

From: baystonhillpc@hotmail.com on behalf of Bayston Hill Parish Council
Sent: 09 August 2018 13:31
To: 'Dan Corden'
Cc:

Subject:

Attachments:

CONFIDENTIAL Meeting to discuss Shropshire Local Plan Review - Preferred Options for Site Allocations in Bayston Hill .pdf

Sensitivity:

Confidential

Dear Dan,

Thank you for your time on Monday which the Council found very useful.

I attach as requested a copy of the coloured plan we discussed giving an overview of the Parishes preferred sites for development (subject to consultation of course). The colour code is fairly simple: pink for sites we would oppose, green for sites we would tentatively support and yellow for sites outside our parish on which we would not wish to pass an opinion other than to confirm the view that the sites identified have little relation to Bayston Hill.

We would however wish to confirm that we would want to be consulted at every stage should the Council wish to promote sites identified as Shrewsbury sites within our parish boundary. Sites SHR194; SHR066; SHR182 AND SHR185 are all located within the green gap between Shrewsbury and Bayston Hill and we would object to these sites being developed. The Parish Council is determined to defend this gap and the gap dividing the village from Hook-a-Gate to the west.

As outlined on Monday the Parish would also wish to protect the open views of the countryside from Lyth Hill Country Park and would welcome sight of the results of the Landscape and Visual Sensitivity Survey that Shropshire Council has commissioned recently.

The sites to the east of Bayston Hill are opposed as they would restrict the route of a potential bypass and would also infringe the site of an ancient hill fort. These sites are BAY033; BAY 032 and BAY009.

As discussed, we have ranked the preferred sites by preference against the list on page 2 and noted our comments against each site.

I trust you find this a helpful summary but if anything is unclear please feel free to contact me.

Kind regards,

Caroline Higgins

Parish Clerk (FLSCC)

Bayston Hill Parish Council

The Parish Office

Lyth Hill Road

Bayston Hill

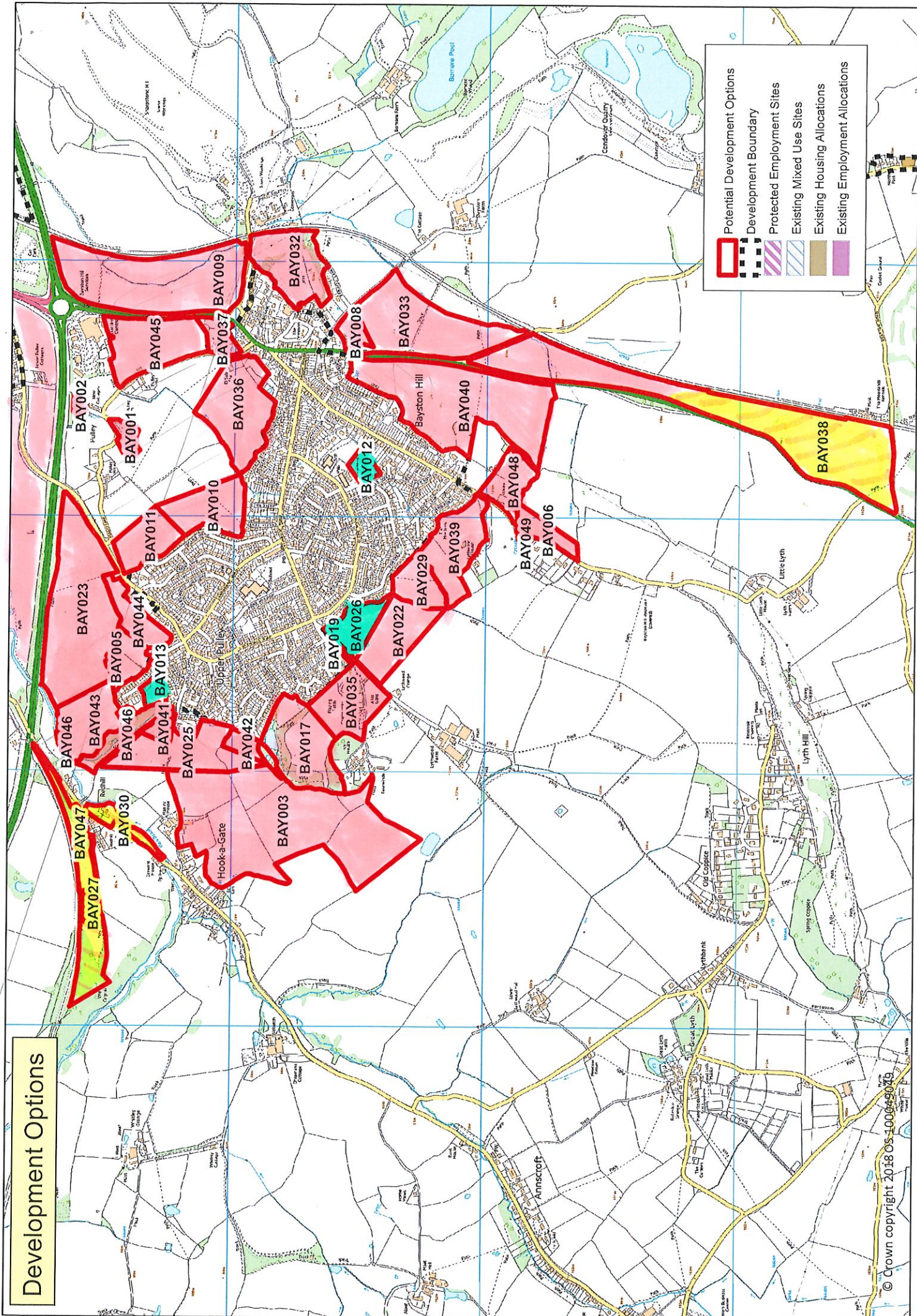
SHREWSBURY

Development Options

Legend:

- Potential Development Options
- Development Boundary
- Protected Employment Sites
- Existing Mixed Use Sites
- Existing Housing Allocations
- Existing Employment Allocations

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RANK

| Site Reference | Site Location | Site Area (Ha) | Type of Site | Dwellings - Approximate Capacity (Calculated at 30dph) | Approximate Employment Capacity (40% of total site) |
|----------------|--|----------------|--------------|--|---|
| BAY001 | Pulley Farm, Pulley Lane, Bayston Hill | 1.0 | Brownfield | 29 | 0.38 |
| BAY002 | The Fields, Pulley Lane, Bayston Hill | 0.2 | Greenfield | 6 | 0.07 |
| BAY003 | South of Windy Ridge, Bayston Hill | 29.5 | Greenfield | 885 | 11.81 |
| BAY005 | North-east of Gorse Lane, Bayston Hill | 2.5 | Greenfield | 75 | 1.00 |
| BAY006 | White House south, Bayston Hill | 1.9 | Greenfield | 57 | 0.76 |
| BAY008 | East of New House, Hereford Road, Bayston Hill | 1.3 | Greenfield | 40 | 0.53 |
| BAY009 | North of allotments, east of Hereford Road, Bayston Hill | 16.1 | Greenfield | 484 | 6.46 |
| BAY010 | Hollies Drive south-east, Bayston Hill | 5.2 | Greenfield | 155 | 2.07 |
| BAY011 | Hollies Drive north east, Bayston Hill | 3.8 | Greenfield | 114 | 1.52 |
| BAY012 | York House south, Bayston Hill | 1.0 | Brownfield | 30 | 0.39 |
| BAY013 | 29 Gorse Lane, Bayston Hill | 0.7 | Brownfield | 21 | 0.28 |
| BAY017 | Ivy House north, Bayston Hill | 7.8 | Greenfield | 233 | 3.10 |
| BAY019 | Pinewood south, Bayston Hill | 0.2 | Greenfield | 5 | 0.07 |
| BAY022 | Lythwood Grange east, Bayston Hill | 5.6 | Greenfield | 167 | 2.22 |
| BAY023 | Pulley Lane west and A5 south, Bayston Hill | 16.5 | Greenfield | 495 | 6.60 |
| BAY025 | Hanley Lane west, Bayston Hill | 7.0 | Greenfield | 211 | 2.82 |
| BAY026 | Glebe Road south west, Bayston Hill | 2.8 | Greenfield | 84 | 1.11 |
| BAY027 | Redhill Drive north, Bayston Hill | 6.8 | Not Known | 204 | 2.72 |
| BAY029 | Yewtree Drive south, Bayston Hill | 3.0 | Greenfield | 89 | 1.19 |
| BAY030 | Land at Redhill Mill, nr. Hookagate. | 1.4 | Greenfield | 43 | 0.58 |
| BAY032 | The Burgs, Bayston Hill | 6.5 | Greenfield | 196 | 2.61 |
| BAY033 | New House south, Bayston Hill | 11.6 | Greenfield | 347 | 4.63 |
| BAY035 | Community Centre and playing fields, Bayston Hill | 5.3 | Mixed | 160 | 2.13 |
| BAY036 | Chestnut Drive north, Bayston Hill | 8.5 | Greenfield | 255 | 3.40 |
| BAY037 | Pool View north, Bayston Hill | 1.5 | Greenfield | 46 | 0.61 |
| BAY038 | Moorlands kennels west and north, Bayston Hill | 24.4 | Greenfield | 731 | 9.74 |
| BAY039 | Lythwood House north, Bayston Hill | 6.1 | Greenfield | 183 | 2.44 |
| BAY040 | Betley Lane east, Bayston Hill | 18.5 | Greenfield | 556 | 7.42 |
| BAY041 | Hanley Lane north west, Bayston Hill | 0.8 | Greenfield | 25 | 0.34 |
| BAY042 | Fairview Drive west, Bayston Hill | 1.1 | Greenfield | 33 | 0.44 |
| BAY043 | Gorse Lane end and west, Bayston Hill | 4.9 | Greenfield | 148 | 1.97 |
| BAY044 | Downey Ridge west, Bayston Hill | 2.9 | Greenfield | 86 | 1.14 |
| BAY045 | Dobbies Garden Centre south, Bayston Hill | 7.3 | Greenfield | 218 | 2.91 |
| BAY046 | Hanley Lane north west, Bayston Hill | 3.0 | Greenfield | 91 | 1.22 |
| BAY047 | The Former Railway Engineering Works | 3.0 | Brownfield | 90 | 1.19 |
| BAY048 | White House, Lyth Hill Road, Bayston Hill | 3.1 | Greenfield | 94 | 1.25 |
| BAY049 | Primrose Cottage, Lyth Hill Road, Bayston Hill | 0.2 | Greenfield | 7 | 0.10 |

Comments

Gap

Gap

Western Gap

Lyth Hill / Landscape / Access

Access / A49

Gap / Bypass route

Gap

Gap - Space for 50 houses with Oaklands site

Council Playing Fields

Open countryside / Landscape

Gap

Western Gap

Longden Park / Disconnected

Open countryside / Landscape

Longden Park / Disconnected

Bypass / Ancient woodland

Bypass

Council Playing Fields

Gap

Gap

Landover Park / Linear outlier

Open country / Landscape / Access

Disconnected from services / Landscape

Western Gap

Western Gap

Gap

Gap

Gap / woodland

Longden PC / Disconnected

Landscape / Lyth Hill / Access

Landscape / Access

1 (50)

2

4

3