum (Addendum) has been prepared jointly between Shropshire Council (SC) and The Defence Infrastructure Organisation (DIO) in respect of the proposed allocation of the Clive Barracks Strategic Settlement 'the site' and draft Policy S19 – Strategic Settlement: Clive Barracks. It supplements previous Statements of Common Ground (SoCG) prepared in May 2022 (Examination Document Ref: SoCG04) and June 2023 (Examination Document Ref: SoCG04a) and provides the most up to date position in respect of the site. The Addendum should be read in conjunction with the previous May 2022 and June 2023 Statements of Common Ground.

1.2 The Addendum SoCG is structured as follows:

- Deliverability of affordable housing.
- Confirmation the necessary infrastructure requirements have been adequately identified, costed and will be delivered in the necessary timescales.
- Updated delivery trajectory for Clive Barracks.

1.3 As the Inspectors are aware Clive Barracks is owned by the Ministry of Defence (MOD) and forms part of the MOD's commitment to provide land for 55,000 homes to contribute towards the Government's housing targets. The site has been identified for release as part of the Better Defence Estate Initiative by the MOD. The June 2023 SoCG confirmed that the site had a programmed disposal date of 2029. The disposal date for the site has now been announced as 2030. DIO can confirm that the works associated with the relocation of the 1<sup>st</sup> Royal Irish Regiment, from Clive Barracks, are well advanced and closure works are likely to begin in 2028 with site disposal in 2030. An updated housing trajectory is provided within this SoCG.

1.4 The DIO remain committed to the disposal and delivery of Clive Barracks as detailed in the emerging Plan.

1.5 As detailed within the earlier Statements of Common Ground dated May 2022 and June 2023, an extensive evidence base, that considers on and off-site constraints has been prepared to inform the promotion and initial masterplanning of Clive Barracks, Tern Hill. This evidence base was duly considered by Shropshire Council during their site assessment process. This evidence confirms that a scheme of 750 dwellings, 5.75 hectares (ha) of employment land, a range of local services and

facilities, necessary infrastructure and extensive open space is deliverable both during and beyond the Plan period, in accordance with Policy S19.

## 2. Deliverability of Affordable Housing

- 2.1 As the previous Statements of Common Ground have outlined, DIO and Shropshire Council are in agreement that the mix of housing (including affordable housing) to be provided on site will be considered and finalised at the time a planning application is made.
- 2.2 The Statements have confirmed:
- a. The precautionary principle was applied in the Viability Assessment undertaken to inform the draft Shropshire Local Plan.
  - b. The Viability Assessment concludes at paragraph 10.85 that strategic sites, including Clive Barracks *"have capacity to bear both affordable housing and developer contributions. There is no doubt that the delivery of any large site is challenging so, rather than draw firm conclusions at this stage, it is recommended that the Council engages with the owners in line with the advice set out in the Harman Guidance"*.
  - c. Positive discussions are already ongoing between Shropshire Council and the DIO. These will continue given that first homes at Clive Barracks will not be delivered until 2031. These discussions will include the matter of affordable housing, as it is not currently possible to predict the size and tenure of affordable housing which will be needed at the time of the development. In addition, development financing may or may not have evolved over this period.
  - d. DIO and Shropshire Council are committed to an ongoing dialogue to ensure the viability and delivery of affordable housing in accordance with Policy.
- 2.3 A phasing and delivery statement will accompany a future planning application which will reflect these discussions and will detail, amongst other infrastructure delivery, the timing of delivery of the affordable housing provision both within and beyond the Plan period. MM124 reflects this matter, requiring the adoption of phasing strategy alongside a comprehensive masterplan for the site.

### 3. Infrastructure Requirements

- 3.1 Policy S19 and updates proposed under MM124, clearly identify the infrastructure requirements associated with the delivery of Clive Barracks. The requirements of the Policy have been informed by the extensive site-specific background evidence which has been prepared (referred to in previous SOCG).
- 3.2 Alongside the evidence base there has been ongoing engagement with key stakeholders through the Clive Barracks Task Force Group which comprises Parish Council's, Schools, Affordable Housing Providers, Council Officers, Local Councillors and the Local MP. These discussions have also been critical in informing the infrastructure requirements for the site and the associated timing of delivery which will be detailed through the future phasing plan as required by MM124.
- 3.3 The extensive work undertaken to date has enabled an understanding of costs associated with the delivery of the scheme to a level which would not normally be known at this stage of plan making. The DIO and the Council remain committed to ongoing discussions regarding costs as both the market and costs associated with delivery will continually evolve over the lifetime of the site delivery. At this stage, the parties are comfortable that Clive Barracks will be able to deliver a policy compliant scheme.
- 3.4 Further detail against each of the points raised by the Inspectors are detailed below:

#### *Road Improvements*

- 3.5 As detailed in the previous SOCG, a Highways Technical Report has been prepared to model the impact of the proposed development on the highway network. This has been undertaken at a worst-case scenario of 1,000 dwellings; the proposed capacity of the site is 750 dwellings. The report concluded vehicular access to the site can be achieved by the existing junction. The report identified the need to increase the capacity of the A41/A53 roundabout. This work can be undertaken within highways land and the costs of doing so are known. The phasing of its delivery will be determined through the planning application following the review of a more detailed Transport Assessment and further engagement with the Highways Authority.
- 3.6 Having regard to the above, the Council and DIO consider that the road improvements requirements have been more than adequately identified and costed.

*Air Quality Mitigation Measures*

- 3.7 Whilst an extensive evidence base has been prepared, an Air Quality Assessment has not yet been undertaken, as this would become quickly out of date. Policy S19 (Paragraph 3f) requires the necessary recommendations of an air quality assessment of the impact of any increased movements on Tern Hill roundabout to be implemented. Any future planning application will therefore be accompanied by an Air Quality Assessment and any necessary mitigation measures implemented as appropriate, in accordance with agreed phasing with the Council.
- 3.8 The Council and DIO consider that at this stage, the air quality mitigation requirements have been adequately identified and are confident that any necessary works are deliverable.

*Sustainable Transport Networks*

- 3.9 A Transport Assessment, Travel Plan and Walking, Cycling and Horse-Riding Assessment (WCHAR) will be submitted with a future planning application which will fully assess the site in this regard.
- 3.10 Pedestrian access to nearby Market Drayton is available by wide footpaths along the A41 and A53. A bus service also operates within 40 metres of the site providing services to Market Drayton. The highways evidence undertaken to date does however confirm that demand for pedestrian/cycle routes to Market Drayton will be low due to the much closer proximity of the proposed-on site facilities.
- 3.11 For the purposes of Plan making, the Council and DIO consider that the sustainable transport networks have been adequately identified and costed as far as is practical at this stage.

*Primary School*

- 3.12 The requirement for 1ha of land for a Primary School is a longstanding requirement of the delivery of the site and remains the subject of ongoing stakeholder engagement between the Council, the schools and DIO to ensure its delivery. As detailed in the previous SoCG the delivery of this land will enable the existing Buntingsdale Primary School (which adjoins the site and currently serves primarily the children of military personnel) to merge with Stoke on Tern Primary School (a nearby school).
- 3.13 The ongoing commitment from all parties to engage on this matter will ensure the delivery of the school is phased to ensure the education needs of existing communities and arising from the development are met.

3.14 The Council and DIO consider that the Primary School requirement has been more than adequately identified and costed as far as is practical at this stage.

*Healthcare*

3.15 At this stage detailed discussions have not progressed regarding healthcare requirements. As would be expected, this will be explored further as a planning application is worked up and any mitigation or need arising from the development addressed and phased through a S106 as would be expected.

3.16 For the purposes of Plan making, the Council and DIO consider that healthcare has been adequately considered as far as is practical at this stage.

*Green Infrastructure*

3.17 The nature of the site and some of its site-specific constraints (e.g. adjacent to Ancient Woodland) means that extensive Green Infrastructure will be readily provided across the site. Whilst it would not be appropriate at this stage to define the quantum and specific location of open space which the site will deliver; which will be worked up as a comprehensive masterplan is developed for adoption by the Council (as required by Policy S19); however all parties agree that the scheme is more than capable of providing a policy compliant (draft policies DP14 & DP15) level of green infrastructure and open space.

3.18 On this basis, and for the purposes of Plan making, the Council and DIO consider that the green infrastructure has been adequately identified as far as is practical at this stage.

*Leisure and Sports Facilities*

3.19 Leisure and Sports Facilities are addressed through Main Modification MM124 which requires the retention or replacement of the existing playing fields and associated facilities on site, with additional need preferably met on site. The use of the word 'preferably' does however enable off site delivery for the additional need should that be sought at the time an application is made. On this basis, and for the purposes of Plan making, the Council and DIO consider that the leisure and sports facilities has been adequately identified as far as is practical at this stage.

*Local Centre Facilities*

3.20 Policy S19 retains an element of flexibility around the local centre facilities to serve the new development which is key in ensuring its delivery. MM124 ensures that the local centre is detailed



within the phasing strategy to ensure its timely delivery, and the supporting text also proposed through MM124 confirms that the uses will be required to benefit residents with a range of local facilities.

- 3.21 The Council and DIO consider that at this stage, the local centre requirements are adequately identified. The delivery of the facilities has also been costed as far as possible at this stage; the proximity of the site to the A41 creates additional market interest in the site.

*Phase I Ground Investigation and Contamination remediation*

- 3.22 A Phase I Ground Investigation study has been prepared to identify any potential areas of contamination and whether there are any constraints on the proposed residential use of the site. As would be expected with any brownfield site, the report has identified a number of on-site sources of contamination which will be managed appropriately at construction stage. The provision of the Phase I Assessment at this stage, has enabled DIO to have a greater understanding of costs associated with the delivery of the scheme to a level which may not normally be known at this stage of plan making.
- 3.23 A Phase II Ground Investigation will be progressed and submitted with a future planning application. The nature of any remediation, and any possible phasing of this, will be determined at that stage.
- 3.24 A UXO Preliminary Risk Assessment concludes that UXO risk mitigation measures are not required to be in place prior to intrusive engineering works on the site.

## 4. Phasing of Development

- 4.1 As evidenced above, detailed consideration has already been given to the necessary infrastructure required to facilitate development at Clive Barracks. The work undertaken to date has enabled a good understanding of the necessary timescales for delivery of the infrastructure required to deliver the site. Evidence will however be updated at the time of submission of a planning application.
- 4.2 Main Modification MM124 now ensures that the phasing of the development remains a key consideration requiring the preparation of a comprehensive phasing strategy to be submitted with a future planning application.
- 4.3 Shropshire Council and DIO are committed to ongoing discussions and joint working to achieve an appropriate phasing strategy to ensure that the site delivers as per the housing trajectory.

## 5. Trajectory

5.1 As detailed previously, the disposal date for the site has now been announced as 2030. DIO remains committed to the delivery of Clive Barracks. Whilst it is recognised that there has been delay to the vacation date, the DIO can confirm that the works associated with the relocation of the 1<sup>st</sup> Royal Irish Regiment, from Clive Barracks, are well advanced and closure works are likely to begin in 2028 with site disposal in 2030.

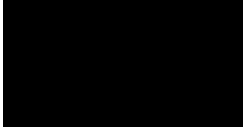
5.2 The table below provides an updated housing trajectory. Both the Council and DIO agree that this is realistic and deliverable.

	Years 6 - 10					Years 11 -15					Years 16+		Total to 2038	Total beyond 2038
	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38		
Previously Advised		Outline Application	Disposal	Disposal/reserved matters application	25	25	50	50	50	50	50	50	350	400
Proposed due to Amended Disposal Date		Outline Application	Outline Application and Site Closure Works	Site Closure works/ Disposal	Disposal/reserved matters application	25	25	50	50	50	50	50	300	450

## 6. Signed Agreement

AGREEMENT

Signed on behalf of Shropshire Council



Dated: 30/8/24

Signed on behalf of The Defence Infrastructure Organisation



Dated: 29/8/24