



LAND OFF LYTH HILL ROAD, BAYSTON HILL

Redrow Homes is preparing a Detailed Planning Application for new homes on Land off Lyth Hill Road, Bayston Hill.

WE WOULD LIKE YOUR VIEWS

This leaflet has been prepared so we can share our vision and emerging proposals for the Site and most importantly, to ask for your feedback regarding our development proposals. Your comments will help shape the finalised proposals before we submit a planning application to Shropshire Council.

LAND OFF LYTH HILL ROAD, BAYSTON HILL

The site is a proposed housing allocation in the emerging Shropshire Local Plan ('BAY039'), which is currently undergoing Examination.

It is located sustainably within walking distance of a number of existing services and facilities in Bayston Hill. There are also an extensive range of facilities located within the County town of Shrewsbury, which is just 1 mile to the north of Bayston Hill.

Our emerging proposals comprise the development of around 110 dwellings, including affordable homes for those unable to purchase on the open market, enhanced landscaping and new areas of open space, including a children's play area.

In advance of the submission of a Detailed Planning Application, we are now consulting the local community on our emerging proposals, which have been informed by various site assessments, including a series of technical and environmental studies.

We would like to hear your views and we will review feedback as we finalise and submit our proposals.

ABOUT REDROW HOMES

Over Redrow's history, spanning more than 45 years, it has earned a unique reputation for building high-quality beautiful homes for all lifestyles. A history of high achievement and a philosophy of excellence has resulted in a proud track record of industry and business awards. Most recently, Redrow was awarded a coveted five star rating for customer satisfaction in the Home Builders Federation's prestigious 2022 survey.

Our group-wide design standards apply to all our homes and go beyond regulations and material sustainability standards in many instances. We're leading the industry in our approach to responsible timber sourcing and we're developing a 'net positive' approach to our use of energy, water and materials.

OUR PROPOSALS





















Our proposals will deliver a range of benefits as follows:

- The delivery of around 110 dwellings with a mix of market and affordable homes contributing to local housing need;
- A variety of new homes, ranging from starter homes to family homes, creating and adding to a diverse and balanced community;
- New homes that will satisfy updated Building Regulations to continue to help the UK to reduce its carbon emissions;
- 5% of the dwellings will be built to the M4(3) (wheelchair user dwellings) standard within Building Regulations and a further 70% of the dwellings will be built to the M4(2) (accessible and adaptable dwellings) standard;
- Retention of existing trees and hedgerows around the edge and across the Site, where possible. This includes the protection of green infrastructure corridors.
- A high-quality landscaping scheme sensitive to the existing landscape character which will enhance biodiversity and the environment for residents;
- The delivery of areas of public open space, including a children's play area;
- Sustainable drainage basins to effectively manage surface water run-off with features to support and enhance the ecological value of the Site;
- Provision of pedestrian footway along western edge of Lyth Hill Road, connecting with Grove Lane, as envisaged by planning policy.
- Pedestrian connections to the existing Public Rights of Way network, facilitating access to the wider settlement and areas surrounding Bayston Hill.

MASTERPLAN



KEY

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|---|--|---|--------------------------------------|
|  | Site location |  | Vehicular access from Lyth Hill Road |
|  | Proposed residential development |  | New pedestrian footpath |
|  | Existing trees and woodland |  | Area of play |
|  | Potential tree planting |  | Tree lined avenue |
|  | Proposed wildflower planting |  | Ecology corridors |
|  | Public open space |  | Pedestrian footpaths |
|  | Attenuation |  | Existing public right of way |
|  | Existing public rights of way |  | Potential pedestrian links |
|  | Possible footpath connection linking the site to the existing PRoW |  | Drainage basin |
|  | Play area |  | Circular walking route |

WE WOULD LIKE YOUR COMMENTS

Redrow Homes are keen to hear your views on the emerging development proposals before they submit the Detailed Planning Application. We welcome any comments that you may have, including what you might want to see on the Site.

This is not the last time you will be able to make comments on these proposals. Once the planning application is submitted to Shropshire Council you will also be able to submit formal comments to the Council directly. These comments will be considered by the Council when they determine the planning application.

We are particularly interested in your answers to the following questions:

1. What type/size of housing do you think would be most suitable for the Site?
2. Do you support the provision of open space as part of the development, and do you have any suggestions for how this area could be laid out; for example natural play equipment, circular walks, wild meadow flower planting, foraging areas?
3. Do you have any comments on the layout and are there any other facilities you would like to see included?
4. Please provide any other comments you have on the proposed development.

Please send your comments via email to info@pinnacleplanning.co.uk.

**PLEASE SUBMIT YOUR COMMENTS BY
21 SEPTEMBER 2022**

Pinnacle Planning (500 Styal Road, Manchester, M22 5HQ) are conducting this consultation on behalf of Redrow Homes Limited (Redrow House, Kinsall Green, Wilnecote, Tamworth, B77 5PX).

When we refer to “we” or “us” we mean the three of us.

If you submit comments and include your address we will only use your address to analyse the areas from which comments are being submitted. The information you submit and your personal data will not be passed to any third party.

The information you submit will only be retained for as long as is necessary for the purposes of the planning process for this development. If you wish to withdraw your consent at any time please contact us using the contact details on this leaflet.

If you would like to know more about how your information will be processed, please contact us using the contact details on this leaflet.