



For Shropshire
Council use

Respondent
no:

Shropshire Council Site Allocations and Management of Development (SAMDEV) Plan

**Pre-Submission Draft (Final Plan)
17 March 2014 – 28 April 2014**

Representations Form

Please note you can also make representations to the SAMDev Pre-Submission Draft using our online form via:

www.shropshire.gov.uk/samdev

This is a formal consultation on the legal compliance and soundness of the Site Allocations and Management of Development (SAMDev) Plan before it is submitted to the Secretary of State for examination by an Independent Planning Inspector. For advice on how to respond to the consultation and fill in this representations form please see the guidance notes available on the Council's website at www.shropshire.gov.uk/samdev.

Your details: Who is making this representation?

Name:	John Somers
Organisation (if applicable):	Gladman Developments Ltd
Address:	Gladman House, Alexandria Way Congleton Business Park Congleton, Cheshire CW12 1LB
Email:	j.somers@gladman.co.uk
Telephone:	01260 288 930

If you are acting as an Agent, please use the following box to tell us who you are acting for:

Name:	
Organisation (if applicable):	
Address:	
Email:	
Telephone:	

Your Representations

Please note, you must use a separate form for each representation you wish to make.

(Please refer to the accompanying Guidance Notes on Making Representations when completing this section)

In the box below please give the policy, paragraph or section of the Policies Map your representation relates to:

Please see attached representation

Is your representation in support or objection? (please tick as appropriate)

Support **Yes** **No**
Object **Yes** **No**

In respect of your representation on the policy, paragraph or section of the Policies Map, do you consider the SAMDev Plan is:

Legally compliant **Yes** **No**
Sound **Yes** **No**

If your representation considers the SAMDev Plan is not sound, please say whether this is because it is not (*Please tick all that apply*):

Positively prepared	
Justified	
Effective	
Consistent with National Policy	X

In the box below please specify your reason for supporting or objecting.

If you are objecting, you should make clear why the document is unsound having regard to the issues of 'legal compliance' or whether the document is not positively prepared, justified, effective or not consistent with national policy (Continue on a separate sheet if necessary).

Please see attached representation

Please use the box below to explain the changes you think should be made to the SAMDev Plan in order to make it legally compliant or sound? You should explain your suggested revisions to the policy, paragraph or section of the Policies Map, and why this change would make the plan legally compliant or sound. Please be as precise as possible (Continue on a separate sheet if necessary)

Please see attached representation

Please be sure that you have provided all the information necessary to support your representations and any changes you are proposing. After this stage you will not be able to make any further representations about the SAMDev Plan to Shropshire Council. Any further submissions will only be possible at the invitation of the Inspector conducting the examination, who may seek additional information about the issues he/she has identified.

Do you consider it necessary to attend and give evidence at the examination?

Yes, I wish to give evidence about my representation at the examination.

No, I wish to pursue my representations through this written representation.

If you wish to attend the examination, please explain why you think this is necessary in the box below:

To further substantiate the views as specified in our representation, and in particular to answer any questions regarding the deliverability of the sites we represent.

Do you wish to be notified of any of the following? *Please tick all that apply. We will contact you using the details you have given above.*

When the SAMDev Plan has been submitted for examination	<input checked="" type="checkbox"/>
---	-------------------------------------

When the Inspector's Report is published	X
When the SAMDev Plan is adopted	X

Please return this form by 5pm on Monday 28 April 2014

You can e-mail it to:

Planning.policy@shropshire.gov.uk

Or return it to: Planning Policy Team, Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Please note, we will acknowledge receipt of representations made by e-mail.

Data Protection Act 1998 and Freedom of Information Act 2000

Representations cannot be treated in confidence. Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires copies of all representations to be made publically available. The Council will place all the representations and the names of those who made them on its website, but will not publish personal information such as telephone numbers, emails or private addresses. By submitting a representation on the Pre-Submission SAMDev Plan you confirm that you agree to this.

28th April 2014Planning Policy Team
Shropshire Council
Shirehall, Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND(Representation submitted by email to planning.policy@shropshire.gov.uk)**Re: Shropshire SAMDEV DPD Pre-Submission Consultation**

Gladman Developments Ltd (Gladman) welcomes the opportunity to submit comments regarding the consultation of the Shropshire Site Allocations and Development Plan (SAMDEV).

Gladman specialise in the promotion of strategic land for residential development with associated community infrastructure. Gladman Developments has considerable experience in the development industry in a number of sectors including residential and employment land. From that experience, we understand the need for the planning system to provide local communities with the homes and jobs that they need to ensure that everyone has access to a decent home.

Upon reviewing the Draft local plan and its supporting evidence base, Gladman are supportive of the following allocations as detailed in the Draft Plan:

- **Policy S11.1a Allocated Housing Sites: Land at Rush Lane, Market Drayton**

Gladman represents a large component of this site (Appendix 1) and can confirm that this site is still suitable for residential development and is able to be delivered within Council's timeframes. We are committed to bringing the site we represent forward and can confirm that the site will be designed and coordinated in a way which will enable surrounding housing schemes to come forward in accordance with this Policy. A delivery Report is attached at Appendix 1 in order to demonstrate the deliverability of the site.

- **Policy S11.1 and Paragraph 5.111 – The future of Greenfields sports facility.**

Paragraph 47 of the NPPF requires Local Authorities to *“identify key sites which are critical to the delivery of the housing strategy over the plan period;”*

Paragraph 157 of the NPPF requires Local Plans to:

“plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework.”

In Policy S11.1 and Paragraph 5.111 there is uncertainty regarding whether the Greenfields sports facility will be relocated, expanded, or whether the existing field will be developed for housing within the plan period. If this site is developed for housing, then these dwellings have not been included in the overall housing allocations which are “critical to the delivery of the housing strategy over the plan period.” It would appear that the Council is allowing for planning contributions which will meet a forecasted need outside of the plan period which would not meet the CIL requirements for planning contributions. The lack of clarity in this regard also has implications for planning contributions for allocated sites within Market Drayton.

There needs to be clarity on whether the site is deliverable within the plan period, and whether a planning contribution is required for the expansion of the sports facility or the relocation of the sports facility, and whether appropriate evidence base has been compiled to support the planning contribution for either option within the plan period. The wording of both S11.1 and Paragraph 5.111 is ambiguous and does not ‘contain a clear strategy’ and may lead to delays in bringing allocated sites forward.

This also conflicts with §175 of the NPPF which states that *“Where practical, Community Infrastructure Levy charges should be worked up and tested alongside the Local Plan.”* It is obvious that in this particular case that any applicable community infrastructure charges regarding the future of the site has not been tested.

Currently the ambiguity of Policy S11.1 and Paragraph 5.111 is not Consistent with National Policy and in this respect it would render the proposed allocations **unsound**. To address this, we request that both Policy S11.1 and 5.111 set out clearly what is actually required in relation to the Greenfields sports facility and whether the Council are reliant on this site to deliver housing within the plan period. If so, the housing for this site needs to be incorporated into the SAMDEV DPD. If this issue cannot be resolved and the site cannot be delivered within the plan period, the references to the relocation or expansion of the sports facility should be removed from the plan.

- **Policy S18.1a Allocated Housing Sites: Land at Tilstock Road**

Gladman represents the entire site at Tilstock Road and can confirm that the site is still suitable for residential development. We are committed to delivering this site in accordance with Council’s timescales as well as the delivery of associated community infrastructure as detailed in this Policy. A delivery Report is attached at Appendix 2 in order to demonstrate the delivery of the site.

- **Policy S8.1a Housing Allocations**

Gladman represent Land to the south of Oswestry Road, Ellesmere, (Appendix 3) and wish to raise concerns regarding why this site has not been included as an allocation in the SAMDEV Plan. The site is categorised in the SHLAA as EL002 “Long term Potential” and is considered to be well related to the existing settlement, even more so than allocation ELL003 which is located to the south of this site. The site ELL002 has good access to Oswestry Road, as well as connectivity to the services of Ellesmere. The site is approximately 6.92 Hectares and could deliver 150 dwellings and would allow better connectivity to bring forward the allocated site referenced in the SAMDEV Plan as ELL003, Land South of Ellesmere. It would appear to be a logical inclusion with ELL002 being excluded and proposed development allocations occurring around this site. In total both sites would be able to deliver approximately 400 dwellings. We request that the SAMDEV Plan is amended to include this site

Gladman would wish to be listed on your database to be made aware of future planning Policy consultations.

Yours faithfully

John Somers
Planning Policy Manager
Strategic Land Team
Gladman Developments

APPENDIX 1 -

**Land off Rush Lane,
Market Drayton,
Shropshire**

Delivery Report



April 2014

1 INTRODUCTION

1.1 Purpose

- 1.1.1 This document has been prepared by Gladman Developments Ltd to inform the Council's consideration of their forthcoming revised 'Pre-Submission SAMDEV'.

2 BACKGROUND

2.1 Planning Commentary

- 2.1.1 The Council are currently consulting on the pre-submission version of the SAMDEV DPD. In this document the site at Rush Lane (site ID MD030 East & West) is identified as one of the preferred locations for housing in Market Drayton. The Council currently consider that the 2 components of the site has an approximate capacity of 324 dwellings, with the proposed policy including measures for access improvements, cycle and pedestrian links towards the town centre, provision of open space and a landscaped buffer along the A53 bypass.
- 2.1.2 Gladman Developments represent a majority of the land within the proposed allocation and the bringing forward of this site will enable the remainder of the site to come forward in a coordinated way. Having undertaken all the technical work necessary to inform the preparation of a planning application for the site we represent, it is evident that the most efficient use of the site, based on a net dwelling density of c 28 dwellings per hectare, and to ensure the proper planning of the area, the site should accommodate around 162 dwellings and related community infrastructure.

3 TECHNICAL MATTERS

3.1 Introduction

3.1.1 Gladman has commissioned a full consultancy team to progress the necessary technical work on the site to inform the development of circa 110 dwellings on the site.

3.1.2 The findings of this work should equally be taken into account by Shropshire Council when assessing the potential revisions to the 'Pre-submission SAMDEV' and in advance of the forthcoming further stage of examination in public.

3.2 Masterplanning – Townscape Solutions

townscape solutions
Urban Design & Masterplanning

3.2.1 Townscape Solutions has prepared an illustrative Development Framework master plan which is attached as Appendix A.

3.2.2 This illustrates how development on this site can be satisfactorily assimilated into the existing landscape whilst also protecting, wherever possible, key characteristics of the site including hedgerows and specimen trees.

3.2.3 Critically, it aims to have proper regard to the wider development aspirations of the area, demonstrating that our site can be developed as a first phase whilst also facilitating the development of the wider area. Therefore our development would, in accordance with the SAMDev S11.1 (sub para 2) be developed independently whilst demonstrating that it works together to deliver a coordinated residential scheme for the town.

3.2.4 The illustrative Development Framework Plan also demonstrates that the proposed housing allocation site should accommodate around 162 dwellings.

3.2.5 In addition to the new housing the site will also provide for a significant enhancement community infrastructure. These include:-

- Cycle and pedestrian links;
- Open space provision;
- Greater accessibility to the town centre; and
- A landscaped buffer along the A53 and provision of hedgerows.

- 3.3 Hydrock Consultants has undertaken a transport assessment for the site at Rush Lane, Market Drayton.
- 3.4 It is proposed that sufficient access to the site will be gained by a primary round about junction off the A53 serving the proposed residential dwellings. A second emergency access will be provided via Rush Lane. These achieve the requisite minimum carriageway, footway and visibility splay dimensions and geometry.
- 3.5 An accessibility appraisal of the site has been undertaken which confirms the site is accessible by foot and by cycle and shops, services and facilities within Market Drayton can be accessed by those means.
- 3.6 There are existing bus stops on Propsect Road Road directly to the south of the site, approximately 400m from the site. The bus station is also within a 1km walk of the site. The first bus departs from Market Drayton Bus station at 07:00 with a bus running every 25-30 minutes, the last bus from the station is at 18:20
- 3.7 The Transport Assessment has reviewed the existing highways network in the vicinity of the site and confirmed there are no highway safety issues within the local highway network that would require remediation works to be undertaken prior to development.
- 3.8 It concludes that the development proposals are acceptable in highways and transportation terms. There are no highways or transportation related reasons upon which a refusal of the planning application for the proposals would be justified.

3.9 Arboricultural Assessment – FPCR



- 3.9.1 FPCR have been commissioned to assess the trees and hedgerows on the site.
- 3.9.2 There are no trees within the site are subject to TPO protection. Within the assessment were seven trees, (including five individuals and one group), which were recorded as retention category A.
- 3.9.3 Most of these trees are situated offsite and therefore unlikely to pose a serious constraint. The two that are likely to pose a constraint are T16 sycamore and T21 English oak due to their location within the site. These trees will be retained.

- 3.9.4 Further assessment of the layout in relation to impacts on trees and Hedgerows will be necessary at the reserved matters application stage to identify any specific conflicts that may arise; however, the illustrative layout identifies that a small number of trees and hedgerows will inevitably be lost.
- 3.9.5 Despite this, the arboriculture report confirms the proposed development should be considered acceptable due to the potential to retain the majority of the high quality tree cover and since suitable mitigation planting can be provided through the detailed design and landscaping at the reserved matters stage.

3.10 Ecological Assessment – FPCR



- 3.11 FPCR undertook an Ecological assessment of the site. There are no statutory designated sites within close proximity to the site. The two non-statutory designated sites over 1km away will not be affected by the proposed development.
- 3.12 In terms of on-site habitats and flora, the grassland fields and small areas of tall ruderal vegetation and scrub within the site are species-poor, common and widespread habitats with only common floral species present and therefore of only limited ecological value. The hedgerows, few trees within some hedgerows, and the stream along the northern site boundary are of greater ecological value
- 3.13 One hedgerow, has also been assessed as qualifying as “Important” under the wildlife and landscape criteria of the Hedgerow Regulations 1997; however this hedgerow will be unaffected by the proposals. Wherever possible, other hedgerows will be retained and enhanced through planting.
- 3.14 With regard to protected species, there are records of bats from within the search area and the hedgerows are likely to be utilised by commuting and foraging bats. The development does not require any significant habitat removal and therefore foraging and commuting routes will be maintained.
- 3.15 There are also records of badger from the wider area And an ‘outlier’ sett exists on site. This would be closed under license without any perceivable impact on badger populations.
- 3.16 The field survey and the desk study provided records of a range of bird species such as staling, house sparrow and dunnock within the site and yellowhammer, skylark and lapwing in the wider environment. The hedgerows, trees, scattered scrub, grassland and buildings provide suitable habitat for breeding birds and evidence of previous nesting

within the building B5 was recorded during the extended Phase 1 habitat survey. Any loss of suitable nesting habitat will be mitigated against through the provision of nest boxes.

- 3.17 There is a record for Great Crested Newts from a minimum of 760m south of the site (within Market Drayton itself) and there are four water bodies located within 500m of the site; three of which are approximately 200m to the north and one 460m to the north-west. Surveys are currently being prepared to confirm the presence or absence of the species.
- 3.18 Although there are records of grass snake 1.2km south of the site, given the high mobility of grass snake and low likelihood of the species being present within the site a survey for reptiles is not considered necessary. The presence of other reptiles is not considered likely.
- 3.19 Overall, the proposals would retain important habitats and features of biodiversity importance. In addition, the ecology report confirms that the provision of new habitats proposed will also be of a small net benefit to biodiversity.

3.20 Ground Conditions Desk Study (Hydrock)



- 3.21 A Phase I desk study land quality assessment has been completed for the application site. It concludes that the overall risk from land contamination at the site is considered to be low for the current development, and low to moderate for a re-developed site, but would need to be confirmed by appropriate intrusive investigation, testing and assessment of the results of the investigation.
- 3.22 The report recommends further work in order to confirm the actual risks to receptors and confirm ground conditions with respect to potential geotechnical and geo-environmental risks. This will include phase II intrusive investigation

3.23 Landscape and Visual Assessment – Barnes Walker Ltd



- 3.23.1 Barnes Walker Ltd has assessed the landscape and visual impacts of the proposed development based on the indicative framework masterplan.
- 3.23.2 The site is not the subject of any statutory or formal landscape designations. The main body of the site is located within the urban area of Market Drayton by the Shropshire Landscape Typology document, and as a result it does not fall within an identified character area.
- 3.23.3 The site itself is located adjacent to existing development and infrastructure and the A53 forms a logical and defensible barrier to the edge of the town and the site represents an

opportunity for a well-designed residential development. Landscape features such as the trees and hedgerows would be retained as far as possible and integrated to the scheme.

- 3.23.4 In both landscape and visual terms, the site is well contained by existing landform and vegetation. Overall it is considered that the proposed development can be successfully accommodated within the local landscape without any unacceptable landscape or visual effects.

3.24 Archaeology – CGMS



- 3.25 CGMS have undertaken an archaeological Desk top study and development of the site would not have any impact on the setting or significance of designated assets. The submitted archaeological assessment establishes that development of the site would not have any impact on designated assets (Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Conservation Areas or Registered Battlefields). No non-designated assets are recorded on the site.

- 3.26 It has also considered the potential for as yet to be discovered archaeological assets, and concludes that there is virtually nil potential for any archaeological deposits.

3.27 Utilities – Gladman



- 3.27.1 Gladman's in-house Utilities Consultant has reviewed the availability and capacity of utilities around the site. It is not envisaged that the utility provision within the area will present any significant encumbrance to the development of the site.

Existing Infrastructure

- 3.27.2 There are existing 11kV HV and LV electric cables, low pressure gas mains, water mains and BT infrastructure within close proximity of the site boundary.

New Infrastructure

- 3.27.3 Initial investigations have not highlighted any concerns or engineering difficulties with servicing the proposed development with new gas, water, electric or telecommunication connections.

- 3.27.4 New infrastructure and service connection costs are anticipated to be in line with those expected for a standard development of this scale.

3.28 Flood Risk Assessment – Hydrock Consultants

- 3.29 A flood risk assessment has been compiled by Hydrock Consultants. The Flood Risk Assessment confirms that the majority of the site is located in Flood Zone 1; an area of low flood risk. All of the sources of information of flood risk used calculated the probability of flood risk is low, with the exception of Fluvial flooding.
- 3.30 The reason for this is because the main access and egress is in Flood Zone 3. However, The Environment Agency has stated that despite this flood risk to the primary access, details of flood levels at this location are not required. This is because there are no developable areas within flood zone 2 and 3, there is emergency access/egress located outside flood zone 2 and 3, and no loss of functional flood plain at the primary access will occur due to the raising of existing levels at this location. The Council has also completed the sequential test, confirming no other available sites within flood zones of lower risk and the essential road infrastructure situated within the flood zone will therefore meet the requirements of the exceptions test.
- 3.31 A Drainage Strategy has been prepared and seeks to manage surface water to maintain a greenfield run-off rate. Surface water runoff from the roof and external areas will be directed to the below ground gravity network. This water is considered to be generally clean and with limited contamination, and may be discharged directly to the new drainage infrastructure and SuDS Facilities.
- 3.32 Although it is envisaged that Prevention measures may be included in the final scheme, for outline calculations purposes a (United Utilities) adopted gravity network will serve the residential plots & highway, and direct runoff to a 'Site Control' detention pond prior to discharging into the existing watercourse.

3.33 Air Quality



- 3.33.1 Wardell Armstrong has undertaken an Air Quality Assessment for this site. It concludes that the site is not located within an existing Air Quality Management Area or an area of known for poor air quality. The most recent monitoring from Shropshire Council (in 2009) concluded that there are no air quality issues in Market Drayton. The air quality assessment accompanying the application confirms that the proposed development generated traffic will have a negligible impact on existing sensitive receptor locations in 2024.

- 3.33.2 Noise Assessment



- 3.33.3 Wardell Armstrong has undertaken a noise assessment for the proposed development which draws on the findings of attended noise surveys that have been undertaken on the site. The main source of noise is road traffic on the A53. The report recommends acoustic mitigation will be required for those areas located nearest to, and with a direct line sight of the A53, in the north.
- 3.33.4 Through standard residential noise attenuation measures, including glazing and acoustic fencing for affected plots, the residential amenity of those plots will not be compromised. The application proposals will comply with noise standards and the requirements of Core Policy CS6. Construction impacts can also be satisfactorily managed through a management plan secured by condition.
- 3.33.5 Given that the location of the residential properties have been set a considerable distance away from the A41, along with significant proposed tree screening, we are advised that the use of the site for residential will be acceptable in principle.

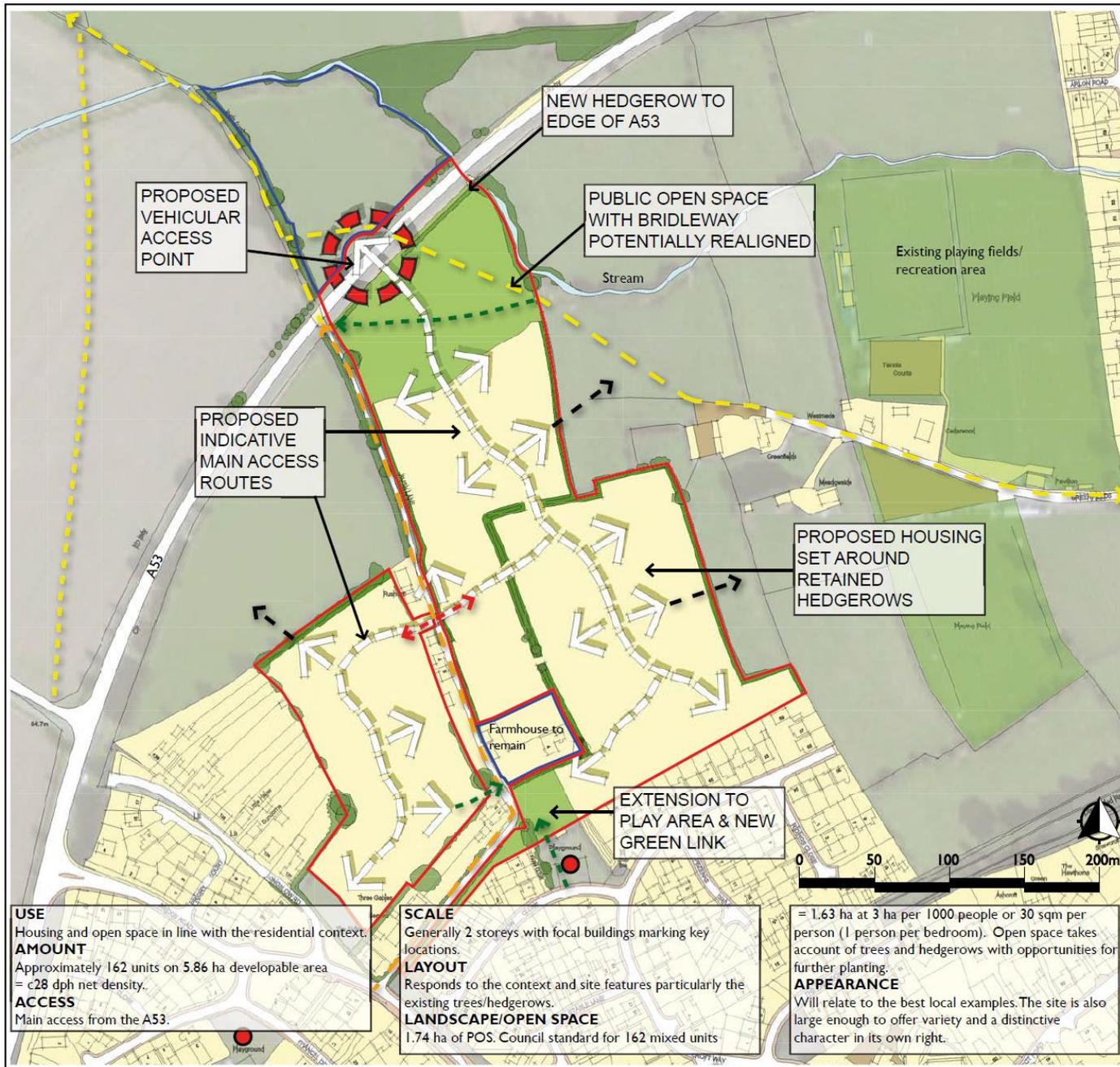
4 CONCLUSIONS

- 4.1.1 This body of work demonstrates that the site is suitable to accommodate residential development of circa 162 dwellings with associated community infrastructure and that all matters have been adequately addressed. The initial findings of the study work demonstrate that the site can be brought forward for development now, broadly in accordance with the illustrative Development Framework Plan.

Appendix A

Illustrative Development Framework Plan





DEVELOPMENT FRAMEWORK

- Site (7.59 ha/18.75 acres)
- Land in same ownership
- Existing playing fields/recreation area
- Public Open Space (1.36 ha)
- Informal Amenity Space (0.38 ha)
- Existing trees
- Existing hedgerows (with buffer planting)
- Existing watercourses
- Existing children's play areas
- Proposed vehicular access point
- Proposed main access routes
- Access to secondary routes
- Potential interconnecting road
- Potential future links to neighbouring land
- Potential new/realigned pedestrian links
- Public right of way (byway)
- Public right of way (bridleway)
- Public right of way (footpath)

USE
Housing and open space in line with the residential context.

AMOUNT
Approximately 162 units on 5.86 ha developable area = c28 dph net density.

ACCESS
Main access from the A53.

SCALE
Generally 2 storeys with focal buildings marking key locations.

LAYOUT
Responds to the context and site features particularly the existing trees/hedgerows.

LANDSCAPE/OPEN SPACE
1.74 ha of POS. Council standard for 162 mixed units

= 1.63 ha at 3 ha per 1000 people or 30 sqm per person (1 person per bedroom). Open space takes account of trees and hedgerows with opportunities for further planting.

APPEARANCE
Will relate to the best local examples. The site is also large enough to offer variety and a distinctive character in its own right.

townscape solutions		info@townscapesolutions.co.uk t 0121 4296111 f 0121 2268789				
CLIENT:	Gladman Developments					
PROJECT:	Rush Lane, Market Drayton					
DRAWING TITLE:	Development Framework					
DRAWING NUMBER:	REV.:	DRAWN:	CHECK:	STATUS:	DATE:	SCALE:
DF-01	F	KB	X	Draft	22-04-14	1:2500 at A3

Appendix 2

Land off Tilstock Road, Whitchurch, Shropshire

Delivery Report



April 2014

5 INTRODUCTION

5.1 Purpose

- 5.1.1 This document has been prepared by Gladman Developments Ltd to inform the Council's consideration of the 'Pre-Submission SAMDEV'.

6 BACKGROUND

6.1 Planning Commentary

- 6.1.1 The Council are currently consulting on the pre-submission version of the Site Allocations and development DPD. In this document the site at Tilstock Road (site ID WHIT009) was identified as one of five preferred locations for housing in Whitchurch. The council at that time considered that the site has an approximate capacity of 307 dwellings, phased with 196 completions prior to 2018 and 111 post 2018, and would also deliver land for education, sports facilities and open space.
- 6.1.2 Having undertaken all the technical work necessary to inform the preparation of a planning application, it is evident that the most efficient use of the site, based on an average density between 30 and 35 dwellings per hectare, and to ensure the proper planning of the area, the site should accommodate around 500 dwellings and related community infrastructure.

7 TECHNICAL MATTERS

7.1 Introduction

7.1.1 Gladman have commissioned a full consultancy team to progress the necessary technical work on the site to inform an outline planning application for the development of circa 500 dwellings on the site.

7.1.2 The findings of this work should equally be taken into account by Shropshire Council when assessing the potential revisions to the 'Pre-submission SAMDEV' and in advance of the forthcoming further stage of examination in public.

7.2 Masterplanning – FPCR



7.2.1 FPCR have prepared an illustrative Development Framework master plan which is attached as Appendix A.

7.2.2 This illustrates how development on this site can be satisfactorily assimilated into the existing landscape whilst also protecting, wherever possible, key characteristics of the site including hedgerows and specimen trees.

7.2.3 The illustrative Development Framework Plan demonstrates that new development here, of the type and quantum proposed, will achieve good integration with this part of the existing settlement of Whitchurch.

7.2.4 The illustrative Development Framework Plan also demonstrates that the proposed housing allocation site should accommodate around 500 dwellings.

7.2.5 In addition to the new housing the site will also provide for a significant enhancement community infrastructure. These include:-

- Provision of land for a new Primary School
- Provision of new sports pitches (Potentially to facilitate the relocation of the local Alport Football Club)
- Provision of New Clubhouse, Changing facilities and Car Parking area.
- Provision of a new Cricket Pitch.
- Potential provision of enhanced Clubhouse facility and Car Parking area.

- Potential provision a Community Building to serve the Whitchurch residents.
- Neighbourhood area of play for the benefit of the new juvenile residents at the new development.
- Wildlife protection areas to support and enhance protected species that are present on site.
- Potential provision of convenience retail store.
- New and enhanced footpath links to the surrounding residential area and countryside.

Highways and Transportation – Ashley Helme Assocs

ashleyhelme
associates

- 7.2.6 Ashley Helme Associates (AHA) has undertaken a Transport Assessment to establish the access strategy for the site in order to respond to the Council's highway requirements.
- 7.2.7 AHA proposes a single main vehicular access point off Tilstock Road which will serve the majority of the site with a single estate distributor road.
- 7.2.8 A minor secondary access point also will also be created off Tilstock Road that will serve the land between Mosslands and Whitchurch Cricket Club.
- 7.2.9 An emergency access will be instituted at the north end of the site which also provides existing access Whitchurch Cricket Club. This entrance will be upgraded to facilitate its dual use.
- 7.2.10 AHA has confirmed that each of these accesses will satisfy the requisite geometric and safety criteria. Further they are capable of accommodating vehicular traffic generated by the proposed development and are therefore considered acceptable in terms of capacity. AHA has also confirmed that the local highway network is capable of accommodating the anticipated levels of traffic that will be generated by the proposed development.
- 7.2.11 The location of the site provides a good opportunity for journeys of residents to be undertaken on foot and by cycle (National Cycle Route 45), for a variety of purposes, including employment, leisure, shopping, school, etc. Provision will also be made within the development of the site for the enhancement of the existing pedestrian infrastructure.
- 7.2.12 Encouraging public transport journeys will be an essential component of the development strategy via a Travel Plan.

7.3 Arboricultural Assessment – FPCR



- 7.3.1 FPCR have been commissioned to assess the trees and hedgerows on the site.
- 7.3.2 There are no trees within the site are subject to TPO protection. There is a wide variation in the quality of the existing trees present on site. Detailed assessment has concluded that a small number of trees should be removed due to poor quality and health. The remaining tree stock will benefit from management work to assist in maintaining their longevity. Where loss of trees is necessary their loss will be mitigated with ample replacement.

7.4 Ecological Assessment – FPCR



- 7.4.1 FPCR research shows there are four statutory designated sites for nature conservation within 5km of the site boundary. These are mostly wetland sites associated with the Midlands Meres and Mosses. Due to the distance of these sites from the application site and lack of connectivity there are no predicted direct impacts of the proposed development on them.
- 7.4.2 There are no non-statutory sites of county importance within 1km of the site boundary.
- 7.4.3 The site is dominated by species poor semi-improved pasture of negligible nature conservation value. Features of nature conservation value with the context of the site include marshy grassland and ruderal vegetation, whilst features of greater nature conservation value, up to a local level, include hedgerows, woodland, trees, ponds and ditches.
- 7.4.4 No active badger setts were recorded within or immediately adjacent to the application site.
- 7.4.5 No evidence of recent water vole activity was found on site however anecdotal evidence of the presence of the water voles being on site has been previously documented (2010)
- 7.4.6 Creation of a green corridor on the north of the site will incorporate ditches and ponds providing a significant beneficial effect for water voles within the local area.
- 7.4.7 Bat surveys are on-going however appropriate mitigation measures will be implemented under a licence from Natural England to ensure there are no adverse effects for bats, if found on site.

7.4.8 Great crested newt surveys found newts to be present only within a pond which will be incorporated as part of a green wildlife corridor which will provide an enhanced habitat area.

7.4.9 Given the present agricultural use of the site taken together with the on-site surveys, the development provides the opportunity for substantial enhancement of the ecological environment.

7.5 Soil Resources and Agricultural Use & Quality – Land Research Associates



7.5.1 Site survey work has been undertaken by Land Research Associates. We are advised that most of the land has an agricultural land quality of grades 1, 2 and 3a, with a small area of land classified as sub-grade 3b and 4.

7.6 Phase 1 Site Investigation – CCG



7.6.1 A Phase 1 Site Investigation has been undertaken. Whilst further investigations will be required to inform the final scheme design, we are advised that there are likely to be no matters which are considered to prejudice the future development of the site.

7.7 Landscape and Visual Assessment – FPCR



7.7.1 FPCR has assessed the landscape and visual impacts of the proposed development based on the indicative framework masterplan.

7.7.2 They consider that in landscape and visual terms the design can respond well to the local landscape character of the site, recognising and responding to opportunities to extend local Green Infrastructure and enhance landscape character.

7.7.3 The site comprises predominantly large arable fields and is considered that the site has 'low' landscape sensitivity and the introduction of Green Infrastructure opportunities would bring improved landscape benefits locally with development with the creation of a green wildlife corridor, open green public spaces and wildlife protection area.

7.7.4 The current settlement edge has only a local influence on the character of the wider landscape context, and the settlement pattern within the wider landscape context comprises an open settlement pattern with inter-visibility between settlements, separated by intensively farmed arable land and the A41 corridor. With development, the wider landscape effect is likely to be relatively low impact change.

- 7.7.5 Although the site is visually open to receptors, it would be viewed within the context of the adjacent school, properties on Beech Avenue and Tilstock Road, and wider Whitchurch settlement. The majority of receptors would likely experience only slight adverse effects initially with only properties on Beech Avenue and Tilstock Road that directly front the site, experiencing moderate adverse effects. With appropriate landscaping, visual effects on receptors would be likely to reduce to negligible.
- 7.7.6 No specific landscape designations or landscape related planning policy apply to the site.
- 7.7.7 Development Plan policy emphasises the importance of Landscape Character, Green Infrastructure and woodland and these policies have been taken into consideration in development of the illustrative Development Framework Plan thus presenting opportunities to create landscape structure, link existing habitats and enhance countryside access for local residents.

7.8 Archaeology – CGMS



- 7.8.1 An Archaeological Desk-Based Assessment of the site has been prepared which identifies that development of the site would not have any impact on the settings or significance of any designated assets. However, there is potential for archaeological deposits associated with Medieval arable agriculture, present on the site as ridge and furrow. Any further archaeological work which may be required can be secured by appropriate worded planning condition.

7.9 Utilities – Gladman



- 7.9.1 Gladman's in-house Utilities Consultant has reviewed the availability and capacity of utilities around the site. It is not envisaged that the utility provision within the area will present any significant encumbrance to the development of the site.

Existing Infrastructure

- 7.9.2 There are existing 11kV HV and LV electric cables, low pressure gas mains, water mains and BT infrastructure within close proximity of the site boundary.

New Infrastructure

- 7.9.3 Initial investigations have not highlighted any concerns or engineering difficulties with servicing the proposed development with new gas, water, electric or telecommunication connections.

- 7.9.4 New infrastructure and service connection costs are anticipated to be in line with those expected for a standard development of this scale.



7.10 Flood Risk Assessment – Lees Roxburgh

- 7.10.1 Lees Roxburgh are undertaking a flood risk assessment of the site. They advise that the site is located in the low probability EA Flood Zone 1.
- 7.10.2 It is anticipated that surface waters from the site will discharge to the existing system in Queensway located to the north of the site via the existing outfall with flows limited to Greenfield run off rates in accordance with the NPPF.
- 7.10.3 The proposed drainage system will be designed to accommodate a 1 in 30 year event plus allowance for climate change. The system will be put forward for adoption by Welsh Water under a Section 104 Agreement and Welsh Water will therefore become responsible for the long term maintenance of the new piped drainage system.
- 7.10.4 Overall flows up to the 1 in 100 year plus climate change will be contained on site within an attenuation pond.
- 7.10.5 Levels will be set to convey any residual land drainage and exceedance flows safely through the development and overland to the outfall points to the north without any adverse impact on property.

7.11 Air Quality



- 7.11.1 Wardell Armstrong has undertaken an Air Quality Assessment for this site. It concludes that all modelled proposed receptors the NO₂ and PM₁₀ concentrations are predicted to be below the NAQOs, therefore it is concluded that the development site is suitable for residential development.

7.12 Noise Assessment



- 7.12.1 Wardell Armstrong has undertaken a noise assessment for the proposed development. Given that the location of the residential properties have been set a considerable distance away from the A41, along with significant proposed tree screening, we are advised that the use of the site for residential will be acceptable in principle.

8 CONCLUSIONS

- 8.1.1 This body of work demonstrates that the site is suitable to accommodate residential development of circa 500 dwellings with associated community infrastructure and that all matters have been adequately addressed. The initial findings of the study work demonstrate that the site can be brought forward for development now, broadly in accordance with the illustrative Development Framework Plan.

Appendix A

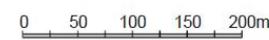
Illustrative Development Framework Plan



Ordnance Survey material is used with the permission of The Controller of HMSO, Crown copyright 100018896.



-  Application Site (Area 27.47ha)
-  Proposed Residential (Circa 15.15ha)
Circa 500 dwellings
-  Proposed School (1.5ha)
-  Equipped Play Area
-  Proposed Green Infrastructure
-  Existing trees and hedgerows
-  Potential location for attenuation pond
-  Potential vehicular access
-  Potential emergency access
-  Potential primary access road
-  Existing Public Bridleway
-  Existing Public Rights of Way
-  National Cycle Route 45
-  Existing permissive footpath
-  Proposed footpaths/cycleway



Appendix 3 – Land south of Oswestry Road, Ellesmere (ELL002)

