

OPEN SPACE ASSESSMENT

Erection of 44 Apartments with Associated Parking,
Amenity Areas and Landscaping including
demolition of Rear Buildings associated with the
Former Lord Hill Hotel

Former Lord Hill Hotel, Abbey Foregate,
Shrewsbury SY2 6AX

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1. Introduction

This report considers the Open Space issues associated with the planning application at the Lord Hill Hotel, Abbey Foregate, Shrewsbury SY2 6AX for:

Erection of 44 Apartments with Associated Parking, Amenity Areas and Landscaping including demolition of Rear Buildings associated with the Former Lord Hill Hotel

The application is submitted on behalf of SY Homes.

This document seeks to provide information relating to the provision of open space on site which is sought by the condition 9 of the draft decision notice relating to planning application 19/04202/OUT as follows:

As part of the first submission of Reserved Matters an Open Space Assessment shall be submitted.

Reason: To demonstrate that the proposal provides an appropriate amount of open space that accords with MD2 (or any local plan policy that replaces this policy).

2. Context of the Site and Local Areas of Open Space

The Lord Hill Hotel sits within the town boundary of Shrewsbury around ½ mile to the east of the English Bridge, the gateway to the town centre.

The site is shown in the context of its surroundings below:



The site is within walking distance of a number of open space areas in the locality as shown on the aerial photograph above.

In addition it is proposed to provide a keypad gate link to the Rea Brook Valley Country Park at the southern end of the site, subject to Town Council agreement.

3. Planning Policy Context

Policy MD2 - Sustainable Design of the Local Plan states in relation to the provision of open space that:

Further to Policy CS6, for a development proposal to be considered acceptable it is required to:

5. Consider design of landscaping and open space holistically as part of the whole development to provide safe, useable and well-connected outdoor spaces which respond to and reinforce the character and context within which it is set, in accordance with Policy CS17 and MD12 and MD13, including.

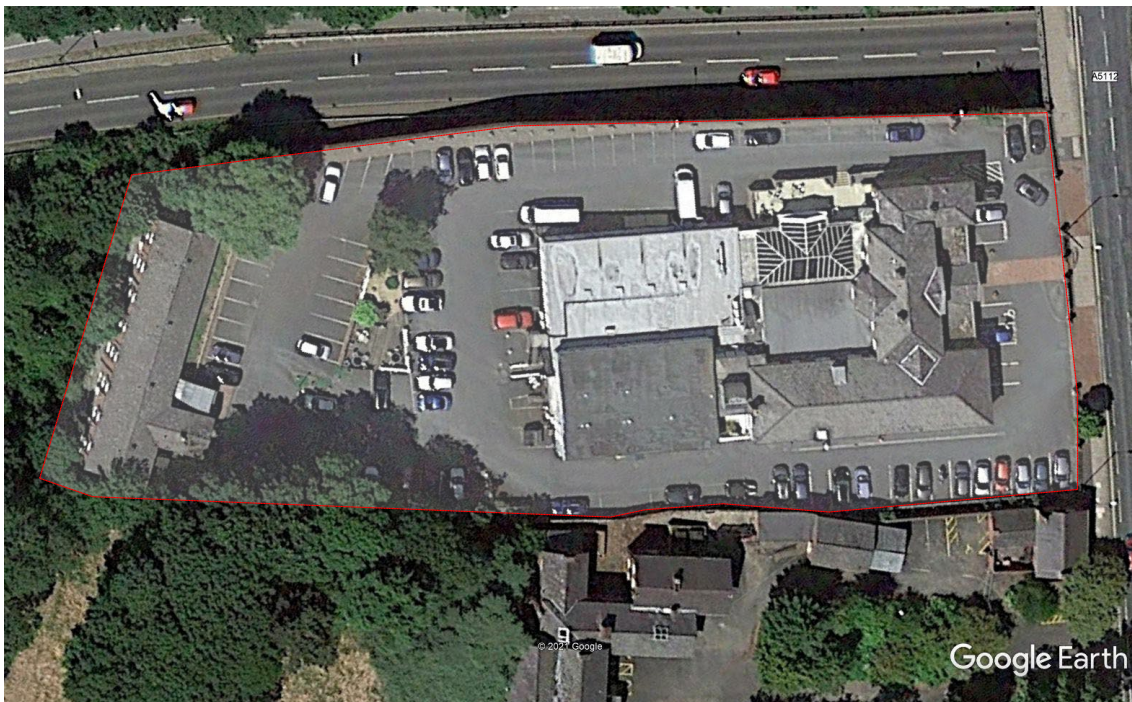
- i. natural and semi-natural features, such as, trees, hedges, woodlands, ponds, wetlands, and watercourses, as well as existing landscape character, geological and heritage assets and;
- ii. providing adequate open space of at least 30sqm per person that meets local needs in terms of function and quality and contributes to wider policy objectives such as surface water drainage and the provision and enhancement of semi natural landscape features. For developments of 20 dwellings or more, this should comprise an area of functional recreational space for play, recreation, formal or informal uses including semi-natural open space;
- iii. where an adverse effect on the integrity of an internationally designated wildlife site due to recreational impacts has been identified, particular consideration will be given to the need for semi-natural open space, using 30sqm per person as a starting point.
- iv. ensuring that ongoing needs for access to manage open space have been provided and arrangements

4. Open Space Provision on Site

4.1 Existing Site Context

Policy MD2 requires open space to respond to and reinforce the character and context within which it is set.

The existing character of the site is wholly developed with the whole site covered in unsympathetic buildings and tarmacadam parking areas. There are no green open space areas within the current site as shown in the aerial photograph below.



The removal of the existing buildings and the provision of undercroft parking will provide the opportunity for landscaping and open space across the site, which is not currently present, creating a substantial landscape benefit within the scheme.

4.2 Open Space Requirement

The current scheme includes 4 one and 40 two bedroom apartments totalling 84 bedrooms.

In accordance with Policy MD2 the scheme requires the provision of 2,520sqm of open space within the site (84 bedrooms x 30sqm).

4.3 Open Space Provision

The scheme provides a total of 1,990sqm of open space across the site.

4.4 Open Space Surplus or Deficit

Given the requirement of 2,520sqm and the provision of 1,990sqm, there is a 530sqm shortfall in the provision of open space on site.

The pre-application advice from Shropshire Council indicated that:

Depending on the size and type of development we sometimes accept a reduced amount of on-site open space and off-site contributions in lieu of on-site provision

It is anticipated that the 530sqm deficit would be compensated by a contribution in lieu of the on-site provision.

4.5 Type of Open Space

The scheme proposes apartments within 2 main blocks. This means that the open space areas provide communal open space areas for the residents use.

These areas are linked together by a series of meandering footpaths which create walking routes through and around the site.

The landscape scheme and the open space areas also seek to provide a soft backdrop to the surrounding Listed Buildings

A full landscape scheme has been provided by Lingard Farrow Styles, of 9 College Hill, Shrewsbury, SY1 1LZ and this forms part of the application submission.

4.6 Area of Functional Recreational Space for Play

Policy MD2 states that

'For developments of 20 dwellings or more, this should comprise an area of functional recreational space for play'

This relates to larger housing schemes which include a mix of detached, semi-detached and terraced houses with private gardens. In these circumstances a

formal equipped play area would complement the site where families are naturally attracted.

However the scheme includes no family sized dwellings.

The application proposes 1 and 2 bedroom apartments which are not designed for, or directed at, families with children.

The applicant has experience of this type of accommodation and these apartments will be purchased by single persons and/or couples with no children.

Given the above, a formal play area is not an appropriate element of the open space across the site especially as the site is within walking distance of a number of open space areas in the locality (see section 2 above).

The type of open space responds to the specific development and the need to provide a landscape setting for the listed buildings on the site frontage and meets the requirements of Policy MD2.

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