

STATEMENT OF COMMUNITY ENGAGEMENT

Land West of Shrewsbury Road, Bomere Heath

October 2022

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1. INTRODUCTION

- 1.1 Evolve Planning has been instructed by Cameron Galliers Homes ('the Applicant') to submit a full planning application on land west of Shrewsbury Road, Bomere Heath for the development of 62 dwellings, including details of access, appearance, scale, landscaping and layout.
- 1.2 Specially the proposals include a vehicular access via trinity Way, the provision of public open space, landscape and planting, associated infrastructure and enabling works.
- 1.3 This Consultation Statement has been prepared in support of this detailed application, and documents how Cameron Galliers Homes has engaged with the local community and stakeholders.
- 1.4 The Structure of this Consultation Statement is as follows:
- 1.5 **Section two** sets out the national and local policy context and best practice guidance which has been used to inform a meaningful, inclusive and positive approach to the engagement of the local community in shaping the development proposals.
- 1.6 **Section three** sets out the various pre-application discussions that have been held with the relevant parties.
- 1.7 **Section four** provides an overview of the community engagement undertaken and provides an analysis the feedback provided.
- 1.8 **Section five** summarises the key issues raised through community engagement and provides an initial response to issues raised and signposts other plans/reports where further relevant details can be sought.

2. POLICY GUIDANCE & BEST PRACTICE

- 2.1 The Pre-application consultation is an essential element of the planning and development process. It is about engaging with local communities, stakeholders, groups and organisations with the aim of shaping a proposal so that the subsequent application takes into account, as far as is appropriate and possible, local views and opinions. The approach adopted by Lovell Homes builds on best practice.

"To be proper, consultation must be undertaken at a time when proposals are still at a formative stage. It must include sufficient reasons for particular proposals to allow those consulted to give intelligent consideration and an intelligent response; adequate time must be given for this purpose; and the product of consultation must be conscientiously taken into account when the ultimate decision is taken."

R V Brent London Borough Council ex parte Gunning [1985] 84 LGR 168.

National Planning Policy

- 2.2 The Government has set minimum standards for consultation on planning applications and these are to be found in Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 2.3 The National Planning Policy Framework (NPPF) 2021 seeks to encourage developers to engage with the local community at an early stage in the development process.
- 2.4 Paragraph 40 advises that local authorities should *"where they think this would be beneficial, encourage any applicants not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications."*
- 2.5 The NPPF also emphasises the importance of early engagement for the efficiency and effectiveness of the planning application system.
- 2.6 Paragraph 124 states that *"the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."*

- 2.7 Similarly, the Localism Act (November 2011) places a strong emphasis on empowering communities, enabling them to shape the places where they live.

3. PRE-CONSULTATION ENGAGEMENT

- 3.1 Cameron Galliers Homes submitted a pre-app to Shropshire Council in November 2021 (PREAPP/21/00582) following the submission of the draft Shropshire Local Plan to the Secretary of State for an Examination in Public. The application site represents proposed housing allocations BOM019 and BOM020 in the emerging Local Plan.
- 3.2 In respect of BOM019 and BOM020 no objections of significance were submitted through the Regulation 19 consultation regarding these sites.
- 3.3 The pre-app sought further advice in respect of principle of development, timing of a planning application and detailed matters relating to the site requirements contained within the emerging Local Plan and the interpretation of these through the submission of a draft layout.
- 3.4 The pre-app response received from Shropshire Council in February 2022 concluded the following:
- Little weight can be given to the emerging development plan as the local plan review has not yet reached a sufficiently advanced stage. It is not considered that the proposal provides sufficient overriding benefits that would justify a departure from the adopted Development Plan.
 - There have been responses received to policy S16.2 under the Regulation 19: Pre-submission Consultation on the Draft Shropshire Local Plan. However, the responses have generally focused on the other proposed named community hubs contained within draft policy S16.2. With regards to Bomere Heath itself, there has been a limited number of responses, with two site specific responses to the proposed site allocations for this settlement, one representing the applicants for this preapplication in general support albeit with recommended amendments to the site guidelines and a second suggesting alternative sites for consideration.
 - Any planning application seeking to deliver more dwellings that the proposed draft site guideline would need to provide sufficient evidence to demonstrate the need for such an increase in housing numbers and consideration of any implications of such an increase with regards to ensuring sustainable development
 - A planning application on this site should be accompanied by information demonstrating biodiversity losses and gains.

- A planning application on this site must be accompanied by an Ecological Impact Assessment of the land in and surrounding the proposed development and a discussion of any potential impacts resulting from the development.
 - An assessment of noise from road traffic should be undertaken.
 - The new emerging affordable housing policy is 10% and all affordable homes should be fully integrated within the scheme.
 - The footpath that runs through the site has been acknowledged and incorporated within the scheme which is welcomed.
 - POS should be provided at a minimum standard of 30sqm per person. Officers happy that the development fulfils this requirement.
 - A Flood Risk Assessment and drainage strategy should be provided, in accordance with Shropshire Council's SuDS Handbook.
 - It is considered that the proposed development could be acceptable (from a highway perspective), subject to the provision of acceptable access(es) to the adjacent public highway and appropriate internal infrastructure. Requests that consideration is given to exposing the current footpath between the village and the Cricket Club to the adjacent highway.
- 3.5 It should be noted that since the pre-application advice was provided, good progress has been made at the Examination in Public with stage 1 hearing sessions now concluded and stage 2 hearing sessions imminent.
- 3.6 Following receipt of a response from Shropshire Council and progress with the Local Plan EiP, Cameron Galliers Homes sought to engage with Bomere Heath and District Parish Council. A meeting took place with Bomere Heath Parish Councillors, Shropshire County Councillor Lezley Picton and the Chair of Bomere Heath Cricket Club. The meeting allowed Cameron Galliers Homes to introduce the emerging proposal for land west of Shrewsbury Road and to understand local community concerns and aspirations for the village.
- 3.7 It was agreed through discussion at this meeting that wider community engagement should be undertaken through a drop in event at the Village Hall. The event could be publicised through the Parish Council website/facebook and through an advert placed in the Village Newsletter, distributed to all households within the village.

3.8 The discussion highlighted the following:

- The Parish Council confirmed it did not wish to take on the proposed public open space.
- There may be a need to temporarily close the PRow during construction but this should be limited and reviewed following approval.
- The need for a Cricket Ball Net was noted, but requested further comfort in respect of visual impact, impact to biodiversity and proximity to pylons. The continued success of the Cricket Club was supported and mitigation considered necessary.
- Concerns grasscrete turning areas would be used as additional parking.
- Request for consideration of additional visitor parking spaces.
- Parish Council confirmed support for retaining existing footpath between village and Cricket Club as opposed to exposing footpath to the highway which could require the removal of hedgerow.
- Historic issues with the mini-roundabout installed as part of the previous Cameron Galliers Homes scheme was discussed and had been subject to a Road Safety Audit commissioned by Shropshire Council.
- Parish Council confirmed support for sustainable methods of construction and green elements to any scheme.
- Bird and bat boxes, and hedgehog highways should be incorporated within any final design.
- Community benefit opportunities identified included:
 - Bench/seating and a dog mess/litter bin provided along PRow.
 - Additional equipped play provided on site or in vicinity of site.
 - Provision of MUGA within the scheme or on adjacent Cricket Club land.

3.9 The outcomes of the meeting with Bomere Heath and District Parish Council informed the material utilised in the subsequent community drop in exhibition.

3.10 Discussion with the Cricket Club confirmed general support for the development of the site to assist in integrating the club facility with the village

and to support membership. The Cricket Club highlighted the following projects where financial contributions would be welcomed:

- Provision of new changing room facilities to support expanding teams including women's teams
- Continuation of tarmac footway from southern site boundary to Cricket Club facility
- Provision of new cricket square on practice field.

4. WIDER COMMUNITY ENGAGEMENT

- 4.1 Following pre-application advice from Shropshire Council and engagement with the Parish Council, the following advert was placed in the Village Newsletter and via the Parish Council's social channels to publicise a community event.



Galliers Homes is undertaking pre-application public consultation on plans for a residential development on land to the south of Trinity View, Bomere Green.

The proposals include approximately 62 new homes, together with public open space and form a second phase to Bomere Green recently built by Galliers Homes. Vehicular access is proposed from Trinity View. The site relates to proposed housing allocations for the village in the emerging Shropshire Local Plan.

Galliers Homes seek your views, recognising the importance of local knowledge and community input.

To learn more about the plans and proposals please join representatives from Galliers Homes at the following drop in exhibition:

**Bomere Heath Village Hall
Shrewsbury Road
Thursday 15th September
4.30pm until 8pm**

www.camerongalliers.co.uk

- 4.2 The event took place over a 3.5 hour period within Bomere Heath Village Hall, which is located within the village and close to the application site.
- 4.3 A number of display boards were available at this drop in event to provide information about the emerging proposal. These are provided at **Appendix A** to this statement.
- 4.4 Representatives from Cameron Galliers Homes and Evolve Planning were in attendance to provide further information and to discuss the emerging proposal. A feedback form was provided for attendees to record their comments at the drop in session or via email/post following the event. The deadline for comments was set at the end of September (over two weeks) to allow time for attendees to consider their responses. A copy of the feedback form is provided at **Appendix B** to this statement.
- 4.5 The event was attended by 63 local residents and 21 completed feedback forms were received.



- 4.6 The feedback forms asked a range of specific and open ended questions to allow attendees to comment. The responses are summarised below.

Level of Support for Cameron Galliers Homes' proposal

- 4.7 Attendees were asked whether the Cameron Galliers Homes' proposal for housing development of BOM019 and BOM020 was supported. Of those that expressed a view 75% supported or supported the proposal to an extent. 25% of attendees did not support the proposal.

Question 1	20 responses	% of total responses
Support	3	15%
Support to an extent	12	60%

Do not support	5	25%
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Important Elements for the Proposal

- 4.8 Attendees were asked to rank a number of planning considerations for the proposal in terms of their importance. This highlighted that all identified planning considerations were important, however funding for community and social infrastructure, retention of views across the site to Leaton Church and the use of Sustainable Drainage Systems were most important. The highest percentage of respondents considered that the retention of views across the site to Leaton Church was the most important planning consideration for the proposal.

Question 2	Rank 1=less important 5=most important					Average
	1	2	3	4	5	
Provision of a range of houstypes	2	2	6	4	3	3.24
Provision of new public open space	1		3	4	9	4.18
Retention of views, across site, to Leaton Church	1		4	1	11	4.24
Use of Sustainable Drainage Systems			4	3	9	4.3
Funding for community and social infrastructure			3	4	10	4.41
Sustainable construction/measures to reduce CO ²	1	1	1	6	8	3.88

Design & Layout of New Homes

- 4.9 The emerging Cameron Galliers Homes' layout was presented at the drop in event, alongside illustrations of proposed streetscenes. Attendees were asked to comment on the general design and layout of the homes. A summary of comments received is set out below:

- There appears to be enough space for each house

- There should be better provision for waste bins and meter boxes should not be obscured through planting
- No issue with design of houses
- Need more first-time buyer homes
- Question change in density towards south of site
- Higher density than previous Bomere Green development

Open Space Provision & Landscaping

4.10 Attendees were asked to comment on the general quantum and disposition of new public open space within the proposals and to provide views to inform detailed landscaping proposals. The comments received can be summarised as follows:

- Open space is important for the village and seating for younger and older alike should be provided.
- Need a play park due to current small facility within village.
- Ensure open space provides a safe place for children to play, including informal play such as ball games.
- Bicycle track for children to learn safely to ride
- Open space and landscaping look fine.
- Create a wider green buffer to Shrewsbury Road.
- Adequate
- Removing proposed access from Bomere Green would result in area of open space being maximised
- Open space should be provided between Cricket Club and proposed homes
- Consideration should be given to increased tree planting on the boundary with Shrewsbury Road.

- Do not include children's play within site as this will attract the antisocial behaviour experienced at current village facility.
- Open space should be well maintained and implemented landscape looked after.
- The site is currently open space.

Additional Comments

4.11 The attendees were provided with an open question to raise any other comments. These can be summarised as follows:

- **Access Proposal:** Concerns raised regarding highway safety at the mini-roundabout junction installed as part of the Bomere Green development. Requests for this junction to be improved/moved or for this proposal to be accessed via a separate junction further south on Shrewsbury Road. A number of respondents suggested the mini-roundabout should be replaced with a simple priority junction. Concerns raised that parked cars within Bomere Green development may create obstacles for proposed access arrangement. 30mph speed limit should be extended to the Cricket Club to the south of the application site. Safety issues raised in respect of Huffly Lane. Off-set access gates should be installed on footpath link to Whitehouse Lane to improve safety of children travelling to school.
- **Education:** Bomere Heath Primary School close to capacity and limited capacity elsewhere within catchment area. Any increase to the primary school should not result in a loss of open space. Likely to be a number of children living in proposed development.
- **Health:** Difficult for existing village residents to obtain appointments. Whilst buildings can be improved, can additional doctors be found? Surgery at Baschurch is full.
- **Parking:** Parking at local shops is currently an issue.
- **Foul Drainage:** Concerns that the existing sewer system may not be adequate to deal with additional homes.
- **Cricket Net:** Concern raised that a cricket net to the south of the site would be unsightly and not a suitable structure for the gateway into the village.

- **Construction:** Concerns raised regarding proposed routing of construction vehicles. Should be situated away from existing residents.
- **Food Security:** Green fields should be retained for growing crops.

5. CAMERON GALLIERS HOMES' RESPONSE TO ISSUES

- 5.1 Cameron Galliers Homes would like to thank residents, stakeholders and councillors for engaging and for the detailed and considered feedback provided. Please see the table overleaf for a response to the key issues raised and for signposting to further information that will be contained within other plans and reports submitted as part of the planning application pack.

Key Issue	Comments	Response	Further Info
Design & Layout	There appears to be enough space for each house	Noted. The layout has considered scale, density, pattern and design, taking into account the local context and character. The layout has regard to the amenity of existing and proposed residents.	Design & Access Statement
	There should be provision for waste bins and meter boxes should not be obscured through planting	Provision for waste storage and collection incorporated within proposal.	Site Layout Refuse Collection Vehicle Swept Path Analysis Plan
	Need more first-time buyer homes	The layout reflects the emerging Local Plan policy that seeks a minimum of 25% of dwellings containing 2 bedrooms or less and 70% of all dwellings containing 3 bedrooms or less to meet identified needs, including those of first time buyers.	Planning Statement Design & Access Statement
	Higher density than previous Bomere Green development	The density reflects a change in housing mix standards to be applied in Shropshire, including a greater proportion of smaller properties.	Planning Statement
Open Space & Landscaping	Open space is important for the village and seating for younger and older alike should be provided.	Agreed. Seating to be incorporated within area of public open space adjacent to existing public right of way.	Detailed Landscape Plans
	Need a play park due to current small facility within village	Provision of equipped play will be considered alongside other potential community benefits through the planning application.	Heads of Terms
	Ensure open space provides a safe	Noted. The public open space provided	Detailed Landscape Plans

	place for children to play, including informal play such as ball games.	is afforded high levels of natural surveillance.	
	Bicycle track for children to learn safely to ride	Noted. A dedicated bicycle track is not proposed however new open space provides opportunity for informal recreation such as bike riding.	Detailed Landscape Plans
	Create a green buffer to Shrewsbury Road.	A buffer is provided between the existing footpath and proposed homes. This buffer now proposes the inclusion of significant tree planting.	Detailed Landscape Plans
	Removing proposed access from Bomere Green would result in area of open space being maximised	Noted. The new open space proposals are in line with the requirement of 30sqm per person.	Detailed Landscape Plans
	Open space should be provided between Cricket Club and proposed homes	A 3m landscape buffer is provided to the southern boundary. The layout meets the required 30sqm per person established by Shropshire Council. New meaningful public open space has been provided centrally within the scheme to maximise benefit to proposed residents and existing residents within the Bomere Green development, with maximum levels of natural surveillance.	Detailed Landscape Plans
	Consideration should be given to increased tree planting on the boundary with Shrewsbury Road	Significant additional tree planting is now proposed between proposed properties and Shrewsbury Road.	Detailed Landscape Plans
	Do not include children's play within site as this will	The location of proposed open space is afforded high levels	Detailed Landscape Plans

	attract the antisocial behaviour experienced at current village facility	of natural surveillance to reduce risk of anti-social behaviour. Equipped Play is not proposed within the site.	
	Open space should be well maintained and implemented landscape looked after.	The open spaces will be maintained through the establishment of a management company. The management company will be secured through a legal agreement.	Detailed Landscape Plans Draft Heads of Terms
	The site is currently open space	The site does not represent public open space, however it is recognised that a Public Right of Way crosses the site.	
Access/Highways:	Concerns raised regarding highway safety at the mini-roundabout junction installed as part of the Bomere Green development. Requests for this junction to be improved/moved or for this proposal to be accessed via a separate junction further south on Shrewsbury Road. Mini-roundabout should be replaced with a simple priority junction.	Pre-application advice from Shropshire Council Highways considered the proposed access via Trinity View could be acceptable. A Transport Statement has been prepared to demonstrate the proposed development can be accessed safely by all appropriate vehicles and can support/promote active travel modes to local amenities.	Transport Statement
	Parked cars within Bomere Green development may create obstacles for proposed access arrangement.	Trinity View and The Wickets were originally designed to provide access to the application site.	Site Layout Refuse Collection Vehicle Swept Path Analysis Plan
	30mph speed limit should be extended to the Cricket Club to the south of the application site	Any changes to the speed limit on Shrewsbury Road would be subject to a Traffic Regulation Order. This will be discussed with Shropshire Highways	

		and would be subject to a legal agreement to provide a financial contribution to the Council.	
	Safety issues raised in respect of Huffly Lane	The Transport Statement identified four collisions resulting in slight injury in or close to Bomere Heath over the most recently available five year period.	Transport Statement
	Access gates should be installed on footpath entry to Whitehouse Lane to improve safety.	This was not a requirement of the planning consent relating to the Bomere Green development.	Transport Statement
Education	Bomere Heath Primary School close to capacity and limited capacity elsewhere within catchment area	<p>Noted. Shropshire Council Education will be consulted as part of this application. Community Infrastructure Levy monies will be provided to fund improvements to social/community infrastructure.</p> <p>Provision of additional education contributions will be considered alongside other financial contribution requests through the planning application process.</p>	Heads of Terms
Health	Surgery at Baschurch is full.	<p>Noted. The Clinic Commissioning Group (CCG) will be consulted as part of this application. Community Infrastructure Levy monies will be provided to fund improvements to social/community infrastructure.</p> <p>Provision of additional health contributions will be considered</p>	Heads of Terms

		alongside other financial contribution requests through the planning application process.	
Parking	Parking at local shops is currently an issue	Noted.	
Foul Drainage	Concerns that the existing sewer system may not be adequate to deal with additional homes.	A comprehensive site wide surface water and foul drainage strategy, demonstrating the principles of sustainable surface water management and foul treatment disposal has been developed for the site in line with current policy and best practice, including allowances for climate change.	Drainage Strategy
Cricket Net	Concerns raised that a cricket net to the south of the site would be unsightly and not a suitable structure for the gateway into the village.	The size and location of the proposed cricket net has been determined through a Ball Strike Assessment. Additional planting, including the provision of trees to the southern boundary will soften the visual impact of the lightweight netting.	Ball Strike Assessment Detailed Landscape proposals
Construction	Concerns raised regarding proposed routing of construction vehicles. Should be situated away from existing residents.	A Construction Environmental Management Plan (CEMP) will be provided. This will route construction vehicles to a compound located within the southern element of the site, accessed to the south of the village (not via Trinity Way).	
Food Security	Green fields should be retained for growing crops.	The site comprises a proposed housing allocation within the emerging Local Plan.	

Appendix A

Drop In Exhibition Boards



GALLIERS



CAMERON

Welcome

TO OUR EXHIBITION

Thank you for taking the time to visit our exhibition today.

Galliers Homes seeks your views on proposals for a new development on land to the west of Shrewsbury Road and to the south of Galliers Homes recently constructed Bomere Green development.

Cameron Homes and Galliers Homes are subsidiary organisations of Tara Group.

Tara Group is a family owned independent company, consisting of Cameron Homes, Galliers Homes, and two further companies involved in the construction of new housing. It was originally founded in 1974 by Noel Sweeney and remains in the ownership of the Sweeney Family.

Galliers Homes was acquired by the Tara Group in 2014 and since then has continued to deliver the highest quality homes for which the Galliers name has been known for in Shropshire for decades.

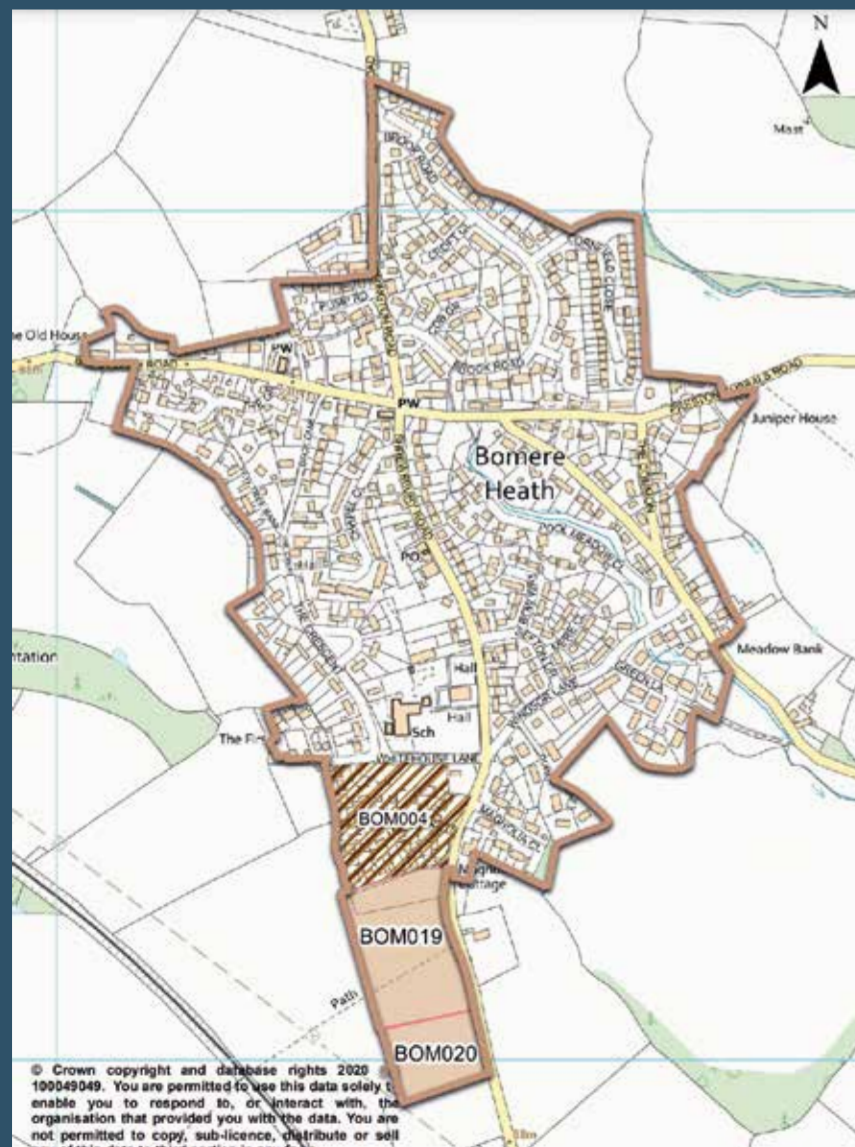


Policy Context

Government Policy

The Government requires Local Planning Authorities to have an up-to-date Local Plan in place to shape how land use and places will change and develop in the future. The planning system is intended to be genuinely plan-led. Local Plans are required to provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.

Local Plans must support the delivery of enough homes to meet housing needs. Housing needs for a particular local authority area are established through a standard formula set by Local Government.



Shropshire Local Plan

Shropshire Council is in the process of bringing forward a new Local Plan that will establish the quantity and location of development required across the County to 2038. This new Local Plan is currently being considered by a Government appointed Inspector and is scheduled to be adopted in early 2023.

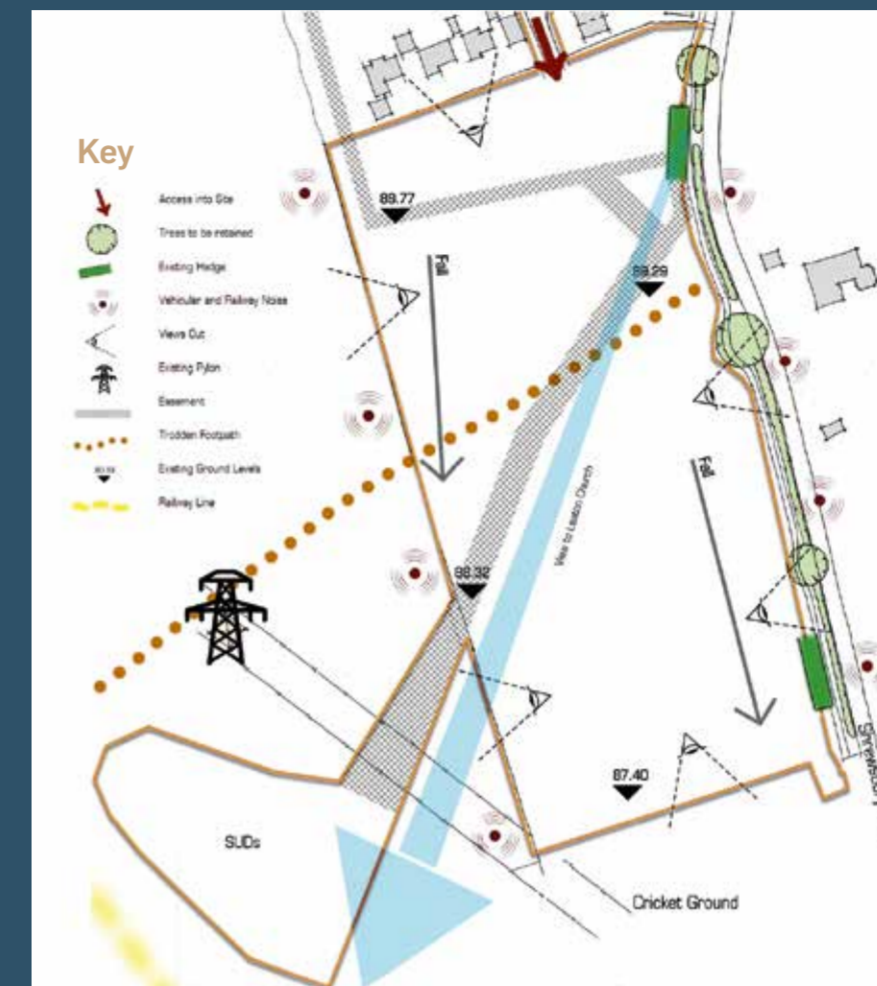
This emerging Local Plan seeks to deliver 30,800 new dwellings and around 300 hectares of employment land across Shropshire between 2016 and 2038. This is around 1,400 dwellings and around 14ha of employment land per year.

Bomere Heath is identified as a Community Hub. Community Hubs are considered significant rural service centres and the focus for development within the rural area.

Land West of Bomere Heath is allocated for residential development in the emerging Local Plan (Ref: BOM019 & BOM020).

The Local Plan includes a range of policies that will shape the form of development on the site and the mechanisms for securing supporting infrastructure.

The Site



The application site is a rectangular shaped parcel of land bound by hedgerow and existing fencing to the northern and eastern boundary. To the north of the application site is recently completed for the development of 34 homes.

Much of the application site is an arable field with grassland, trodden footpath, hedgerows, scattered scrub and fence lines.

There is an existing double field gate at the south east corner of the application site which provides agricultural access for maintenance.

The southern boundary connects to Bomere Heath Cricket Club. A railway line runs to the northwest/southeast further to the west.

Prior to developing the proposal, the following constraints and opportunities were identified:

Constraints

- Existing sewer easement crossing the site
- Vehicular noise from Shrewsbury Road
- Consideration of proximity of cricket club which will require a buffer
- Existing public footpath crossing through the site
- Assessing views and safe distance from existing pylon
- Railway line to the west
- Existing gate access near adjacent to Cricket Club will need to be relocated

Opportunities

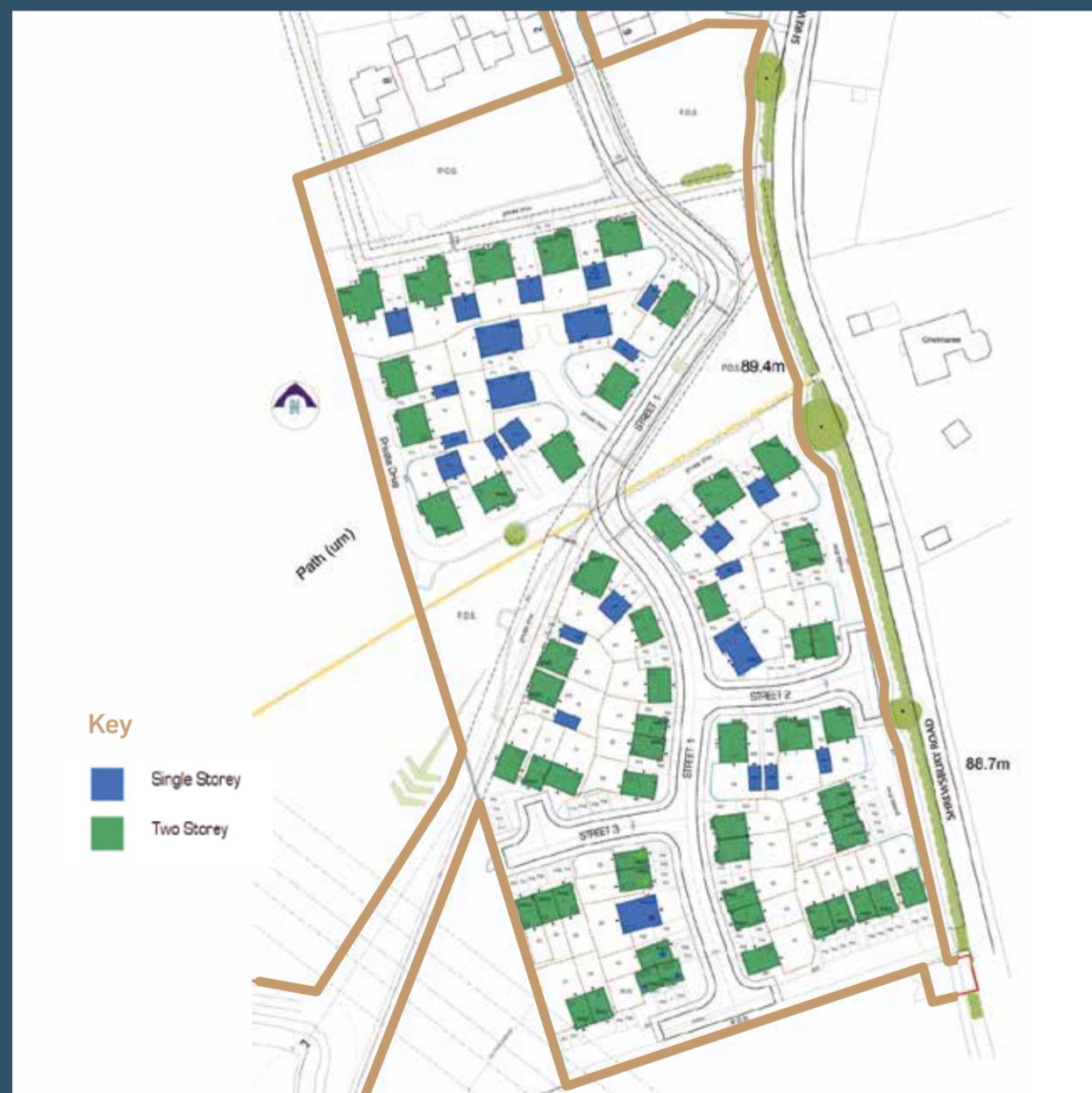
- Views from the proposed development to the open countryside
- Provision of new landscape buffer and retain existing public footpath crossing the site to provide a strong green infrastructure
- Opportunity to introduce pockets of public open space within the site which will create amenity and recreation.
- The site has a number of hedgerows that will be retained and enhanced
- Additional landscape to provide screen planting to the southern boundary from the Cricket ground which will provide a filtered edge and reinforce existing perimeter boundary
- Deliver high quality homes to the local area
- Within walking distance to local facilities

What is proposed?

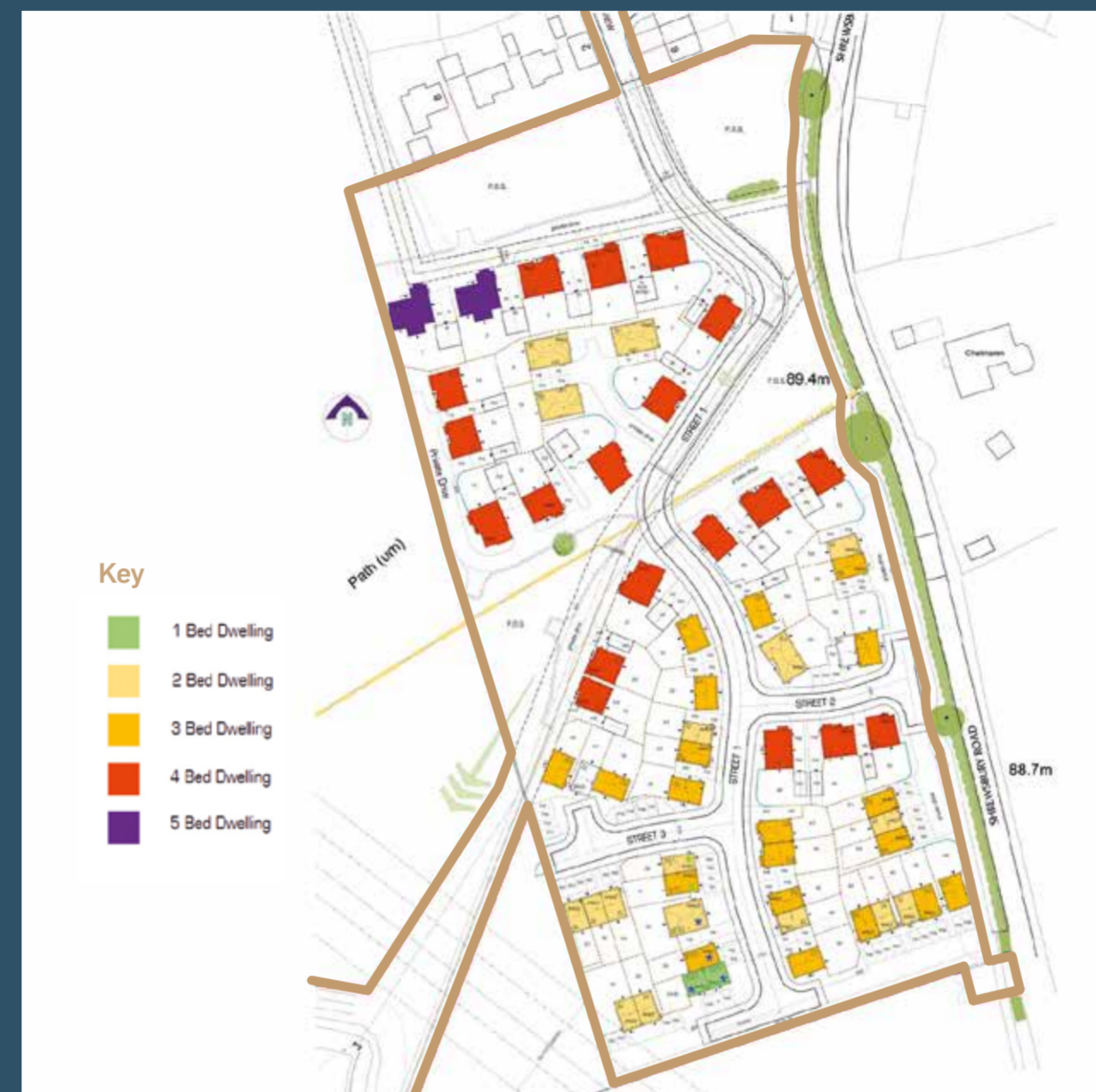
Homes

The proposal includes 62 new homes ranging in size from 1 to 5 bedrooms to meet needs of single people, first time buyers, couples and families. The housing mix includes a range of detached and semi-detached homes:

- 10% of homes to be affordable in line with emerging policy (33.3% shared ownership and 66.6% social rented)
- 76% of homes meet additional 'accessible and adaptable' or 'wheelchair user' standards providing level access and provisions for those with reduced mobility, including wheelchair users.
- 5 bungalows are included within the proposed layout
- No proposed homes are taller than 2 storey.



Storey Heights Plan



Use and Amount Plan

Access

The new vehicular access into the site will be via an extension of Trinity View on the site's northern boundary. Trinity View is currently a cul-de-sac road that forms part of the recently completed Bomere Green development located directly adjacent to the north of the site and connects to The Wickets which then connects to Shrewsbury Road by way of a mini-roundabout junction. This mini roundabout junction was designed to cater for this further development.

The primary access road into the site would be designed to adoptable standards and would run north-south through the centre of the site, connecting to a hierarchy of internal streets, including secondary streets and private drives.



Movement Network Plan

The existing field access in the south eastern corner of the site will be removed and blocked up with new hedgerow planting. It is proposed to relocate the gates into the field beyond the southern boundary. This is to ensure that agricultural access is maintained from Shrewsbury Road to the agricultural fields to the west.

Pedestrian access into the site will be via an extension of the pavement along Trinity View into the site alongside the primary road. In addition, pedestrians will have access to the existing footway alongside Shrewsbury Road which was constructed as part of the adjoining residential development to the north. This footway provides a continuous connection between the Cricket Club and Bomere Heath.

All 2 to 5 bedroom homes are proposed with a minimum of 2 parking spaces (excluding garages), located to the front or side of homes. All homes will have Electric Vehicle charging infrastructure.

Open Space

New public open space to include land between proposed new homes and those built at Bomere Green and around the existing Public Right of Way that crosses the site. Each home has its own private garden.

The areas of public open space will include soft landscaping with new tree and hedgerow planting throughout. The planting strategy will include tree lined streets at the entrance to the site, as well as creating tree lines through the centre of the site following the public right of way and framing the vista of Leaton Church.

The Ball Strike Assessment has been undertaken and assesses the potential risk of cricket balls surpassing the boundary. A 3m landscape buffer will also be provided to soften the edge of the southern boundary which also includes the erection of a fixed cricket net to southern boundary of the site. This ranges in height from 5m to 14m. This will provide sufficient protection from cricket balls whilst game is in play.



Example of cricket net adjacent to Cameron Galliers scheme



Drainage

The application site includes an existing attenuation pond located to the south west beyond the development area. This existing attention pond will be enlarged to provide surface water drainage attenuation for the proposed development, as well as the existing adjacent development to the north. This makes allowance for storm events up to the 1 in 100 year return period plus the appropriate allowance for climate change.

Infrastructure

On site provision and/or financial contributions will be provided towards local infrastructure to mitigate any impact of development. These contributions will be secured through the Community Infrastructure Levy (based upon the total floorspace of development proposed) and a separate legal agreement. Any on site infrastructure or off-site financial contributions will be finalised through a future planning application following discussion with Shropshire Council and other infrastructure providers.



What is the Design Approach?



West facing view of public open space and the main street



South facing view of public open space and the main street

The design of the proposed layout has been informed by the constraints and opportunities identified previously.

The key design principles are as follows:

- Inclusive access to enable residents to move around comfortably without encountering obstructions.
- Provision of a layout arrangement within the site to foster low speed vehicular movement.
- Provision of an active frontage to Shrewsbury Road.
- Retention of the existing public footpath that crosses the site, providing an attractive feature.
- Providing connectivity to the footpath running parallel with Shrewsbury Road providing connectivity between Bomere Heath and Bomere Cricket Club.
- Retention of view across the site to Leaton Church.
- Provision of a variety of house types and sizes to contribute positively to the quality and character of the new development and reflect the local vernacular.
- Achieve good quality architectural and public realm detailing through use of good quality materials.
- Ensuring all homes have on-plot and integral parking provided which are positioned not to dominate the appearance of the development and reduce the need for street parking.
- Retention of existing vegetation and habitat features where possible and provision of additional public open space, landscaping and tree planting to soften visual impact of the development and achieve a net gain in biodiversity across the site.
- Homes fronting public open space to create a sense of enclosure, offering surveillance and increasing the quality of the public realm.

Feedback

If you have any comments or questions on any part of the development proposals, you can:

1

Complete a feedback form and leave it with us today

2

Speak to a member of the project team today

3

Email your comments to us before the end of September at:
info@evolvepad.co.uk

What happens next?

We will consider all the feedback and suggestions received as part of this consultation and use them to help shape the proposals for this site. A planning application will then be submitted to Shropshire Council in the Autumn. Shropshire Council will undertake a further consultation once an application is submitted.

Thank you for taking the time to visit our public exhibition.

www.camerongalliers.co.uk



Appendix B

Feedback Form

QUESTION 1: The site West of Shrewsbury Road is allocated as a site for housing within the emerging Shropshire Local Plan. Do you support Galliers Homes' proposals for the development of the site for new homes? (Please tick)

Yes ☐ No ☐ To an Extent ☐

QUESTION 2: How important are the following elements of the scheme to you?
(Please tick from 1 = least importance, to 5 = greatest importance)

	1	2	3	4	5
Provision of a range of housetypes					
Provision of new open space					
Retention of views to Leaton Church through site					
Use of Sustainable Drainage Systems					
Funding for community and social infrastructure					
Sustainable construction/measures to reduce CO ²					

QUESTION 3: Do you have any comments on the following areas:

a) **Design and layout of new homes** _____

b) **Open space provision and landscaping** _____

QUESTION 4: Further Comments _____

Thank you for taking the time to review the proposals. Your feedback is important to us and forms part of the public consultation process for the proposals. Please place your comments in the 'Comments Box' provided or email any comments you wish to make to us by 30th September 2022 to:

info@evolvepad.co.uk

Your details will not be passed to any third-party organisations and will only be used internally by Evolve Planning and Galliers Homes, for the purposes of understanding your views on the proposals. Comments made on this form may be used to provide an example of the feedback received, although not attributed, as part of the report of this consultation and the Statement of Community Engagement.

