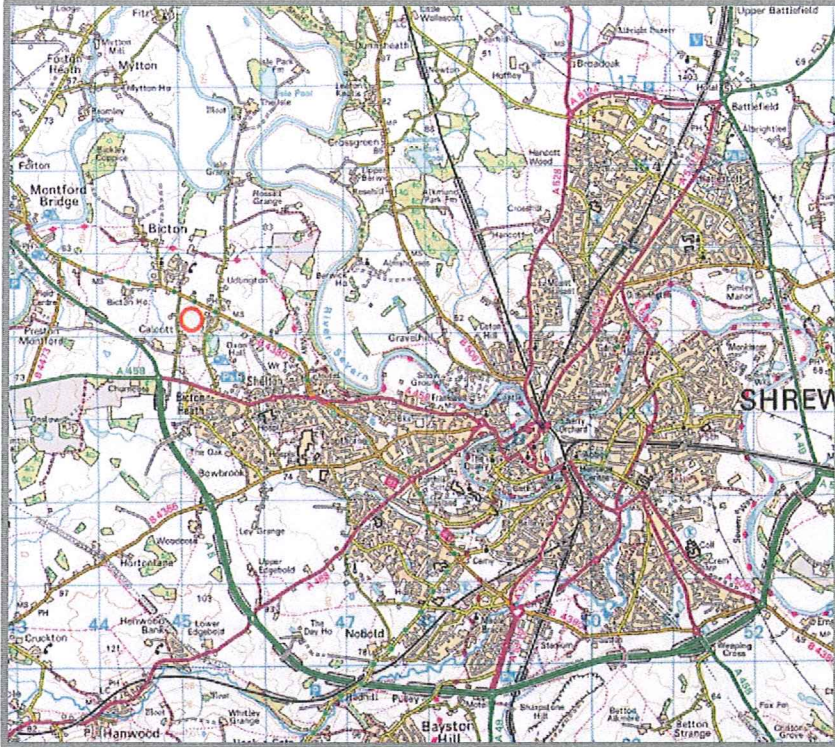


# LAND SOUTH OF HOLYHEAD ROAD SHREWSBURY

## SITE CONTEXT



### An Overview:

The site lies to the south of Holyhead Road nestled between existing development on Shepherds Lane and Calcott Lane.

The site is 15.58 hectares in size.

It lies immediately north of the proposed SUE West.

A planning application is due to be submitted by the end of April 2015 following public consultation events.

The planning application will be submitted in outline form, only seeking approval of access and the principle of development at this time.

*Please complete a questionnaire and let us have your thoughts on the proposal.*

*We would be most interested to know what local facilities/services residents would like the proposal to provide if it were to be approved.*



# SOUTH OF HOLYHEAD ROAD SHREWSBURY

## POLICY & CONSTRAINTS

### Policy Overview

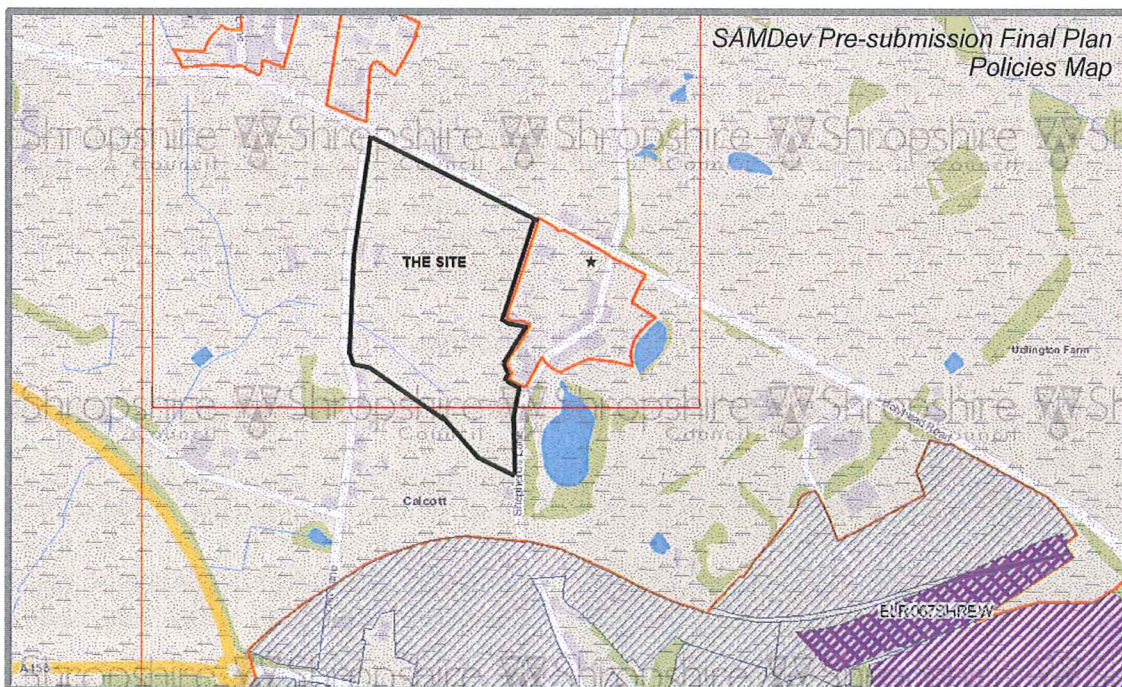
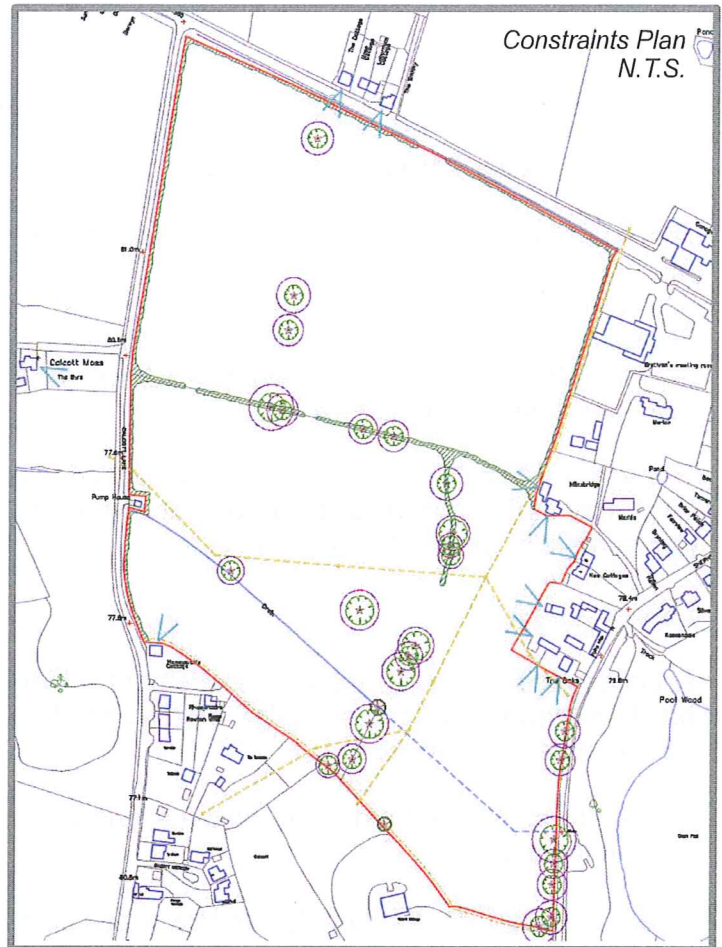
The site has not been promoted through the Local Development Framework (LDF) and has therefore not been included within the SAMDev as a housing allocation.

At the present time, there is a presumption in favour of sustainable development and a national need to boost housing land supply on appropriate sustainable sites, notwithstanding whether a five year supply of housing land can be demonstrated.

The SAMDev has not yet been adopted and therefore only carries limited weight at this time.

In addition to this, emerging SAMDev Policy MD3 seeks to support the delivery of additional housing sites beyond the proposed allocations.

The site lies immediately to the north of the Shrewsbury SUE West and is positioned in a highly sustainable location in close proximity to local facilities and services.



# SOUTH OF HOLYHEAD ROAD SHREWSBURY

## TECHNICALITIES

### Ecology:

A Habitat Survey has been undertaken and concludes that the site can be developed without the loss of habitat of significant value.

There are no protective species or habitats on the site.

Some of the mature trees have bat roost potential but all of these are to be retained and incorporated into the proposed amenity walk.

The site will benefit from enhancement to the local environmental corridors and appropriate mitigation measures incorporated into the design.

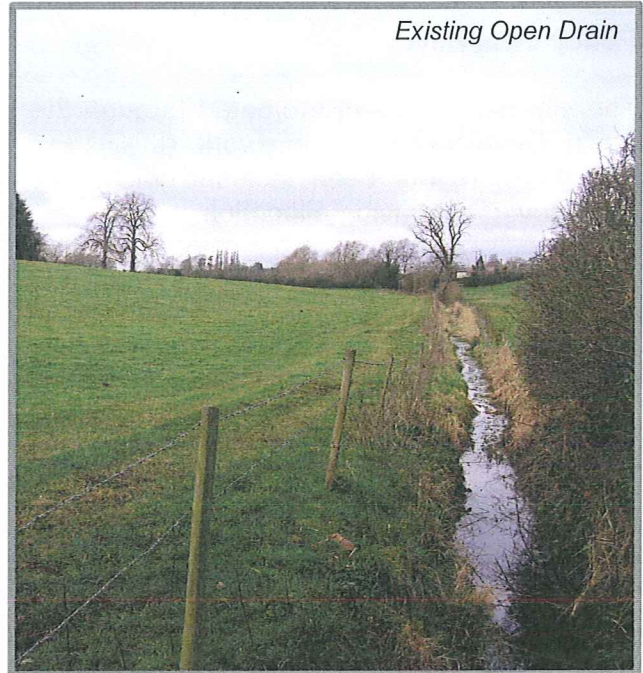
### Landscaping

A Landscape & Visual Impact Assessment (LVIA) has been prepared and concluded that the site has an unremarkable landscape.

There are no formal landscape designations on or near to the site.

In accordance with the findings of this report, the existing internal hedgerows would act as a basis for the development of an extensive landscape structure throughout the site and around its perimeter to minimise the adverse effects on the existing landscape.

*Existing Open Drain*



### Drainage

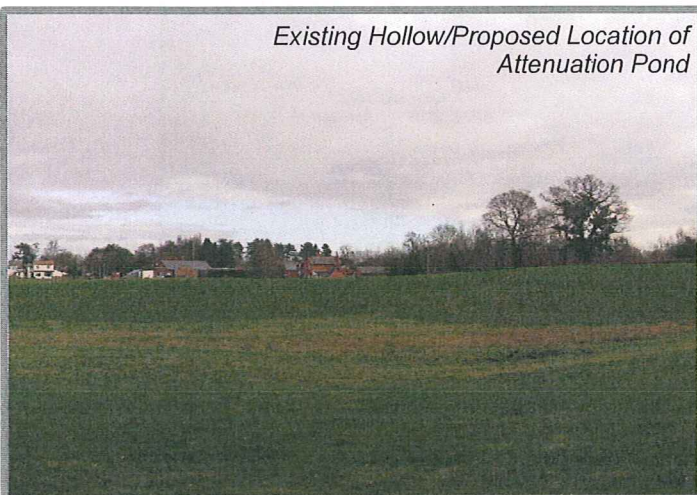
An existing foul pumping station is located on the western boundary of the site. Enquiries have been made with Severn Trent and it has been confirmed that there is adequate capacity to cater for the proposed number of dwellings [subject to hydraulic modelling].

Surface water will be dealt with sustainably by infiltration drainage. An existing watercourse runs through the site (see above photo) and it is intended that the site will be connected to this and an attenuation balancing pond will be created in area which benefits from a natural hollow (see photo left).

### Access

Pre-applications discussions have taken place with the Highways Authority to agree an appropriate access junction. It is suggested that a new roundabout is created to access the development site. This feature will also assist in slowly traffic speeds on this section of the Holyhead Road which has been known to be a localised issue.

*Existing Hollow/Proposed Location of  
Attenuation Pond*



# SOUTH OF HOLYHEAD ROAD SHREWSBURY

OPEN SPACE  
POTENTIAL



*Sports Facilities*

*Recreation Area*



*Houses overlooking open amenity walk*



*Public Amenity Walk*



*Houses overlooking Attenuation Pond*



