

Our Ref: 78174.ltr

10 November 2014



E West
Strategy and Policy
Shropshire Council
Shirehall,
Abbey Foregate
Shrewsbury
Shropshire SY2 6ND

Dear Edward

SHROPSHIRE SAMDEV EXAMINATION: ALBRIGHTON

I write further to your request to provide an update on the position on the Policy ALB002 allocation at East of Shaw Lane, Albrighton. I act as the planning agent for the landowners ('Kingswood Road Land') and for Boningale Homes who will deliver the homes.

Outline planning permission for residential development was granted on 7 December 2011 (for the avoidance of doubt, the consent does not feature provision of a doctors surgery); the timetable for the submission for reserved matters therefore expires on 7 December 2014. A pre-application meeting was held with Development Management Officer Richard Fortune and Policy Officer Andrew Williamson on 20 June 2014. The purpose of that meeting was to consider the merits of pursuing the reserved matters submission or allowing the permission to lapse and focus on a fresh application for a new 180 homes application. On balance, it was considered practicable to pursue the reserved matters and run a concurrent planning application for the balance of the 180 homes.

A reserved matters submission will be made before the end of November. Boningale Homes is a new housebuilding company so its appointed architects have had to prepare new house types alongside the normal preparation of reserved matters. The reserved matters will be submitted before the end of November so as to ensure that it is validated before 7 December. Access was not a reserved matter so the necessary technical approval processes are running concurrently with the RM submission. A comprehensive package to discharge all pre-commencement conditions is also programmed alongside RM submission. A start onsite will be made as soon as practicable once RM permission has been secured. You will note that a number of trees along Kingswood Road were felled at the start of the year to avoid impacts on bird nesting season to expedite delivery.

The RM submission will be accompanied by an illustrative masterplan for phase 2 (ie the residual balance of the 180 homes). This will be supplemented by a new full application early in the New Year as we acknowledge that the decision making process on the RM will be assisted by the certainty provided by the proposed layout for phase two. An indicative delivery trajectory is provided below; following receipt of comprehensive marketing information from local agents the trajectory is considered very conservative for the location and present market but hopefully helpful for your purposes:

By 31st March 2016: 30 housing completions
By 31st March 2017: 75 housing completions
By 31st March 2018: 120 housing completions
By 31st March 2019: 165 housing completions
By 31st March 2020: 180 housing completions

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Any suggestion that the site is not deliverable is without foundation. There are no overriding technical constraints affecting the delivery of 180 homes in this location.

KRL has participated fully in the preparation of the Core Strategy and emerging SAMDEV process. It has not sought a seat at the examination as it fully supports the present proposed policy position. Whilst it is acknowledged that the Core Strategy allows for up to 500 homes at Albrighton, KRL has been closely involved in the Neighbourhood Plan 'Light' process and respects the views of the community as to how development should be 'paced'.

I am aware of the alternative site being promoted through the examination process. There is no context for a Green Belt review in the Core Strategy and I do not consider that amendments to the Green Belt can be made on an ad hoc basis through individual site assessment. Based on the trajectory outlined there is clear scope for the land east of Shaw Lane to contribute more to the supply of homes in Albrighton during the remainder of the plan period to 2026. If the Inspector was minded to increase the supply of homes in Albrighton then such an increase should be accommodated within the area of safeguarded land. Further development here would help deliver more of the strategic benefits outlined in the Neighbourhood Plan rather than a disparate strategy of disparate sites around Albrighton being released; such an approach is fundamentally at odds with the Core Strategy.

I would be pleased to provide you with any further evidence you would find beneficial to inform the forthcoming examination session.

Kind regards

Yours sincerely

A handwritten signature in black ink that reads "S. Fitton".

SIMON FITTON BA(Hons) DipTP MRTPI
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