



Helen Ball – Clerk
Shrewsbury Town Council
Riggs Hall
The Library
Castle Gates
Shrewsbury
SY1 2AS

1st September 2021

Dear Helen,

21/02982/OUT | Proposed Residential Development - Land To The South Of Thrower Road, Shrewsbury

We thank you for the Town Council's representations to Lands Improvement Holdings' (LIH) planning application for the construction of 35 dwellings, including up to 7 affordable dwellings at land to the south of Thrower Road, Shrewsbury. We read with disappointment that the Town Council objected to the application but note that the reason was specific to a need to consider further sustainable transport and energy measures, rather than objection to the development in principle. LIH supports the Town Council's desire to proactively see greater sustainability measures, particularly in light of the recognised climate emergency we all face.

As you will know, LIH originally secured planning permission for the wider south Shrewsbury Sustainable Urban Extension (SUE) in 2015 and has since facilitated its delivery, continuing to do so to this day. The wider SUE, of which this application forms a centralised section, benefits from amenities not always found of urban extensions. Residents will benefit from immediate proximity to an Aldi supermarket, veterinary surgery, as well as the extended services provided by the Percy Thrower's Garden Centre. The design incorporated new pedestrian and cycle infrastructure to encourage more sustainable trips within the town, as well as linking residents to the town centre through the extension of the existing local bus Service 8 so that it travels through the SUE site.

The Interim Travel Plan we submitted with the outline application approved in 2015 set out the framework to achieve a 10% decrease in single occupancy vehicle trips and increase awareness of public transport, cycling and walking options to residents. Travel surveys are undertaken with Shropshire Council to assess the effectiveness of these measures. Travel Packs are provided to each new employee of the employment and each resident of the new housing, providing details of the sustainable transport options and explaining the benefits of utilising these over private vehicle use.

This application also includes a Travel Plan that accords with and builds upon the measures established for the wider site. Each dwelling will include a Travel Welcome Pack including:

- Bus and rail timetabling details and routing information;
- Opportunities to provide travel vouchers such as season tickets for public transport use; and
- Information of car share and car club options in the local area.

LIH also supports the Town Council's desire to see sustainable energy options for the site.

For the outline planning permission approved in 2015, the details of what would be implemented were secured during Reserved Matters and at detailed design where more clarity can be provided on what will be delivered. We encourage the Town Council to remain engaged through these stages and have a say on possible sustainable energy

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options that could be delivered.

Notwithstanding this, LIH has ensured that the right infrastructure is in place for the eventual housebuilder to deliver sustainable energy options. In the case of this application site, we can confirm that the sub-station that would serve the 35 dwellings will have sufficient capacity to facilitate EV charging points within each of the individual homes.

Section 5.1 of the submitted Design and Access Statement for this application outlines LIH's commitment to delivering a development that ensures high levels of energy efficiency and use of renewable energy sources wherever possible.

We propose that a condition requiring the submission of a Sustainability Statement as part of the Reserved Matters application (and subsequent compliance with the measures outlined within) would allow this matter to be robustly assessed by both the Local Planning Authority and the Town Council through the determination of the Reserved Matters.

LIH is committed to see its developments delivered right, and share the Town Council's desires for sustainable solutions that address the climate crisis when delivering the much needed homes to address the housing crisis. We hope you can see the thought that has gone into this through the SUE wide measures and how these are carried through into this specific development parcel.

We hope that this addresses your concerns relating to application 21/02982/OUT and that you have comfort enough to remove your objection to it.

Please do feel free to contact us if you wish to discuss this matter further or any other matters relating to this or the wider development site.

Yours sincerely,

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