

LAND AT LESLEY OWEN WAY, SUNDORNE, SHREWSBURY

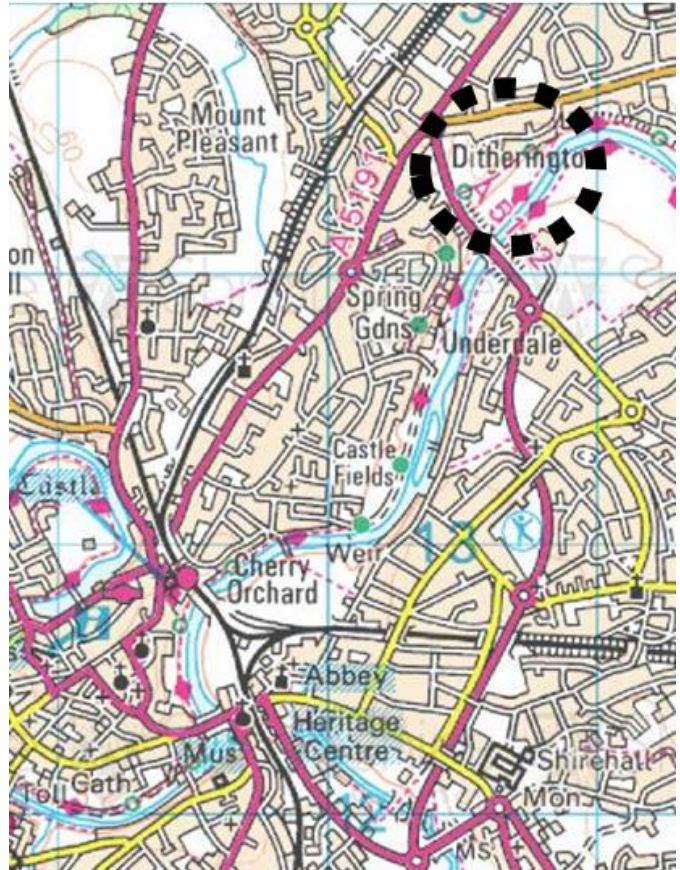
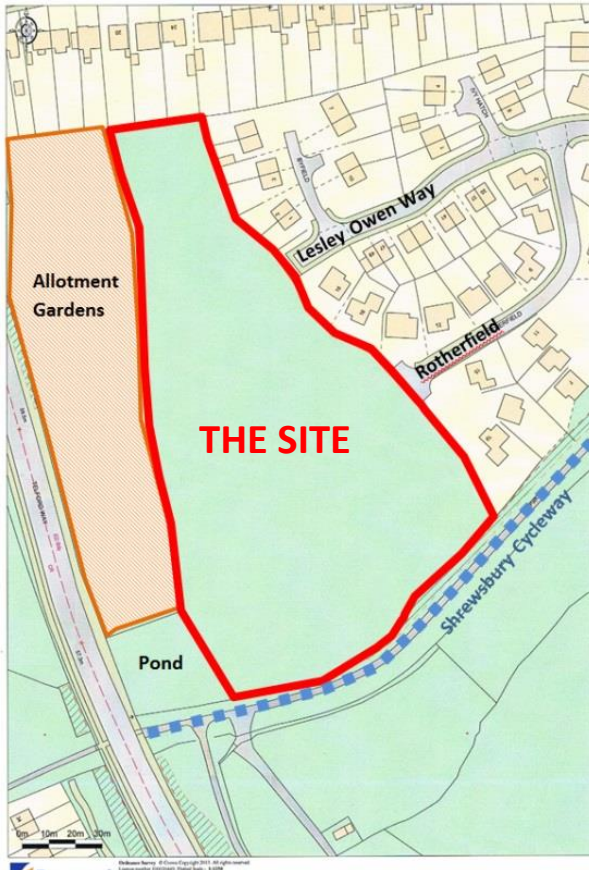
Introduction

The Sundorne Estate is preparing to submit a planning application for residential development of the above site. Prior to formal submission, the Estate wishes to consult on the proposals with key stakeholders, including the Town Council. This leaflet explains the proposals, in advance of an initial pre-application discussion with the Town Council, at its meeting on 1st September 2015.

The Site

The site is situated in Sundorne, within the Shrewsbury urban area, approximately 1 mile to the north east of the town centre, and immediately to the east of the Allotment Gardens. The land concerned comprises 1.44 hectares (3.57 acres) of mostly semi-improved grassland, shown in red outline below. There is currently no public access to the site.

Site Location

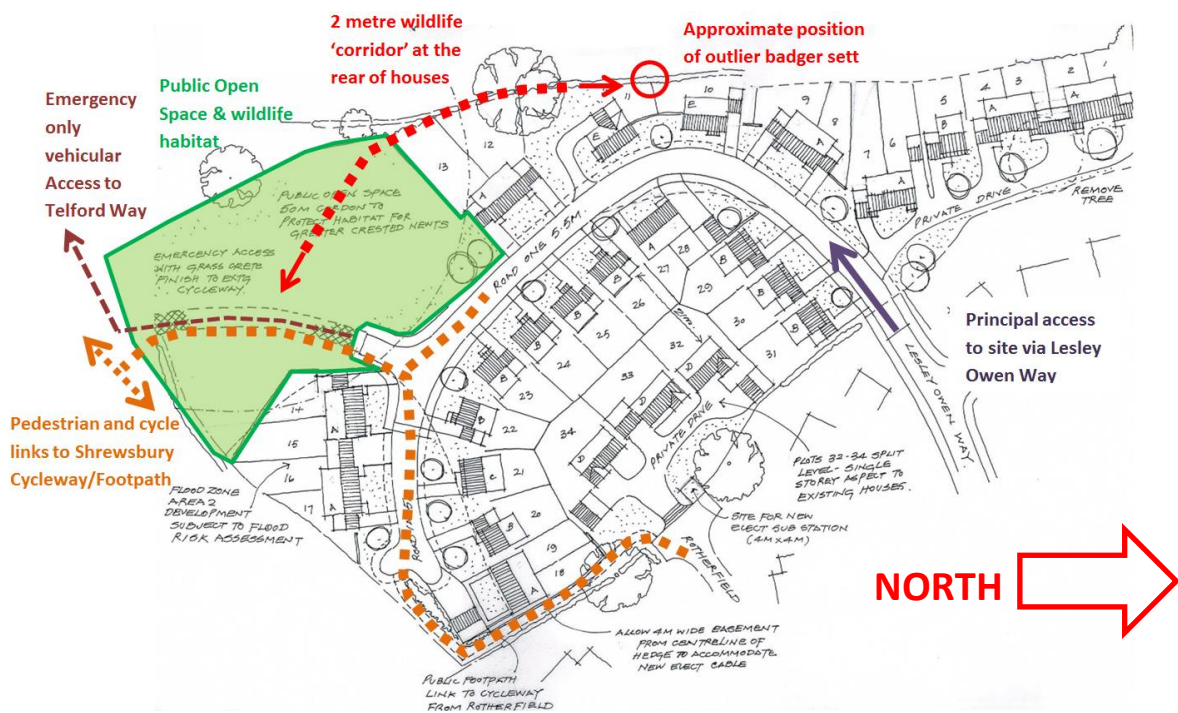


To the east of the site are the established housing areas off Lesley Owen Way and Rotherfield. To the south is the Shrewsbury footpath & cycleway, running south-west to north-east, connecting the site with other parts of Shrewsbury. To the south of the cycleway is open land in the same ownership, used for grazing of horses, and further east are areas of woodland, wetland and fishing ponds, along the River Severn.



Initial Draft Proposals

A preliminary Conceptual Plan (below) was devised to show a possible development of 34 dwellings, along with an area of public open space. Access would have mainly been via Lesley Owen Way, with 3 dwellings accessed from Rotherfield.



The Planning Case for the Development

The site lies well within the development boundary of the Shrewsbury Urban Area. It has particularly good access on foot and by cycle to the town's facilities and services, owing to its direct access on to the Shrewsbury footpath and cycle network, to the south.

As such, it represents an appropriate and highly sustainable development, bearing in mind the full range of services, public facilities and employment in the surrounding area.

The Landowner acknowledges the value of the site as wildlife habitat for Great Crested Newts (GCN), bearing in mind the existence of a medium sized population of GCN in the pond to the south-west. As a result, mitigation for the loss of habitat has been designed into the scheme, through the retention of a significant area of open land on site, and through the identification of alternative compensatory habitat within the adjoining land to the south.

This land, situated in the flood plain of the River Severn, has no development potential, but provides an excellent opportunity for replacement habitat, in close proximity to and extending the existing established areas to the east which are known to have a significant population of GCN.

The initial proposed layout provided a very good mix of detached and semi-detached houses, and some bungalows, which will boost the available supply of housing land in the town. The site will be attractive to a developer and will provide prospective purchasers with good quality homes in an attractive and convenient location.

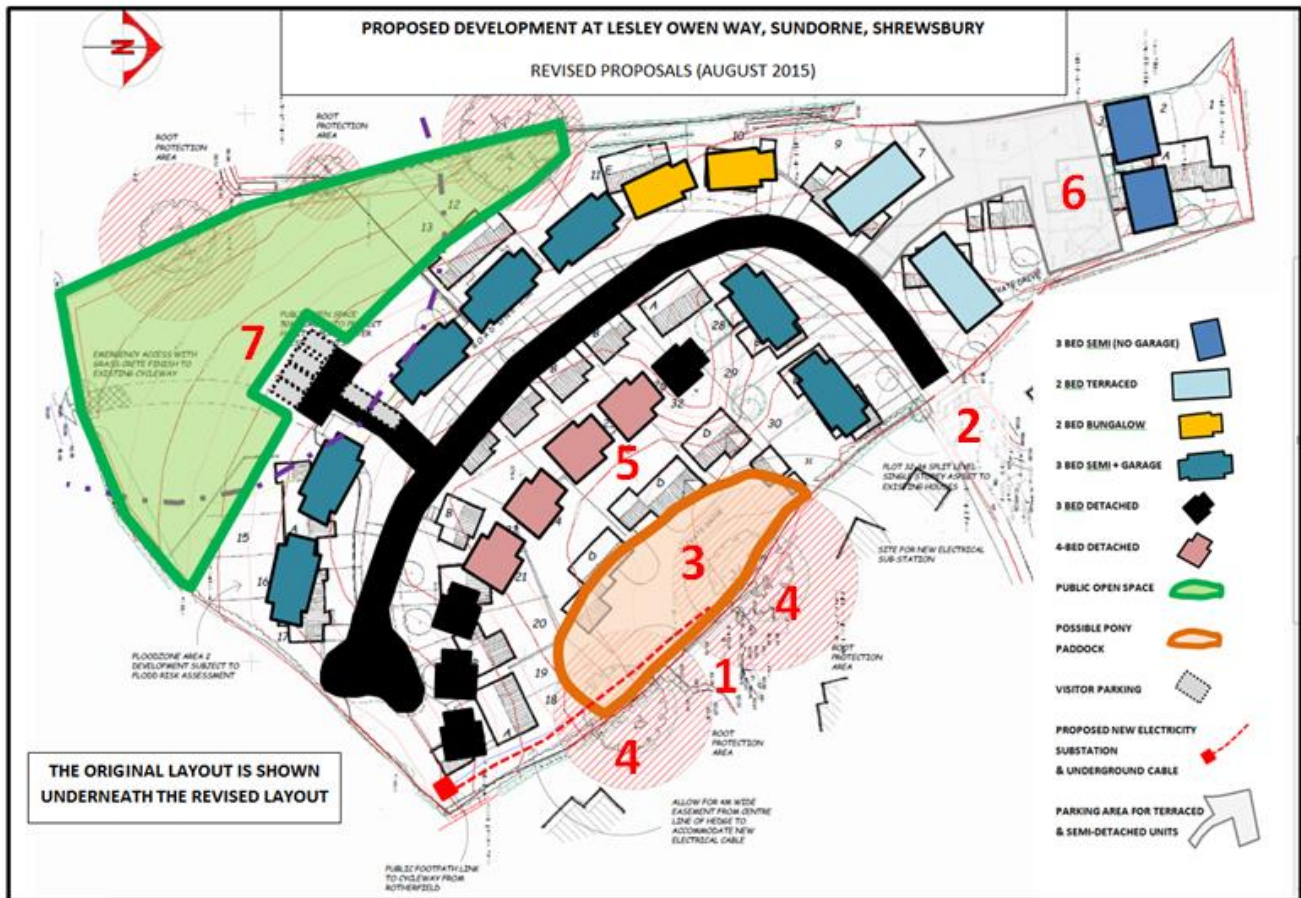
Other benefits of the development include :-

- Delivery of the required percentage of on-site affordable housing, which is currently 10% or 3.4 homes. It is likely that 4 will actually be provided;
- A Community Infrastructure Levy (CIL) payment will be made towards the provision of local services and facilities, in line with the Shrewsbury Place Plan. The amount payable will probably be in the region of £120,000.
- Additional and more convenient access points to the Shrewsbury Cycleway for existing properties;
- The on-site area of public open space will be available to existing residents on Rotherfield and Lesley Owen Way;
- An emergency-only access/egress will be provided on to Telford Way, in the event of Lesley Owen Way becoming blocked by a road traffic accident or other emergency.

Consultation with the Local Community

On the advice of the local Shropshire Council Members, the Landowners recently held a community consultation event on the draft proposals. This was attended by around 40 people from the local area.

It is fair to say that most of the people attending were against the principle of the development. However, a number of comments were made as to how some concerns could be addressed, and how the site layout might be improved. This has led to a revised 'concept layout' for the site. This is reproduced below.



The key changes to this concept layout are numbered on the plan above, and are as follows :-

1. The landowners no longer propose to access any of the development via Rotherfield. This was due to residents' concerns about the narrowness of this road, restricted visitor parking for existing dwellings, and problems with visibility at the junction with Lesley Owen Way.
2. Instead, the entire development will now be accessed via Lesley Owen Way.
3. The land at the end of Rotherfield (previously for 3 larger split-level dwellings) is now proposed to be a small pony paddock.
4. This will also ensure that the root protection zones of the two mature Oak trees at the end of Rotherfield will be unaffected by built development or new roads.
5. The proposed dwellings have also been pushed further away from properties on Rotherfield, which overlook the site.
6. A revised arrangement has been devised for the northern part of the site, to reduce the impact of built development on properties on Byfield, which back on to the site. The proposed dwellings here have been rotated 180 degrees, so as to help maintain existing open views across this part of the site from the rear windows of properties on Byfield, as far as is possible.
7. Visitor parking spaces are proposed at the end of the new cul-de-sac. This follows concerns from residents about on-street parking for canal visitors and fishermen on Lesley Owen Way. This will not solve these existing problems, as restricting this parking on Lesley Owen Way would not be enforceable. However, it may be of some help as an alternative location for this parking.

The Landowners have therefore listened to what the local community has said, and have made improvements to the draft proposals. They are now seeking the initial comments of the Town Council.