



Shropshire Council
Legal and Democratic Services
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

Date: Tuesday, 10 October 2017

**Committee:
Cabinet**

Date: Wednesday, 18 October 2017

Time: 12.30 pm

Venue: Shrewsbury Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

You are requested to attend the above meeting. The Agenda is attached

Claire Porter
Head of Legal and Democratic Services (Monitoring Officer)

Members of Cabinet

Peter Nutting (Leader)
Steve Charmley (Deputy Leader)
Joyce Barrow
Lezley Picton
David Minnery
Robert Macey
Nic Laurens
Nicholas Bardsley
Lee Chapman
Steve Davenport

Deputy Members of Cabinet

Clare Aspinall
Dean Carroll
Rob Gittins
Roger Hughes
Elliott Lynch
Alex Phillips

Your Committee Officer is:

Jane Palmer Senior Democratic Services Officer

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May 2015

AGENDA

1 Apologies for Absence

2 Disclosable Pecuniary Interests

Members are reminded that they must not participate in the discussion or voting on any matter in which they have a Disclosable Pecuniary Interest and should leave the room prior to the commencement of the debate.

3 Minutes (Pages 1 - 6)

To approve as a correct record and sign the Minutes of the Cabinet meeting held on 27 September 2017.

4 Public Question Time

To receive any questions or petitions from members of the public, notice of which has been given in accordance with Procedure Rule 14. Deadline for notification for this meeting is 5.00pm on Friday 13 October 2017.

5 Member Questions

To receive any questions of which members of the Council have given notice. Deadline for notification is 5.00pm on Friday 13 October 2017.

6 Scrutiny Items

To consider the final report from the Task and Finish Group on the Future Commissioning of Youth Activities.

7 Financial Strategy 2018/19 to 2020/21

Lead Member – Councillor Peter Nutting – Leader of the Council and Portfolio Holder for Strategy

Report of the Head of Finance, Governance and Assurance [Section 151 Officer] **TO FOLLOW**

Contact: James Walton Tel: 01743 255001

8 Shropshire Council - Council Tax Support Scheme 2018/19 (Pages 7 - 28)

Lead Member – Councillor David Minnery – Portfolio Holder for Finance

Report of the Head of Finance, Governance and Assurance [Section 151 Officer]

Contact: James Walton Tel: 01743 255001

9 Consultation on the Preferred Scale and Distribution of Development for the Shropshire Local Plan Review (Pages 29 - 142)

Lead Member – Councillor Robert Macey – Portfolio Holder for Planning and Regulatory Services

Report of the Director of Place and Enterprise

Contact: George Candler Tel: 01743 255003

10 Exclusion of the Public and Press

To resolve that, in accordance with the provisions of Schedule 12A of the Local Government Act 1972, and Paragraph 10.4 (3) of the Council's Access to Information Procedure Rules, the public and press be excluded during consideration of the following item/s.

11 Confidential Minutes

To approve as a correct record and sign the confidential Minutes of the Cabinet meeting held on 27 September 2017. **TO FOLLOW**



Committee and Date

Cabinet

18 October 2017

CABINET

Minutes of the meeting held on 27 September 2017 in the Shrewsbury Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

12.30 pm - 1.00 pm

Responsible Officer: Jane Palmer
Email: jane.palmer@shropshire.gov.uk Tel: 01743 257712

Present

Councillor Peter Nutting (Leader)
Councillors Steve Charmley (Deputy Leader), Joyce Barrow, Lezley Picton,
David Minnery, Robert Macey, Nic Laurens, Lee Chapman and Steve Davenport

60 Apologies for Absence

Apologies for absence were received from Councillor Nicholas Bardsley.

61 Disclosable Pecuniary Interests

None were declared.

62 Minutes

RESOLVED:

That the Minutes of the Cabinet meeting held on 6 September 2017 be approved as a correct record and signed by the Leader.

63 Public Question Time

No questions had been received from members of the public.

64 Member Questions

No questions had been submitted by any member of the Council.

65 Scrutiny Items

There were no scrutiny matters for consideration.

66 Annual Customer Feedback (Complaints, Comments and Compliments) Report 2016/17

The Deputy Leader and Portfolio Holder for Corporate Support presented a report by the Director of Place and Enterprise that provided an overview of the formal customer feedback received by the Council during 2016/2017. He added that feedback included complaints, compliments, comments and other types of enquiry and drew particular attention to the 40% increase in the number of compliments received. Members noted that very positive feedback had been received on the new archives website.

The Portfolio Holder for Economy and Growth applauded the Council's communication efforts that were reaping rewards illustrated by the feedback levels being received from the public.

RESOLVED:

- i) That the Annual Customer Feedback Report 2016/2017 (Appendix 1) be approved for publication on the Council's website;
- ii) That the recommendations included within the Annual Report (pages 15 and 16), highlighting key issues and areas for improvement, be agreed.

67 Annual Report on Health and Safety Performance 2016/2017

The Deputy Leader and Portfolio Holder for Corporate Support presented a report from the Director of Place and Enterprise reviewing the Council's health and safety performance for 2016/2017 and identifying the key priorities for 2017/2018. He congratulated the work of the Council's Health and Safety team in making good progress during the year.

RESOLVED:

- i) That the contents of the report be accepted; particularly noting:
 - Good progress has been made during 2016/2017 on managing health and safety across the Council.
 - Reportable employee accidents to the Health & Safety Executive (HSE) have reduced and minor accidents have reduced compared to last year's figures.
 - Benchmarking with other Unitary Councils show that Shropshire Council performs well in terms of accident statistics.
 - Service Areas and the Health & Safety Team work well together.
 - The Council continues to maintain a good relationship with the HSE.
- ii) That the Key Actions for 2017/2018 be agreed. The key actions for Shropshire Council are:

- The Health and Safety Team to work with Service Areas to produce and implement H&S management systems including policies, procedures and arrangements
- Development of external contracts with associated Service Level Agreements (SLA) in place.
- Continue updating and monitoring of Workstation Safety Plus to reduce risks associated with musculoskeletal disorders.
- Raise awareness of workstation assessments in particular agile working.
- Continuation of staff wellbeing events throughout the year.
- Support 'Leap into Learning' development for e-learning health and safety awareness courses across service areas.
- Digital Transformation Programme – support development for the management of accident data and case management arrangements for occupational health.
- Promote and engage with Service areas on increased use of the self-monitoring checklists to self-assess compliance with health and safety.
- Employee wellbeing will fit in as part of the Corporate Culture Change programme.

68 Disposal of Land for the residential development and provision of new community hub on land at former Oakland School site and library site, Bayston Hill

The Deputy Leader and Portfolio Holder for Corporate Support presented a report from the Director of Place and Enterprise on the development of the former Oakland school site at Bayston Hill.

A local Member, Councillor Clarke, stated that he was delighted to see progress being made that would reap considerable benefits for the local community.

RESOLVED:

- i) That the Landowners Development Brief for developers for the Oakland and Glebeland site be approved.
- ii) That the submission of outline planning application in conjunction with the Diocese of Lichfield for the Oakland and Glebeland site be approved.

- iii) That the next steps in the process of disposing of the site and realising a capital receipt be approved:
 - A) Preparation of a joint documents pack for marketing purposes in conjunction with the Lichfield Diocese.
 - B) "Soft market research" to inform the most appropriate procurement/disposal method, again in conjunction with the Lichfield Diocese.
 - C) A future report to come back to Cabinet to confirm the exact method of disposal of the site.

69 Exclusion of the Public and Press

RESOLVED:

That, in accordance with the provisions of Schedule 12A of the Local Government Act 1972, and Paragraph 10.4 (3) of the Council's Access to Information Procedure Rules, the public and press be excluded from the meeting during consideration of the following item/s.

70 Highways Term Maintenance Procurement

The Portfolio Holder for Highways and Transport presented a confidential report from the Director of Place and Enterprise on the award of the Highways and Environment Term Service Contract for the next seven years, from 1st April 2018.

RESOLVED:

That the recommendations as detailed in the confidential Minutes be approved.

71 Land at Mile End, Oswestry

The Deputy Leader and Portfolio Holder for Corporate report reported that there were outstanding technical issues yet to be resolved on this item.

RESOLVED:

That consideration of this report be deferred.

Signed (Leader)

Date:

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Committee and Date

Cabinet

18 October 2017

SHROPSHIRE COUNCIL – COUNCIL TAX SUPPORT SCHEME 2018-19

Responsible Officer James Walton

e-mail: James.walton@shropshire.gov.uk Tel: (01743) 257775

1. Summary

- 1.1 In 2017/18 Shropshire Council is one of only 20% of Councils that still provide 100% protection through its local Council Tax Support (CTS) scheme. In 2018/19, it is highly likely that this percentage will fall further. Authorities across the country currently provide protection as low as 70%. Shropshire Council is facing an extremely challenging financial future and central government has been clear that councils should look to maximise locally generated income to help manage this situation and to support the continued delivery of key and critical services now and into the future.
- 1.2 Under the current CTS scheme it is necessary to administer minor awards that, for an individual, may amount to only a few pence per week. Furthermore, working age individuals not in employment can receive 100% protection against their council tax liability. It is proposed to implement two key changes:
 - Set a minimum award threshold of £1.50 per week to simplify the process and help reduce administration
 - To limit protection under CTS to 80% rather than 100%, while ensuring the design of the scheme still provides 100% protection to the most vulnerable in society.
- 1.3 Together these proposals could generate almost £1.2m additional revenue per annum, generated by asking a greater proportion of Shropshire's population to contribute towards the cost of delivering local services.
- 1.4 It is proposed to make no changes to the Revenue and Benefits Team as a result of these proposals (the increased cost of collection caused by reducing protection to 80% would be partially offset by implementing the minimum award threshold of £1.50). It is likely, however, that the overall collection rate will fall in the short-term. Shropshire Council currently has one of the highest collection rates in the country and while this is anticipated to be maintained in the long term, there may be a short to medium term impact as a result of these changes. Nevertheless, the impact of these proposals would be financially positive for the Council, even in the short term, and this would be reflected within the Council's

Financial Strategy by an immediate and increasing reduction in the existing funding gap.

- 1.5 This report proposes some changes to the existing council tax support scheme for Shropshire Council, and also details options for introducing a minimum council tax payment for all council tax support claimants.

2. Recommendations

2.1 Members are asked to

- A. Agree option 4 as the preferred option for amending Shropshire Council's council tax support scheme for 2017-18 and associated exemptions with an estimated gross saving of £1,190,000 and confirm the arrangements for consultation as set out in the report
- B. Note that subject to the proposed consultation the preferred scheme will be brought to full Council on 14 December 2017 for approval.

3. Risk Assessment and Opportunities Appraisal

- 3.1 The authority has a statutory duty to make a council tax reduction scheme. The authority must make any revision to its scheme or replace it with another scheme, no later than 31 January in the financial year preceding that for which the revision or replacement is to have effect.
- 3.2 The Government reduced the amount of funding it provided for council tax support by 10% when responsibility for localised council tax support was passed to billing authorities in 2013. It has been necessary for the Council to find ways to accommodate this shortfall ever since.
- 3.3 The 90% funding made available for council tax support is ostensibly included within the overall grant funding that the Council receives from central government (that is, it was rolled into Revenue Support Grant), but is not separately identifiable within the grant. It follows as government funding continues to be cut there is less funding available for council tax support. Furthermore, with RSG being removed entirely by April 2020 there will be no government support for Council Tax Support in future.
- 3.4 The Council continues to face unprecedented cuts in central government funding, and ever increasing pressure to maximise its own resources to cover the cost of services locally provided.
- 3.5. The Council's key strategic risk is the ability to set a sustainable budget. The changes proposed within this report could form part of a long-term sustainable solution.

4. Financial Implications

- 4.1 Option 1 – do nothing and retain the existing Council Tax Support Scheme. Saving £0.

For the 2017-18 financial year the Council provides in excess of £7 million council tax support to working age claimants. Option 1 would provide no saving against this £7m.

- 4.2 Option 2 – Make changes to the existing scheme to align with Housing Benefit and apply a minimum award of £1.50 a week. Saving £206,000

This option would remove entitlement to claimants that only qualify for a relatively small amount of council tax support, and associated administration costs. It is estimated that these changes would save the Council at least £206,000 per year. These amendments are detailed in the Shropshire Council Tax Summary document at Appendix A.

- 4.3 Option 3 - Make changes to existing scheme to align with Housing Benefit and introduce a minimum award of £1.50 per week and apply 10% minimum payment in Council Tax Support. Saving £694,000

It is estimated that this would save the Council at least £836,000 per year. With the exemptions from the minimum payment percentage detailed below this would reduce to £694,000.

- 4.4 Option 4 – Make changes to existing scheme to align with Housing Benefit and introduce a minimum award of £1.50 per week and apply a 20% minimum payment in Council Tax Support. Saving £1,190,000

It is estimated that this would make a gross saving to the Council of £1,480,000 per year, offset by exemptions as set out below.

- 4.5 It is proposed that the following categories would be exempt from the 20% minimum payment in the proposed scheme at the following cost. For more details of the exemption criteria please refer to the summary document at Appendix A.
- Claimants in receipt of the severe disability premium. To exempt these claimants from the proposed 20% minimum payment in council tax support would cost an estimated £245,000
 - Claimants in receipt of the support component of Employment and Support Allowance. The support component Employment and Support Allowance is for people with a 'limited capacity for work'. To exempt these claimants from the proposed 20% reduction in council tax support would cost an estimated additional £45,000

- Claimants in receipt of war pension exemption – This would cost a minimal amount in the region of £200
- 4.6 The net saving to the Council of aligning its scheme with Housing Benefit changes, applying a £1.50 per week minimum award, applying a 20% minimum payment, but exempting claimants in receipt of the severe disability premium and the support component of Employment and Support Allowance and war pensions would be £1,190,000.
- 4.7 A survey of other Council that have introduced a minimum payment to their Council Tax Support scheme has shown that there is a detrimental effect on their overall council tax collection rate. This has varied among different Councils between 0.3% and 0.7% in the first year, but gradually improving over subsequent financial years.
- 4.8 For the 2015-16 and 2016-17 financial years Shropshire Council has reported a collection rate of 98.4%. The Council's overall council tax debit for 2017-18 is £175 million. Shropshire Council keep around 82% of this as its precept. If the collection rate fell by 0.1%, that would mean a loss of income to Shropshire Council of £143,500 (£175,000 loss overall). If the collection rate fell by 0.4% that would mean a loss of income in year to Shropshire Council of £574,000 (£700,000 loss overall).
- 4.9 The majority of the impact of the initial changes, following the 2013 introduction of the Council's scheme, was felt by claimants in employment. The impact of the proposed changes will be consistent with that felt in other parts of the country. In Shropshire, it is anticipated that less than 7% of the impact of the new proposals will fall on working age claimants in work, with the remainder of the impact falling on working age claimants not in employment. The majority of claimants will continue to receive support, albeit at a lower level. Some examples of the potential impact of the changes for individuals is included at Appendix C.
- 4.10 It should be noted that Shropshire Council's Revenues Team would continue to collect these amounts during subsequent financial years. It should also be noted that any decision to create additional council tax debit, particularly among lower income groups, will increase administration and recovery costs within the Revenues and Benefits Teams. This may mean, for example, that within existing resources there would be reduced capacity to focus on collection of council tax arrears, which could impact on the overall council tax collected by Shropshire Council.
- 4.11 Discretionary Fund**
- 4.12 A council tax support scheme must state the procedure by which a person may apply for a reduction under section 13A (1) (c) of the Local Government Finance Act 1992 which provides delegation to a billing authority to reduce the amount of council tax to nil, either in relation to particular case, or by determining a class of dwellings.

- 4.13 As the local council tax support scheme is classed as a council tax discount, any appeals against council tax support awards are heard by the Valuation Tribunal. As local schemes are not legislation, but are locally defined schemes, the Valuation Tribunal will not consider an appeal against a billing authority's actual scheme, as that is beyond their jurisdiction. The Valuation Tribunal can, however, advise dissatisfied claimants of their right to apply to the billing authority for a discretionary discount under section 13 (1) (c) above. They will also hear appeals where the authority refuses to exercise this discretion, and will potentially overturn a billing authority decision to award discretionary discount on appeal.
- 4.14 It follows that any decision to apply a uniform minimum percentage payment in respect of council tax support awards is likely to see a marked increase in requests for discretionary discount considerations.
- 4.15 Currently, the discretion to award discretionary discounts has been delegated to the Head of Finance, Governance and Assurance (Section 151 Officer), and requests are considered on an ad hoc basis. There is no policy to guide awards of this nature, nor is there any funding to cover the cost of such awards. Therefore the cost of any discretionary discount is picked up by the wider taxpayer.
- 4.16 To cater for an increase in requests for discretionary council tax discount, some Councils have developed a policy document against which requests can be verified, and also a hardship fund from which any discretionary awards are paid.
- 4.17 An option is to set aside a discretionary fund of £50,000 to cater for future requests for discretionary council tax discount, and to establish a policy document against which requests could be awarded. This will be brought back to Council for approval.
- 4.18 It should be noted that the Council is currently allocated Government grant each year to make Discretionary Housing Payments (DHP) where Housing Benefit or Universal Credit claimants require further assistance towards housing cost or rent liability. It is probable that a number of claimants that will be adversely affected by proposed changes to the CTS scheme and request additional discretionary assistance which might also be legitimately considered for a DHP. Given that the DHP fund is often substantially underspent, a combined approach to administering both funds would enable a more holistic view of the claimant and would provide opportunity for discretionary payments to be administered under the policy, but not necessarily at direct cost to the Council and the local taxpayer.

5. Background

- 5.1 The former national Council Tax Benefit scheme was abolished on 31 March 2013 and replaced with a new system of localised Council Tax Support, which requires each billing authority to design and implement its own scheme for awarding council tax discounts to working age customers on low incomes, while accommodating a 10% reduction in Government funding.

- 5.2 Shropshire Council's scheme was approved by Cabinet on 17 October 2012. Effectively the scheme agreed by Shropshire Council continued to be means tested but made a number of adjustments to the existing council tax default scheme, namely
- Removal of second adult rebate
 - Increase the value of non-dependant deductions
 - Removal of child benefit and earnings disregards
 - Reducing the upper capital limit to £10,000
 - Minimum earnings threshold for EEA
 - Special education needs allowance disregarded in full
 - War pension/armed forces compensation scheme guaranteed income payments disregarded in full
 - Changes to habitual residency test to fall in line with Housing Benefit
- 5.3 Crucially, the Shropshire Council scheme did not implement a minimum payment percentage across all claimants. That means that certain claimants in receipt of passported benefits still receive 100% protection and pay no council tax.
- 5.4 Legislative changes have continued to be made in relation to Housing Benefit, which is currently assessed alongside Council Tax Support as part the same assessment process. These changes have not been reflected in the Council Tax Support scheme. As Housing Benefit and the Council Tax Support scheme have diverged it has made the assessment process more confusing for claimants, and more administratively challenging for staff. It would therefore be advantageous for the Council to agree to amend the Council Tax Support scheme with effect from 1 April 2018 to align it with Housing Benefit changes.
- 5.5 Shropshire Council went live with Universal Credit in April 2015. This change, however, only affected new claims from single working age claimants. Shropshire Council is currently scheduled to move to full service with Universal Credit in February 2018. This means that all new claims for working age claimants will move to Universal Credit with effect from February 2018. There are currently no plans for pensioners to move off Housing Benefit. Due to the way Universal Credit works the experience from other Councils that have already moved to full service is that they are receiving a high number of notifications from DWP of small changes to Universal Credit entitlement each month in respect of people that have moved to Universal Credit. The effect on Council Tax Support is that their entitlement is being recalculated each month, meaning their council tax instalments are continually being recalculated and pushed into the future. One way to avoid this problem would be to introduce a minimum change amount for Universal Credit. This would mean that there would be no change in entitlement to Council Tax Support if the change in Universal Credit is less than £10.00 per week.
- 5.6 While Shropshire Council has continued to offer 100% council tax reduction support to certain passported claimants, the majority of other billing authorities have required all claimants to make a minimum payment contribution to council tax. For 2016-17 out of 326 billing authorities only 67 authorities (of which

Shropshire was one) continued to offer 100% protection from council tax. Members are asked to consider implementing an option which would reduce the overall cost of the scheme.

5.7 While there remains uncertainty about the continued roll out of Universal Credit it is recommended to continue with a Council Tax Support scheme that remains means tested as the calculation is linked to Housing Benefit.

5.8 If the roll out of Universal Credit continues as planned it may be sensible to consider further changes to the Council Tax Support scheme, possibly from April 2019. One option to consider for future years if the planned roll out of Universal Credit for Shropshire continues as scheduled, is implementation of an income banded scheme that is simplified and operates more as a Council Tax discount.

5.9 Consultation

5.10 Before making a scheme the authority must (in the following order)

- Consult any major precepting authority which has power to issue a precept to it
- Publish a draft scheme in such manner as it thinks fit, and
- Consult such other persons as it considers are likely to have an interest in the operation of the scheme

5.11 Case law has determined that any consultation undertaken to change the Council Tax Support scheme must refer to alternative methods to absorb the shortfall in government funding.

5.12 Changes to the existing scheme to align with Housing Benefit would be minimal. Consultation for these changes would be published on the website, and registered social landlords, advice agencies and other relevant service areas would be made aware of the consultation.

5.13 Any changes to the scheme to introduce a percentage reduction would be felt more widely across all working age claimants. If the Council wished to consider a minimum payment percentage then the proposed consultation would be, in addition to the above, to write to all affected working age claimants to advise them of the proposed changes and invite comment.

5.14 It is proposed to undertake consultation over a period of six weeks which would enable a decision to be taken at the Full Council Meeting on 14 December 2017. Over this period there is the opportunity for Performance Management Scrutiny Committee to consider this if they wish.

5.15 An Equality and Social Inclusion Impact Assessment has been completed and the result is that this change is not likely to have an adverse impact on any particular group. The ESIIA is at Appendix B.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

N/A

Cabinet Member (Portfolio Holder)

Councillor David Minnery

Local Member

N/A

Appendices

Appendix A: Council Tax Support Summary Document

Appendix B: ESIIA

Appendix C: Examples of the impact of the proposed changes.

Appendix A: Council Tax Support Summary Document

SHROPSHIRE COUNCIL – BENEFITS SERVICE

COUNCIL TAX SUPPORT (CTS)

Introduction

The current Council Tax Benefit scheme is a means tested benefit that helps people with a low income to pay their Council Tax.

From April 2013 this will be abolished and all local authorities will provide a new scheme called 'Council Tax Support'. The funding that is provided for this scheme will be reduced by 10% and therefore it is likely that some people will have to pay more towards their Council Tax bill.

The changes will not affect pensioners even though they will move into the new scheme. The Government have confirmed that all pensioners will be protected and receive the same amount of benefit they do now under the current Council Tax Benefit Scheme.

Each local authority will be able to provide Council Tax support in a different way depending on local needs, funding available and how it can be administered. Each Council is expected to devise a new scheme and then put this to public consultation by the end of 2012.

Our new scheme was devised and published on the Shropshire Council website for customers, stakeholders and other agencies to comment on. Public consultation closed on the 14th December and the new scheme was formally adopted by the Council on 16th January 2013.

Anyone of working age will now be subject to the new scheme from April 2013. The differences that you will see in the new Council Tax Support Scheme are: -

- Removal of second adult rebate
- Reduction of the capital limit from £16,000 to £10,000
- Removal of earnings disregards
- Removal of child benefit disregard
- Increase in non-dependant deductions

Please note the following amendments are for the calculation of Council Tax Support only and do not affect Housing Benefit calculations.

Removal of Second Adult Rebate

Second Adult Rebate (2AR) is awarded to a customer based on the circumstances of a second adult living in the property. Under the new scheme this has been abolished and will no longer be effective from 01.04.13.

Reduction of the capital limit

For working age people the capital limit will reduce to £10,000 from 01.04.13. This will mean that if a customer's savings amounts to more than £10,000 they will not be entitled to CTS. The lower capital limit of £6,000 remains the same.

Tariff income calculations remain as is i.e. from the total amount if capital £6,000 is deducted, the remainder is then divided by 250 if the result is not an exact multiple of £1 the result is rounded up to the next whole £1

All other capital rules including static savings, land and property, shares, etc remain the same.

Removal of Earnings disregards

All income disregards for working age people will cease from the 01.04.13.

Removal of Child Benefit disregards

Child benefit will no longer be disregarded from the calculation of CTS from the 01.04.03.

Increase in non-dependant earned income deductions (working age only)

From 01.04.13 non dep deductions will increase to the following: -

£5 for anyone earning under £100,
£10 for anyone earning between £100 and £150
£20 for anyone earning over £150 per week

This deduction will only be made from their earned income. It won't affect any other income they receive.

Non-dependant earned income deductions (pension age only)

Gross income less than £186.00	=	£3.65
Gross income £186.00 to £321.99	=	£7.25
Gross income £322.00 to £400.99	=	£9.15
Gross income £401.00 or above	=	£10.95

Unearned income will attract the following disregards (working age and pension age):

Others aged 18 or over incl. JSAC & ESAC	=	£3.65
In receipt of Pension Credit, IS, JSA (IB), ESA(IR)	=	nil

(If nil income is added to the claim for the non-dep it appears to take the maximum deduction).

(This disregard will be up-rated annually in line with figures provided annually by DCLG)

A new minimum earnings threshold will be introduced with effect from 01/04/15 to reflect the current arrangements in the Housing Benefit scheme.

This minimum earnings threshold will help to determine whether a European Economic Area (EEA) national's previous or current work can be treated as genuine and effective for the

purposes of deciding whether they have a right to reside in the UK as a worker or self-employed person.

The minimum earnings threshold has been set at the level at which workers start to pay National Insurance Contributions (NICs), currently £153 a week in the 2014/15 tax year. If an EEA national can prove that they have been earning at least this amount for a period of 3 months immediately before they claim CTS their work can be treated as genuine and effective and they will have a right to reside as a worker or self-employed person.

If they do not satisfy the minimum earnings threshold criteria, a further assessment will be undertaken against a broader range of criteria (such as hours worked, pattern of work, nature of employment contract etc.) to determine whether their employment is genuine and effective.

Ultimately, if an EEA national's income does not meet the minimum earnings threshold or the additional criteria to be classified as genuine and effective employment they will not be eligible for CTS.

Special Educations Needs Allowance – to be disregarded in full with effect from 01/09/14

War Pensions / Armed Forces Compensation Scheme Guaranteed Income Payments – to be disregarded in full with effect from 01/04/13 (and to be consistent with Housing Benefit)

From 01/04/15 the CTR scheme will include changes to the habitual residency test to reflect changes to the Housing Benefit (HB) regulations.

The amendments to the CTS scheme removes access to CTS for EEA jobseekers who make a new claim for CTS on or after 1 April 2015. EEA nationals who are self-employed, are workers or who are unemployed but retain their worker status have the same rights to CTS as a UK national and their situation remains unchanged.

EEA jobseekers who are entitled to CTS and JSA(IB) on 31 March 2015 will be protected until they have a break in their claim for CTS or JSA. If their JSA ends because they have started work, then as long as we can be satisfied that their employment is genuine and effective they will be able to access in-work CTS as either a worker or a self-employed person. Claimants receiving in-work CTS beyond 1 April will continue to be able to access CTS, if they become entitled to JSA(IB) on or after that date, but only if they retain their worker status. If they are a jobseeker then their CTS entitlement ends from the Monday following the cessation of work.

Changes with effect from 1 April 2018 to bring the scheme in line with Housing Benefit changes

- **2 child cap**
The Government has announced that they will limit benefit support by only taking into account a maximum of two dependent children per family. It affects all claims where new children are born after April 2017. This will apply in Housing Benefit to families that make a new claim from April 2017
- **Loss of the family premium**
The Government removed the family premium for new claims within the assessment of Housing Benefit with effect from May 2016
- **Bereavement Support Payments to be disregarded in full**
This was introduced into Housing Benefit with effect from April 2017
- **Any payments from the 'We love Manchester Fund' and the 'London Emergency Trust' to be disregarded in full**
- **Maximum backdate period of 1 month**
- **Absence from home limited to 4 weeks when outside GB**
The temporary absence rules for Housing Benefit were amended in 2015 reducing the allowable period of temporary absence outside Great Britain from 13 weeks to 4 weeks.

The limit applies to new periods of absence only. Exceptions are when an absence is in relation to
 - Death of a partner, child or close relative
 - Receiving medical treatment
 - A person who has fled their home due to fear of violence
 - A member of Her Majesty's forces posted overseas
- **Beneficial changes in circumstances to be reported within one month of the change in order for the claim to be updated from the date of change, otherwise changes will take effect from the Monday following date notified.**
- **All working aged claimants who receive Council Tax Support (unless they are a pensioner or classed as vulnerable) will pay 20% of their council tax liability, (after appropriate discounts have been awarded)**

An example of this change is as follows:

- 1) Current scheme (which allows for 100% reduction)

The customer's liability is £20.00 per week. As they are in receipt of Jobseekers Allowance they are entitled to full Council tax reduction making their council tax balance for the year £0.00

2) Proposed new scheme (20% minimum payment)

The customer liability is £20.00. Before any calculation takes place 20% of this amount is reduced from the liability to be used. This means that any calculation will be carried out on a figure of £16.00. Again the customer is on Jobseekers Allowance and so they are entitled to a full award. This will mean their council tax balance for the year will be £208.00 (£4.00 x 52).

- **De Minimis change amount of £10.00 per week for claimants in receipt of Universal Credit**
- **Claimants who meet the specific criteria of severe disablement contained within the policy will be protected from any percentage reduction in council tax support. Claimants in receipt of Employment and Support Allowance will be protected from any percentage reduction in council tax support. This will also apply to customers who meet the criteria for receiving a war compensation related benefit or pension. Specifically this includes**

Criteria to be awarded for the severe disability premium:

- The customer has to be in receipt of
 - 1) Attendance allowance or
 - 2) Higher or middle rate care component of disability living allowance or
 - 3) The daily living allowance rate of personal independence payments
- They must not have a resident non-dependant
- No person is entitled to, and in receipt of, carers allowance in respect of caring for the customer and;
- If the customer has a partner they must also meet all above criteria

Criteria to be awarded the support component of employment and support allowance –

It is accepted that some people's difficulties or disabilities are such that not only is the person not expected to look for work but are also not expected to undertake an work related activities or plan for starting work due to the severity of their difficulties

Criteria to qualify for the war pension's exemption

The customer and/or partner has to be in receipt of either:

- War pension
- War disablement pension
- War service attributable pension
- War widows pension
- War mobility supplement

SUMMARY OF CHANGES FROM 01.04.13

Current Council Tax Benefit Scheme (CTB)	Council Tax Support (CTS)
Second Adult Rebate - Awarded to the customer based on the circumstances of 'second adult'. Can be awarded due to a 'better buy' comparison	No award due for second person. On 'better buy' calculation customer will only be awarded any CTS due.
Reduction of the capital limit - Upper capital limit of £16,000. Above this limit the person would not qualify for CTB. Lower capital of £6,000. Below this figure amount is ignored. Amounts above £6,000 attract tariff income at £1 for every £250 or part of above the lower capital limit	Upper capital limit of £10,000. Above this limit the person would not qualify for CTB. Lower capital of £6,000. Below this figure amount is ignored. Amounts above £6,000 attract tariff income at £1 for every £250 or part of above the lower capital limit
Removal of earnings disregards – Permitted work - £97.50 Lone parents - £25.00 Disabled, carers or special occupations - £20.00 Couples - £10 Single £5	Permitted work - £0 Lone parents - £0 Disabled, carers or special occupations - £0 Couples - £0 Single £0
Removal of Child Benefit disregard – Child Benefit is fully disregarded for the calculation of CTB	Child benefit is fully included for the calculation of CTS
Increase in non-dependant deductions (using current figures) On pass ported benefit - £0.00 On JSA C/ESAC - £3.30 Works less than 16 hours on maternity, paternity, adoption or sick leave - £3.30 Income more than £394.00 per week – £9.90 £316.00 to £393.99 per week – £8.25 £238.00 to £315.99 per week - £6.55 £183.00 to £237.00 per week - £3.30 £124.00 to £182.99 per week – £3.30 Under £124.00 – £3.30	On pass ported benefit - £0.00 On JSA C/ESAC - £3.30 Works less than 16 hours on maternity, paternity, adoption or sick leave - £3.30 Earnings less than £100 - £5.00 Earnings between £100 and £150 - £10.00 Earnings above £150 - £20.00

APPEALS

There will be no joint HB/CTR appeals – they will be heard separately by different bodies. First Tier Tribunals will hear the Housing Benefit appeals (as now) and the Valuation Tribunals Service will hear Council Tax Support appeals.

The legislation is contained within the Local Government Finance Act. Appeals against the local Council Tax Support Scheme will be covered by Regulation 16(b).

Process:

- The customer firstly needs to write to the Council saying they disagree with the decision. There is no time limit to do this. They can request this at any time.
- If we do not alter our original decision the customer has the right to appeal to the Valuation Tribunal.
- To appeal to the Valuation Tribunal the customer will need to do this on line at www.valuationtribunal.gov.uk
- The customer must complete the on line appeal application within two months of the date of the decision notice sent by ourselves upholding the original decision

As local schemes are not legislation, but are locally defined schemes, the Valuation Tribunal will not consider an appeal against a billing authority's actual scheme, as that is beyond their jurisdiction. However, the Valuation Tribunal will advise dissatisfied claimants of their right to apply to the billing authority for a discretionary discount under section 13 (1) (c) of the Local Government Finance Act 1992. They will also hear appeals where the authority refuses to exercise this discretion.

Appendix B: ESIIA

Shropshire Council Part 1 ESIIA: initial screening and assessment

Please note: prompt questions and guidance within boxes are in italics. You are welcome to type over them when completing this form. Please extend the boxes if you need more space for your commentary.

Name of service change

Change to local Council Tax Support scheme. Proposed change is to align the scheme with changes that have been made to Housing Benefit legislation, and apply a 20% minimum payment in council tax support to apply to all working age claimants. Pensioners are protected in law from these changes, and continue to have their council tax support assessed against the former council tax benefit rules.

Certain groups are proposed as being exempt from these changes.

Aims of the service change and description

The authority has a statutory duty to make a council tax reduction scheme. The authority must make any revision to its scheme or replace it with another scheme, no later than 31 January in the financial year preceding that for which the revision or replacement is to have effect.

The Government reduced the amount of funding it provided for council tax support by 10% when responsibility for localised council tax support was passed to billing authorities in 2013.

Funding for council tax support is included within the overall grant funding that the Council receives from central government, but is not separately identifiable. It follows as government funding continues to be cut, that there is less funding available for council tax support.

Shropshire Council's council tax support scheme was approved by Cabinet on 17 October 2012. Effectively the scheme agreed by Shropshire Council continued to be means tested but made a number of adjustments to the existing Council Tax Default scheme, namely

- Removal of second adult rebate*
- Increase the value of non-dependant deductions*
- Removal of child benefit and earnings disregards*
- Reducing the upper capital limit to £10,000*
- Minimum earnings threshold for EEA*
- Special education needs allowance disregarded in full*
- War pension/armed forces compensation scheme guaranteed income payments disregarded in full*
- Changes to habitual residency test to fall in line with Housing Benefit*

Crucially, the Shropshire Council scheme did not implement a minimum percentage across all claimants. That means that certain claimants in receipt of pass ported benefits still receive 100% protection and pay no council tax.

Legislative changes have continued to be made in relation to Housing Benefit, which is currently assessed alongside Council Tax Support as part the same assessment process. These changes have not been reflected in the Council Tax Support

scheme. As Housing Benefit and the Council Tax Support scheme have diverged it has made the assessment process more confusing for claimants, and more administratively challenging for staff. It would therefore be advantageous for the Council to agree to amend the Council Tax Support scheme with effect from 1 April 2018 to align it with Housing Benefit changes. These amendments are detailed in the Shropshire Council Tax Support Summary document at appendix A.

Shropshire Council went live with Universal Credit in April 2015. However, this only affected new claims from single working age claimants. Shropshire Council is currently scheduled to move to full service with Universal Credit in February 2018. This means that all new claims for working age claimants will move to Universal Credit with effect from February 2018. There are currently no plans for pensioners to move off Housing Benefit. Due to the way Universal Credit works the experience from other Councils that have already moved to full service is that they are receiving a high number of notifications from DWP of small changes to Universal Credit entitlement each month in respect of people that have moved to Universal Credit. The effect on Council Tax Support is that their entitlement is being recalculated each month, meaning their council tax instalments are continually being recalculated and pushed into the future. One way to avoid this problem would be to introduce a minimum change amount for Universal Credit. This would mean that there would be no change in entitlement to Council Tax Support if the change in Universal Credit is less than the £10.00 per week.

While Shropshire Council have continued to offer 100% council tax reduction support to certain pass ported claimants the majority of other billing authorities have required all claimants to make a minimum payment contribution to the council tax. For 2016-17 out of 326 billing authorities only 67 authorities (of which Shropshire was one) continued to offer 100% protection from council tax.

Shropshire Council is now considering proposals to align its council tax support scheme with housing benefit, and apply a 20% minimum payment percentage in council tax support for working age claimants. The following groups will be exempt from this proposal.

- *Claimants in receipt of the severe disability premium.*
- *Claimants in receipt of the support component of Employment and Support Allowance. The support component Employment and Support Allowance is for people with a 'limited capacity for work'.*
- *Claimants in receipt of war pensions*

While there remains uncertainty about the continued roll out of Universal Credit it is recommended to continue with a Council Tax Support scheme that remains means tested as the calculation is linked to Housing Benefit.

Intended audiences and target groups for the service change

- *Members of the public*
- *Members*
- *Registered Social Landlords*
- *Working age claimants*
- *Other Council departments*
- *Advice agencies*

Evidence used for screening of the service change

The Council has had significant cuts in funding and needs to explore ways to reduce costs. For 2016-17 the majority of other Councils (79%) have implemented a minimum payment percentage into their council tax support scheme.

Specific consultation and engagement with intended audiences and target groups for the service change

A consultation on the proposed amendments to Shropshire Council’s council tax support scheme will commence on 19 October 2017 and run for six weeks. As well as a consultation document being published on the internet, all affected claimants will be contacted about the proposed changes to the new scheme and invited to respond.

Potential impact on Protected Characteristic groups and on social inclusion

Using the results of evidence gathering and specific consultation and engagement, please consider how the service change as proposed may affect people within the nine Protected Characteristic groups and people at risk of social exclusion.

1. Have the intended audiences and target groups been consulted about:
 - their current needs and aspirations and what is important to them;
 - the potential impact of this service change on them, whether positive or negative, intended or unintended;
 - the potential barriers they may face.
2. If the intended audience and target groups have not been consulted directly, have their representatives or people with specialist knowledge been consulted, or has research been explored?
3. Have other stakeholder groups and secondary groups, for example carers of service users, been explored in terms of potential unintended impacts?
4. Are there systems set up to:
 - monitor the impact, positive or negative, intended or unintended, for different groups;
 - enable open feedback and suggestions from a variety of audiences through a variety of methods.
5. Are there any Human Rights implications? For example, is there a breach of one or more of the human rights of an individual or group?
6. Will the service change as proposed have a positive or negative impact on:
 - fostering good relations?
 - social inclusion?

Initial assessment for each group

Please rate the impact that you perceive the service change is likely to have on a group, through inserting a tick in the relevant column. Please add any extra notes that you think might be helpful for readers.

Protected Characteristic groups and other groups in	High negative impact	High positive impact	Medium positive or negative	Low positive or negative
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Shropshire	<i>Part Two ESIIA required</i>	<i>Part One ESIIA required</i>	impact Part One ESIIA required	impact Part One ESIIA required
Age (please include children, young people, people of working age, older people. Some people may belong to more than one group eg child for whom there are safeguarding concerns eg older person with disability)			This change will have a negative impact on working age claimants as they will receive less council tax support. Pensioners are protected in legislation. The council retain power to award council tax discounts on an ad hoc basis through discretionary powers and will exempt certain vulnerable groups from these changes.	
Disability (please include: mental health conditions and syndromes including autism; physical disabilities or impairments; learning disabilities; Multiple Sclerosis; cancer; HIV)			Exempt from minimum payment percentage where claimant or partner is in receipt of severe disability premium, support component of Employment Support Allowance and War pensions	√
Gender re-assignment (please include associated aspects: safety, caring responsibility, potential for bullying and harassment)				√
Marriage and Civil Partnership (please include associated aspects: caring responsibility, potential for bullying and harassment)				√
Pregnancy & Maternity (please include associated aspects: safety, caring responsibility, potential for bullying and harassment)				√
Race (please include: ethnicity, nationality, culture, language, gypsy, traveller)				√
Religion and belief (please include: Buddhism, Christianity, Hinduism, Islam, Judaism, Non conformists; Rastafarianism; Sikhism, Shinto, Taoism, Zoroastrianism, and any others)				√
Sex (please include associated aspects: safety, caring responsibility, potential for bullying and harassment)				√
Sexual Orientation (please include associated aspects: safety; caring responsibility;				√

potential for bullying and harassment)				
Other: Social Inclusion (please include families and friends with caring responsibilities; people with health inequalities; households in poverty; refugees and asylum seekers; rural communities; people for whom there are safeguarding concerns; people you consider to be vulnerable)				√

Guidance on what a negative impact might look like

High Negative	Significant potential impact, risk of exposure, history of complaints, no mitigating measures in place or no evidence available: urgent need for consultation with customers, general public, workforce
Medium Negative	Some potential impact, some mitigating measures in place but no evidence available how effective they are: would be beneficial to consult with customers, general public, workforce
Low Negative	Almost bordering on non-relevance to the ESIIA process (heavily legislation led, very little discretion can be exercised, limited public facing aspect, national policy affecting degree of local impact possible)

Decision, review and monitoring

Decision	Yes	No
Part One ESIIA Only?	√	
Proceed to Part Two Full Report?		√

If Part One, please now use the boxes below and sign off at the foot of the page. If Part Two, please move on to the full report stage.

Actions to mitigate negative impact or enhance positive impact of the service change

This is the section where you can explain what the service area is already planning to do. Check: for the groups who may be affected, what actions will you now take to mitigate or enhance impact of the service change? For example, if you are reducing a service there may be further use you could make of publicity and awareness raising through social media and other channels to reach more people who may be affected.

Actions to review and monitor the impact of the service change

This is the section where you can explain what actions the service area will be taking to review and monitor the impact of the service change, and with what

frequency. Check: what arrangements will you have in place to continue to collect evidence and data and to continue to engage with all groups who may be affected by the service change, including the intended audiences? For example, customer feedback and wider community engagement opportunities, including involvement of elected Shropshire Council councillors for a locality.

Scrutiny at Part One screening stage

People involved	Signatures	Date
<i>Lead officer carrying out the screening</i>	Phil Weir	28 September 2017
<i>Any internal support*</i>		
<i>Any external support**</i>		
<i>Head of service</i>	James Walton	28 September 2017

**This refers to other officers within the service area*

***This refers either to support external to the service but within the Council, eg from the Rurality and Equalities Specialist, or support external to the Council, eg from a peer authority*

Sign off at Part One screening stage

Name	Signatures	Date
<i>Lead officer's name</i>	Phil Weir	28 September 2017
<i>Head of service's name</i>	James Walton	28 September 2017

Appendix C

Changes to Council Tax Support (CTS) means that individuals currently eligible to receive 100% protection through this scheme would now receive a lower level of protection. This means that those affected will pay more towards their Council Tax Bill than they currently do. Some individuals who currently do not pay anything towards their Council Tax Bill would now be expected to make some contribution. The examples below give some illustrations of the impact this could have of individuals and households as a result of the proposed changes.

Example 1: Someone in receipt of Job Seekers allowance will have their income assessed against an 'applicable amount'. Where there is no excess of income over their applicable amount they would currently make no minimum payment under CTS. Under the new proposals they would instead pay 20% of their Council Tax Bill. Full Council Tax payable in this example would be £1040.00, or £20.00 per week (an average Band A liability).

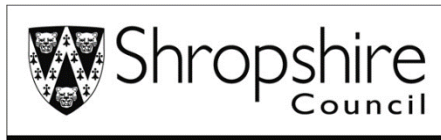
	Current	Proposed
Weekly Council Tax Bill = £20.00. Contribution under CTS proposed to be 20% of Bill	£0.00	£4.00
Total Weekly Payment	£0.00	£4.00
Total Council Tax payable (Total Payment figure X 52 weeks)	£0.00	£208.00

Example 2: Someone with an excess of income over their applicable amount would currently make a contribution of 20% of this excess income, but no minimum payment under CTS. Under the proposals they would also pay 20% of their Council Tax Bill. Full Council Tax payable in this example would be £1040.00, or £20.00 per week (an average Band A liability). Excess of income in this example is £17.50 per week.

	Current	Proposed
Weekly contribution towards Council Tax (20% of excess income of £17.50)	£3.50	£3.50
Weekly Council Tax Bill = £20.00. Contribution under CTS proposed to be 20% of Bill	£0.00	£4.00
Total Weekly Payment	£3.50	£7.50
Total Council Tax payable (Total Payment figure X 52 weeks)	£182.00	£390.00

Example 3: Someone with an excess of income over their applicable amount would currently make a contribution of 20% of this excess income, but no minimum payment under CTS. Under the proposals they would also pay 20% of their Council Tax Bill up to the value of their Council Tax Bill. Full Council Tax payable in this example would be £1040.00, or £20.00 per week (an average Band A liability). Excess of income in this example is £83.00 per week.

	Current	Proposed
Weekly contribution towards Council Tax (20% of excess income of £83.00)	£16.60	£16.60
Weekly Council Tax Bill = £20.00. Contribution under CTS proposed to be 20% of Bill	£0.00	£4.00
Total Weekly Payment (In this case, this will be limited to the value of the Council Tax Bill)	£16.60	£20.00
Total Council Tax payable (Total Payment figure X 52 weeks)	£863.20	£1,040.00



Committee and Date

Cabinet

18 October 2017

CONSULTATION ON THE PREFERRED SCALE AND DISTRIBUTION OF DEVELOPMENT FOR THE SHROPSHIRE LOCAL PLAN REVIEW

Responsible Officer George Candler, Director of Place and Enterprise
e-mail: George.candler@shropshire.gov.uk Tel: 01743 258671

1. Summary

- 1.1 The purpose of this report is to seek approval for consultation on the preferred scale of housing and employment development in Shropshire during the period to 2036, together with the preferred distribution of this growth including identifying the proposed contribution from the strategic centre; principal centres and key centres. No specific sites are identified at this stage. The report also seeks approval of the criteria based methodology for identifying an appropriate settlement hierarchy. The consultation document sets out a list of the settlements which form part of this hierarchy, including those proposed to be identified as 'Community Hubs'. Draft policies to manage future development in 'Community Hubs' and 'Community Clusters' are also set out in the consultation, but the review of other detailed development management policies will not take place until a later stage.
- 1.2 Shropshire Council consulted earlier in 2017, on different options for the scale and distribution of future growth; the methodology for undertaking the hierarchy of settlements; and criteria for managing development within 'Community Hubs' and 'Community Clusters' as part of an initial consultation on 'Issues and Strategic Options' for the Local Plan review. The current document has taken into account those responses which were received and presents the Council's preferred response. Cabinet approval will permit the documents to be published on 27th October 2017 for a consultation period of 8 weeks (closing Friday 22nd December).

2. Recommendations

- A. That Cabinet approves the draft Preferred Scale and Distribution of Development document attached for consultation subject to minor amendments and editing.
- B. That Cabinet approves the criteria-based methodology attached for identifying an appropriate settlement hierarchy.
- C. That authority is delegated to the Director of Place and Enterprise in consultation with the Portfolio Holder for Planning, Housing, Regulatory Services and Environment to confirm the final version of the documents and to publish these for public consultation.

REPORT

3. Risk Assessment and Opportunities Appraisal

- 3.1 Local Planning Authorities are required to keep under review any matters that may affect the development of its area or the planning of its development. National planning policy requires the Council to objectively assess the development needs of the County and to support the delivery of sustainable development to meet these needs. There continue to be significant national policy and procedural changes along with opportunities and challenges at the national and regional level which will impact, to varying degrees, on Shropshire. These matters must be addressed through a partial review of the Local Plan to help to ensure the continuing conformity of the Local Plan with national policy during the period to 2036.
- 3.2 This partial review of the Local Plan will provide an up to date and deliverable Plan for Shropshire. It will help to maintain local control over planning decisions by ensuring that the adopted policies and proposals will be the primary consideration for decisions about development in Shropshire. Maintaining an up to date Local Plan will further support local growth by generating certainty for investment in local development and infrastructure through a policy framework that supports sustainable development in communities across the County, during the period to 2036.
- 3.3 An updated 'Project Plan' (called the Local Development Scheme) which describes the timetable for the Local Plan documents that are to be prepared over the next 3-year period was approved by Cabinet on 21 June 2017. It has been possible to proceed with the proposed consultation earlier than envisaged in the published timetable. There are significant risks that could impact upon delivery of the Local Plan Review (Risk Assessment in Appendix 2 of the LDS document) and the current timetable remains extremely challenging.
- 3.4 The Local Plan Review consultation documents have been the subject of both a Sustainability Appraisal and a Habitats Regulation Assessment and copies of these assessments are available together with other relevant supporting documents and evidence on the Council's planning policy web pages.
- 3.5 The recent consultation on Issues and Strategic Options was accompanied by a 'Call for Sites', inviting landowners and the development industry to submit potential development sites for further assessment. The responses to this invitation are being carefully assessed and will be used to inform the publication of an updated Strategic Land Availability Assessment by the end of 2017 and further consultation on preferred site allocations in Spring 2018.

4. Financial Implications

- 4.1 Maintaining an up to date Local Plan provides Shropshire Council with the best possible opportunity to harness growth potential by providing a stable platform for investors and developers. Growth also provides an opportunity to secure contributions to help maintain and improve local facilities, services and infrastructure. New growth simultaneously imposes an additional burden on local services and provides opportunities to secure investment to improve

local facilities which are the responsibility of Shropshire Council and other public service providers.

- 4.2 Financial implications may potentially arise from any slippage in the Local Plan Review timetable, leading to delays in Local Plan production with subsequent impacts on development management decision making, housing land supply and delivery, and infrastructure funding. Potential changes to national policy suggest that the government will apply sanctions in the form of reduced New Homes Bonus when an authority fails to meet its Plan preparation milestones.

5. Background

- 5.1 This is the second significant stage for public and stakeholder involvement in the partial review of the Local Plan. The objective at this stage is to obtain feedback concerning the preferred scale and distribution of housing and employment growth, the proposed settlement hierarchy, and the policies to manage development within 'Community Hubs' and 'Community Clusters'.
- 5.2 Shropshire Council consulted on a range of strategic options for the level and distribution of future growth in January 2017. Whilst there was a slight preference for the 'moderate' growth option, there was also a good level of support for 'high' levels of housing growth. Of those favouring the 'high' growth option, many considered that it represented the best opportunity to deliver flexible growth and would help enable greater inward investment. Responses regarding future employment growth emphasised the significant economic potential of Shropshire's existing economy, workforce and environment, together with the need to integrate these strengths with future investment opportunities. A new approach which supports a 'step change' in economic productivity and the quality of employment provided in the County was preferred, reflecting the aims of the draft Shropshire Economic Growth Strategy published in March 2017.
- 5.3 Consultation responses regarding options for the future distribution of growth indicated that there was a slight preference to see a more urban focus for development. Of those supporting an urban focus, many argued that this option would direct development to more sustainable settlements with better access to infrastructure provision and employment opportunities. Other comments highlighted a desire to see greater distinction between market towns to reflect differences in their scale, role and location, and the need to capitalise on strategic cross border influences.
- 5.4 Most respondents supported the proposed criteria-based methodology for identifying the settlement hierarchy, including which settlements function as 'Community Hubs', because it was felt that this would provide a clear and objective assessment which would encourage development in sustainable locations. A final version of the methodology which also summarises the results of the assessment of settlements using this methodology is attached for approval.
- 5.5 Both the use of criteria-based policies and the proposed criteria which will be used to manage development in 'Community Hubs' and 'Community Clusters' were considered appropriate by most respondents. However significant concern was expressed about the proposed removal of development

boundaries which are considered to crucially provide clarity, certainty and consistency in such settlements.

6. Preferred Development Strategy

- 6.1. The Local Plan Review provides an opportunity to capitalise on the strategic advantages of Shropshire's geographic location within the West Midlands and to support the growth aspirations of the West Midlands Combined Authority, in particular within the east of the County, as well as supporting a sustainable pattern of future growth. The preferred approach also recognises the role of the strategic centre (Shrewsbury), together with the extensive network of principal and key centres, and sustainable villages identified as 'Community Hubs' in meeting overall growth aspirations;
- 6.2. The Preferred Option is therefore for 'High' housing growth of 28,750 dwellings over a 20 year period (2016-36). This will be matched with additional employment provision to help capture the economic growth potential of Shropshire's existing economy and to support a 'step change' in economic productivity and the quality of employment. The preferred approach will adopt an 'Urban Focus' which builds on the established role and characteristics of our strategic, principal and key service centres, as well as exploring the potential to deliver new planned settlements such as Garden Villages in strategic locations. This approach will encompass appropriate mixed use development in particular, where this will enable the delivery of major employment sites. The preferred strategy will support appropriate development opportunities on previously developed land but also recognises that further greenfield land releases will be required, including within the Green Belt in the east of the county, subject to the outcome of a Green Belt Review;
- 6.3. Consistent with the recommendations of the SAMDev Planning Inspector in 2015, Shropshire Council has commissioned an independent assessment of the Shropshire Green Belt. The completed Green Belt Assessment appraises the current performance of the Shropshire Green Belt against the aims and purposes set out in national policy and will be published alongside the consultation documents on the Council Planning Policy webpages. The findings of this initial assessment indicate the need for a further Green Belt Review which will use the findings of the Green Belt Assessment to examine the potential for areas to be removed or added to the Green Belt, either to recognise the urbanised character of the land, to safeguard land to satisfy future needs, or to promote land for future development. The outcome of this work will inform the identification of land for both development and long term safeguarding for development as part of the next round of consultation in Spring 2018;
- 6.4. The preferred strategy will also continue to support appropriate growth in the rural area, in particular in local service centres which have been identified as 'Community Hub' and 'Community Cluster' settlements. The latter will continue to come forward where Parish Councils choose to 'opt-in'. However, to reflect the feedback received during the Issues and Strategic Options Consultation regarding the need to provide certainty to developers and communities about the locations where development would be considered appropriate, it is proposed that:

- i. Development within 'Community Hubs' will be controlled by a single criteria based policy, a draft of which is provided as part of the current consultation. This draft policy has been developed using the criteria consulted upon during the Issues and Strategic Options consultation, which were supported by the majority of respondents;
 - ii. Individual development guidelines will be established for each 'Community Hub' as part of the next round of Preferred Options in Spring 2018;
 - iii. Development boundaries will be identified in these settlements;
 - iv. The allocation of specific sites in these settlements may be appropriate in some instances;
 - v. The level at which the housing guideline is set for each 'Community Hub' settlement and the need for site allocations will reflect the size of the settlement, its development opportunities, development capacity and constraints.
- 6.5. In smaller rural settlements ('Community Clusters'), it is proposed that development will also be managed in future through a criteria-based policy using a consistent set of guidelines to help deliver sustainable development in these settlements. A draft of this policy is presented in the consultation document. However due to the type of development that will be consistent with this criteria, it is not considered necessary to identify development guidelines, boundaries or allocate sites.
- 6.6. In other settlements in the countryside, the preferred strategy will continue to strictly control new market housing in the countryside whilst supporting new affordable housing for local needs and small scale employment opportunities including appropriate agricultural diversification.
- 6.7. The consultation document identifies initial growth guidelines for the existing adopted Neighbourhood Plan areas in Much Wenlock and Shifnal and officers will work closely with Town and Parish Councils in these areas to help them to review their existing Plans so that they can continue to attract appropriate weight in planning decisions in these areas;
- 6.8. To help inform the Local Plan Review, the Council has commissioned an update of the existing Gypsy and Traveller Accommodation Assessment (GTAA) to consider the requirements of national policy, the adequacy of the current supply of sites and any shortfall. There are previously identified, requirements for a transit site and a permanent site (yard) to provide accommodation for local Travelling Showpeople which have yet to be addressed. However, it is unclear at this point whether any additional provision will now need to be made. When completed, the updated GTAA will be published on the Council's website and will identify any additional requirements which will need to be addressed as part of the next stage of the Local Plan Review.
- 6.9. Increasing rates of housing and employment development have strengthened the demand for construction aggregates within Shropshire and in the adjacent areas which it supplies. Despite this increasing demand, the availability of aggregate mineral resources remains well above the minimum guideline and there remain unimplemented allocations in the SAMDev Plan

(2015). No additional site allocations are therefore proposed as part of the Local Plan Review.

- 6.10. National policy requires Local Authorities to clearly identify areas suitable for wind energy development in Local Plans. Planning permission for wind energy proposals should only be granted if the application is in such an area. The Council will identify the criteria for the selection of areas suitable for wind energy development in Shropshire and carry out a county-wide assessment to inform the later stages of the Local Plan Review.

7. Next steps

- 7.1 The recent consultation on Issues and Strategic Options was accompanied by a 'Call for Sites', inviting landowners and the development industry to submit potential development sites for further assessment. The responses to this invitation are being carefully assessed and the outcome of this assessment will be used to inform publication of an updated Strategic Land Availability Assessment by the end of 2017; and site assessments to inform consultation on a further round of detailed 'preferred options' which will identify preferred site allocations in Spring 2018.
- 7.2 Continuing member involvement will be important in accordance with the Local Member Protocol and this will help to support the work of the Local Plan Member Group which continues to meet regularly and has helped to help shape the current consultation documents.
- 7.3 The consultation will be undertaken in line with the standards set out in the Council's published Statement of Community Involvement (SCI) and national guidance. Consultation documents will be made available on the Shropshire Council web-site, and paper copies will be provided at libraries and council offices in the main towns. A significant number of organisations and individuals will continue to be notified directly of the publication of the consultation documents in accordance with the SCI. Electronic responses are encouraged to reduce printing and distribution costs and to reduce the time spent collating and analysing paper responses. Officers will also be making a presentation about the consultation to each of the five area meetings of the Shropshire Association of Local Councils (ALC) and expect to engage directly with many individual parish and town councils during the consultation period to explore the implications of the proposed approach in their local context.
- 7.4 The consultation responses will be used to inform the next stages of the Local Plan review with further consultations on preferred sites and policy changes during 2018. The Council currently plans to formally submit the Local Plan Review for examination in December 2018.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

- Sustainability Appraisal (SA)
- Habitats Regulations Assessment (HRA)
- Equality and Social Inclusion Impact Assessment (ESIIA)
- Green Belt Assessment (LUC 2017)
- Local Plan Review Consultation Statement
- Housing Need Background Document

These documents will be made available from: <http://shropshire.gov.uk/planning-policy/local-plan/local-plan-partial-review-2016-2036/> during the consultation period.

Cabinet Member (Portfolio Holder)

Councillor Robert Macey, Portfolio Holder Planning and Regulatory Services

Local Members

All

Appendices

- Consultation on the Preferred Scale and Distribution of Development for the partial review of the Shropshire Local Plan 2016-2036;
- Final criteria-based methodology for identifying an appropriate settlement hierarchy.

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Shropshire Local Plan Review
Consultation on Preferred Scale and Distribution of
Development

Consultation Period: Friday 27 October 2017 – Friday 22 December 2017

**Shropshire Local Plan Review
Consultation on Preferred Scale and Distribution of Development
October 2017**

Scope of the consultation

Topic of this consultation:	This consultation document seeks views on the preferred scale and distribution of development for the review of the Shropshire Local Plan. The document: <ol style="list-style-type: none"> 1. Sets out the preferred scale of housing and employment development in Shropshire 2016-36; 2. Sets out the preferred distribution of this growth; 3. Identifies housing and employment growth guidelines for the strategic centre and each principal and key centre; 4. Confirms the methodology which Shropshire Council proposes to adopt to identify a settlement hierarchy in Shropshire; 5. Lists the settlements which form part of this hierarchy, including those that will, in future, be identified as Community Hubs and those that will be maintained as Community Clusters; 6. Proposes draft policies for the management of development within Community Hubs and Community Clusters; and 7. Identifies other development requirements which may need to be addressed as part of the Local Plan Review.
Scope of this consultation:	We are seeking views of all parties with an interest in the preferred approach to planning for these issues, so that relevant views and evidence can be taken into account in deciding the best way forward.
Geography:	These proposals relate to the administrative area of Shropshire Council.
Impact assessment:	The Preferred Scale and Distribution of Development consultation document has been subject to Sustainability Appraisal; has been screened under The Conservation of Habitats and Species Regulations 2010; and has been subject to an Equality and Social Inclusion Impact Assessment (ESIIA). The reports of these assessments are available on the Council's website.
Duration:	This consultation will run from Friday 27 October 2017 and will conclude on Friday 22 December 2017.
After the consultation:	We plan to issue a summary of responses on the Council's website within three months of the closing date of the consultation.

How to respond to this consultation

The consultation will be undertaken in line with the standards set out in the Council's published Statement of Community Involvement (SCI) and national guidance.

Consultation documents will be made available on the Shropshire Council web-site, and paper copies will be provided at libraries and council offices in the main towns.

A significant number of organisations and individuals will be notified directly of the publication of the consultation documents by email in accordance with the SCI.

To respond to this consultation, please use the questionnaire available on the Shropshire Council website at:

Once completed, this questionnaire can be submitted by:

Email to: planningpolicy@shropshire.gov.uk or

Post to: Shropshire Council, Planning Policy & Strategy Team, Shirehall, Shrewsbury, SY2 6ND

Confidentiality and data protection

Information provided in response to this consultation, including personal information, may be subject to publication or disclosure in accordance with the access to information legislation (primarily the Freedom of Information Act 2000, the Data Protection Act 1998 and the Environmental Information Regulations 2004).

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**Shropshire Local Plan Review
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1 Introduction

Preferred Scale and Distribution of Development

- 1.1 This consultation invites feedback on the preferred scale and distribution of development in Shropshire for the period 2016-36. The draft consultation document:
- a. Sets out the preferred scale of housing and employment development in Shropshire 2016-36;
 - b. Sets out the preferred distribution of this growth;
 - c. Identifies housing and employment growth guidelines for the strategic centre and each principal and key centre;
 - d. Confirms the methodology which Shropshire Council has adopted to identify a settlement hierarchy in Shropshire and to facilitate the creation of new Community Clusters where communities choose to 'opt in';
 - e. Lists the settlements which form part of this hierarchy, including those that will, in future, be identified as Community Hubs and those that will be maintained as Community Clusters;
 - f. Proposes draft policies for the management of development within Community Hubs and Community Clusters;
 - g. Identifies other development requirements which may need to be addressed as part of the Local Plan Review.

Preferred Development Strategy

The preferred development strategy seeks to make the best use of the strategic advantages of Shropshire's geographic location to support a sustainable pattern of future growth over the period 2016-36 and to support the growth aspirations of neighbouring areas, particularly in the north and east of the County. The preferred strategy will help support the 'step change' in economic productivity and quality of employment which is set out in our new Economic Growth Strategy.

The key proposals are:

- **'High' housing growth of 28,750 dwellings, equivalent to an average delivery rate of 1,430 dwellings per year for the whole of Shropshire;**
- **Existing housing completions, commitments and allocations amount to 18,583 dwellings, so the net additional housing now required is 10,347 dwellings;**
- **Balanced employment growth to deliver around 300 hectares of employment development at an average rate of 15 hectares of employment land per year;**
- **The existing employment land supply amounts to 223ha, giving a net requirement for around 80ha of new employment land. However, this is a minimum requirement and some additional land over and above this minimum is likely to be needed;**

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- **An ‘Urban Focused’ distribution of development:**
 - Shrewsbury – around 30%
 - Principal Centres – around 24.5%
 - Key Centres – around 18%
 - Rural Areas – around 27.5%
- **Development at strategic sites such as Ironbridge Power Station and Clive Barracks, and potential new Garden Village settlements in strategic locations;**
- **Potential release of Green Belt land to support our long term sustainability;**
- **Identify named Community Hubs;**
- **Maintain existing and create new Community Clusters where Parish Councils choose to ‘opt-in’;**
- **Apply criteria-based policies and development boundaries to manage development in Community Hubs;**
- **Apply criteria-based policies to manage development in Community Clusters; and**
- **Continue to strictly control new market housing in the countryside whilst supporting new affordable housing for local needs and small scale employment opportunities in appropriate locations.**

Why are we reviewing the Local Plan?

- 1.2 The Shropshire Local Plan currently comprises the Core Strategy (adopted 2011) and the Site Allocations and Management of Development (SAMDev) Plan (adopted 2015), together with the adopted Neighbourhood Plans for Much Wenlock and Shifnal. These documents set out proposals for the use of land and policies to guide future development in order to help to deliver sustainable growth in Shropshire for the period up to 2026.
- 1.3 Local Planning Authorities are required to keep under review any matters that may affect the development of its area. Shropshire Council has determined to undertake a Local Plan Review in order to; allow the consideration of updated information on development needs within the Country; reflect changes to national policy and our local strategies; to extend the Plan period to 2036; and to provide a plan which will help to support growth and maintain local control over planning decisions during the period to 2036. Maintaining an up to date Local Plan will support local growth by generating certainty for investment in local development and infrastructure through a policy framework that establishes an up to date and objective assessment of development needs and supports sustainable development in Shropshire during the period to 2036.
- 1.4 The overall strategic approach of focusing growth in Shropshire’s Strategic Centre; Principal Centres and Key Centres, whilst enabling some controlled development in rural areas to maintain local sustainability, remains the preferred development strategy. Many of the existing policies in the Core Strategy and SAMDev do not need to be amended and will be carried forward as part of the new Plan. The review will therefore focus on key areas of change, including options for the level and distribution of new housing and strategies for

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employment growth during the period to 2036, together with any amended policies and new site allocations which are needed to demonstrate that these requirements can be delivered. The existing Core Strategy and SAMDev Plan will remain in force until any new Plan is adopted. This is anticipated to occur during 2019-20.

- 1.5 The product of the review will be a new Local Plan document which merges the Core Strategy & SAMDev Plans and contains both strategic policies and more applied policies which primarily inform planning decisions, together with existing (and unimplemented) sites and new site allocations.

Strategic Objectives of the Local Plan Review

- 1.6 The strategic objectives, policies and proposals in the current Local Plan have either been in place since the adoption of the Core Strategy in 2011 or since the adoption of the SAMDev Plan in 2015. It is considered that many of the objectives of the current Local Plan remain relevant to the sustainable development of Shropshire during the extended Plan period to 2036.
- 1.7 The following strategic objectives are proposed for the Local Plan Review:
- i. Provide an appropriate development strategy for Shropshire for the period 2016-2036 within an up to date Development Plan for Shropshire which is fully compliant with the National Planning Policy Framework (NPPF);
 - ii. Ensure a deliverable Development Plan for Shropshire which secures a five year land supply for both housing and employment development and maintains the primacy of the Local Plan in decision making, in accordance with the up to date policy framework of the Plan;
 - iii. Support the development of sustainable communities which are thriving, inclusive and safe, ensuring that people in all areas of Shropshire have access to decent affordable homes, jobs, education and training and the resources necessary to start well, live well and age well (Core Strategy Objective 1);
 - iv. Develop the roles of Shrewsbury as a sub-regional 'Strategic Centre', and Shropshire's Principal and Key Centres as more sustainable and self-sufficient settlements, providing the main focus for new housing, employment and infrastructure development (Core Strategy Objective 2);
 - v. Support rural communities through the delivery of local housing and employment opportunities appropriate to the role, size and function of each settlement (Core Strategy Objective 3);
 - vi. Promote sustainable economic development and growth by providing a flexible and responsive supply of employment land and premises, and the development of further/higher education and training opportunities, to support business development, satisfy the changing needs and demands of the Shropshire economy, promote inward investment, and help generate skilled, well paid employment opportunities (Core Strategy Objective 6);
 - vii. Support the development of sustainable tourism, rural enterprise, broadband connectivity, diversification of the rural economy, and the continued importance of farming and agriculture (Core Strategy Objective 7).

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- viii. Promote high quality design and ensure that development responds to its local context and creates safe, accessible and attractive places (adapted from Core Strategy Objective 10);
- ix. Ensure that the character, quality and diversity of Shropshire's built, natural and historic environment are protected, enhanced and, where possible, restored, in a way that respects landscape character, biodiversity, heritage values, and local distinctiveness, and contributes to wider environmental networks across the County(Core Strategy Objective 11);
- x. Improve the quantity, quality and accessibility of multifunctional open space, rights of way, and sport, recreation and cultural facilities to provide varied opportunities for people of all ages to enjoy physical activity, cultural activities and lifetime learning, helping to improve health and well-being (Core Strategy Objective 12).

Strategic Context

- 1.8 Shropshire is a large, diverse but predominantly rural, inland County. However, Shropshire does not operate in isolation; it is influenced by cross boundary interactions with adjacent areas including Herefordshire, Worcestershire, the Borough of Telford and Wrekin, Staffordshire, the West Midlands conurbation, Cheshire and areas across the English-Welsh border. These include: cross border service provision such as shopping, health, education and leisure; transport links and commuting patterns; any inter-dependencies between housing markets and economic areas; and protection of the Green Belt and our landscape, historic and natural environments. These interactions are the subject of on-going discussions with neighbouring planning authorities under our 'Duty to Co-operate'. The spatial context for the Local Plan Review is described in detail in the Authority Monitoring Report (AMR) which is available on the Council's web pages. More detailed facts, figures and trends concerning the Shropshire context are also available on the Council's webpages at: <http://shropshire.gov.uk/facts-and-figures>

Shropshire: Strategic Challenges and Opportunities

- 1.9 The existing Local Plan and particularly the Core Strategy was prepared against the backdrop of the global economic recession which significantly affected the economies of both the UK and Shropshire. The current Local Plan sought to assist economic recovery and this has now started to take effect across Shropshire under the positive influence of its objectives, policies and development strategies.
- 1.10 The influence of the Local Plan and the resurgence of demand and investment in Shropshire have coincided with proposed national infrastructure and investment programmes within the UK economy, which present further opportunities for Shropshire. The national agenda for political and administrative devolution has brought forward the Combined Authority for the West Midlands conurbation and the drive towards establishing the Midlands Engine to channel investment into the region. This agenda has also created further opportunities associated with the earlier devolution of authority to Greater Manchester, as part of the drive to create the Northern Powerhouse,

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providing a second route to channel investment into the west and north of England.

- 1.11 These emerging channels for investment are expected to be helpfully drawn together by the national infrastructure investment in the High Speed 2 (HS2) rail link, providing a rapid transit route between the south-east region and the regions of the north to encourage investors to look beyond the London conurbation and the Home Counties. HS2 will deliver a close link to Shropshire through the proposed interchange in Cheshire. This will provide a further channel for investment through a proposed investment zone located around the Northern Gateway centred on Crewe.
- 1.12 The emergence of these exciting investment opportunities in the sub-regions around Shropshire is timely and supports the decision to undertake an early Local Plan Review. The Local Plan Review will therefore ensure that future housing and employment land requirements and policies help meet Shropshire's future needs and capture the opportunities in and around the County.
- 1.13 The past few years have seen a change in Shropshire's fortunes with the scale of investment evident in the widespread resurgence of residential development and key investments by existing businesses across the County. This resurgence in the County was set against the backdrop of the healthy projections for the UK economy for over 2% growth through 2017. However, the national economy and the fortunes of the County may be further challenged by the decision to leave the European Community as a result of the outcome of the referendum on membership of the EU in the summer of 2016 and the negotiations on the UK exit strategy which have now commenced. These factors also influence the scope of the Local Plan Review.
- 1.14 In light of this context, the following strategic opportunities and challenges have been identified:

Opportunities

- i. The Combined Authority for the West Midlands brings together the metropolitan authorities within adjoining areas to drive forward the Midlands Engine. Shropshire has the potential to benefit from this enterprise via the M54 corridor and the strategic highway network linking together key investment locations at Wolverhampton, Telford, Shifnal, Albrighton and Bridgnorth; at major redevelopment locations which include Clive Barracks, Tern Hill near Market Drayton and the former Ironbridge Power Station; and at those created around RAF Cosford;
- ii. The Northern Powerhouse and Northern Gateway together aim to re-invigorate the North West region. The Northern Gateway will drive the creation of an investment zone around the HS2 interchange at Crewe with the effects extending through physical proximity and journey time/distance into the Shropshire economy. This is expected to create direct opportunities for the northern Market Towns of Whitchurch, Market Drayton and Wem.
- iii. The positive effects of the northern investment potential will also be experienced through the rail network with the potential to influence other areas of the County.

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- iv. The opportunities created through these external influences are expected to enhance the investments being delivered within Shropshire and in the adjoining areas of the Local Enterprise Partnership in Telford & Wrekin and Hereford. The joint working within this partnership will be led and influenced through the Strategic Economic Plan being refreshed along with Shropshire Local Plan Review.

Challenges

- i. The focus of the HS2 investment will be located to the north of Shropshire and will attract significant interest from other sub-regions similarly affected by this nationally significant infrastructure investment. Shropshire needs to be able to understand the nature of the demands to be created by HS2 and ensure that some of these investment needs are met within the County.
- ii. Shropshire recognises the opportunities to be derived from other national and sub-regional investments and from the investment and potential of its own vibrant local economy. The County places a premium on the promotion of economic growth but will need to understand and address the barriers to investment and growth to translate this demand into employment and prosperity.
- iii. Shrewsbury and Oswestry as the main centres for economic investment expect to see their current principal employment sites come to completion during the Plan period to 2036. Whilst new land is available in these locations and in other Principal and Key Centres, there is a need to further replenish the supply and bring forward a readily available supply of accessed and serviced land for investment.

Evidence Base

- 1.15 The Local Plan Review will be informed by an extensive evidence base which will be made available through the Council's web pages at:
<http://shropshire.gov.uk/planning-policy/local-plan/local-plan-partial-review-2016-2036/>

Sustainability Appraisal and Habitat Regulations Assessment

- 1.16 The Preferred Scale and Distribution of Development document has been subject to Sustainability Appraisal in line with the Environmental Assessment of Plans and Programmes Regulations 2004. A report of the appraisal is available on the Council's webpage for its Local Plan evidence base.
- 1.17 The Preferred Options: Scale and Distribution of Development document has also been screened under The Conservation of Habitats and Species Regulations 2010 (as amended) and a Preferred Options: Scale and Distribution of Development Habitats Regulations Assessment (HRA) Screening Report is available on the Council's webpage for its Local Plan evidence base. This has identified potential impacts on Natura 2000 sites arising from increased recreational pressure, water quality and air pollution. Further work to investigate these will be carried out via targeted consultation of the HRA Screening Report with Natural England, Natural Resources Wales and

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the Environment Agency. This will be undertaken alongside the current consultation for this Preferred Option.

Consultation on Issues and Strategic Options

- 1.18 Shropshire Council consulted on different options for the scale and distribution of future growth as part of an initial consultation on 'Issues and Strategic Options' earlier in 2017. A summary of the responses to this consultation are available on the Shropshire Council website at:
<http://shropshire.gov.uk/planning-policy/local-plan/local-plan-partial-review-2016-2036>.
- 1.19 The current document has taken into account the responses which were received and sets out the Council's preferred approach.

Call for Sites

- 1.20 The recent consultation on Issues and Strategic Options was accompanied by a 'Call for Sites', inviting landowners and the development industry to submit potential development sites for further assessment. The responses to this invitation are being carefully assessed and will be used to inform the publication of an updated Strategic Land Availability Assessment (SLAA) by the end of 2017 and further consultation on preferred site allocations in Spring 2018.
- 1.21 The SLAA is a technical assessment of the capacity; suitability; availability; and achievability (including viability) of land for development. The SLAA represents a key component of the evidence base which will support the Local Plan Review. However, whilst the SLAA is an important technical document, it does not allocate land for development or include all locations where future development might occur. The SLAA simply provides information which will be investigated further through the plan-making process.

What Happens Next?

- 1.22 We will publish a summary of the responses to this Preferred Options consultation on our web pages. The comments we receive will be used to inform the further development of the Local Plan Review.

2 Housing Requirement

Key Proposals:

- 'High' housing growth of **28,750** dwellings, equivalent to an average delivery rate of **1,430** dwellings per year for the whole of Shropshire; and
- Existing housing completions, commitments and allocations amount to 18,583 dwellings, so the net additional housing now required is **10,347** dwellings.

Introduction

- 2.1 Shropshire needs to grow in order to thrive. A key part of this is planning effectively for the right scale of housing, of the right type, in the most appropriate locations. It is now appropriate to establish a new housing requirement for the period 2016-2036, and to set out clearly how this growth will be distributed.
- 2.2 At the very least Shropshire must seek to meet its identified housing need, which is around 25,400 dwellings over the Plan period. However, we have an opportunity to aim higher when setting the new housing requirement.
- 2.3 The Council consulted on alternative housing requirement options earlier this year and a summary of the feedback was published in July 2017. Each of the alternative options sought to deliver a rate of growth higher than the defined housing need.

Preferred Housing Requirement

- 2.4 The preferred housing requirement for Shropshire for the period 2016-2036 is 28,750 dwellings to achieve the Preferred Development Strategy in Section 1 of this document.
- 2.5 This level of growth represents the 'high' growth option from the previous consultation document and represents an increase on the currently adopted housing requirement of 27,500 dwellings.
- 2.6 Achieving the proposed 'high' level of growth at 28,750 dwellings will help support the long term sustainability of the County. It also provides an opportunity to: respond to specific development opportunities; increase the delivery of family and affordable housing; support wider aspirations, such as increased economic growth and productivity; and increased education opportunities and up-skilling of communities.
- 2.7 It is considered that the proposed housing requirement will have a significantly positive impact on supporting the delivery of the County's recently published Economic Growth Strategy. It will also reinforce Shropshire's role within the wider region, and help support the delivery of the objectives of the West Midlands Combined Authority.
- 2.8 Shropshire's Economic Growth Strategy aspires to achieve a step change in Shropshire's economy, in particular supporting higher value jobs, increased productivity and better wage levels. Housing is a vital part of this strategy in supporting a balanced approach, both as a means of ensuring people have good opportunities to access housing close to their employment, but also as a means of supporting businesses to satisfy their future labour force demands.

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Housing Need

- 2.9 Shropshire Council undertook a full and objective assessment of housing need (FOAHN)¹, using the best practice guidance available at the time, to inform the Local Plan Review. The results of this assessment were published in July 2016 and indicated a need for 25,178 dwellings between 2016 and 2036 (1,259 dwellings per year).
- 2.10 Since this assessment was published the Government has subsequently published for consultation a proposed ‘standard methodology’ on how Local Authorities should calculate housing need². The Government’s consultation document seeks to provide a level playing field for the calculation of housing need. In so doing, this should reduce the amount of challenge to Local Plans on this issue.
- 2.11 In Shropshire’s case, when the Government’s proposed methodology is applied, this results in a housing need of 25,400 between 2016 and 2036 (1,270 dwellings a year). This correlates very closely with the Council’s existing assessment of need in the Shropshire FOAHN (July 2016).
- 2.12 The Council has produced a supporting document³ as part of the evidence base for the Local Plan Review which provides more detail on the calculation of housing need in Shropshire. It is considered this evidence endorses the Council’s approach to the choice of preferred housing requirement.

Housing Supply and Delivery

- 2.13 Importantly, Shropshire does not start from a blank sheet in planning for the preferred housing requirement. There have been a large number of completions already achieved within the proposed Local Plan Review period from 2016. There are also currently a significant number of sites with planning permission or prior approval; and SAMDev allocations without planning permission. For clarity, these sites will be included within the overall requirement of 28,750. Table 1 shows this breakdown:

Table 1: Preferred Housing Requirement and Supply

Preferred Housing Requirement (2016-36)	Completed Dwellings (2016-17)	Committed Dwellings as at 31st March 2017 (Planning Permission or Prior Approval)	SAMDev Allocations without Planning Permission as at 31st March 2017	Residual Housing Required to Meet Preferred Housing Requirement
28,750	1,910	11,465	5,028	10,347

¹Shropshire Full Objectively Assessed Housing Need Report (July 2016) available at: <https://shropshire.gov.uk/media/2101729/Shropshire-Council-FOAHN-2016-.pdf>

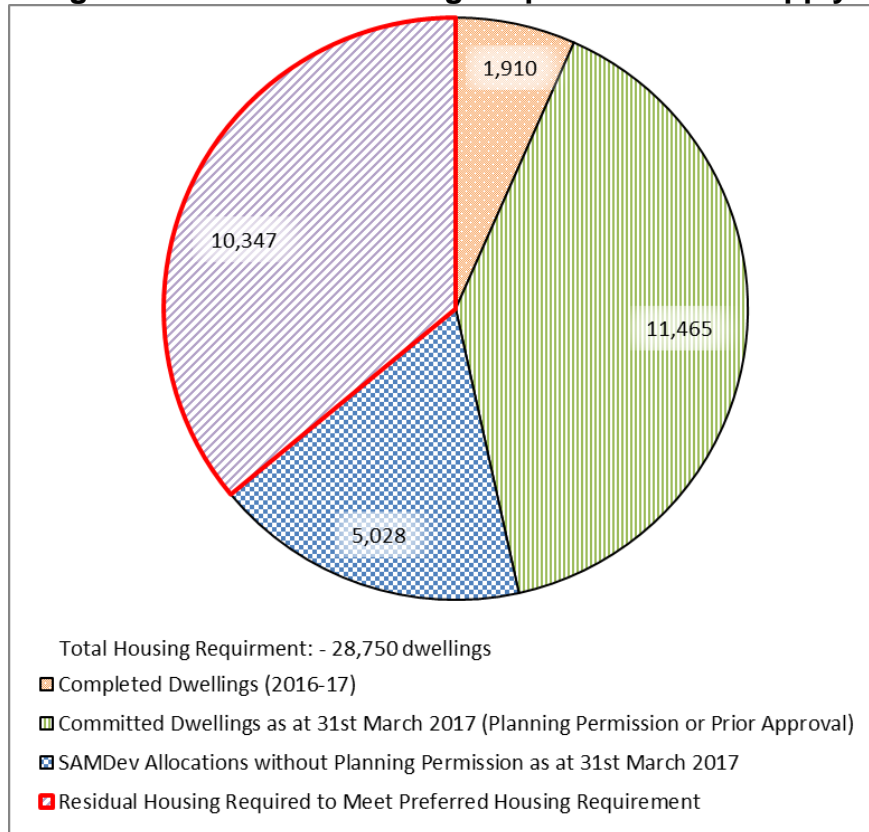
²This consultation document is available at: www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals

³Shropshire Full Objectively Assessed Housing Need – Supporting Document (October 2017) available at: <https://shropshire.gov.uk/planning-policy/local-plan/local-plan-partial-review-2016-2036/>

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2.14 This breakdown is also illustrated within Figure 1:

Figure 1: Preferred Housing Requirement and Supply



2.15 Ensuring a good supply of housing sites is the first step in the development management process and one where the Local Plan has most influence. Supported by the adoption of the SAMDev Plan, Shropshire has recently recovered strongly from the recessionary period and this has led to much higher rates of housing delivery. In particular, in 2016/17 (the first year of the new Plan period) Shropshire delivered over 1,900 dwellings, far in excess of the annual requirement for that year.

2.16 The delivery of the preferred housing requirement of 28,750 dwellings means there will need to be an average delivery rate of around **1,430 dwellings a year across the County**. It is recognised that in the medium to long term this is a challenging figure and will require a consistent step-change in delivery rates over the Plan period. However, it is considered that this rate of delivery is realistic and achievable, as shown by the recent high completion rate.

Infrastructure Provision

2.17 It is acknowledged that the provision of adequate infrastructure will be crucial to supporting the preferred housing requirement, whether this is new school places, GP surgeries, road improvements, utilities, digital connectivity or green spaces. Consultation is therefore particularly sought with infrastructure providers in order to establish if there are capacity constraints in settlements that need addressing. The Council will also continue to consult with Parish and Town Councils through their Place Plans, in order to identify the locally important infrastructure needs of communities.

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Delivery of Affordable Housing

- 2.18 The delivery of affordable housing is a key issue in both the urban and rural areas of Shropshire. Evidence contained in the published FOAHN Report from 2016 and from the proposed standard methodology FOAHN Summary 2017 both suggest that affordable housing is a significant issue. The defined housing need figure has already taken account of this, but the Council has the ability to go further in responding to this important challenge.
- 2.19 The preferred housing requirement of 28,750 will provide an opportunity to deliver more affordable housing, both as a part of open market housing schemes, but also as exception schemes. This will improve the opportunities for people in housing need to achieve access to suitable and appropriate accommodation. It will also have additional benefits in supporting businesses to retain their existing workforce; potentially increasing the local workforce available to local businesses in Shropshire; and reducing the pressure for people to commute into Shropshire for employment.

Other strategic sites

- 2.20 In addition to the preferred housing requirement, there will be other development opportunities to deliver large mixed-use strategic sites likely to become available during the Plan period. The delivery of these additional strategic sites will therefore supplement the overall housing and employment requirements in order to support economic growth.
- 2.21 There are known mixed use, brownfield opportunities at the former Ironbridge Power Station and at Clive Barracks at Tern Hill. These are significant sites and will require long lead-in periods to ensure appropriate master-planning and site remediation before development can commence. The Local Plan Review will provide a positive framework for ongoing discussions with the site owners in order to secure their appropriate re-development.
- 2.22 In addition, the Council are considering the potential to develop new Garden Villages at strategic locations to support the overall development strategy. These new settlements present a positive opportunity to further supplement growth in the County and may also support regional growth aspirations. It is recognised that achieving this objective will require substantial investment in new infrastructure.

3 Economic Growth and Employment

Key Proposals:

- Balanced employment growth to deliver around 300 hectares of employment development at an average rate of 15 hectares of employment land per year; and
- The existing employment land supply amounts to 223ha, giving a net requirement for around 80ha of new employment land. However, this is a minimum requirement and some additional land over and above this minimum is likely to be needed.

Introduction

- 3.1 The vision for Shropshire is to continue to create a great place to live, learn and work.
- 3.2 This vision is supported by a new Economic Growth Strategy that sets out an ambitious aspiration that Shropshire will become *'the best place to do business and invest, being renowned for its pool of local talent and expertise'*. This strategy also seeks to ensure that *'we will strive to maximise our economic potential and increase our productivity by utilising the benefits of our special environment and high quality assets'*⁴.
- 3.3 This strategy (summarised in Appendix 1 of this document) embraces the challenges and opportunities of the Shropshire economy by addressing the themes and actions that informed its vision⁵ and capture our aspirations to be:
- A highly attractive destination for national and international capital known for its high quality of life and resilient communities;
 - An entrepreneurial and business friendly environment where small and medium sized enterprises are supported to start up, grow and prosper;
 - Recognised for our training and support services to create a productive working age population where younger people in particular can develop skills and find fulfilling employment;
 - A place where the economic objectives for growth, productivity and employment are supported by services that enable people to start well, live well and age well.
- 3.4 To achieve the aspirations in this strategy, it will be necessary to encourage new development to deliver the scale and distribution of housing development proposed in this Preferred Option and to provide an appropriate scale, range and choice of employment opportunities across the County. The latter will complement housing growth and deliver the Economic Growth Strategy by creating new jobs to meet the needs of current residents and to provide opportunities to attract more economically active people into Shropshire.

Our Development Needs

- 3.5 A key strand to promoting the Shropshire economy will be to encourage people of working age to remain or settle in the County and to contribute to the local

⁴Shropshire Council : Economic Growth Strategy for Shropshire 2017 – 2021 (2017) available at: <https://new.shropshire.gov.uk/business-support/economic-growth-strategy-2017-2021/>

⁵Building an Economic Vision for Shropshire – A Report by IPPR North (2017) available at: <https://new.shropshire.gov.uk/media/3965/shropshire-economic-analysis-report-ippr.pdf>

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workforce. This will be driven by our quality of life offer and our capacity to meet their housing, training and employment needs.

- 3.6 The projection of the current growth of the Shropshire economy has been assessed through a Baseline Growth Forecast commissioned from Oxford Economics in 2016⁶. This forecast predicts that 9,300 new jobs would be created through the current operation of the Shropshire economy. The Shropshire FOAHN has illustrated this in Section 9 (Jobs and Economic Growth) showing how the baseline forecast identifies a sufficient labour force to fill the anticipated baseline jobs growth and to deliver sustainable growth, based on current trends to 2036.
- 3.7 The FOAHN also recognises that jobs growth in Shropshire (at 465 jobs per year) has been lower than growth in the UK (with 700 jobs per year) for a number of decades from 1996 and current trends alone will not change this situation. Shropshire has a significant orientation towards 'service' industries, considerable penetration of part time employment, an increasing tendency for workers to have more than one job and a labour force that tends towards an ageing demographic that creates two pressing needs firstly for a 'step change' in our economic performance and secondly a need for more productive, working age people to settle and remain in the County.
- 3.8 Shropshire therefore requires a robust development strategy to achieve our economic aspirations especially to increase our working age population.

Preferred Employment Land Requirement

- 3.9 The preferred employment land requirement for Shropshire from 2016 to 2036 is for the development of around 300 hectares (specifically 305ha) of employment development at an average rate of 15 hectares of employment land per year with the aim to deliver 'balanced growth' across the County.

What is 'balanced growth'?

- 3.10 'Balanced growth' seeks to positively influence our economic performance in Shropshire. This aims to deliver a sufficient scale of employment land to provide enough jobs to achieve a sustainable balance with the preferred housing requirement proposed in this consultation document.
- 3.11 It will also seek to achieve a significant 'step change' to the economic structure and performance of the Shropshire economy to support the Shropshire Economic Growth Strategy. This will be achieved through the range, choice and location of the new employment land to be provided in the revised Local Plan.
- 3.12 The scale of the employment land required to achieve this 'balanced growth' is comparable to that presented within the 'high growth' option (Option 2) of the Issues and Strategic Options consultation. The objective of achieving a 'step change' in the economic structure and performance of the Shropshire economy does, however, combine elements of the 'productivity growth' option (Option 3) of the Issues and Strategic Options consultation. Furthermore, the preference for 'balanced growth' also recognises that it will be necessary to allow time for a

⁶Baseline Growth Forecast, Oxford Economics (2016) available at:
<https://shropshire.gov.uk/planning-policy/local-plan/local-plan-partial-review-2016-2036/>.

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'lead-in' period in order to bring about these desired changes starting from the position identified in the Significant Growth option (Option 1).

- 3.13 Notwithstanding these considerations, the Preferred Employment Land Requirement which seeks to achieve 'balanced' growth will pursue the aspirations set out within the Shropshire Economic Growth Strategy and in doing so, it responds to the views expressed in response to the Issues and Strategic Options consultation identified in Appendix 2.
- 3.14 The delivery of this 'step change' will particularly take effect in preparing emerging policies and identifying new allocations to influence the pattern of development for the extended Local Plan period to 2036.

What are the objectives of 'balanced growth'?

- 3.15 'Balanced growth' recognises the influences of the current Shropshire local economy but also responds to our future needs, demands and opportunities in a more effective manner. 'Balanced growth' particularly seeks to realise the following aspirations:
- To adopt an optimistic approach to support the Strategic Centre, Principal towns and Key Centres along with appropriate rural development and to explore the key changes in Appendix 1 which help to define 'productivity' growth;
 - To sustain and increase growth by seeking to offer new opportunities for investment and development across the County;
 - To boost the economically active population through in-migration and by retaining residents in employment within the County;
 - To capture the potential of national, regional and local economic circumstances through the range, choice and location of employment land being offered in Shropshire.

Developing the 'balanced growth' requirement

- 3.16 Further information on how the preferred employment land requirement for Shropshire has been determined is provided in Appendix 2. This explanation shows how the 'balanced' growth requirement was calculated and how the growth options in the previous Issues and Strategic Options consultation have been assessed to reach this Preferred Option. This also considers how the baseline economic growth forecast and the FOAHN assessments of housing need compare with this preferred 'balanced growth' strategy.
- 3.17 This explanation also describes the responses to the Issues and Strategic Options consultation and recognises that an Economic Development Needs Assessment should be undertaken, incorporating an Employment Land Review to further explore the concept of 'balanced growth' and to help develop new policy and site allocations for the revised Local Plan period to 2036.

Employment Land Supply and Delivery

- 3.18 To achieve this 'balanced growth', it is proposed that around 300 hectares of employment development will be required in Shropshire. There are already substantial commitments totalling 223 hectares (sites with planning permission or allocated within the SAMDev Plan) and this will help to ensure that sufficient land will be available from the outset.

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- 3.19 The preferred employment land requirement of around 300ha, taking into account the committed land supply of 223ha, would reduce to give a net residual requirement for around 80ha of new employment land for the revised Local Plan. However, this is a minimum requirement to achieve around 300ha of development and in order to offer a suitable range and choice of sites or to allow for some existing sites to be developed for other uses, some additional land over and above the minimum of 80ha would also be needed.
- 3.20 There will be a need to identify sufficient new employment land that offers an appropriate range, choice and location of sites across the County. There is a supply of current allocations comprising over 100ha which have not yet received planning permission within the current commitments of 223ha. It may be appropriate to consider whether alternative uses might be appropriate for some elements of this existing, allocated land supply as indicated in the responses to the Issues and Strategic Options consultation.
- 3.21 To help to determine how much new land would be required, an oversupply of 74ha in six of the principal settlements is identified in Table 4 below. This oversupply includes sites totalling 32ha dedicated to specific end users for the relocation or expansion of their businesses. These sites are not openly available to the market and may be regarded as a discrete and defensible element of the employment land supply that might be discounted from the calculation of the existing land supply at the beginning of the Plan period.
- 3.22 This oversupply of 74ha also includes a number of sites totalling 42ha which were identified in the currently adopted Local Plan, to overcome previous shortfalls in the amount and availability of land in particular settlements including Oswestry. It may be appropriate either to sustain these commitments or to consider whether they might better meet the needs of the settlement through the development of other land uses, where they form part of the supply of sites that do not yet have planning permission.
- 3.23 The manner in which this oversupply, and especially those sites not currently committed for development, are to be treated might require an increase in the net residual requirement around 80ha. This requirement for new land might therefore increase to more fully reflect the gross levels of land needed in each of the tiers of the settlement hierarchy. This comprises a gross residual requirement for Shrewsbury of 50ha, for the Principal and Key Settlements of 35ha and for the Rural Areas of 71ha. This would give a gross total requirement for 156ha of new land to satisfy the Preferred Development Strategy for the revised Local Plan.
- 3.24 If the scale of the new land provided were increased towards this gross requirement for 156ha then this would better facilitate the County's economic growth objectives. This scale of new land would offer a broader and potentially more attractive range, choice and location of sites to stimulate the preferred growth and desired changes to the Shropshire economy.
- 3.25 The scale, choice and distribution of this new employment land are matters to be determined through the further development of the Preferred Option and the preparation of policies and new allocations in the revised Local Plan.

4 Distribution of Development

Key Proposals:

- An 'Urban Focused' distribution of development:
 - Shrewsbury – around 30%
 - Principal Centres – around 24.5%
 - Key Centres – around 18%
 - Rural Areas – around 27.5%
- Development at strategic sites such as Ironbridge Power Station and Clive Barracks, and potential new Garden Village settlements in strategic locations.

Introduction

- 4.1 The preferred housing and employment requirements must be delivered in a sustainable and appropriate manner. This distribution should support the vision and the Preferred Development Strategy for the County and, in particular, deliver opportunities to achieve higher levels of investment and economic growth for the County.
- 4.2 The spatial distribution of development must respond to the role of settlements and the development opportunities they offer and respond to needs of the communities they serve. The distribution must also recognise and respond to any significant constraints to the growth of settlements, whether they are environmental, infrastructure capacity or issues relating to development viability.
- 4.3 The Council consulted on three strategic options for this distribution in the Issues and Strategic Options consultation in January 2017. Broadly speaking these proposed a continuation of the current distribution (Rural Rebalance); an Urban Focus; and Balanced Growth. Feedback on these options⁷ has influenced the preparation of this preferred approach to developing the Local Plan Review.

Preferred Spatial Distribution

- 4.4 The preferred spatial distribution of the proposed housing and employment requirements is '**Urban Focus**'.
- 4.5 The proposed settlement hierarchy will reflect the 'Urban Focus' approach and seek to focus the majority of development into Shrewsbury and Shropshire's network of Principal and Key Centres. Rural areas will continue to see appropriate development but at a level below the currently adopted policy.
- 4.6 The 'Urban Focus' approach therefore seeks to broadly distribute development across the County in the following manner:
- Shrewsbury – around 30%
 - Principal Centres – around 24.5%
 - Key Centres – around 18%
 - Rural Areas – around 27.5%

⁷A summary of the responses to the consultation is available on the Shropshire Council website at: <http://shropshire.gov.uk/planning-policy/local-plan/local-plan-partial-review-2016-2036/>.

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- 4.7 Table 2 (the proposed development distribution) provides further detail on how the 'Urban Focus' approach will be distributed across Shropshire's network of Strategic, Principal and Key Centres.
- 4.8 Appendix 3: Settlement Strategies, of this document sets out the proposed settlement strategies for Shrewsbury as the Strategic Centre; and the Principal and Key Centres. These draft settlement strategies provide more information on the rationale for the proposed housing and employment guidelines. Section 6 to this document sets out the preferred approach to managing development in the rural area, and includes the Council's approach to Community Hubs, Community Clusters and the wider countryside.
- 4.9 The 'Urban Focus' distribution responds directly to the County's Economic Growth Strategy and specifically reflects the objective to prioritise investment along strategic corridors and growth zones, utilising existing road and rail connections. The strategic corridors are:
- **Eastern Belt M54/A5/A41/A464/A5 and A454/A458**, supporting Shropshire's links to the West Midlands region and the role of the West Midlands Combined Authority, including opportunities around Bridgnorth as a Principal Centre within the context of the ongoing Green Belt Review;
 - **A5 West corridor**, including the Principal centre of Oswestry as Shropshire's second largest market town;
 - **Central Shropshire**, focussed primarily on opportunities in Shrewsbury as the County Town and Strategic Centre;
 - **North East Shropshire and the A41 corridor**; including Whitchurch and Market Drayton, and also supporting opportunities connected to the delivery of HS2 in the second half of the Plan period; and
 - **A49 corridor**, including settlements along the corridor especially opportunities around Ludlow as the key historic, market town.
- 4.10 Within the broad framework presented by the Urban Focus and the Strategic Growth Corridor approach to distributing development, it is considered there are particular opportunities for sustainable growth within the identified Strategic and Principal Centres in Central Shropshire; the East of the County including the M54 Corridor, subject to a the ongoing Green Belt Review; and the North East of the County. These opportunities are reflected within the distribution of growth between Shrewsbury and the Principal Centres set out in Table 2.
- 4.11 It is considered this approach offers the best opportunity within the County to achieve sustainable housing and employment delivery, and to enable Shropshire to utilise and respond positively to investment opportunities as they emerge. In particular the level of growth proposed in Shrewsbury, Bridgnorth, Whitchurch and Market Drayton reflects the opportunities presented by Shropshire's unique geographic position within the West Midlands Combined Authority in relation to the Midlands Engine and on the edge of the Northern Gateway Development Zone around Cheshire and Staffordshire.
- 4.12 The approach also reflects the need to achieve a realistic growth strategy, and one which responds appropriately to the presence of environmental constraints, in particular the Shropshire Hills Area of Outstanding Natural Beauty (AONB) to the south of the County. The approach also takes account of the need to allow committed, but unbuilt, housing and employment proposals more time to deliver, particularly around Oswestry and Ludlow.

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- 4.13 Shrewsbury's key role reflects the town's focus within the heart of the County and the excellent range of services and facilities the town already provides. However, it also reflects the opportunity to deliver on emerging growth aspirations, such as those expressed through the emerging Big Town Plan, as well as responding to specific development opportunities presented by a range of factors, such as the new University Centre Shrewsbury.
- 4.14 In support of Shrewsbury's key role, the preferred strategy identifies five Principle Centres at Bridgnorth; Ludlow; Market Drayton; Oswestry; and Whitchurch. These settlements offer a full range of services and facilities and present the best opportunities to deliver higher levels of growth outside Shrewsbury.
- 4.15 Shrewsbury and the Principal Centres are considered to offer the best opportunities to deliver larger scale mixed use development. This will help enable the delivery of employment related uses to support balanced development, as well as helping to achieve the aspiration for jobs growth expressed in the Council's Economic Growth Strategy and in section 3 of this document.
- 4.16 The preferred strategy also identifies 11 Key Centres⁸ at Albrighton, Bishop's Castle; Broseley; Church Stretton; Cleobury Mortimer; Craven Arms; Ellesmere; Highley; Much Wenlock; Shifnal; and Wem. These settlements also offer a range of services and facilities and therefore present opportunities to deliver growth at a more moderate scale.
- 4.17 Each of the identified Strategic, Principal and Key Centres will include a development boundary that will help to manage future growth. Where appropriate the Council will also allocate specific sites for development to support the delivery of the emerging settlement strategies. **Preferred development boundaries and site allocations will be published early in 2018 for further consultation.**
- 4.18 The Urban Focus strategy will require a reduction in the rate of delivery in the rural area compared to current policy levels. However, there remains a need to maintain and enhance the vitality of rural communities, including through the delivery of both market and affordable housing, as well as smaller scale employment opportunities. In focussing rural development most appropriately it is proposed to continue the current approach of Community Hubs and Community Clusters. More information is provided in section 6 of this document.

⁸It should be noted that the settlements of Minsterley and Pontesbury which are currently identified as a joint Key Centre within the Local Plan are no longer proposed to be included within this category. This decision was informed by the Hierarchy of Settlements which forms part of the evidence base for the Local Plan Review and is supported by the ongoing production of a Neighbourhood Plan for Pontesbury.

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Table 2: Proposed Development Distribution 2016-2036

Settlement	Proposed Housing Guideline 2016-36	Completions in the Plan Period (2016/17)	Existing commitments & allocations (at 31 st March 2017)	Additional provision required	Annual build out rate required	Employment Guideline to balance housing 2016-36	Existing commitments and allocations	Additional provision required
<i>Strategic Centre</i>								
Shrewsbury	8,625	733	4,246	3,646	431	91	41	50
<i>Principal Centres</i>								
Bridgnorth	1,500	23	565	912	75	16	12	4
Ludlow	1,000	14	840	146	50	11	7	4
Market Drayton	1,200	20	539	641	60	13	35	-
Oswestry	1,800	47	1,559	194	90	19	57	-
Whitchurch	1,600	90	956	554	80	17	20	-
Sub-Total	7,100	194	4,459	2,447	355	75	131	7
<i>Key Centres</i>								
Albrighton	500	12	247	241	25	5	0	5
Bishop's Castle	150	1	74	75	8	2	3	-
Broseley	250	42	145	63	13	3	1	2
Church Stretton	250	9	110	131	13	3	1	2
Cleobury Mortimer	200	1	61	138	10	2	1	1
Craven Arms	500	32	377	91	25	5	14	-
Ellesmere	800	38	602	160	40	8	9	-
Highley	250	59	69	122	13	3	2	1
Much Wenlock	150	0	45	105	8	2	1.5	0.5
Shifnal	1,500	197	987	316	75	16	2	14
Wem	600	67	281	252	30	6	4	2
Sub-total	5,150	458	2,998	1,694	260	54	39	25
Rural Areas	7,875	525	4,790	2,560	368	83	12	72
Total	28,750	1,910	16,493	10,347	1,414	304	223	155

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* SAMDev included an over-allocation within the strategic, principal and key centres. Therefore whilst the total figure identified is some 28,475 the actual housing requirement is some 27,500, however this figure is not a ceiling it is a guideline.

- The over provision of employment land demonstrated within in six of the Principal and Key Centres equates to an additional supply of 74ha of land above the proposed settlement requirements. This reflects both the generous provision of land through the SAMDev Plan to resolve past undersupply particularly in Oswestry (equal to 43ha) and land for specific uses or for the relocation or expansion of particular businesses (equal to 35ha) in other settlements.

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Housing Land Distribution

- 4.19 As demonstrated within Table 2, the preferred housing land requirement of around 28,750 dwellings is expected to be distributed spatially with an urban focus and the proposed hierarchy of settlements.
- 4.20 Table 2 shows when taking into account current commitments as at 31st March 2017 and completions in 2016/17, there is a requirement to find additional land for a further **10,347 dwellings to 2036**.

Employment Land Distribution

As demonstrated within

- 4.21 Table 2, the preferred employment land requirement of around 300ha is expected to be distributed spatially with an urban focus to balance the proposed level of housing growth.
- 4.22 The distribution of the new employment land needed to satisfy the preferred employment land requirement of around 300ha is summarised below. This assessment takes account of the current supply of employment land in the County set out in the Authority Monitoring Report⁹ and the matters set out in Section 3 of this document. The need for 156ha of additional employment land would be distributed as follows:
- Shrewsbury requires 91ha and needs to find 50ha;
 - Bridgnorth requires 16ha and needs to find 4ha;
 - Ludlow requires 11ha and needs to find 4ha;
 - Albrighton needs to find their full requirement of 5ha;
 - Broseley requires 3ha and needs to find 2ha;
 - Church Stretton requires 3ha and needs to find 2ha;
 - Cleobury Mortimer requires 2ha and needs to find 1ha;
 - Highley requires 3ha and needs to find 1ha;
 - Much Wenlock requires 2ha and needs to find 0.5ha;
 - Shifnal requires 16ha and needs to find 14ha,
 - Wem requires 6ha and needs to find 2ha; and
 - Rural locations require 83ha and need to find 71ha.
- 4.23 The oversupply of 74ha of land in six settlements that includes 32ha for dedicated end users is distributed as follows:
- Oswestry has its requirement for 19ha and has a surplus of 38ha including 15ha for dedicated end users;
 - Market Drayton has its requirement for 13ha and has a surplus of 22ha including 8.5ha for a dedicated end user;
 - Whitchurch has its requirement for 17ha and has a surplus of 3ha;
 - Bishops Castle has its requirement for 2ha and has a surplus of 1ha;
 - Craven Arms has its requirement for 5ha and has a surplus of 9ha including 8ha for a dedicated end user; and
 - Ellesmere has its requirement for 8ha and has a surplus of 1ha.

⁹ Authority Monitoring Report 2015 – 16 available at:
[http://shropshire.gov.uk/planning-policy/annual-monitoring-report-\(amr\)/](http://shropshire.gov.uk/planning-policy/annual-monitoring-report-(amr)/)

5 Green Belt Review

Key Proposals:

- Potential release of Green Belt land to support our long term sustainability.

- 5.1 The Shropshire Green Belt, designated in 1975, is part of the West Midlands Metropolitan Green Belt that surrounds the conurbation and Coventry. The Green Belt performs an important function in constraining any expansion of these Metropolitan areas. However, the Shropshire Green Belt also constrains the growth potential of settlements in east Shropshire from the eastern edge of Bridgnorth to the eastern boundary of the County.
- 5.2 The Green Belt affects the principal settlements of Bridgnorth, Albrighton and Shifnal and the villages of Alveley, Claverley and Worfield which are surrounded by (inset into) the Green Belt. This effect is also felt in significant sites like RAF Cosford and in the many small villages within (washed over by) the Green Belt. The Shropshire Green Belt has also not been assessed or reviewed since the preparation of the Bridgnorth Local Plan which was adopted in 2006 and so, these effects have been felt for some time.
- 5.3 In the Report on the Examination into the SAMDev Plan (2015), the Inspector directed that a review of Green Belt boundaries in Shropshire should be undertaken as part of the partial review of the adopted Local Plan 2006 – 2026. This direction is set out in paragraphs 20 and 23 of the Report on the Examination¹⁰.
- 5.4 When making this direction, the Inspector who Examined the SAMDev Plan made the following observations on settlements in the Green Belt:
- For Bridgnorth (which does not have any land safeguarded for future development), it was recognised in paragraphs 189 and 190 that the eastern side of the town is tightly constrained by the West Midlands Green Belt which greatly limited the options available to the town in the current Local Plan. In contrast, the Inspector noted that this market town has considerable potential to attract inward investment. Indeed, the strategic road corridors of the A454, A458 and A442 at Bridgnorth are important components of the strategic road network within Shropshire and importantly link Shropshire to the West Midlands and beyond;
 - For Albrighton and Shifnal, it was recognised in paragraphs 182 and 251 respectively that land safeguarded around each settlement was intended to be developed to some degree by the allocations in the current Local Plan. However, it was recommended that the openness of the remaining safeguarded land should be preserved to avoid prejudicing the capacity of these settlements to meet their future needs. This guidance, along with the direction to review the Green Belt, sought to support the role and function of these two settlements as Key Centres in the east of Shropshire, especially given their proximity to the strategic road and rail corridors along the M54, A41, A464 and A449 linking to the M6 and to other areas within the West Midlands.

¹⁰Report on the Examination into the Site Allocations and Management of Development (SAMDev) Plan (2015) available at: <https://shropshire.gov.uk/media/1840387/SAMDev-Plan-Inspectors-Report.pdf>

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- 5.5 The direction to review the Shropshire Green Belt boundaries and the Inspector's guidance on some of the key objectives of this review would also have implications for significant sites and smaller settlements within the Green Belt. This would be particularly significant for locations along strategic transport corridors in Shropshire.
- 5.6 To respond to the Examining Inspector's direction, Shropshire Council has undertaken an initial Green Belt Assessment¹¹. This assessment has the following purposes:
- To develop a robust methodology to assess the Shropshire Green Belt against the five purposes of the Green Belt set out in national policy, having regard to other relevant considerations;
 - To apply this methodology to comprehensively assess land within Shropshire against the national aims and purposes of the Green Belt;
 - To inform the review of the Local Plan and to assist the further evaluation of strategic options for sustainable development in Shropshire.
- 5.7 This assessment will therefore assist the further preparation of the Preferred Option to deliver a sustainable development strategy for Shropshire. However, this assessment alone cannot determine the suitability or potential of any of the land in the Green Belt for development in the short term, or for safeguarding for future use.
- 5.8 It should be noted that where the Green Belt Assessment identifies land parcels that perform less well against the purposes of the Green Belt they will not automatically be considered for removal from the Green Belt, nor would they necessarily be considered for development or safeguarding for future use. Equally, land parcels that do perform well against the purposes of the Green Belt may have the potential to contribute to the delivery of sustainable development in Shropshire and might therefore be considered for removal from the Green Belt for development or safeguarded for future development.
- 5.9 The findings of the Green Belt Assessment have indicated the need to consider the potential to release land from the Green Belt and to identify locations and circumstances where this outcome might be appropriate. This authority therefore recognises the need to undertake a Green Belt Review to assess these findings. The Review will further explore the direction from the Inspector in the Examination Report on the SAMDev Plan and will consider whether appropriate adjustments may be made to the Shropshire Green Belt to support the long term sustainability of the County.

¹¹Shropshire Green Belt Assessment – Final report (2017) available at:
<https://shropshire.gov.uk/planning-policy/local-plan/local-plan-partial-review-2016-2036/>.

6 Rural Settlements

Key Proposals:

- Identify named Community Hubs;
- Maintain existing and create new Community Clusters where Parish Councils choose to 'opt-in';
- Apply criteria-based policies and development boundaries to manage development in Community Hubs; and
- Apply criteria-based policies to manage development in Community Clusters.

Overview

6.1 This section of the Preferred Option will identify:

- Those settlements proposed to be designated as Community Hubs and Community Clusters in the period to 2036;
- The preferred approach to achieving appropriate sustainable development within Community Hubs and Community Cluster settlements; and
- The preferred approach to managing development in Rural Areas designated as Countryside outside Community Hubs and Community Clusters.

Introduction

6.2 Shropshire contains hundreds of small rural villages and hamlets; and numerous dispersed dwellings within a large rural hinterland around its main urban centres.

6.3 To seek to maintain and enhance the vitality of these rural communities, it is proposed that around 27.5% of the total growth in Shropshire should occur in sustainable rural settlements and on rural exception sites where these are appropriate and consistent with policy. This level of provision represents a reduction from the 35% currently planned within the rural area, reflecting the preferred approach to the distribution of development outlined within this Consultation Document – an Urban Focus.

6.4 Sustainable rural settlements are considered to be:

Community Hubs:

Settlements which have a 'sufficient population' to maintain a range of services; facilities; and employment. In these settlements, appropriate sustainable development should contribute to the retention and enhancement of these existing services; facilities and employment. It should also support the provision of new housing to meet local needs; services; facilities; and employment opportunities.

Community Clusters:

Smaller settlements which 'opt in' to receive development and offer or aspire to offer a range of services; facilities; and employment that together help to create contributing to a sustainable community. In these settlements, appropriate sustainable development should contribute to the retention and enhancement of existing services; facilities; and employment. It should also help to support the provision of new housing to meet local needs; services; facilities; and employment opportunities where possible.

To 'opt in', Parish Council(s)/Parish Meeting(s) as the elected representatives of the community should propose the settlements to be designated as a Community Cluster to Shropshire Council.

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- 6.5 As with the current adopted policy framework, it is expected that Community Hubs and Community Clusters will continue to be the focus for new, open market housing in the rural area.

Identification of Community Hubs

- 6.6 Shropshire Council has undertaken an assessment of the services; facilities; broadband; employment provision; and public transport links available within rural settlements, in order to identify those which are considered to function as Community Hubs. This assessment is summarised within the Hierarchy of Settlements¹² Document.
- 6.7 The approach set out in the Hierarchy of Settlements Document is based on the methodology originally proposed in the Issues and Strategic Options consultation. This original methodology was well received in responses to this earlier consultation, being supported by 73% of respondents. However, amendments have been made to the methodology in order to improve it and to take account of the responses received.
- 6.8 Based on the results of this assessment, the following settlements are proposed as Community Hubs in the Local Plan Review:

Table 3: Proposed Community Hubs

	Settlement	Parish	Place Plan Area
1	Alveley	Alveley And Romsley	Bridgnorth
2	Baschurch	Baschurch	Shrewsbury
3	Bayston Hill	Bayston Hill	Shrewsbury
4	Bicton	Bicton	Shrewsbury
5	Bomere Heath	Bomere Heath	Shrewsbury
6	Bucknell	Bucknell	Bishops Castle
7	Burford	Burford	Ludlow
8	Chirbury	Chirbury with Brompton	Bishops Castle
9	Clee Hill/The Knowle	Caynham	Ludlow
10	Clive	Clive	Wem
11	Clun	Clun	Bishops Castle
12	Cockshutt	Cockshutt-cum-Petton	Ellesmere
13	Cressage	Cressage	Much Wenlock
14	Ditton Priors	Ditton Priors	Bridgnorth
15	Dorrington	Condover	Shrewsbury
16	Ford	Ford	Shrewsbury
17	Gobowen	Selattyn and Gobowen	Oswestry
18	Hadnall	Hadnall	Wem
19	Hanwood	Hanwood and Hanwood Bank	Shrewsbury
20	Hinstock	Hinstock	Market Drayton
21	Hodnet	Hodnet	Market Drayton
22	Kinnerley	Kinnerley	Oswestry
23	Llanymynech	Llanymynech and Pant	Oswestry
24	Minsterley*	Minsterley	Minsterley & Pontesbury
25	Morda	Oswestry Rural	Oswestry
26	Myddle	Myddle Broughton And Harmer Hill	Wem
27	Nesscliffe	Great Ness	Shrewsbury
28	Pant	Llanymynech and Pant	Oswestry
29	Pontesbury*	Pontesbury	Minsterley & Pontesbury

¹²Hierarchy of Settlements (2017) available at <http://shropshire.gov.uk/planning-policy/local-plan/local-plan-partial-review-2016-2036/>

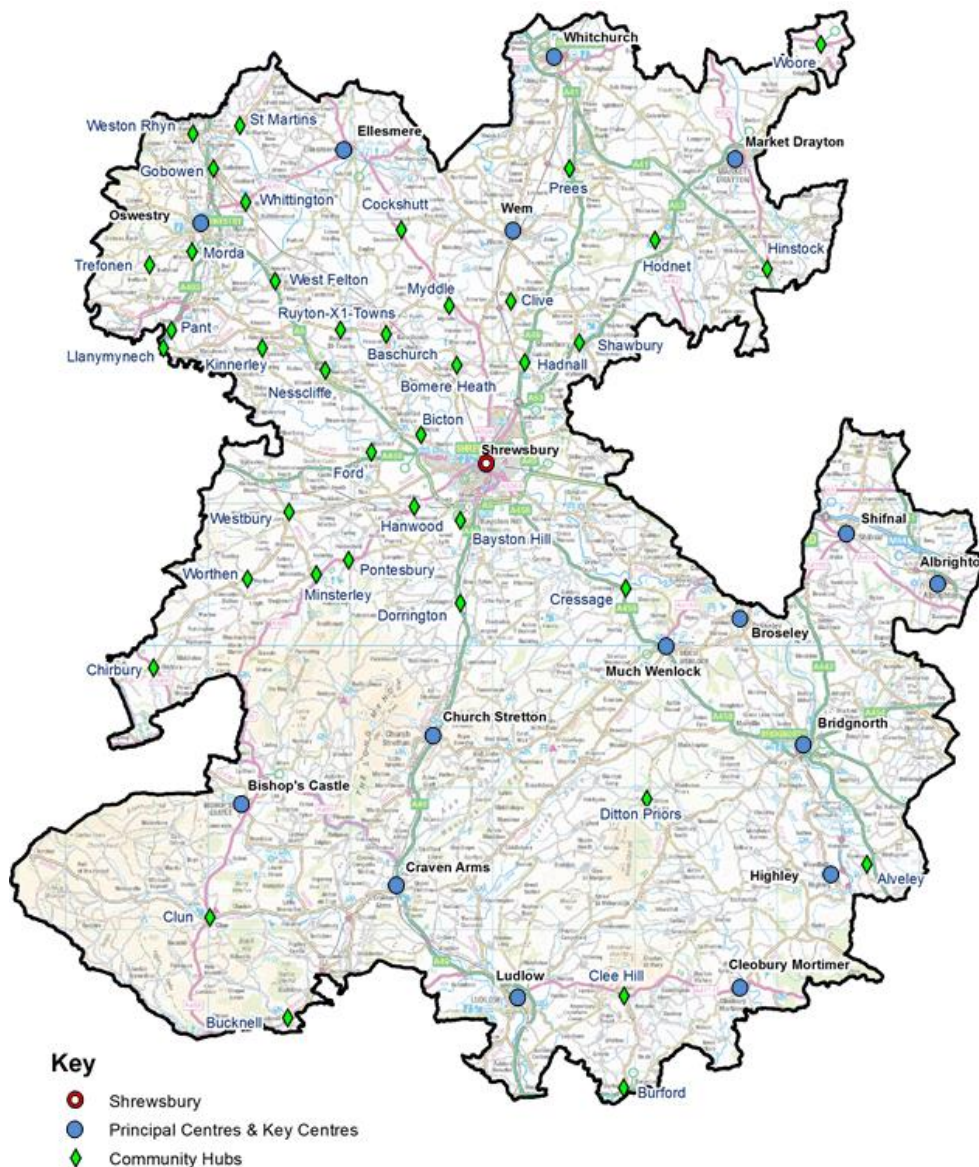
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	Settlement	Parish	Place Plan Area
30	Prees	Prees	Whitchurch
31	Ruyton XI Towns	Ruyton XI Towns	Oswestry
32	Shawbury	Shawbury	Wem
33	St Martins/Ifton Heath	St Martins	Oswestry
34	Trefonen	Oswestry Rural	Oswestry
35	West Felton	West Felton	Oswestry
36	Westbury	Westbury	Shrewsbury
37	Weston Rhyn	Weston Rhyn	Oswestry
38	Whittington	Whittington	Oswestry
39	Woore/Irelands Cross	Woore	Market Drayton
40	Worthen	Worthen With Shelve	Bishops Castle

*Minsterley and Pontesbury were previously identified as a joint Key Centre. As a result of the Hierarchy of Settlements exercise, it is now proposed that the settlements function as individual Community Hubs. This is supported by the ongoing production of a Neighbourhood Plan for Pontesbury.

6.9 The spatial distribution of the proposed Community Hubs, alongside the strategic, principal and key centres is identified within Figure 2:

Figure 2: Spatial Distribution of Community Hubs



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Achieving appropriate development in Community Hubs

- 6.10 To achieve appropriate and sustainable development in the proposed Community Hubs, it is that a single criteria based policy will be used to manage development in these settlements.
- 6.11 However, in order to provide greater certainty on the scale and location of development in each Community Hub these settlements **will** also have a development boundary and residential development guideline. Furthermore, where appropriate, sites will also be allocated for development within Community Hubs.
- 6.12 The scale of the housing guideline for each Community Hub and the need for site allocations will normally reflect the size of the settlement, its development capacity; opportunities; and any significant constraints to its capacity. Development guidelines; development boundaries; and any site allocations will be determined as part of the preparation of a future Preferred Options consultation.
- 6.13 This approach reflects the feedback received during the Issues and Strategic Options Consultation. Specifically, it recognises the level of support for a single criteria based policy to manage development within Community Hubs, whilst also responding to concerns expressed about the need to provide certainty to developers and communities about the location(s) where development will be considered appropriate.
- 6.14 The proposed criteria based policy for Community Hubs is:

Managing Development in Community Hubs

In Community Hubs, appropriate development will be encouraged on sustainable sites within the development boundary identified on the Policies Map where:

1. It is of a scale and design that is sympathetic to the character of the settlement and its environs, having regard to:
 - i. Local landscape character and visual amenity; and
 - ii. The need to maintain the integrity of strategically important gaps between settlements; and
 - iii. The need to avoid harm to and conserve, enhance and restore natural assets in accordance with current policy MD12*; and
 - iv. The need to protect, conserve, sympathetically enhance and restore heritage assets in accordance with current policy MD13*; and
 - v. Relevant policies on sustainable design and development principles; and
 - vi. Design criteria and policies identified within relevant Neighbourhood Plans and Community Led Plans.
2. There is sufficient infrastructure capacity, or any infrastructure capacity constraints can be addressed to appropriately meet the development's needs.
3. Sites of five or more dwellings provide an appropriate mix of types; sizes; and tenures of dwellings. Particular regard will be given to the need to provide:
 - i. Appropriate forms of affordable accommodation, based on local evidence and community consultation where available; and
 - ii. Appropriate accommodation for families; and
 - iii. For the needs of particular elements of society, such as the elderly.

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4. Non-residential sites should meet the needs of their intended occupiers; be designed to complement their setting; and be compatible with neighbouring uses.
5. Existing affordable housing and rural exception sites within Community Hubs will be expected to be secured in perpetuity, as they are a valuable source of affordable housing.
6. Any necessary Habitats Regulations Assessment (HRA) is undertaken and demonstrates that the development has no likely significant effects on European designated wildlife sites or Ramsar Sites, or no adverse effects on the integrity of such sites. Specific avoidance or mitigation measures required to remove any adverse effects (*identified through the Habitats Regulations Assessment (HRA) of the Local Plan Review, or at the project stage*) must be implemented as part of the development.
7. It is consistent with the settlement development guideline, which is a significant policy consideration. Specifically the development proposal in combination with any existing commitments; allocations; and completions (since 31st March 2016) does not result in a development guideline being exceeded. Where this would be the case, decisions will have regard to:
 - i. The likelihood of delivery of outstanding commitments and allocations; and
 - ii. The individual and cumulative impact of the proposed development in the settlement; and
 - iii. The overall cumulative increase to the size of the settlement and the number of other developments contributing to the housing guideline in close proximity to the proposed development site, in the interests of seeking to avoid the over-development of settlements; and
 - iv. The benefits arising from the proposed development; and
 - v. The presumption in favour of sustainable development.

Open market residential development outside of the development boundary of a Community Hub will only be considered appropriate in situations where it is shown that the settlement's development guideline will not be met, subject to the considerations above. In such circumstances any potential site must reflect the nature, character and size of a settlement.
8. Cumulatively, non-residential development, in combination with any existing commitments; allocations and completions (since 31st March 2016) complements the size; character; and function of the settlement.

*As the Local Plan Review progresses, this reference will be amended to the equivalent policies within the Local Plan Review.

6.15 The criteria in this policy have been developed from criteria presented in the Issues and Strategic Options Consultation. These previous criteria were supported by the majority of respondents (approximately 75% of respondents ranked each criterion as either important or very important). However, the specific content of the policy has been refined to take account of the responses received.

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Identification of Community Clusters

6.16 The identification of Community Clusters will primarily be based on the aspirations of those communities, as expressed by their Parish Council(s)/Parish Meeting(s). Regard will also be given to the Local Plan Review evidence base and the views expressed by promoters of sites, residents and other stakeholders.

6.17 Based on the responses received to the Issues and Strategic Options Consultation, at this point in the preparation of the Preferred Option, the following Community Clusters are proposed to be designated in the Local Plan Review:

Table 4: Proposed Community Clusters

Place Plan	Proposed Community Clusters	Associated Settlement ¹³
Bishops Castle	Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington	
	Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes)	
	Hope, Bentlawnt, Hopesgate, Hemford, Shelve, Gravels (including Gravels Bank), Pentervin, Bromlow, Middleton, Meadowtown and Lordstone	
	Snailbeach, Stiperstones, Pennerley, Tankerville, Black Hole, Crows Nest and The Bog	
	Wentnor and Norbury	
	Brockton, Little Worthen, Little Brockton, Binweston, Leigh, Rowley, Aston Rogers and Aston Pigott.	Worthen
Bridgnorth	Acton Round, Aston Eyre, Monkhopton and Upton Cressett	
	Neenton	
Cleobury Mortimer	Kinlet, Button Bridge, and Button Oak	
	Hopton Wafers and Doddington	
	Oreton, Farlow and Hill Houses	
	Silvington, Bromdon, Loughton and Wheathill	
	Stottesdon, Chorley and Bagginswood	
Craven Arms	Aston on Clun, Hopesay, Broome, Horderley, Beambridge Long Meadow End, Rowton, and Round Oak	
	Bache Mill, Bouldon, Broncroft, Corfton, Middlehope, Peaton, Seifton (Great/Little) Sutton, and Westhope	
	Stoke St Milborough, Hopton Cangeford, Cleestanton, and Cleedownton	
	Wistanstow	
Ellesmere	Dudleston and Street Dinas	
	Tetchill, Lee and Whitemere	
	Welsh Frankton, Perthy, New Marton and Lower Frankton	
Market Drayton	Marchamley, Peplow and Wollerton	
	Bletchley, Longford, Longslow and Moreton Say	
	Adderley, Moreton Say and Norton in Hales	
Much Wenlock	Buildwas	
Oswestry	Maesbrook, Dovaston and Knockin Heath	Kinnerley
	Llanyblodwel, Porthywaen Dolgoch, Llynclys and Bryn Melyn	
	Park Hall, Hindford, Babbinswood and Lower Frankton	
	Selattyn, Upper/Middle/Lower Hengoed and Pant Glas	
	Rhoswel, Wern and Chirk Bank	Weston Rhyn
Shrewsbury	Albrighton	
	Four Crosses area	Bicton
	Stapleton and Condover	Dorrington

¹³A settlement which either used to form part of the Community Cluster and has now been identified as a Community Hub or is strongly associated with the settlements within the Community Cluster.

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Place Plan	Proposed Community Clusters	Associated Settlement ¹³
	Grafton and Newbanks	
	Longden, Hook-a-gate, Annscroft and Longden Common	
	Montford Bridge West	
	Uffington	
Wem	Harmer Hill	Myddle
	Grinshill	Clive
Whitchurch	Prees Higher Heath	Prees
	Tilstock, Ash Magna/Ash Parva, Prees Heath, Ightfield and Calverhall	

6.18 However, Shropshire Council will continue to offer communities within small rural settlements that are not classified as Community Hubs, the opportunity to 'opt in' as a Community Cluster. This will help them to maintain or enhance the social and economic sustainability of their community by accommodating appropriate sustainable development.

6.19 Communities that wish to 'opt in' as a Community Cluster should express this aspiration through their Parish Council(s)/Parish Meeting(s) when responding to this Preferred Strategic Options Consultation.

6.20 Communities that do not come forward as Community Clusters through the 'opt in' process during the Local Plan Review, will be considered to be countryside and development in these areas will be managed accordingly. However, if subsequently there are local aspirations for a wider range of development, such as open market housing, the Parish Council(s)/Parish Meeting(s), supported by other representatives of the community, are able to prepare a Neighbourhood Plan in order to further these ambitions.

Achieving appropriate development in Community Clusters

6.21 It is proposed that a single criteria based policy will manage development within Community Cluster settlements. Reflecting the types of development that are consistent with the criteria in this policy, it is not considered necessary to identify development boundaries; residential development guidelines; or to allocate sites in the Community Cluster settlements.

6.22 The proposed criteria based policy for Community Clusters is:

Managing Development in Community Clusters
<p>In Community Clusters, appropriate development will be encouraged on sites already allocated within the SAMDev Plan; suitable small-scale infill sites; or through the conversion of existing buildings within or immediately adjoining the built form of the settlement.</p> <ul style="list-style-type: none"> i. A small-scale site is generally considered to be up to 3 dwellings or 0.1ha. ii. An infill site consists of land with built development on at least two sides, which is also clearly within the built form of a settlement. It should not however result in a cramped form of development. iii. The rural area between Community Cluster settlements is considered countryside, where development is strictly controlled.

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Development is considered to be appropriate in Community Clusters where:

1. It is well and clearly related to the existing built form of the settlement and will not result in an isolated form of development.
2. It is of a scale and design that is sympathetic to the character of the settlement and its environs, having regard to:
 - i. Local landscape character and visual amenity; and
 - ii. The need to maintain the integrity of strategically important gaps between settlements; and
 - iii. The need to avoid harm to and conserve, enhance and restore natural assets in accordance with current policy MD12*; and
 - iv. The need to protect, conserve, sympathetically enhance and restore heritage assets in accordance with current policy MD13*; and
 - v. National Green Belt policy; and
 - vi. Relevant policies on sustainable design and development principles; and
 - vii. Design criteria and policies identified within relevant Neighbourhood Plans and Community Led Plans.
3. There is sufficient infrastructure capacity, or any infrastructure capacity constraints can be addressed to appropriately meet the development's needs.
4. Residential development provides an appropriate mix of types; sizes; and tenures of dwellings. Particular regard will be given to the need to provide:
 - i. Appropriate forms of affordable accommodation, based on local evidence and community consultation where available; and
 - ii. Appropriate accommodation for families; and
 - iii. For the needs of particular elements of society, such as the elderly.
5. Non-residential sites should meet the needs of their intended occupiers; be designed to complement their setting; and be compatible with neighbouring uses.
6. Existing affordable housing and rural exception sites within Community Clusters will be expected to be secured in perpetuity, as they are a valuable source of affordable housing.
7. Any necessary Habitats Regulations Assessment (HRA) is undertaken and demonstrates that the development has no likely significant effects on European designated wildlife sites or Ramsar Sites, or no adverse effects on the integrity of such sites. Specific avoidance or mitigation measures required to remove any adverse effects (*identified through the Habitats Regulations Assessment (HRA) of the Local Plan Review, or at the project stage*) must be implemented as part of the development.
8. Proposed development sites, considered in combination with existing commitments; allocations and completions (since 31st March 2016), complement the size; character; and function of the settlement. This will seek to avoid the over-development of settlements by assessing:
 - i. The individual and cumulative impact of the proposed development on the settlement; and
 - ii. The cumulative increase to the size of the settlement; and
 - iii. The number of other development proposals in close proximity or adjacent to the proposal site; and
 - iv. The benefits arising from the development.

*As the Local Plan Review progresses, this reference will be amended to the equivalent policies within the Local Plan Review.

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- 6.23 The criteria in this policy have been developed from criteria presented in the Issues and Strategic Options Consultation. These previous criteria were supported by the majority of respondents (approximately 70% of respondents ranked each criterion as either important or very important). However, the specific content of the policy has been refined to take account of the responses received.
- 6.24 The rural areas between Community Cluster settlements will be considered countryside and subject to countryside policies.

Residential Development in the wider Countryside

Key Proposals:

- Continue to strictly control new market housing in the countryside whilst supporting new affordable housing for local needs and small scale employment opportunities in appropriate locations.

- 6.25 To avoid new isolated homes in the countryside outside Community Hubs and Community Clusters, it is proposed that the current policy approach to development in the Countryside will continue. Development will therefore be limited to specific and very special circumstances, generally consistent with National Policy.
- 6.26 This development will include: essential rural worker dwellings; appropriate residential conversions and replacement dwellings meeting defined criteria; development which would best protect and secure the future of heritage assets and exceptional dwellings meeting the very particular requirements in national policy. Affordable housing is not generally considered appropriate in isolated rural locations unless it is required to provide for a specialist need, such as that for essential rural workers in association with an existing business.
- 6.27 However, reflecting on the comments received during the Issues and Strategic Options Consultation, local criteria will address issues such as:
- Providing opportunities to 'build your own' affordable housing.
 - Allowing for appropriate affordable rural exception sites in order to meet identified local need.
 - Ensuring that any development within the countryside is of an appropriate size and scale to its setting and that sufficient infrastructure is available.

Non-Residential Development in the wider Countryside

- 6.28 To promote a prosperous rural economy, the current policy approach to non-residential development in the Countryside outside Community Hubs and Community Clusters will continue.
- 6.29 Therefore local policy will supplement national policy in responding to issues such as:
- Allowing small scale, new employment development to diversify the rural economy.

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- Allowing rural businesses the opportunity to grow and diversify their enterprise to include the conversion / replacement of suitably located rural buildings.
- Ensuring that any development within the countryside is of an appropriate size and scale to its setting and that sufficient infrastructure is available.
- Supporting sustainable rural tourism.

Green Belt

- 6.30 Within the designated Green Belt in east Shropshire, there will be additional control of new development complying with the requirements of the NPPF and local policy criteria.
- 6.31 In accordance with the SAMDev Inspector's Examination Report (2015), a review of the Green Belt in Shropshire is currently being undertaken. Further information on this review is available within section 5 of this consultation.

7 Other Development Requirements

- 7.1 **Gypsy & Traveller Accommodation:** The Council has commissioned an update of the Gypsy and Traveller Accommodation Assessment (GTAA) to consider the requirements of national policy; the adequacy of the current supply of sites; and to determine whether there is any shortfall in the supply of pitches. When completed, the updated GTAA will be published on the Council's website along with the other evidence supporting the Local Plan Review.
- 7.2 **Mineral Sites:** Increasing rates of housing and employment development have strengthened the demand for construction aggregates within Shropshire and in the adjacent areas which it supplies. Despite this increasing demand, sufficient crushed rock aggregate resources are already available from permitted sites. The availability of sand and gravel resources remains well above the minimum guideline and additional sites have also been allocated in the SAMDev Plan (2015). No additional site allocations are therefore proposed as part of the Local Plan Review.
- 7.3 A number of planning applications for 'windfall' sites or site extensions are expected to be determined during the next year in Shropshire. These resources, if consented, would provide a significant additional boost to the local supply of sand and gravel.
- 7.4 **Waste development:** Shropshire Council strongly supports the development of a circular economy where the active recovery of material resources and energy from waste helps reduce environmental and financial costs and actively fosters opportunities for business growth. The county continues to perform well against national waste management targets and has sufficient existing capacity including the land resources to meet its future needs. No further specific provision is therefore planned for waste management infrastructure. To accommodate any future demands, suitable land will continue to be provided for these purposes as part of the employment land supply.

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- 7.5 **Wind Energy:** National policy requires Local Authorities to clearly allocate areas suitable for wind energy development in Local Plans. Planning permission for wind energy proposals should only be granted if the application is in such an area. The Council will identify the criteria for the selection of areas suitable for wind energy development in Shropshire and carry out a County-wide assessment to inform the later stages of the Local Plan Review.

Appendix 1: Shropshire Economic Growth Strategy

- A1.1. The Shropshire economy is performing well, in general, but there is significant potential to function better and to perform at a higher level. To realise this potential, the Shropshire Economic Growth Strategy seeks to create a 'step change' in our economic performance and to achieve greater 'productivity' from our assets through three simple objectives:
- Support and grow new and existing businesses;
 - Attract inward investment;
 - Develop and retain talent and skills.
- A1.2. This 'step change' will require Shropshire to explore a range of economic opportunities in:
- Shropshire's strategic location and its economic relationships;
 - Strategic transport corridors especially by identifying major employment sites;
 - Supporting under-represented or growing sectors and 'value added' industries or 'added value' operations within existing businesses;
 - Identifying external funding opportunities.
- A1.3. The Shropshire Economic Growth Strategy also reflects the UK Government – Building our Industrial Strategy: Green Paper¹⁴ that seeks to create a modern industrial strategy to improve our economic performance and living standards which is to be achieved by driving productivity and growth across the whole country. There are 10 pillars to this national strategy and the following are relevant to Shropshire:
- Driving local growth
 - Encouraging inward investment
 - Cultivating leading sectors
 - Investing in science, research and innovation
 - Supporting business to start and grow
 - Supporting the low carbon economy
 - Developing skills
 - Upgrading infrastructure
- A1.4. In addition to this national agenda for an industrial renaissance, Shropshire must address a range of other challenges and opportunities including the:
- opportunities yet to emerge from the UK exit from the European Union;
 - devolution of power to the regions and renewed regional investment strategies:
 - with the Combined Authority for the West Midlands helping to build the momentum for a 'Midlands Engine' to channel investment into the central regions; and
 - with Greater Manchester seeking to create a 'Northern Powerhouse'; and
 - these two investment channels being drawn together by investment in:
 - The High Speed 2 (HS2) link and strategic and local highway networks;

¹⁴UK Government – Building our Industrial Strategy: Green Paper available at: www.gov.uk/government/consultations/building-our-industrial-strategy

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- The development of an investment zone located on the Northern Gateway centred on the proposed HS2 interchange at Crewe; and
- Greater connectivity with the South East region to stimulate the national economy and to drive the investment potential of the heart of England.

A1.5. These opportunities may stimulate a movement of investment from existing centres in the south of England and in turn, deliver greater confidence in the growth potential of other UK regions. The review of the Local Plan will seek to tap these opportunities for growth and to also build on the potential of:

- The establishment of University Centre, Shrewsbury,
- The significant upturn in local development and investment locally; and
- Responding positively to proposals to capture demand at key investment locations in the County.

A1.6. The delivery of a 'step change' in economic productivity in Shropshire would also be assisted by other local factors including:

- A revitalised approach to the potential for inward investment into Shropshire;
- Recognising and capturing the potential to build supply chain links between businesses in the County and with strategic locations and enterprises in neighbouring areas;
- Growth within key sectors especially new 'added value' sectors;
- Redevelopment and change of use within existing employment areas;
- Intensification of the land use within existing sites and premises;
- Added value production and processes within existing and new businesses; and
- Increasing turnover and new contracts within all our businesses.

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Appendix 2: Identifying the Employment Requirement

A2.1. The current Core Strategy (2011) established an employment land requirement of 290 hectares for the current Plan period from 2006 to 2026. Although this current requirement may serve the first 10 years of the revised Plan period up to 2026, a new employment land requirement should be identified for the whole revised Plan period from 2016 to 2036.

Historical Land Take-up

A2.2. The Core Strategy (2011)¹⁵ was informed by an Employment Land Review¹⁶ which forecasted an employment land need of 245 hectares using the average annual build rate from 1989/90 to 2005/06. This comprised development of 12.45 hectares per year (ha/year) which can be rolled forward using the Authority Monitoring Report¹⁷.

A2.3. Table 5 extends this period forward from 2005/06 to 2015/16 but shows that the average build rate decreased from 12.45ha/year to 11.11ha/year reflecting the recent economic downturn in Shropshire, as a result of the national economic situation.

Table 5: Employment Land Requirement from Land Take-up 1989 – 2016

Spatial Zone	Total Average Take Up 1989/90 – 2005/06 (ha/year)	Total Average Take Up 2006/07 - 2015/16 (ha/year)	Total Average Take Up 1989/90 - 2015/16 (ha/year)	Total Land Need 2016/17 – 2035/36 (ha)
North East	3.00	2.54	2.77	55.40
North West	2.15	1.09	1.62	32.40
Central	4.17	3.22	3.70	73.90
South	1.88	1.91	1.90	37.90
East	1.25	1.00	1.13	22.50
SHROPSHIRE	12.45	9.76	11.11	222.10

A2.4. This method, which is adversely affected by recent economic events, indicates a potential need for employment land comprising only 222 ha for the period 2016 to 2036.

A2.5. In the Core Strategy, a need for 245 ha of land in the Employment Land Review, was increased by 45 hectares to reflect our economic aspirations and this resulted in the adopted employment land requirement of 290 hectares from 2006 to 2026. If this degree of aspiration is applied to the employment need (i.e. 222ha) from our extended historical build rate, an employment land requirement of just 267 ha would be indicated from 2016 to 2036. This is 23 hectares below the current requirement of 290 ha and this reduction might have an adverse impact on the delivery of a sufficient range and choice of investment opportunities to satisfy our future economic aspirations.

¹⁵Shropshire Core Strategy (2011) available at: <http://shropshire.gov.uk/planning-policy/local-plan/core-strategy-2006-2026>

¹⁶Employment Land Review and Sites Assessment (2011) available at: <http://shropshire.gov.uk/planning-policy/shropshire-employment-land-review-2011/>

¹⁷Authority Monitoring Report 2015 – 16 available at: [http://shropshire.gov.uk/planning-policy/annual-monitoring-report-\(amr\)/](http://shropshire.gov.uk/planning-policy/annual-monitoring-report-(amr)/)

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Growth Scenarios

- A2.6. This Preferred Option has considered the previous options in the Issues and Strategic Options Consultation. These, combined with our current evidence, have identified a number of potential growth scenarios comprising:
- Productivity Growth (previous option 3) sought to deliver a ‘step change’ in economic performance based on the Shropshire Economic Growth Strategy;
 - High Growth (previous option 2) sought to deliver above current aspirations and balance with the projected higher housing growth using its potential urban focused strategy;
 - Significant Growth (previous option 1) sought to deliver to our current aspiration and to assume an approach similar to that identified in the adopted Core Strategy.
- A2.7. The Preferred Option also considers the:
- Baseline Growth Forecast based on current market needs and demands; and
 - The Shropshire FOAHN assessments based on balancing identified housing needs.
- A2.8. These growth scenarios take into account the responses to the employment options in the Issues and Strategic Options consultation. The issues raised through this consultation are summarised in the Response Summary¹⁸ published in July 2017. This summary indicates the level of support for the three previous options for Shropshire’s economic growth, as follows:
- Productivity Growth was supported by 35% of the respondents;
 - High growth was supported by 24% of respondents; and
 - Significant growth was supported by 19% of respondents.
- A2.9. The summary of responses suggest it is necessary to balance economic growth with:
- An appropriate level of housing delivery;
 - An understanding of the economic baseline forecast and other jobs growth forecasts;
 - A greater understanding of economic needs by undertaking:
 - An Economic Development Needs Assessment; and
 - An Employment Land Review;
 - Growth in all sectors and inclusive of agriculture, tourism and leisure;
 - Support for home working and the pursuit of an acceptable work/life balance;
 - The timely delivery of infrastructure investment especially telecommunications and improvements to the capacity and performance of the strategic road network; and
 - Recognition of the detailed objectives in community plans for local areas.

‘Productivity’ Growth Scenario

- A2.10. The ‘Productivity’ Growth Scenario, commissioned from Oxford Economics in 2016¹⁹, seeks to assess how economic performance in Shropshire, in terms of

¹⁸ Shropshire Local Plan Review: Issues and Strategic Options Consultation Response Summary (July 2017) available at: <https://new.shropshire.gov.uk/get-involved/local-plan-partial-review-issues-and-strategic-options-consultation/>

¹⁹Productivity Growth Forecast, Oxford Economics (2016) available at: <https://shropshire.gov.uk/planning-policy/local-plan/local-plan-partial-review-2016-2036/>.

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Gross Value Added into the local economy, might increase to align with the average growth of the UK economy.

- A2.11. The 'Productivity' Growth Scenario (previous option 3) seeks to promote a pattern of development that will create a qualitative 'step change' in the economic structure and performance of the Shropshire economy. The purpose of this scenario is to influence the future economic performance of the Shropshire economy along a different trajectory from that in the current Local Plan based on the following aspirations to:
- Adopt an ambitious approach focused on principal towns and other locations where investment demand will be expressed and can be captured;
 - Capture further opportunities arising from changes in national and regional economic circumstances;
 - Tap the potential of these investment opportunities in order to change the employment offer in Shropshire towards 'higher value' employment;
 - Promote further changes to our economic growth sectors;
 - Further boost the economically active population seeking to locate employment in the County; and
 - Embrace these challenges and opportunities within the strategy, policies and new site allocations of the revised Local Plan.
- A2.12. This scenario has forecast growth from 147,400 jobs at 2016 to achieve 162,300 jobs by 2036 thereby delivering a net, additional 14,900 jobs over this period. This growth in jobs is expected to occur in all sectors requiring development land except for manufacturing (SIC Code C), power services (SIC Code D), water & waste (SIC Code E) and public administration (SIC Code O). The net developed floorspace to support these jobs was calculated using standard employment densities²⁰ for the jobs created.
- A2.13. The gross land area for this development was then determined on the basis that the normal built floorspace for Shropshire is 40% of the total site area (or the total site area is normally 2.5 times larger than the floorspace area), as shown in Table 6. This method is also applied to the Baseline Growth Scenario to identify the comparative employment land area needed to satisfy current demand in the market.

Table 6: Employment Land Requirement from Jobs Growth Forecasts 2016 - 2036

	Employment Growth 2016 - 2036 (Jobs)	Total Employment Floorspace - Growth* (ha)	Total Employment Floorspace - Loss* (ha)	Total Employment Floorspace Need (ha)	Employment Land Requirement** (ha)
Productivity Growth	14,900	140	-25	115	288
Baseline Growth	9,300	85	-30	55	138

*Average of appropriate sector / job densities in Employment Density Guide 3rd Edition (November 2015) Homes and Communities Agency. This comprises an average of 42.25sq.m/job from Offices (aligned with Finance & Professional Services) + 16sq.m/job, Light Industrial = 47sq.m/job, Industrial & Manufacturing = 36sq.m/job and Storage & Distribution - Final Mile = 70sq.m/job.

**Employment land in Shropshire historically delivers floorspace on 40% of the site area

²⁰Employment Densities Guide 3rd Edition (2015)
www.gov.uk/government/publications/employment-densities-guide-3rd-edition

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- A2.14. The 'Productivity' Growth Scenario appears to be consistent with the aims of the Shropshire Economic Growth Strategy and this would be the preferred form of economic growth in response to the Issues and Strategic Options consultation. However, the 'Productivity' Growth scenario identifies an employment land requirement of only 288ha which is only nominally below the current Local Plan requirement of 290 ha.
- A2.15. The 'Productivity' Growth Scenario therefore seeks a qualitative change in the economy but does not influence the employment land requirement as suggested in the previous option 3 of the Issues and Strategic Options consultation. Furthermore, in setting the employment land requirement at around the same level as the current adopted Local Plan it remains possible that this would also not prove for a sufficient range, choice and location of employment development opportunities to satisfy the objectives of the Shropshire Economic Growth Strategy. This requirement might also not meet the needs created by the 'high' housing growth required to support the Preferred Development Strategy for the Local Plan review.
- A2.16. It is already recognised that Shropshire's economic aspirations set out in the Shropshire Economic Growth Strategy will require a satisfactory range, choice and location of employment sites to stimulate the desired growth. There will also be a need to stimulate this growth in a sustainable manner especially given the projected higher housing growth in this Preferred Option. It is therefore proposed to pursue a different employment land requirement to that identified in this 'Productivity' Growth Scenario.

'Significant' Growth Scenario

- A2.17. The 'Productivity' Growth Scenario (previous option 3) is quantitatively the same as a 'Significant' Growth Scenario (previous option 1) in the Issues and Strategic Options Consultation reflecting the fact that both scenarios embody to a large degree, the influences of the current Shropshire local economy. The 'Significant' Growth Scenario (previous option 1) does not appear to offer a clearly defined scenario in terms of an employment land requirement and, as the least favoured option in responses to the Issues and Strategic Options Consultation, this scenario has not been explored further. It is also noted that if the 'Significant' Growth Scenario sought to use the forecasting method set out in the Employment Land Review (2011), this would result in a much lower employment land requirement (i.e. the 267ha predicted from the Historical Land Take-up) than in the current Local Plan.

'High' Growth Scenario (Balanced Growth Strategy)

- A2.18. 'Balanced growth' proposes to calculate the jobs needed and employment land required, in order to achieve a sustainable balance with the housing requirement proposed within this consultation document. This seeks to ensure that the proposed housing development in Shropshire should not simply lead to a demographic ageing of the population or to out-commuting from the County. Furthermore, 'balanced' growth anticipates growth in all Class B Land Use Classifications (traditional employment uses) or other appropriate employment generating uses to be catered for through the Local Plan Review.
- A2.19. Using these assumptions and by applying standard employment densities to the types of employment proposed (and assuming that the normal built density

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for Shropshire of 40% of the site area will continue), the anticipated jobs growth and employment land requirement has been calculated in Table 3.

- A2.20. Table 7 shows the amount of employment land required to provide sufficient jobs to balance the preferred housing requirement. For comparison, it also shows the amount of employment land needed to deliver sufficient jobs to balance the Core Strategy housing growth and the Shropshire FOAHN assessments of housing need.

Table 7: Employment Land Requirement from Housing Growth 2016 - 2036

	Housing Growth 2016 - 2036 (Dwellings)	Anticipated Employment Need 2016 - 2036 (Jobs)	Average Employment Density* (sq.m/job)	Total Employment Floorspace Need (ha)	Employment Land Requirement** (ha)
Balanced Growth	28,750	28,750	42.25	121	304
Core Strategy 2011)	27,500	27,500	42.25	116	290
FOAHN: Current Methodology	25,178	25,178	42.25	106	266
FOAHN: Draft Proposed Methodology	25,400	25,400	42.25	107	268

*Average of appropriate sector / job densities in Employment Density Guide 3rd Edition (November 2015) Homes & Communities Agency. This comprises an average of 42.25sq.m/job from Offices (aligned with Finance & Professional Services) + 16sq.m/job, Light Industrial = 47sq.m/job, Industrial & Manufacturing = 36sq.m/job and Storage & Distribution - Final Mile = 70sq.m/job.

**Employment land in Shropshire historically delivers floorspace on 40% of the site area

Preferred Employment Land Requirement

- A2.21. The growth scenarios in Table 4 for the Preferred Option gives a range of forecast employment land needs and requirements and sets out the choices for identifying the employment land requirement for this Preferred Option.

Table 8: Preferred Option and Scenarios

Preferred Option and Other Growth Scenarios	Need		Requirement (ha)
	Floorspace (ha)	Land (ha)	
Balanced Growth	121		304
Core Strategy (2011)	116		290
Productivity Growth	115		288
FOAHN Standard Methodology		268	
FOAHN Local Methodology		266	
Historical Take Up		222	267
Baseline Growth	55		138

- A2.22. The Preferred Option for the Local Plan review is for the employment land requirement of around 300 hectares (specifically 305ha) to balance both the preferred housing growth and the economic growth aspirations for Shropshire in the Shropshire Economic Growth Strategy. This will be at a level of provision above Shropshire's objective assessments of housing need and above the historical employment land delivery. This preferred growth strategy has the objective of delivering sustainable growth during the revised Local Plan period from 2016 to 2036.

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A2.23. This approach, focusing on achieving sustainable growth, does not prevent the delivery of a 'step change' in our economic performance to also seek to deliver the aims and aspirations set out in the Shropshire Economic Growth Strategy. This 'step change', although part of the 'productivity' growth scenario, is still an acceptable component a 'Balanced' Growth strategy for the revised Local Plan supported as it is by the proportionate evidence in both the Shropshire Economic Growth Strategy and the responses to the Issues and Strategic Options consultation. The delivery of this 'step change' will particularly take effect in preparing emerging policies and new allocations to influence the pattern of development for the extended Plan period to 2036.

Appendix 3: Settlement Strategies

Introduction

This Appendix provides a settlement strategy for the Strategic Centre and each of the Principal and Key Centres identified in Shropshire.

Strategic Centre

The Strategic Centre of Shrewsbury is the largest settlement in Shropshire, accommodating around 10% of the total population. It is the main commercial, cultural and administrative centre for Shropshire, offering employment and a large range of services and facilities to the residents of the town and its large rural catchment. A settlement strategy for Shrewsbury is provided below:

Shrewsbury

- As the Strategic Centre of Shropshire, the town of Shrewsbury will be the primary focus for development in the County. The objective for the town is to create accessible and attractive places in which to live and work. This reflects the objectives presented within the:
 - o Shropshire Economic Growth Strategy: <https://new.shropshire.gov.uk/business-support/economic-growth-strategy-2017-2021/>
 - o Emerging Shrewsbury Big Town Plan: <http://shrewsburybigtownplan.org/>.
- **Development will balance the need for additional housing and employment accommodating around 8,600 dwellings and around 91 hectares of employment development between 2016 and 2036.**
- In the Local Plan Review period so far, 733 dwellings have been completed. There are also currently a further 4,246 dwellings committed (with Planning Permission, Prior Approval or Allocation). **Therefore, around 3,600 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**
- Between 2006/07 and 2016/17 the average housing delivery rate was some 306 dwellings per year. The delivery of the preferred level of growth for the Local Plan Review period will require an annual build rate of 431 dwellings per year. This will require a step change in delivery, but there is confidence that this can be achieved, particularly as the completion rate in the first year of the Local Plan Review period was just over 730 dwellings (2016-17), more than double the established completion rate.
- To assist the economic growth objectives for the County, 91 hectares of employment development will be required in Shrewsbury over the Local Plan Review period. At 1st April 2016, there were around 41 hectares of land committed (with Planning Permission or Allocated). **Therefore, a minimum of 50 hectares of additional employment land will need to be identified to support the economic growth objectives of the Local Plan Review.**
- Two major mixed-use urban extensions one to the south and the other to the west of Shrewsbury are allocated in the existing Local Plan. The southern extension has progressed quickly through to the delivery of housing but the employment element has yet to progress to the same degree, although the land has been accessed and is being marketed as readily available land for development. The

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scale and complexity of the western extension and the need for significant infrastructure investment, particularly the delivery of the Oxon Link Road, has meant that work is now likely to commence during the first part of the Local Plan Review period.

- Additional land opportunities in Shrewsbury will need to recognise the presence of significant historical and ecological constraints around the town, such as the setting of the Registered Battlefield to the north and areas of flood risk around the town. But recent investments in the strategic highway, transport and broadband networks will help towards achieving the County's strategic growth objectives.
- Identified critical infrastructure priorities for Shrewsbury include:
 - o Local and strategic highway improvements.
 - o Waste water treatment and sewerage capacity.
 - o Reinforcement of the electricity grid and substation network serving the town.
 - o Further provision of significant accessed and serviced employment land.
 - o Reviewing primary and secondary school places to ensure that future development is appropriately supported.
 - o Provision of additional leisure, recreation, amenity and cemetery facilities.
 - o Further information on existing infrastructure constraints and priorities are available within the Shrewsbury Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

Principal Centres

These settlements are the larger market towns within Shropshire. Together they contain about 20% of the total population of Shropshire. These settlements provide an extensive range of services and facilities for their residents and their surrounding rural hinterlands. A settlement strategy for each of the Principal Centres is provided below:

Bridgnorth

- Bridgnorth will act as a Principal Centre and contribute towards the strategic growth objectives in the East of the County. It is expected that Bridgnorth will continue to explore ways in which it can effectively fulfil its role as the second largest principal centre in Shropshire.
- **Development will balance the need for additional housing and employment accommodating around 1,500 dwellings and a minimum of 16 hectares of employment development between 2016 and 2036.**
- In the Local Plan Review period so far, 23 dwellings have been completed. There are also currently a further 565 dwellings committed (Planning Permission, Prior Approval or Allocation). **Therefore, a further 912 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**
- Between 2006/07 and 2016/17 the average housing delivery rate was some 66 dwellings per year. The delivery of the preferred level of growth for the Local Plan Review period will require an annual build rate of 75 dwellings per year. Although

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the preferred level of growth is higher than the established completion rate, which has been constrained by exceptional circumstances associated with the commencement of development on the allocated sites, it is only slightly higher than the SAMDev Plan requirement to deliver 70 dwellings per year and this is considered to be achievable.

- A significant mixed use development at Tasley was allocated in the existing Local Plan. Delivery of this site was delayed by particular exceptional circumstances but development is anticipated during the early part of the Local Plan Review period.
- To assist the economic growth objectives for the East of the County, a minimum of 16 hectares of employment development will be required in Bridgnorth over the revised Plan period. At 1st April 2016, there were around 13 hectares of land committed (with Planning Permission or Allocated). **Therefore, a minimum of 3 hectares of additional employment land will need to be identified to achieve the preferred level of employment development in the town.**
- Notwithstanding the preferred level of employment growth, other strategic objectives for Bridgnorth may drive a need for additional employment land. The Examining Report on the SAMDev Plan specified that “Bridgnorth is the second largest of 5 market towns in Shropshire and is located on the western edge of the West Midland conurbation. It therefore offers considerable potential to attract investment into Shropshire and to trade into these larger urban markets” and so “to accommodate the long term future of the town it is necessary to open up new areas”. This would be supported by the market signals in the local economy following the departure of some key local employers from the Bridgnorth area.
- Additional land opportunities will need to recognise that much of the potential for infill development and small additions to the town has already been captured. The Shropshire Green Belt to the east and the undeveloped expansion at Tasley to the west both represent significant constraints to the further expansion of the town. Additional land opportunities will also need to recognise the outcomes of the ongoing Green Belt Review when this is completed.
- Identified critical infrastructure priorities for Bridgnorth include:
 - o Local and strategic highway improvements.
 - o Waste water treatment and sewerage capacity.
 - o Assessment of local flood risks in and around the town.
 - o Reinforcement of electricity supply capacity to existing employment areas.
 - o Further provision of significant accessed and serviced employment land.
 - o Provision of additional leisure, recreation, amenity and cemetery facilities.
 - o Further information on existing infrastructure constraints and priorities are available within the Bridgnorth Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

Ludlow

- Ludlow will act as a Principal Centre and contribute towards the strategic growth objectives in the South of the County. **Development will balance the need for additional housing and employment accommodating around 1,000 dwellings**

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and around 11 hectares of employment development between 2016 and 2036.

- In the Local Plan Review period so far, there have been 14 dwellings completed. There are also currently a further 840 dwellings committed (Planning Permission, Prior Approval or Allocation). **Therefore, a further 146 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**
- Housing delivery rates in Ludlow have varied significantly over recent years. The total average experienced between 2006/07 and 2016/17 was some 35 dwellings per year. This reflects both a period of higher delivery (averaging 58 dwellings per year between 2006/07 and 2010/11) and lower delivery (averaging 16 dwellings per year between 2011/12 and 2016/17). The lower level of delivery experienced in recent years is likely to be associated with the impact of the economic downturn; uncertainty associated with planning appeals; and the lead-in times for the commencement of large committed sites.
- The annual build rate required over the Local Plan Review period is some 50 dwellings per year. Whilst this is higher than the average rate experienced over recent years, it is in line with rates experienced in the past and this is considered realistic and deliverable.
- There are several significant housing developments committed in Ludlow which are expected to be delivered in the first part of the Local Plan Review period, these are land east of the Eco Park; land south of Rocks Green; land at Foldgate Lane; and land south of the A49.
- To assist the economic growth objectives for the County, 11 hectares of employment development will be required in Ludlow over the Local Plan Review period. At 1st April 2016, there were around 7 hectares of land committed (with Planning Permission or Allocated). **Therefore, round 4 hectares of additional employment land will need to be identified to achieve the preferred level of employment development in the town.**
- Additional land opportunities will need to recognise that the decision to allow appropriate development to the east of the A49 was made when allocating sites within the SAMDev Plan and that development opportunities contained within the A49 and the railway line have now achieved Planning Permission.
- Identified critical infrastructure priorities for Ludlow include:
 - o Waste water treatment and sewerage capacity.
 - o Additional primary school provision and consideration of the need for additional secondary school provision.
 - o Consideration of the need for additional medical facilities.
 - o Local and strategic highway improvements, including provision of a foot/cycle bridge over the A49 (to be delivered through current site allocations).
 - o Provision of additional leisure, recreation, and amenity facilities.
 - o Further information on infrastructure constraints and priorities are available within the Ludlow Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

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Market Drayton

- Market Drayton will act as a Principal Centre and contribute towards the strategic growth objectives in the North-East of the County. Development will balance the need for additional housing and employment accommodating around **1,200 dwellings and around 13 hectares of employment development between 2016 and 2036.**
- In the Local Plan Review period so far, there have been 20 dwellings completed. There are also currently a further 539 dwellings committed (Planning Permission, Prior Approval or Allocation). **Therefore, a further 641 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**
- Between 2006/07 and 2016/17 the average housing delivery rate was some 40 dwellings per year. The annual build rate required over the Local Plan Review period is some 60 dwellings per year. It is recognised that a step change in delivery will be required to support the housing guideline for the settlement. However, this rate has been achieved in the past and is considered to be achievable in the future, as the sites allocated within the SAMDev Plan are now progressing, including the development at Rush Lane which commenced in April 2017.
- It is also important to note that a Neighbourhood Plan is currently being produced for Market Drayton which may present future opportunities and these would be identified in the Local Plan review.
- **Around 35 hectares of employment land is already committed in Market Drayton and no further employment land therefore needs to be identified to support the employment development objectives subject to an employment land review.**
- Additional land opportunities will need to recognise the environmental and access constraints to the south of the town and that the decision to allow appropriate development to the north of the A53 which was made when allocating employment sites within the SAMDev Plan.
-
- Identified critical infrastructure priorities for Market Drayton include:
 - o Local and strategic highway improvements, including junction capacity improvements associated with the A53 (adjacent to the allocated sites).
 - o Wastewater treatment capacity and Sewerage network capacity.
 - o Upgrading the electricity supply.
 - o Reviewing primary and secondary school places to ensure that future development is appropriately supported.
 - o Enhancement or relocation of the Greenfields Sports facility and provision of additional leisure, recreation, and amenity facilities.
 - o Further information on infrastructure constraints and priorities are available within the Market Drayton Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

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Oswestry

- Oswestry will continue to act as a Principal Centre and contribute towards the strategic growth objectives in the North-West of the County. Oswestry will continue to explore ways in which it can effectively fulfil its role as the largest principal centre in Shropshire.
- Development will balance the need for additional housing and employment accommodating **around 1,800 dwelling and around 19 hectares of employment development between 2016 and 2036.**
- In the Local Plan Review period so far, there have been 47 dwellings completed. There are also currently a further 1,559 dwellings committed (Planning Permission, Prior Approval or Allocation). **Therefore, a further 194 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**
- Between 2006/07 and 2016/17 the average housing delivery rate was some 66 dwellings per year, delivery in recent years has been suppressed by the lead-in times associated with the commencement of the major mixed-use urban extension to the town. The annual build rate required over the Local Plan Review period is some 90 dwellings per year. This will require a step change in delivery, but this is considered to be achievable.
- **Around 57 hectares of employment land is already committed in Oswestry and no further employment land therefore needs to be identified to support the employment development objectives subject to an employment land review.**
- A major mixed-use urban extension was allocated in the existing Local Plan to the south east of Oswestry. The scale and complexity of the scheme and the need for significant infrastructure investment has delayed delivery to date, but work is expected to commence during the first part of the Local Plan Review period. New development proposals will need to complement the offer provided by this urban extension.
- Additional land opportunities in Oswestry will need to recognise the presence of physical, heritage and environmental constraints such as the setting of the Old Oswestry Hillfort; sensitive landscapes to the north and west; and flood risk and accessibility issues to the south.
- Identified critical infrastructure priorities for Oswestry include:
 - o Waste water treatment and sewerage capacity.
 - o Primary and secondary school provision.
 - o Local and strategic highway improvements.
 - o Provision of additional leisure, recreation, amenity and cemetery facilities.
 - o Further information on infrastructure constraints and priorities are available within the Oswestry Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

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Whitchurch

- Whitchurch will act as a principal centre and contribute towards the strategic growth objectives in the North-East of the County. Development will balance the need for additional housing and employment accommodating around **1,600 dwellings and around 17 hectares of employment development between 2016 and 2036.**
- In the Local Plan Review period so far, there have been 90 dwellings completed. There are also currently a further 956 dwellings committed (Planning Permission, Prior Approval or Allocation). **Therefore, a further 554 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**
- Between 2006/07 and 2016/17 the average housing delivery rate was some 36 dwellings per year, although it should be recognised that delivery in recent years has been somewhat suppressed by the economic downturn and lead-in times associated with the major mixed-use urban extension to the town. The annual build rate required over the Local Plan Review period is some 80 dwellings per year. This will require a step change in delivery, but this is considered to be achievable and indeed has been achieved in the first year of the Local Plan Review period (2016-17).
- A significant new housing development at Tilstock Road was allocated in the SAMDev Plan for around 500 dwellings, and has received outline approval. It is expected this site will be delivered in the first half of the new Plan period and will contribute towards the overall growth requirement. Additional land opportunities in Whitchurch will need to recognise the presence of this site and complement its offer.
- **The town already has two significant employment allocations as yet undelivered at Waymills and Heath Road which together make up around 20 hectares. It is therefore not proposed to allocate additional employment land subject to an employment land review.**
- Identified critical infrastructure priorities for Whitchurch include:
 - o Electricity supply upgrades.
 - o Waste water treatment and sewerage capacity.
 - o Additional primary school provision and consideration of the need for additional secondary school provision.
 - o Local and strategic highway improvements.
 - o Provision of additional leisure, recreation, and amenity facilities.
 - o Provision of a joint community medical centre.
 - o Further information on infrastructure constraints and priorities are available within the Whitchurch Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

Key Centres

These settlements are the smaller market towns and key service centres within Shropshire. Together they contain about 6% of the total population of Shropshire.

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These settlements provide a range of services and facilities for their residents and their surrounding rural hinterlands. A settlement strategy for each of the Key Centres is provided below:

Albrighton

- Albrighton will act as a Key Centre and contribute towards the strategic growth objectives in the East of the County. Development will balance the need for additional housing and employment accommodating **around 500 dwellings and around 5 hectares of employment development between 2016 and 2036.**
- In the Local Plan Review period so far, there have been 12 dwellings completed. There are also currently a further 247 dwellings committed (Planning Permission, Prior Approval or Allocation). **Therefore, a further 241 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**
- Recently Albrighton has delivered new housing at a relatively modest rate, which partly reflects the constraints of the Green Belt. The annual build rate required over the Local Plan Review period is some 25 dwellings per year. It is recognised that a step change in delivery will be required to support the housing guideline for the settlement, but this is considered to be achievable.
- A significant new housing development north of Kingswood Road was allocated in the SAMDev Plan and is expected to be delivered in the first part of the Local Plan Review period. Additional land opportunities will need to recognise the potential to deliver new housing from within the remainder of the Safeguarded Land to the East of the town as well as the outcomes of the ongoing Green Belt Review when this is completed.
- To assist the economic growth objectives for the County, **a minimum of 5 hectares of employment land will be need to be identified to achieve the preferred level of employment development in the town.**
- Identified critical infrastructure priorities for Albrighton include:
 - o Consideration of the need for additional primary and secondary school provision.
 - o Local and strategic highway improvements.
 - o Provision of additional leisure, recreation, and amenity facilities.
 - o Provision of a replacement GP surgery.
 - o Further information on infrastructure constraints and priorities are available within the Albrighton Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

Bishop's Castle

- Bishop's Castle will act as a Key Centre and contribute towards the strategic growth objectives in the South of the County. Development will balance the need for additional housing and employment accommodating **around 150 dwellings and around 2 hectares of employment development between 2016 and 2036.**
- In the Local Plan Review period so far, there has been 1 dwelling completed. There are also currently a further 74 dwellings committed (Planning Permission,

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- Prior Approval or Allocation). **Therefore, a further 75 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**
- Between 2006/07 and 2016/17 the average housing delivery rate was some 7 dwellings per year, this is comparable with the annual build rate required over the Local Plan Review period of some 8 dwellings per year.
 - **Around 3 hectares of employment land is already committed in Bishop's Castle and no further employment land therefore needs to be identified to support the employment development objectives subject to an employment land review.**
 - A new housing development at Schoolhouse Lane East was allocated in the existing Local Plan. Delivery of this site has been delayed due to design issues but development is expected to commence in the first part of the Local Plan Review period.
 - Additional land opportunities will need to recognise potential impacts on internationally designated wildlife sites, the town's location close to the Shropshire Hills AONB, a range of designated historic assets in the town centre and the constraints to traffic movements imposed by the town's medieval street pattern.
 - Identified critical infrastructure priorities for Bishop's Castle include:
 - o Waste water treatment capacity.
 - o Upgrades to electricity capacity.
 - o Consideration of the need for additional primary and secondary school provision.
 - o Local and strategic highway improvements.
 - o Provision of additional leisure, recreation, and amenity facilities.
 - o Further information on infrastructure constraints and priorities are available within the Bishop's Castle Place Plan.
 - As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

Broseley

- Broseley will act as a Key Centre and contribute towards the strategic growth objectives in the East of the County. Development will balance the need for additional housing and employment accommodating **around 250 dwellings and around 3 hectares of employment development between 2016 and 2036.**
- In the Local Plan Review period so far, there has been 42 dwellings completed. There are also currently a further 145 dwellings committed (Planning Permission, Prior Approval or Allocation). **Therefore, a further 63 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**
- Between 2006/07 and 2016/17 the average housing delivery rate was some 12 dwellings per year, this is comparable with the annual build rate required over the Local Plan Review period of some 13 dwellings per year. A significant site at Dark Lane is currently being built out and will contribute towards achieving the housing guideline in Broseley.

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- To assist the economic growth objectives for the County, 3 hectares of employment development will be required in Broseley over the Local Plan Review period. At 1st April 2016, there was around 1 hectare of land committed (with Planning Permission or Allocated). **Therefore, a minimum of 2 hectares of additional employment land will need to be identified to achieve the preferred level of employment development in the town.**
- Additional land opportunities will need to recognise the presence of numerous heritage assets including the Ironbridge Gorge World Heritage Site and the Severn Gorge Conservation Area; areas of landscape sensitivity; extensive areas of historic mining that impact on ground conditions; and the historic road network of narrow lanes and streets.
- Identified critical infrastructure priorities for Broseley include:
 - o Consideration of the need for additional primary and secondary school provision.
 - o Local and strategic highway improvements.
 - o Provision of additional leisure, recreation, amenity and cemetery facilities.
 - o Further information on infrastructure constraints and priorities are available within the Broseley Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

Church Stretton

- Church Stretton will act as a Key Centre and contribute towards the strategic growth objectives in the South of the County. Development will balance the need for additional housing and employment accommodating **around 250 dwellings and around 3 hectares of employment development between 2016 and 2036.**
- In the Local Plan Review period so far, there has been 9 dwellings completed. There are also currently a further 110 dwellings committed (Planning Permission, Prior Approval or Allocation). **Therefore, a further 131 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**
- Between 2006/07 and 2016/17 the average housing delivery rate was some 19 dwellings per year, this exceeds the annual build rate required over the Local Plan Review period of some 13 dwellings per year.
- To assist the economic growth objectives for the County, 3 hectares of employment development will be required in Church Stretton over the Local Plan Review period. At 1st April 2016, there was around 1 hectare of land committed (with Planning Permission or Allocated). **Therefore, a minimum of 2 hectares of additional employment land will need to be identified to achieve the preferred level of employment development in the town.**
- New housing sites at the Battlefield to the rear of Oaks Road/Alison Road are expected to deliver in the first part of the Local Plan Review period.
- Additional land opportunities will need to recognise the town's location within the Shropshire Hills AONB, flood risk in the town centre and to the north and south of

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the town, as well as the need to safeguard the significance/special interest of a range of nationally and locally designated historic and natural assets.

- Identified critical infrastructure priorities for Church Stretton include:
 - o Additional primary school provision and consideration of the need for additional secondary school provision.
 - o Assessment of the sewerage network capacity.
 - o Local and strategic highway improvements.
 - o Enhancement of the wetlands and provision of additional leisure, recreation, amenity and cemetery facilities.
 - o Provision of a multi-purpose health and wellbeing centre.
 - o Further information on infrastructure constraints and priorities are available within the Church Stretton Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

Cleobury Mortimer

- Cleobury Mortimer will act as a Key Centre and contribute towards the strategic growth objectives in the South of the County. Development will balance the need for additional housing and employment accommodating **around 200 dwellings and around 2 hectares of employment development between 2016 and 2036.**
- In the Local Plan Review period so far, there has been 1 dwelling completed. There are also currently a further 61 dwellings committed (Planning Permission, Prior Approval or Allocation). **Therefore, a further 138 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**
- Between 2006/07 and 2016/17 the average housing delivery rate was some 25 dwellings per year, this exceeds the annual build rate required over the Local Plan Review period of some 10 dwellings per year. It is recognised that a step change in delivery will be required to support the housing guideline for the settlement, but this is considered to be achievable.
- To assist the economic growth objectives for the County, 2 hectares of employment development will be required in Cleobury Mortimer over the Local Plan Review period. At 1st April 2016, there was around 1 hectare of land committed (with Planning Permission or Allocated). **Therefore, a minimum of 1 hectare of additional employment land will need to be identified to achieve the preferred level of employment development in the town.**
- Additional land opportunities will need to recognise the town's historic core which contains numerous heritage assets, the landscape sensitivity of the area, and physical constraints such as the River Rea and its tributaries.
- Identified critical infrastructure priorities for Cleobury Mortimer include:
 - o Consideration of the need for additional primary and secondary school provision.
 - o Assessment of the sewerage network capacity.
 - o Local and strategic highway improvements.
 - o Provision of additional leisure, recreation, amenity and cemetery facilities.

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- Further information on infrastructure constraints and priorities are available within the Cleobury Mortimer Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

Craven Arms

- Craven Arms will act as a Key Centre and contribute towards the strategic growth objectives in the South of the County. Craven Arms is already pursuing an ambitious growth strategy to improve the employment opportunities and deliver significant new housing in the town. It is expected that the development partners and key stakeholders will continue to work together to successfully implement this strategy during the revised Plan period.
- Development will balance the need for additional housing and employment accommodating **around 500 dwellings and around 5 hectares of employment development between 2016 and 2036.**
- In the Local Plan Review period so far, there has been 32 dwellings completed. There are also currently a further 377 dwellings committed (Planning Permission, Prior Approval or Allocation). **Therefore, a further 91 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**
- Between 2006/07 and 2016/17 the average housing delivery rate was some 10 dwellings per year. The annual build rate required over the Local Plan Review period is some 25 dwellings per year. This will require a step change in delivery, but this is considered to be achievable and indeed was achieved in the first year of the Local Plan Review period (2016-17).
- **Around 14 hectares of employment land is already committed in Craven Arms.** This provision is focused in the north of the town to assist the relocation of the existing abattoir from the town centre and to create the proposed Newington Food Park. This proposal is expected to deliver critical infrastructure investment including the provision of a new junction onto the A49 with the possibility of closing the Long Lane level crossing and creating a new northern access road to serve the town. **No further employment land needs to be identified to support the employment development objectives subject to an employment land review.**
- Additional land opportunities will need to take account of the flood risks and the need for detailed site assessment (especially from surface water flooding) and the significant historical and natural assets of the town including the significant archaeology of the Area of Outstanding Natural Beauty in the setting of the town.
- Identified critical infrastructure priorities for Craven Arms include:
 - Consideration of the need for additional primary and secondary school provision.
 - Relocation and expansion of a key local employer to create Newington Food Park.
 - Regeneration of Corvedale Road to create an improved eastern gateway, high street and visitor offer.

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- Assessment of the sewerage network capacity.
 - Local and strategic highway improvements.
 - Provision of additional leisure, recreation, amenity and cemetery facilities.
 - Further information on infrastructure constraints and priorities are available within the Craven Arms Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

Ellesmere

- Ellesmere will act as a Key Centre and contribute towards the strategic growth objectives in the North West of the County. Development will balance the need for additional housing and employment accommodating **around 800 dwellings and around 8 hectares of employment development between 2016 and 2036.**
- In the Local Plan Review period so far, there has been 38 dwellings completed. There are also currently a further 602 dwellings committed (Planning Permission, Prior Approval or Allocation). **Therefore, a further 160 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**
- Between 2006/07 and 2016/17 the average housing delivery rate was some 29 dwellings per year. However the average rate experienced in recent years (between 2013/14 - 2016/17) was some 60 dwellings per year. The annual build rate required over the Local Plan Review period is some 25 dwellings per year. This is considered realistic and deliverable, given the recent completion rates in the town.
- **Around 9 hectares of employment land is already committed in Ellesmere. No further employment land therefore needs to be identified to support the employment development objectives for the town subject to an employment land review.**
- Additional land opportunities will need to recognise the presence of numerous heritage and natural environment assets in and around the town, particularly The Mere, the Shropshire Union Canal and Ellesmere Conservation Area, which contribute to its character but may also constrain development. Opportunities may also be constrained by flood risk that will require further site assessments.
- Identified critical infrastructure priorities for Ellesmere include:
 - Additional primary and secondary school provision.
 - Assessment of the sewerage network capacity.
 - Local and strategic highway improvements.
 - Provision of additional leisure, recreation, amenity and cemetery facilities.
 - Additional GP provision.
 - Further information on infrastructure constraints and priorities are available within the Ellesmere Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

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Highley

- Highley will act as a Key Centre and contribute towards the strategic growth objectives in the South of the County. Development will balance the need for additional housing and employment accommodating **around 250 dwellings and around 3 hectares of employment development between 2016 and 2036.**
- In the Local Plan Review period so far, there has been 59 dwellings completed. There are also currently a further 69 dwellings committed (Planning Permission, Prior Approval or Allocation). **Therefore, a further 122 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**
- Between 2006/07 and 2016/17 the average housing delivery rate was some 15 dwellings per year. This is comparable with the annual build rate required over the Local Plan Review period of some 13 dwellings per year.
- To assist the economic growth objectives for the County, 3 hectares of employment development will be required in Highley over the Local Plan Review period. At 1st April 2016, there was around 2 hectares of land committed (with Planning Permission or Allocated). **Therefore, a minimum of 1 hectare of additional employment land will need to be identified to achieve the preferred level of employment development in the town.**
- Additional land opportunities will need to recognise the constraints caused by the distance of Highley's connections to the main transport network and its relatively limited employment offer. Furthermore, the settlement stands on a prominent ridge above the Severn Valley, in an area of attractive landscape and contains a number of heritage assets. Therefore new development needs to be located and designed with these considerations in mind.
- Identified critical infrastructure priorities for Highley include:
 - o Assessment of the need for additional primary and secondary school provision.
 - o Local and strategic highway improvements.
 - o Addressing the parking provision for the medical centre.
 - o Provision of additional leisure, recreation and amenity facilities.
 - o Further information on infrastructure constraints and priorities are available within the Highley Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

Much Wenlock

- Much Wenlock will act as a Key Centre and contribute towards the strategic growth objectives in the East of the County. Development will balance the need for additional housing and employment accommodating **around 150 dwellings and around 2 hectares of employment development between 2016 and 2036.**
- There are also currently 45 dwellings committed (Planning Permission, Prior Approval or Allocation) in Much Wenlock. **Therefore, a further 105 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**

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- Between 2006/07 and 2016/17 the average housing delivery rate was some 9 dwellings per year. This is comparable with the annual build rate required over the Local Plan Review period of some 8 dwellings per year.
- To assist the economic growth objectives for the County, 2 hectares of employment development will be required in Much Wenlock over the Local Plan Review period. At 1st April 2016, there was around 1 hectare of land committed (Allocated or Planning Permission). **Therefore, a minimum of 1 hectare of additional employment land will need to be identified to achieve the preferred level of employment development in the town.**
- Much Wenlock benefits from an existing Neighbourhood Plan (adopted July 2014) which provides policies that supplement those in the adopted Local Plan. These policies reflect the unique character, circumstances and community aspirations in Much Wenlock. Shropshire Council will continue to work with Much Wenlock Town Council to consider the need to update the Neighbourhood Plan in light of the Local Plan Review so that they can continue to positively manage local development during the Local Plan Review period to 2036.
- The Town Council recently commissioned a review paper (March 2017) to examine the delivery of housing in the context of the existing Local Plan guideline. The report concluded that new housing has been delivered at or slightly above the anticipated rate and there was no need to modify the housing policies and approach set out in the existing Neighbourhood Plan.
- Additional land opportunities will need to recognise the heritage assets in the area and the policies and objectives in the Neighbourhood Plan.
- Identified critical infrastructure priorities for Much Wenlock include:
 - o Measures to address flooding and waste water management issues in Much Wenlock;
 - o Assessment of the need for additional primary and secondary school provision.
 - o Local and strategic highway improvements and traffic management.
 - o Provision of additional leisure, recreation and amenity facilities, with a particular focus in the south of the town.
 - o Further information on infrastructure constraints and priorities are available within the Much Wenlock Neighbourhood Plan and Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

Shifnal

- Shifnal will act as a Key Centre and contribute towards the strategic growth objectives in the East of the County. Development will balance the need for additional housing and employment accommodating **around 1,500 dwellings and around 16 hectares of employment development between 2016 and 2036.**
- In the Local Plan Review period so far, there has been 197 dwellings completed. There are also currently a further 987 dwellings committed (Planning Permission, Prior Approval or Allocation). **Therefore, a further 316 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**

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- Between 2006/07 and 2016/17 the average housing delivery rate was some 63 dwellings per year. The annual build rate required over the Local Plan Review period is some 75 dwellings per year. This is considered realistic and deliverable, given recent completion rates experienced (133 dwellings in 2015/16 and 197 dwellings in 2016/17) and the ready supply of sites currently being developed, including land north of Haughton Road, land west of Coppice Green Lane, land south of the A464, Wolverhampton Road and land at Aston Street.
- There are also several significant new housing developments already committed in Shifnal which are also expected to be delivered in the first part of the Local Plan Review period, including land between Lawton Road and Stanton Road and land north east of Stone Drive.
- To assist the economic growth objectives for the County, 16 hectares of employment development will be required in Shifnal over the Local Plan Review period. At 1st April 2016, there was around 2 hectares of land committed (with Planning Permission or Allocated). **Therefore, a minimum of 14 hectare of additional employment land will need to be identified to achieve the preferred level of employment development in the town.**
- Shifnal benefits from an existing Neighbourhood Plan (adopted December 2016) which provides policies that supplement those in the adopted Local Plan. These policies reflect the unique character, circumstances and community aspirations in Shifnal. Shropshire Council will continue to work with Shifnal Town Council to consider the need to update the Neighbourhood Plan in light of the Local Plan Review so that they can continue to positively manage local development during the Local Plan Review period to 2036.
- Additional land opportunities will need to recognise the potential delivery of new housing in the remainder of the Safeguarded Land to the North East, East, and South East of the town as well as the outcomes of the ongoing Green Belt Review when this is completed.
- Identified critical infrastructure priorities for Shifnal include:
 - o Assessment of waste water treatment works and sewerage network capacity.
 - o Works identified in the surface water management plan for the town.
 - o Reinforcement of Shifnal's primary electricity substation.
 - o Additional primary school provision and the assessment of the need for additional secondary school provision.
 - o Local and strategic highway improvements, including those identified through the Shifnal Transport Model.
 - o A replacement GP surgery.
 - o Provision of additional leisure, recreation and amenity facilities.
 - o Further information on infrastructure constraints and priorities are available within the Shifnal Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

Wem

- Wem will act as a Key Centre and contribute towards the strategic growth objectives in the North East of the County. Development will balance the need for

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additional housing and employment accommodating **around 600 dwellings and around 6 hectares of employment development between 2016 and 2036.**

- In the Local Plan Review period so far, there has been 67 dwellings completed. There are also currently a further 281 dwellings committed (Planning Permission, Prior Approval or Allocation). **Therefore, a further 252 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**
- Between 2006/07 and 2016/17 the average housing delivery rate was some 33 dwellings per year. This is comparable with the annual build rate required over the Local Plan Review period of some 30 dwellings per year.
- A significant new housing development at Lowe Hill Road was allocated in the existing Local Plan. Delivery of this site has been delayed due to site design constraints, but development is expected to start in the first part of the Local Plan Review period.
- To assist the economic growth objectives for the County, 6 hectares of employment development will be required in Wem over the Local Plan Review period. At 1st April 2016, there was around 4 hectares of land committed (with Planning Permission or Allocated). **Therefore, a minimum of 2 hectare of additional employment land will need to be identified to achieve the preferred level of employment development in the town.**
- Additional land opportunities will need to recognise significant town centre traffic management issues; safety issues associated with the railway level crossing and the need for measures to mitigate potential adverse effects from development in Wem on the integrity of protected wildlife sites.
- Identified critical infrastructure priorities for Wem include:
 - o Upgrading waste water treatment works.
 - o Additional primary provision and the assessment of the need for additional secondary school provision.
 - o Local and strategic highway improvements including town centre traffic management and junction design issues.
 - o A replacement GP surgery.
 - o Provision of additional leisure, recreation and amenity facilities.
 - o Further information on infrastructure constraints and priorities are available within the Wem Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

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Shropshire Council

Hierarchy of Settlements

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1. Executive Summary

Introduction

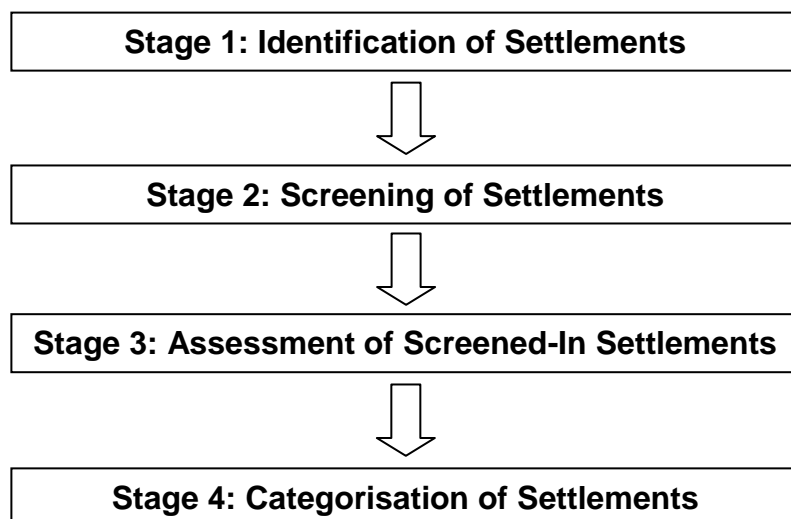
- 1.1. The purpose of this document is to provide a summary and present the conclusions reached in the settlement hierarchy assessment of Shropshire.
- 1.2. The settlement hierarchy will inform decisions on a settlement's potential to accommodate new development. In this way, the settlement hierarchy will support the partial review of the Shropshire Council Development Plan.

Policy Context

- 1.3. The National Planning Policy Framework (NPPF), sets out the Government's planning policies for England and how these are expected to be applied. The purpose of this settlement hierarchy is to review how settlements in Shropshire function, which will inform decisions on future locations of development. In this way it will provide important information linked to many of the principles of the NPPF.
- 1.4. The Shropshire Council Development Plan consists of the adopted Core Strategy (2011); and adopted Site Allocations and Management of Development (SAMDev) Plan (2015). Shropshire Council has commenced work on the partial review of the Development Plan. This Settlement Hierarchy forms part of the evidence base for this partial review by informing decisions on a settlement's potential to accommodate new development.

Methodology

- 1.5. This settlement hierarchy has been produced through an analysis of settlement function. Settlement function involves consideration of:
 - The population and number of households within a settlement; and
 - The extent to which the settlement provides services and facilities; employment opportunities; and public transport links.
- 1.6. In order to assess settlement function, Shropshire Council utilised a four stage assessment methodology. These stages were:



Assessment

Stage 1: Identification of Settlements

- 1.7. Stage 1 involved the identification of settlements suitable for inclusion within it. Shropshire Council determined to include 'recognisable named settlements' within the assessment.
- 1.8. Around 550 'recognisable named settlements' were identified within this assessment. Whilst this list may not be exhaustive, it identifies a significant proportion of 'recognisable named settlements', and it is considered an appropriate basis for undertaking this assessment. These settlements are listed within Appendix 1 of this document.

Stage 2: Screening of Settlements

- 1.9. Stage 2 involved an initial screening of the 'recognisable named settlements' identified for inclusion within the assessment in order to identify those settlements which are unlikely to offer a range of services and facilities; high speed broadband provision; employment opportunities; and public transport links, in order to focus the latter stages of assessment.
- 1.10. For the purpose of this initial screen, a combination of **settlement size** and **self-containment** were utilised. Appendix 2 of this document identifies settlements 'screened-in' and 'screened-out'.

Stage 3: Assessment of Screened-In Settlements

- 1.11. Stage 3 involved a review of each of the screened-in settlements, in order to understand how they function. This assessment consisted of a consideration of the range of services and facilities; high speed broadband provision; employment opportunities; and public transport links available within the settlement.
- 1.12. In order to allow comparison; ranking; and categorisation of settlements, a scoring system was utilised. This scoring system attributed points to a settlement, based on the type and level of services and facilities; high speed broadband provision; employment opportunities; and public transport links available. This is summarised within Table 1 below:

Table 1: Settlement Function Scoring

Category	Description	Function	Total Points
Services and Facilities	Primary Services Services and facilities that people need to use on a regular basis that are essential to everyday life.	• Nursery/Pre-School	6
		• Primary School	6
		• NHS GP Surgery	6
		• Convenience Store	6
		• Post Office*	6
		• Petrol Station*	6
		• Community Hall	6
	Secondary Services Services and facilities that people would expect to be available in larger settlements and are not needed on a day to day basis.	• Secondary School	4
		• Library	4
		• NHS Hospital	4
		• NHS Dentist	4
		• Chemist/Pharmacy	4
		• Supermarket	4
		• Bank/Building Society	4
		• Public House	4
		• Place of Worship	4
		• Leisure Centre	4
		• Children's Playground	4
• Outdoor Sports Facility	4		
• Amenity Green Space	4		

Category		Description	Function	Total Points
High Speed Broadband		A settlement is considered to have consistent access to high speed broadband where at least 75% of properties have access to download speeds of over 30mbps.	<ul style="list-style-type: none"> Consistent access to high speed broadband 	5
Employment Opportunities		An individual employer which employs 5 or more people in one of the specified sectors**.	<ul style="list-style-type: none"> Significant employment opportunity 	7
Public Transport Links	Active Link	An active main line train station or active bus stop.	<ul style="list-style-type: none"> Train station or bus stop 	5
	Regular Link	A regular service offered during peak travel times***.	<ul style="list-style-type: none"> Regular peak time public transport service 	5
Maximum Score Available:				116

*In a rural settlement, a post office or petrol station offers multiple functions (e.g. banking, convenience and comparison shopping; and often acts as a community hub), so giving it special local importance in the assessment.

**In summary, Use Class B includes offices; research & development; light industry; general industry; and/or storage and distribution; appropriate A2 financial and professional services; and/or appropriate Sui-Generis comprises commercial and/or industrial activities.

***A public transport service is considered to be regular and offered during peak travel times when it runs an outward service between 06.00 and 09.00 and a return service between 15.00 and 18.00, Monday to Friday.

Stage 4: Categorisation of Settlements

1.13. Stage 4 utilised the outputs of the earlier stages of assessment to rank and categorise settlements by their functionality. Specifically information on the size of the settlement and the points achieved during the assessment of the type and level of services and facilities; employment opportunities; and public transport links available, was used to rank the 'recognisable named settlements' in Shropshire.

1.14. The identified categories are described within Table 2:

Table 2: Settlement Categories

<ul style="list-style-type: none"> Strategic centre – The largest settlement, both in terms of population and dwellings. The main commercial, cultural and administrative centre for Shropshire, offering a large range of services and facilities; public transport links which operate regularly and widely through peak travel times; numerous significant employment opportunities; and extensive high speed broadband provision. The services and facilities within the settlement also serve a wide hinterland.
<ul style="list-style-type: none"> Principal centres and key centres – These settlements provide a range of services and facilities; benefit from high speed broadband provision; have public transport links operating regularly through peak travel times; and offer significant employment opportunities. The services and facilities within these settlements serve the settlement's resident communities and surrounding rural hinterlands.
<ul style="list-style-type: none"> Community hub settlements – Whilst the exact combination varies, the settlements within this category are considered to provide a combination of services and facilities; public transport links (often operating regularly through peak travel times); significant employment opportunities; and high speed broadband generally considered sufficient to meet the day-to-day needs of their resident communities.
<ul style="list-style-type: none"> Other rural settlements – The settlements within this category provide a more limited combination of services and facilities; public transport links (some of which operate regularly through peak travel times); significant employment opportunities; and high speed broadband. Whilst this combination of specific services and facilities; public transport links; high speed broadband; and significant employment opportunities varies, it is generally considered that resident communities are at least partially reliant upon other settlements (either within this same category, due to the differing offer amongst them; or settlements that are higher in the hierarchy) to meet certain day-to-day needs. Settlements within this category may wish to consider whether they would be appropriate for and benefit from 'opting-in' to Community Cluster status in the Local Plan. 'Opting-in' as a Community Cluster will help to maintain or enhance an area's social and economic sustainability by accommodating appropriate sustainable development which can support existing and potentially stimulate additional services; facilities; public transport links; employment opportunities; and high speed broadband.

1.15. The settlements within each of these categories are summarised within Table 3:

Table 3: Settlements by Category

Category	Settlement(s)																																																																																																																																																																						
Strategic Centre	Shrewsbury																																																																																																																																																																						
Principal centres and key centres	<ul style="list-style-type: none"> • Bridgnorth • Oswestry • Market Drayton • Whitchurch • Ludlow • Shifnal 	<ul style="list-style-type: none"> • Ellesmere • Wem • Bishop's Castle • Cleobury Mortimer • Church Stretton • Albrighton 	<ul style="list-style-type: none"> • Broseley • Craven Arms • Highley/Netherton • Much Wenlock 																																																																																																																																																																				
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2. Introduction

Background

- 2.1. Shropshire¹ is a large rural County, covering approximately 320,000 hectares, 98% of which is classed as rural (containing approximately 40% of the population) and 2% as urban (containing approximately 60% of the population). As a result of its size and predominantly rural nature, Shropshire contains a range of settlement types and sizes.
- 2.2. Due to the size and diversity of Shropshire and its settlements, it is considered beneficial to produce a settlement hierarchy. A settlement hierarchy is a way of categorising settlements, based upon an assessment of specific and consistent criteria. This information will in part, inform decisions on locations of development.

Purpose of this Document

- 2.3. This document provides a summary and presents the conclusions reached in the settlement hierarchy assessment of Shropshire.

Structure of the Document

- 2.4. This document is structured to reflect the key stage of assessment undertaken in the preparation of the settlement hierarchy. These stages were:
 - Stage 1: Identification of Settlements
 - Stage 2: Screening of Settlements
 - Stage 3: Assessment of Screened-In Settlements
 - Stage 4: Categorisation of Settlements

Status of the Document

- 2.5. This document summarises the final methodology and results of the assessment used to determine a settlement hierarchy for Shropshire.

How the Hierarchy Will Be Utilised

- 2.6. The settlement hierarchy will inform decisions on a settlement's potential to accommodate new development. In this way, the settlement hierarchy will support the partial review of the Shropshire Council Development Plan.
- 2.7. **Please Note:**
 - The assessment undertaken is solely for the purpose of identifying settlement function in order to inform the development of a settlement hierarchy. It is not intended to represent a comprehensive assessment of all services and facilities; high speed broadband provision; employment opportunities; or public transport links across Shropshire.***
 - The assessment is informed by the availability of services and facilities; high speed broadband provision; employment opportunities; and public transport links at the time the assessment was published.***
 - Whilst the settlement hierarchy is an important technical document, it does not make decisions on whether a settlement is or is not appropriate for development; the levels of development which are appropriate within a settlement; or whether specific sites for development within settlements are available or appropriate.***
- 2.8. The settlement hierarchy ultimately provides information which will be investigated further through the plan-making process.

¹All references to Shropshire within this document exclude the Telford and Wrekin Council area.

3. The Policy Context

National Policy

- 3.1. The National Planning Policy Framework (NPPF), sets out the Government's planning policies for England and how these are expected to be applied. In this way, it provides a framework for Local Planning Authorities producing Development Plans.
- 3.2. The purpose of this settlement hierarchy is to review how settlements in Shropshire function, which will inform decisions on future locations of development. In this way it will provide important information linked to the following principles of the NPPF:
 - Patterns of growth should be actively managed to make fullest possible use of public transport, walking and cycling and focus significant development in locations which are or can be made sustainable (paragraph 17);
 - In drawing up Local Plans, local planning authorities should recognise town centres as the heart of their communities and pursue policies to support their vitality. They should also define a network and hierarchy of centres that is resilient to anticipated future economic changes (paragraph 23);
 - In rural areas, the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship, should be promoted through local and neighbourhood plans (paragraph 28);
 - In preparing Local Plans, local planning authorities should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport, in order to reduce greenhouse gas emissions and reduce congestion (paragraphs 30 and 34);
 - Local planning authorities should boost significantly the supply of housing through the plan making process (paragraph 47). In rural areas, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs (paragraph 54);
 - Sustainable development should be promoted in rural areas by locating new housing where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby (paragraph 55);
 - New housing should be discouraged in the open countryside unless there are special circumstances: for example, where it would meet the essential need for a rural worker to live near their place of work; where it would represent the optimal viable use of a heritage asset; where it would re-use redundant buildings; or where it represents exceptional design (paragraph 55).

Local Policy

- 3.3. The Shropshire Development Plan consists of the adopted Core Strategy (2011); and adopted Site Allocations and Management of Development (SAMDev) Plan (2015).
- 3.4. The Shropshire Core Strategy (2011) sets out the Council's vision, strategic objectives and broad spatial strategy to guide future development and growth in Shropshire to 2026. The SAMDev Plan (2015) sets out proposals for the use of land and policies to guide future development in order to help to deliver the vision and objectives of the Core Strategy for the period up to 2026.
- 3.5. Shropshire Council has commenced work on the partial review of the Development Plan. This Settlement Hierarchy forms part of the evidence base for this partial review by informing decisions on a settlement's potential to accommodate new development.
- 3.6. In addition, any adopted formal Neighbourhood Plans also form part of the Development Plan.

4. Methodology

Establishing a Methodology

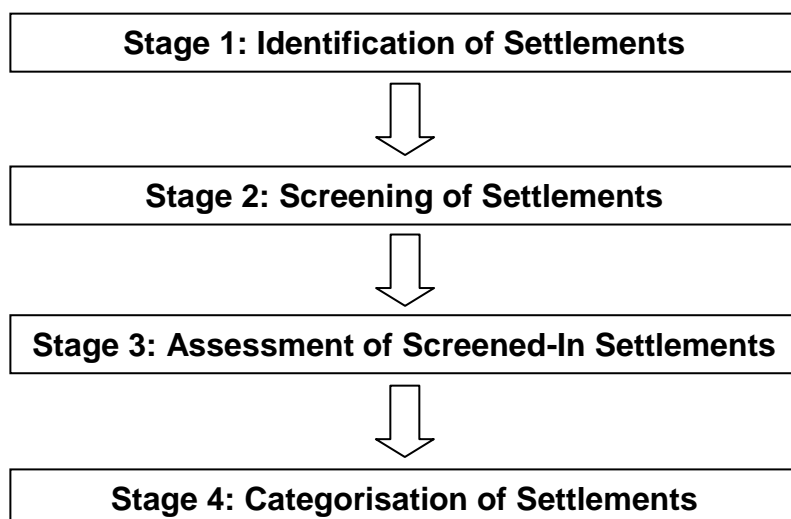
- 4.1. In order to establish an appropriate and robust methodology for undertaking this hierarchy of settlements assessment, an initial draft methodology was established, this was approved for public consultation by Shropshire Council Cabinet on the 18th January 2017.
- 4.2. Consultation occurred on the draft methodology between 23rd January 2017 and 20th March 2017, during which views were sought from a range of stakeholders including statutory consultees; neighbouring authorities; representatives of the development industry; Town and Parish Councils; local groups; and individuals.
- 4.3. In total, 239 consultation responses were received on the draft methodology and were taken into account when amending the document. Of these respondents, the majority (72.80%) indicated that they supported the methodology. Following due consideration of the comments received, a number of minor changes were made to the methodology and are reflected within this document.

Principle of the Methodology

- 4.4. This settlement hierarchy has been produced through an analysis of settlement function. Settlement function involves consideration of:
 - The population and number of households within a settlement; and
 - The extent to which the settlement provides services and facilities; employment opportunities; and public transport links.

Key Stages

- 4.5. In order to assess settlement function, Shropshire Council utilised a four stage assessment methodology. These stages were:



- 4.6. The results of these stages of assessment have been summarised within this report.

5. Assessment

Stage 1: Identification of Settlements

Overview

- 5.1. The first stage of the assessment involved the identification of those settlements suitable for inclusion within it. Shropshire Council determined to include 'recognisable named settlements' within the assessment.
- 5.2. A 'recognisable named settlement' comprises a group of houses occupied by households from different families. The group becomes a settlement due to the *number and proximity* of the houses in the group. Although a matter of judgment in each case, particularly for settlements where the number is small or where the houses are dispersed, for example strung along a road, it is the *combination* of these two factors that determines whether the dwellings constitute a settlement.
- 5.3. A 'recognisable named settlement' will usually:
 - be named on the Ordnance Survey map;
 - be referred to in a consistent way by local people; and
 - have a place name that is shared by a number of dwellings (although this may not be reflected in the postal address).

Results

- 5.4. Using this methodology, Shropshire Council identified around 550 'recognisable named settlements' in Shropshire. Whilst this list may not be exhaustive, it identifies a significant proportion of 'recognisable named settlements', and it is considered an appropriate basis for undertaking this assessment. These settlements are listed within Appendix 1 of this document.

Stage 2: Screening of Settlements

Overview

- 5.5. The second stage of the assessment involved an initial screening of the 'recognisable named settlements' identified for inclusion within the assessment.
- 5.6. The purpose of this screening was to identify those settlements which are **unlikely** to offer a range of services and facilities; high speed broadband provision; employment opportunities; and public transport links, in order to focus the latter stages of assessment. For the purpose of this initial screen, a combination of **settlement size** and **self-containment** were utilised. Specifically a two-step methodology was employed to screen-out settlements:

Step 1: A size threshold of 100 people or 50 dwellings was applied. Where a settlement was below both of these thresholds, it was assumed that the settlement, in isolation, will have limited potential to offer a range of services and facilities; high speed broadband provision; employment opportunities; and public transport links. Such settlements were therefore screened-out.

Step 2: Of the remaining settlements (which were equal to or greater than one of the two size thresholds), the settlement's self-containment was considered. In certain circumstances, where the population or dwellings that made up the settlement were considered to be dispersed over a large area and consequently its centre was unidentifiable, it was again considered that the settlement was unlikely to offer a range of services and facilities; high speed broadband; employment opportunities; and public transport links. Such settlements were therefore again screened-out.

Results

- 5.7. Appendix 2 of this document identifies rounded population and dwelling estimates for each of the ‘recognisable named settlements’ included within the assessment, highlighting those settlements that were screened-in and screened-out at this stage of assessment.
- 5.8. Those settlements which have a population of 100 people or more, and/or 50 or more dwellings, but which were screened-out as a result of Step 2 of this process were:
- Catherton Common;
 - Haytons Bent/Up Lo Hayton; and
 - Bronygarth/Castle Mill.
- 5.9. The one exception was the inclusion of Elson, which has a population of less than 100 and dwelling count of less than 50, but is currently identified within the SAMDev Plan as a community hub (with Dudleston Heath). Consequently it has been included within the latter stages of the assessment for completeness.

Stage 3: Assessment of Screened-In Settlements

Introduction

- 5.10. The third stage in the assessment involved a review of each of the screened-in settlements, in order to understand how they function. This assessment consisted of a consideration of the range of services and facilities; high speed broadband provision; employment opportunities; and public transport links available within the settlement.
- 5.11. In order to allow comparison; ranking; and categorisation of settlements, a scoring system was utilised. This scoring system attributed points to a settlement, based on the type and level of services and facilities; high speed broadband provision; employment opportunities; and public transport links available. A brief summary of each criteria and the points attributed is provided below:

Services and Facilities

- 5.12. The provision of a range of services and facilities within a settlement² supports those living and working within the settlement itself and its surrounding hinterland. It also increases the potential for these communities to access services and facilities using sustainable modes of transport.
- 5.13. A comprehensive list of services and facilities were included within the assessment. These were:

- Nursery/Pre-School
- Primary School
- Secondary School
- Library
- NHS Hospital
- NHS GP Surgery / Primary Care Centre
- NHS Dentist
- Chemist/Pharmacy
- Supermarket
- Convenience Store
- Post Office
- Bank/Building Society
- Public House
- Petrol Station
- Place of Worship
- Community Hall
- Leisure Centre
- Children’s Playground
- Outdoor Sports Facility
- Amenity Green Space

²Services and facilities are considered to be available within a settlement where they are within a comfortable walking distance of occupiers of the settlement.

- 5.14. For the purpose of scoring services and facilities, ‘weighting’ was applied to the points awarded, in order to reflect the fact that some services are considered ‘necessary to meet resident’s day to day needs’ whilst others are ‘nice to have but not essential’.
- 5.15. Furthermore, in recognition of the increased capacity and resilience offered where there is more than one provider of the same service or facility within a settlement, additional points were awarded in circumstances where there were two or more of the same service or facility available within a settlement.
- 5.16. The ‘weighted’ scoring can therefore be summarised as follows:

Table 4: Scoring of Services and Facilities

Category	Description	Services and Facilities	Points		
			Service / Facility Provided	Multiple Provision	Total
Primary Services	Services and facilities that people need to use on a regular basis that are essential to everyday life.	• Nursery/Pre-School	4	2	6
		• Primary School	4	2	6
		• NHS GP Surgery	4	2	6
		• Convenience Store	4	2	6
		• Post Office*	4	2	6
		• Petrol Station*	4	2	6
		• Community Hall	4	2	6
Secondary Services	Services and facilities that people would expect to be available in larger settlements and are not needed on a day to day basis.	• Secondary School	3	1	4
		• Library	3	1	4
		• NHS Hospital	3	1	4
		• NHS Dentist	3	1	4
		• Chemist/Pharmacy	3	1	4
		• Supermarket	3	1	4
		• Bank/Building Society	3	1	4
		• Public House	3	1	4
		• Place of Worship	3	1	4
		• Leisure Centre	3	1	4
		• Children’s Playground	3	1	4
		• Outdoor Sports Facility	3	1	4
		• Amenity Green Space	3	1	4
Total Score Available:			67	27	94

**In a rural settlement, a post office or petrol station offers multiple functions (e.g. banking, convenience and comparison shopping; and often acts as a community hub), so giving it special local importance in the assessment.*

High Speed Broadband Provision

- 5.17. The ability to access high speed broadband, with download speeds of over 30mbps (megabytes per second), is increasingly recognised as a key infrastructure requirement for both households and businesses. In recognition of this, where a settlement had consistent access to high speed broadband it was awarded **5 points**.
- 5.18. Shropshire Council has an aspiration to increase access to high speed broadband. Reflecting this aspiration significant investment has been made to improve and extend high speed broadband accessibility. However this assessment, similar to other services and facilities, is based on provision at the time that it was undertaken.
- 5.19. A settlement is considered to have consistent access to high speed broadband where at least 75% of properties have access to download speeds of over 30mbps.

Employment Opportunities

- 5.20. The provision of significant employment opportunities within a settlement is important, as it provides people with the opportunity to live and work in the same area. It also provides an indication of whether the settlement is currently able to support a significant employment opportunity and is currently attractive to employers.
- 5.21. Whilst Shropshire Council recognises that every settlement within Shropshire has one or more employers, they do not all necessarily have a significant employment opportunity.
- 5.22. In order to provide a consistent basis for assessment and comparison, a significant employment opportunity for the purpose of this assessment, is considered to be an individual employer which employs 5 or more people³ in one of the following sectors:
- Use Class B offices; research and development; light industry; general industry; and/or storage and distribution;
 - Appropriate A2 financial and professional services; and/or
 - Appropriate Sui-Generis (commercial and/or industrial activities) employment opportunities.
- 5.23. Where such significant employment opportunities were available, **5 points** were awarded to the settlement. Where a settlement had two or more employers that met this criteria a further **2 points** were awarded to the settlement.
- 5.24. Information on employers was primarily taken from the Mint Database. This is a comprehensive database of company information, maintained by Bureau Van Dijk. This was augmented by further assessment work undertaken by Shropshire Council Officers.

Public Transport Links

- 5.25. Good public transport links within a settlement provide a community with the opportunity to utilise public transport when travelling for work; leisure; and to gain access to services and facilities that are not available within the settlement itself. This is particularly true in situations where there is a regular service offered during peak travel times.
- 5.26. Reflecting this, where a settlement had a main line railway station or bus station/stop (with an active service)⁴, it was awarded **5 points**.
- 5.27. If the rail or bus services offered were regular, during peak travel times, the settlement was awarded a further **5 points**. A service is considered regular and offered during peak travel times when it runs an outward service between 06.00 and 09.00, and a return service between 15.00 and 18.00, Monday-Friday.

³This threshold is considered appropriate as in order for a company to employ 5 individuals it must have substantial premises and have made a commitment to a particular location. A significant employment opportunity is considered to be available within a settlement where they are within a comfortable walking distance of occupiers of the settlement.

⁴A main line railway station or bus station/stop is considered to be available within a settlement where they are within a comfortable walking distance of occupiers of the settlement.

Conclusion

5.28. Using this methodology, the maximum score a settlement could achieve was 116 and the minimum score was 0.

5.29. This is summarised within Table 5:

Table 5: Settlement Function Scoring

Category		Description	Function	Total Points
Services and Facilities	Primary Services	Services and facilities that people need to use on a regular basis that are essential to everyday life.	• Nursery/Pre-School	6
			• Primary School	6
			• NHS GP Surgery	6
			• Convenience Store	6
			• Post Office*	6
			• Petrol Station*	6
			• Community Hall	6
	Secondary Services	Services and facilities that people would expect to be available in larger settlements and are not needed on a day to day basis.	• Secondary School	4
			• Library	4
			• NHS Hospital	4
			• NHS Dentist	4
			• Chemist/Pharmacy	4
			• Supermarket	4
			• Bank/Building Society	4
			• Public House	4
			• Place of Worship	4
			• Leisure Centre	4
			• Children's Playground	4
			• Outdoor Sports Facility	4
• Amenity Green Space	4			
High Speed Broadband		A settlement is considered to have consistent access to high speed broadband where at least 75% of properties have access to download speeds of over 30mbps.	• Consistent access to high speed broadband	5
Employment Opportunities		An individual employer which employs 5 or more people in one of the specified sectors**.	• Significant employment opportunity	7
Public Transport Links	Active Link	An active main line train station or active bus stop.	• Train station or bus stop	5
	Regular Link	A regular service offered during peak travel times***.	• Regular peak time public transport service	5
Maximum Score Available:				116

*In a rural settlement, a post office or petrol station offers multiple functions (e.g. banking, convenience and comparison shopping; and often acts as a community hub), so giving it special local importance in the assessment.

**In summary, Use Class B includes offices; research & development; light industry; general industry; and/or storage and distribution; appropriate A2 financial and professional services; and/or appropriate Sui-Generis comprises commercial and/or industrial activities.

***A public transport service is considered to be regular and offered during peak travel times when it runs an outward service between 06.00 and 09.00 and a return service between 15.00 and 18.00, Monday to Friday.

Results

5.30. Appendix 3 of this document provides a summary of the assessment undertaken and the points attained by each settlement⁵.

⁵Information up to date at the base date of the assessment (31/03/2017)

Stage 4: Categorisation of Settlements

Overview

- 5.31. The fourth stage of the assessment utilised the outputs of the earlier stages of assessment in order to rank and categorise settlements by their functionality.
- 5.32. Specifically, information on the size of the settlement and the points achieved during the assessment of the type and level of services and facilities; employment opportunities; and public transport links available, was used to rank the 'recognisable named settlements' in Shropshire.
- 5.33. Shropshire Council officers then used this information to identify similarities and groupings of settlements, which in turn informed decisions on specific categories of settlement.
- 5.34. The specific categories identified and a general description of their characteristics are provided within Table 6:

Table 6: Settlement Categories

<ul style="list-style-type: none"> • Strategic centre - The largest settlement, both in terms of population and dwellings. The main commercial, cultural and administrative centre for Shropshire, offering a large range of services and facilities; public transport links which operate regularly and widely through peak travel times; numerous significant employment opportunities; and extensive high speed broadband provision. The services and facilities within the settlement also serve a wide hinterland.
<ul style="list-style-type: none"> • Principal centres and key centres - These settlements provide a range of services and facilities; benefit from high speed broadband provision; have public transport links operating regularly through peak travel times; and offer significant employment opportunities. The services and facilities within these settlements serve the settlement's resident communities and surrounding rural hinterlands.
<ul style="list-style-type: none"> • Community hub settlements – Whilst the exact combination varies, the settlements within this category are considered to provide a combination of services and facilities; public transport links (often operating regularly through peak travel times); significant employment opportunities; and high speed broadband generally considered sufficient to meet the day-to-day needs of their resident communities.
<ul style="list-style-type: none"> • Other rural settlements – The settlements within this category provide a more limited combination of services and facilities; public transport links (some of which operate regularly through peak travel times); significant employment opportunities; and high speed broadband. Whilst this combination of specific services and facilities; public transport links; high speed broadband; and significant employment opportunities varies, it is generally considered that resident communities are at least partially reliant upon other settlements (either within this same category, due to the differing offer amongst them; or settlements that are higher in the hierarchy) to meet certain day-to-day needs. Settlements within this category may wish to consider whether they would be appropriate for and benefit from 'opting-in' to Community Cluster status in the Local Plan. 'Opting-in' as a Community Cluster will help to maintain or enhance an area's social and economic sustainability by accommodating appropriate sustainable development which can support existing and potentially stimulate additional services; facilities; public transport links; employment opportunities; and high speed broadband.

Results

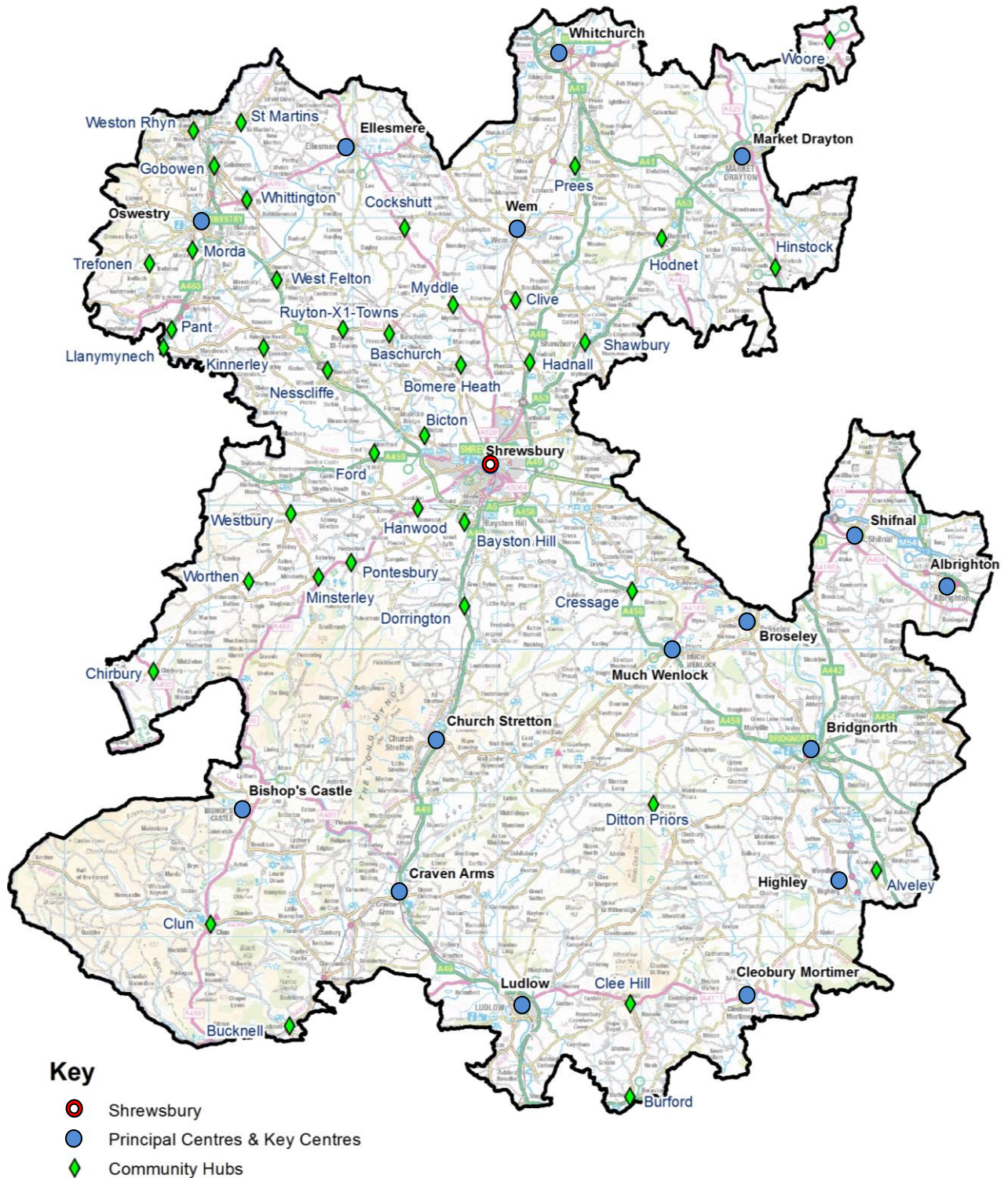
5.35. The settlements within each of these categories are as follows:

Table 7: Settlements by Category

Category	Settlement(s)																																																																																																																																																																						
Strategic Centre	Shrewsbury																																																																																																																																																																						
Principal centres and key centres	<ul style="list-style-type: none"> • Bridgnorth • Oswestry • Market Drayton • Whitchurch • Ludlow • Shifnal 	<ul style="list-style-type: none"> • Ellesmere • Wem • Bishop's Castle • Cleobury Mortimer • Church Stretton • Albrighton 	<ul style="list-style-type: none"> • Broseley • Craven Arms • Highley/Netherton • Much Wenlock 																																																																																																																																																																				
Community hub settlements	<table border="1"> <thead> <tr> <th></th> <th>Settlement</th> <th>Parish</th> <th>Place Plan Area</th> </tr> </thead> <tbody> <tr><td>1</td><td>Alveley</td><td>Alveley And Romsley</td><td>Bridgnorth</td></tr> <tr><td>2</td><td>Baschurch</td><td>Baschurch</td><td>Shrewsbury</td></tr> <tr><td>3</td><td>Bayston Hill</td><td>Bayston Hill</td><td>Shrewsbury</td></tr> <tr><td>4</td><td>Bicton</td><td>Bicton</td><td>Shrewsbury</td></tr> <tr><td>5</td><td>Bomere Heath</td><td>Bomere Heath</td><td>Shrewsbury</td></tr> <tr><td>6</td><td>Bucknell</td><td>Bucknell</td><td>Bishop's Castle</td></tr> <tr><td>7</td><td>Burford</td><td>Burford</td><td>Ludlow</td></tr> <tr><td>8</td><td>Chirbury</td><td>Chirbury with Brompton</td><td>Bishop's Castle</td></tr> <tr><td>9</td><td>Clee Hill/The Knowle</td><td>Caynham</td><td>Ludlow</td></tr> <tr><td>10</td><td>Clive</td><td>Clive</td><td>Wem</td></tr> <tr><td>11</td><td>Clun</td><td>Clun</td><td>Bishop's Castle</td></tr> <tr><td>12</td><td>Cockshutt</td><td>Cockshutt-cum-Petton</td><td>Ellesmere</td></tr> <tr><td>13</td><td>Cressage</td><td>Cressage</td><td>Much Wenlock</td></tr> <tr><td>14</td><td>Ditton Priors</td><td>Ditton Priors</td><td>Bridgnorth</td></tr> <tr><td>15</td><td>Dorrington</td><td>Condover</td><td>Shrewsbury</td></tr> <tr><td>16</td><td>Ford</td><td>Ford</td><td>Shrewsbury</td></tr> <tr><td>17</td><td>Gobowen</td><td>Selattyn and Gobowen</td><td>Oswestry</td></tr> <tr><td>18</td><td>Hadnall</td><td>Hadnall</td><td>Wem</td></tr> <tr><td>19</td><td>Hanwood</td><td>Hanwood and Hanwood Bank</td><td>Shrewsbury</td></tr> <tr><td>20</td><td>Hinstock</td><td>Hinstock</td><td>Market Drayton</td></tr> <tr><td>21</td><td>Hodnet</td><td>Hodnet</td><td>Market Drayton</td></tr> <tr><td>22</td><td>Kinnerley</td><td>Kinnerley</td><td>Oswestry</td></tr> <tr><td>23</td><td>Llanymynech</td><td>Llanymynech and Pant</td><td>Oswestry</td></tr> <tr><td>24</td><td>Minsterley</td><td>Minsterley</td><td>Minsterley & Pontesbury</td></tr> <tr><td>25</td><td>Morda</td><td>Oswestry Rural</td><td>Oswestry</td></tr> <tr><td>26</td><td>Myddle</td><td>Myddle Broughton And Harmer Hill</td><td>Wem</td></tr> <tr><td>27</td><td>Nesscliffe</td><td>Great Ness</td><td>Shrewsbury</td></tr> <tr><td>28</td><td>Pant</td><td>Llanymynech and Pant</td><td>Oswestry</td></tr> <tr><td>29</td><td>Pontesbury</td><td>Pontesbury</td><td>Minsterley & Pontesbury</td></tr> <tr><td>30</td><td>Prees</td><td>Prees</td><td>Whitchurch</td></tr> <tr><td>31</td><td>Ruyton XI Towns</td><td>Ruyton XI Towns</td><td>Oswestry</td></tr> <tr><td>32</td><td>Shawbury</td><td>Shawbury</td><td>Wem</td></tr> <tr><td>33</td><td>St Martins/Ifton Heath</td><td>St Martins</td><td>Oswestry</td></tr> <tr><td>34</td><td>Trefonen</td><td>Oswestry Rural</td><td>Oswestry</td></tr> <tr><td>35</td><td>West Felton</td><td>West Felton</td><td>Oswestry</td></tr> <tr><td>36</td><td>Westbury</td><td>Westbury</td><td>Shrewsbury</td></tr> <tr><td>37</td><td>Weston Rhyn</td><td>Weston Rhyn</td><td>Oswestry</td></tr> <tr><td>38</td><td>Whittington</td><td>Whittington</td><td>Oswestry</td></tr> <tr><td>39</td><td>Woore/Irelands Cross</td><td>Woore</td><td>Market Drayton</td></tr> <tr><td>40</td><td>Worthen</td><td>Worthen With Shelve</td><td>Bishop's Castle</td></tr> </tbody> </table>				Settlement	Parish	Place Plan Area	1	Alveley	Alveley And Romsley	Bridgnorth	2	Baschurch	Baschurch	Shrewsbury	3	Bayston Hill	Bayston Hill	Shrewsbury	4	Bicton	Bicton	Shrewsbury	5	Bomere Heath	Bomere Heath	Shrewsbury	6	Bucknell	Bucknell	Bishop's Castle	7	Burford	Burford	Ludlow	8	Chirbury	Chirbury with Brompton	Bishop's Castle	9	Clee Hill/The Knowle	Caynham	Ludlow	10	Clive	Clive	Wem	11	Clun	Clun	Bishop's Castle	12	Cockshutt	Cockshutt-cum-Petton	Ellesmere	13	Cressage	Cressage	Much Wenlock	14	Ditton Priors	Ditton Priors	Bridgnorth	15	Dorrington	Condover	Shrewsbury	16	Ford	Ford	Shrewsbury	17	Gobowen	Selattyn and Gobowen	Oswestry	18	Hadnall	Hadnall	Wem	19	Hanwood	Hanwood and Hanwood Bank	Shrewsbury	20	Hinstock	Hinstock	Market Drayton	21	Hodnet	Hodnet	Market Drayton	22	Kinnerley	Kinnerley	Oswestry	23	Llanymynech	Llanymynech and Pant	Oswestry	24	Minsterley	Minsterley	Minsterley & Pontesbury	25	Morda	Oswestry Rural	Oswestry	26	Myddle	Myddle Broughton And Harmer Hill	Wem	27	Nesscliffe	Great Ness	Shrewsbury	28	Pant	Llanymynech and Pant	Oswestry	29	Pontesbury	Pontesbury	Minsterley & Pontesbury	30	Prees	Prees	Whitchurch	31	Ruyton XI Towns	Ruyton XI Towns	Oswestry	32	Shawbury	Shawbury	Wem	33	St Martins/Ifton Heath	St Martins	Oswestry	34	Trefonen	Oswestry Rural	Oswestry	35	West Felton	West Felton	Oswestry	36	Westbury	Westbury	Shrewsbury	37	Weston Rhyn	Weston Rhyn	Oswestry	38	Whittington	Whittington	Oswestry	39	Woore/Irelands Cross	Woore	Market Drayton	40	Worthen	Worthen With Shelve	Bishop's Castle
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5.36. The locations of the strategic centre; principal and key centres; and community hubs are depicted on the following map:

Figure 1: Map showing the location of the Strategic Centre; Principal and Key Centres; and Community Hubs



Thresholds

- 5.37. As specified above, the specific thresholds for each category of settlement were identified by Shropshire Council Officers, applying their professional judgement, following the completion of the assessment of the services and facilities; public transport links; broadband provision; and employment opportunities available within settlements. The decisions were informed by a consideration of the similarities and differences between settlements, having regard to their size, role and function as identified during this assessment.
- 5.38. The threshold for the Strategic Centre is considered appropriate as:
- There is a 6 point gap separating the strategic centre (Shrewsbury) and all other settlements in Shropshire.
 - The strategic centre (Shrewsbury) was the only settlement to achieve the maximum score available within the assessment, due to its significant range of services and facilities; regular public transport links; high speed broadband; and multiple, significant employment opportunities.
 - Uniquely, services and facilities; public transport links; and employment opportunities within the strategic centre (Shrewsbury) serve most of Shropshire.
- 5.39. The lower threshold for principal/key centres and the upper threshold identified for community hubs is considered appropriate as:
- There is a three point gap separating the lowest scoring principal/key centre settlement and the highest scoring community hub settlement.
 - Principal/key centres are considered to serve a significant wider rural hinterland, due to their location and the range of services and facilities; regular public transport links; and/or employment opportunities available. Whereas those settlements that are identified as community hubs are considered to serve a more limited rural hinterland due to their proximity to settlements higher in the hierarchy and/or the smaller range of services and facilities; public transport links; and/or employment opportunities.
 - Principal/key centres are well dispersed throughout Shropshire, with reasonable rural hinterlands between them and the strategic centre and other principal/key centres. Some community hubs, particularly some of the higher scoring community hubs are satellites to larger settlements classified as either a strategic or principal/key centre.
 - Principal/key centres need to offer a large range (at least 13) of services and facilities; a regular public transport service; high speed broadband; and multiple significant employment opportunities. In circumstances where there is no regular public transport service; and/or high speed broadband; and/or multiple significant employment opportunities, a larger range of services and facilities would be necessary to compensate to enable a settlement to achieve the specified point's threshold.
- 5.40. The lower threshold identified for community hubs is considered appropriate as:
- There is a three point gap between the last community hub settlement and the first other rural settlement.
 - Settlements identified as community hubs are generally considered to offer sufficient services and facilities to meet the day-to-day needs of their resident communities. Whereas settlements classified as 'other rural settlement' are likely to have at least a partial reliance upon other settlements to meet certain day-to-day needs.

- In order to achieve this threshold a settlement needs to offer a good range (at least 5) of services and facilities; a regular public transport service; high speed broadband; and multiple significant employment opportunities. In circumstances where there is no regular public transport service; and/or high speed broadband; and/or multiple significant employment opportunities, a larger range of services and facilities would be necessary to compensate to enable a settlement to achieve the specified point's threshold.

Appendix 1. Recognisable Named Settlements'

A1.1. Table 8 provides a list of the identified recognisable named settlements in Shropshire, sorted alphabetically:

Table 8: 'Recognisable Named Settlements' in Shropshire

Settlements		
Abdon	Berrington	Button Bridge
Ackleton	Berwick	Button Oak
Acton Burnell	Besom Woods/Wheathill	Callaughton
Acton Round	Bettws-Y-Crwyn	Calverhall
Acton Scott	Bicton	Cardeston
Adderley	Billingsley	Cardington
Alberbury	Bings Heath	Castle Pulverbatch
Albrighton	Binweston	Catherton Common
Albrighton (Pimhill)	Bishop's Castle	Caynham
Aldon	Bitterley	Cefn Blodwel
All Stretton	Black Hole	Cefn Einion
Allfordgreen	Bletchley	Chapel Lawn
Alveley	Bomere Heath	Chavel
Angel Bank/Farden	Boningale	Chelmarsh
Annscroft	Boraston	Cheney Longville
Arcscott	Boulton	Chesterton
Ash Magna/Ash Parva	Boulton	Cheswardine
Ashford Bowdler	Bourton	Chetton
Ashford Carbonell	Bourton Westwood	Childs Ercall
Asterley	Brandhill	Chipnall
Asterton	Breadon Heath	Chirbury
Astley	Bridgnorth	Chirk Bank/Gledrid
Astley Abbots	Broad Oak/Six Ashes	Chorley
Aston	Brockton (Lydbury North Parish)	Church Preen
Aston Botterell	Brockton (Shipton Parish)	Church Pulverbatch
Aston Eyre	Brockton (Sutton Maddock Parish)	Church Stretton
Aston Munslow	Brockton (Worthen With Shelve Parish)	Claverley
Aston Pigott	Bromdon	Clee Hill/The Knowle
Aston Rogers	Bromfield	Clee St Margaret
Aston-On-Clun	Bromlow	Cleedownton
Atcham	Brompton	Cleestanton
Babbinswood	Broncroft	Cleeton St Mary
Badger	Bronygarth/Castle Mill	Cleobury Mortimer
Bagginswood	Broome	Cleobury North
Bagley	Broseley	Clive
Barkers Green	Broughall	Clun
Barrow	Brown Heath	Clunbury
Baschurch	Bryn	Clungunford/Abcot
Bayston Hill	Bryn Melyn	Clunton
Beambridge/Aston Mill	Bucknell	Cockshutford
Beckbury	Buildwas	Cockshutt
Beckjay	Burford	Coed-Y-Go
Bedlam	Burlton	Colebatch
Bedstone	Burwarton	Colemere
Bentlawnt	Bushmoor/Leamoor Common	Colemore Green

Settlements		
Condover	Eyton	Hilton
Coppice Gate	Eyton On Severn	Hindford
Coreley	Farley	Hinstock
Corfton/Corfton Bache/Bache Mill	Farlow	Hinton
Cosford/Donington	Faulsgreen	Hints
Cound/Upper Cound	Felhampton	Hodnet
Coundmoor/Evenwood Common	Felton Butler	Holdgate
Crackley Bank	Fenn Green	Hollinwood
Craven Arms	Fitz	Homer
Cressage	Ford	Hookagate
Crickheath	Ford Heath	Hope
Croesaubach	Forton Heath/Mytton	Hope Bagot
Cross Houses	Four Crosses	Hope Bowdler
Cross Lane Head	Frodesley	Hopesay
Crows Nest	Garmston	Hopesgate
Cruckmeole	Glazeley	Hopton Bank
Cruckton	Gleedon Hill	Hopton Cangeford
Culmington	Glynmorlas/Rhyn	Hopton Castle
Darliston	Gobowen/Rhewl	Hopton Heath
Deuxhill	Grafton	Hopton Wafers
Dhustone	Gravels (including Gravels Bank)	Hopton/Valeswood
Diddlebury	Great Ness	Horderley
Ditton Priors	Great Wytheford	Hordley
Dobsons Bridge/Roving Bridge	Great/Little Sutton	Horsebridge
Doddington	Greete	Howle
Dolgoch	Grimpo	Hughley
Donnington/Charlton Hill	Grindle	Hungerford/Broadstone
Dorrington	Grindley Brook	Ightfield
Dovaston	Grinshill	Jackfield
Dovaston (Bank)	Habberley	Kemberton
Draycott	Hadnall	Kempton
Dudleston	Halfway House	Kenley
Dudleston Heath/Gadlas	Halston/Plealey Road	Kinlet
Eardington	Hampton Loade	Kinnerley
Eardiston	Hanwood	Kinton
East Wall	Hanwood Bank	Knockin
Easthope	Harley	Knockin Heath
Eaton Constantine	Harmer Hill	Knowbury
Eaton Upon Tern	Hatton	Lea
Edge	Haughton (Upton Magna)	Lea Cross
Edgebolton/Moretonmill	Haughton (West Felton)	Leaton
Edgerley	Haytons Bent/Up Lo Hayton	Lee
Edgton/Basford	Heath	Lee Brockhurst
Edstaston	Heath Common	Leebotwood
Ellesmere Urban	Heath Hill	Leigh
Elson	Heathton	Leighton
Enchmarsh	Hemford	Lilyhurst
English Frankton	High Hatton	Little Brampton
Ensdon	Highley/Netherton	Little Brockton
Exfords Green/Lower Common	Hill Houses	Little Ness

Settlements		
Little Stretton	Morda	Pitchford
Little Worthen	More	Plaish
Llanfair Waterdine	Moreton Corbet	Platt Lane
Llanyblodwel	Moreton Say	Plealey
Llanymynech	Morton/Morton Common	Ploxgreen
Llynclys	Morville	Pont Faen
Lockleywood	Much Wenlock	Pontesbury
Long Meadow End	Muckley	Pontesbury Hill
Longden	Muckley Cross	Pontesford
Longden Common	Munslow	Porthywaen
Longford	Myddle	Posenhall
Longnor	Nantmawr	Prees
Longslow	Nash	Prees Green
Longville In The Dale	Neen Savage	Prees Heath
Longwood	Neen Sollars	Prees Higher Heath
Loppington	Neenton	Prees Lower Heath
Lordstone	Nesscliffe	Preston
Loughton	Netchwood Common	Preston Brockhurst
Lower Frankton	New Marton	Preston Gubbals
Lower Hordley/Bagley Marsh	Newbanks	Preston Montford
Ludlow	Newcastle	Priest Weston
Lydbury North	Newtown	Priors Halton
Lydham	Noneley/Commonwood/Ruewood	Purslow
Lyneal	Norbury	Quatford
Lyth Bank/Lyth Hill	Nordley	Quatt
Maesbrook/Maesbrook Green	Nordley Common	Queens Head
Maesbury	Northwood	Quina Brook
Maesbury Marsh	Norton	RAF Tern Hill
Mainstone	Norton In Hales	Ratlinghope
Marchamley	Nox	Rednal
Market Drayton	Obley	Rhoswel
Marshbrook	Oldbury	Rhyd-y-Croesau
Marton	Ollerton	Richards Castle/Batchcott
Meadowtown	Onibury	Romsley
Melverley	Oreton	Rorrington
Melverley Green	Oswestry	Rosehill
Merrington	Overton	Roughton
Middle/Lower Hengoed	Pant Glas	Round Oak
Middlehope	Pant	Rowley
Middleton	Park Hall	Rowton
Middleton Priors	Peaton	Ruckley/Langley
Middleton Scriven	Peatonstrand	Rudge
Middleton/Aston Square	Pennerley/The Bog/Tankerville	Rudge Heath
Mill Green	Pentervin	Rushbury/Roman Bank
Milson	Pentre	Rushton
Minsterley	Pentreheyling	Ruyton XI Towns
Minton	Peplow	Ryton
Monkhopton	Petton	Ryton (Condover)
Montford	Picklescott	Sansaw Heath
Montford Bridge	Pipegate	Seifton

Settlements		
Selattyn	Tern Hill	Weston (Stowe)
Shawbury	Ternhill	Weston And Wixhill
Sheinton	Tetchill	Weston Heath
Shelderton	The Down	Weston Heath (Sherrifhales)
Shelve	The Hobbins	Weston Lullingfields
Shepherds Lane/Calcott	The Hope	Weston Rhyn
Sheriffhales	The Sheet	Weston Wharf/Weston Common
Shifnal	The Smithies	Whitchurch Urban
Shipley	The Wern	Whitcot
Shipton	Ticklerton	Whitcot Keysett
Shorthill	Tilley	Whitemere
Shrawardine	Tilstock	Whittingslow
Shrewsbury	Tong	Whittington
Sibdon Carwood	Tong Norton	Whitton
Sidbury	Treflach	Whittytree/Duxmoor
Siefton	Trefonen	Whixall
Siefton Bache	Tuckhill	Wilcott
Silvington	Tugford	Wistanstow
Snailbeach	Twitchen (Three Ashes)	Wistanswick/Crickmery
Snitton	Tyrley	Withington
Soudley	Uffington	Wollaston
Soudley (Great)	Upper Affcot	Wollerton
Spurtree/Hammerhill	Upper Astley	Woodseaves
St Martins Moor	Upper Hengoed	Woofferton
St Martins/Ifton Heath	Uppington	Woolstaston
Stableford	Upton Cressett	Woolston (Oswestry Parish)
Stanley Green	Upton Magna	Woolston (Wistanstow Parish)
Stanmore Camp	Vennington	Woore/Irelands Cross
Stanton Lacy	Vernolds Common	Wooton
Stanton Long	Vron Gate	Worfield
Stanton Upon Hine Heath	Walcot	Worthen
Stanwardine in the Fields	Walford Heath/Oldwood	Wotherton
Stapleton	Walkmill	Wrentnall
Stapleton Common	Wall Under Heywood	Wroxeter
Stiperstones/Perkins Beach	Wallbank	Wyken
Stockton	Walton (Onibury)	Wykey
Stoke Heath	Waterloo	Yeaton
Stoke St Milborough	Wattlesborough Heath	Yockleton
Stoke Upon Tern	Weirbrook	Yorton
Stokesay	Welsh Frankton/Perthy	
Stoney Stretton	Welshampton	
Stottesdon	Welshend	
Stowe	Wem Urban	
Street Dinas	Wentnor	
Strefford	Wern Ddu	
Stretford Bridge	West Felton	
Stretton Westwood	Westbury	
Sutton	Westhope	
Sutton Maddock	Westley	
Sweeney Mountain/Nant-Y-Caws	Weston	

Appendix 2. Population and Dwelling Estimates: ‘Recognisable Named Settlements’

Introduction

A2.1. Table 9 provides a population and dwelling estimate for each of the identified recognisable named settlements in Shropshire, sorted alphabetically.

Population Estimate

A2.2. Wherever possible, population estimates have been prepared using the 2011 Census data for Built-up Areas (BUA) and Shropshire Council Housing Completions data from 1st April 2011 to 31st March 2016 - a population estimate has been derived from the new housing completions by applying an average household size factor.

A2.3. In circumstances where the BUA covers more than one settlement (St Martins and Pant); excludes a significant element of a settlement (Hodnet); or where 2011 Census information is not available, population estimates have been prepared by the Shropshire Council Commissioning Support Team, based on the 2015 Mid-Year Estimates by Lower Level Super Output Areas (LLSOA) prepared by Office for National Statistics © Crown Copyright 2016⁶.

A2.4. Where a settlement population is less than 20, the specific numbers have not been specified.

Dwelling Estimate

A2.5. Wherever possible, dwelling estimates have been prepared using the 2011 Census data for BUA and Shropshire Council Housing Completions data from 1st April 2011 to 31st March 2016.

A2.6. In circumstances where the BUA covers more than one settlement (St Martins and Pant); excludes a significant element of a settlement (Hodnet); or where 2011 Census information is not available, Shropshire Council Commissioning Support Team have used residential address points sourced from the Ordnance Survey (OS) Address Base Product (2016) to estimate the number of dwellings.

A2.7. Where a settlement population is less than 10, the exact numbers have not been specified.

Table 9: Population and Dwelling Estimates for ‘Recognisable Named Settlements’ in Shropshire

Key - Settlement Size

Settlement Screened-In
Settlement Screened-Out

Settlement	Settlement Population Estimate	Dwelling Estimate
Abdon	<20	<10
Ackleton	272	116
Acton Burnell	594	104
Acton Round	27	11

⁶ A precautionary approach was utilised when identifying the settlement assessment area for calculating populations and households. Consequently where there was a level of uncertainty about the extent of a settlement (such as within associated smaller dwelling groupings and the rural fringe), population and households were included rather than excluded.

Settlement	Settlement Population Estimate	Dwelling Estimate
Acton Scott	24	10
Adderley	220	90
Alberbury	109	45
Albrighton	4,870	2,205
Albrighton (Pimhill)	34	15
Aldon	<20	<10
All Stretton	310	150
Allfordgreen	44	17
Alveley	1,583	718
Angel Bank/Farden	234	98
Annscroft	220	93
Arcscott	71	29
Ash Magna/Ash Parva	160	66
Ashford Bowdler	45	20
Ashford Carbonell	326	180
Asterley	110	45
Asterton	22	10
Astley	111	50
Astley Abbots	80	33
Aston	65	26
Aston Botterell	30	12
Aston Eyre	41	17
Aston Munslow	110	51
Aston Pigott	35	15
Aston Rogers	44	19
Aston-On-Clun	222	100
Atcham	126	57
Babbinswood	164	73
Badger	100	43
Bagginswood	<20	<5
Bagley	76	26
Barkers Green	50	20
Barrow	<20	<10
Baschurch	1,705	686
Bayston Hill	5,156	2,204
Beambridge/Aston Mill	32	15
Beckbury	224	97
Beckjay	<20	<5
Bedlam	81	34
Bedstone	60	27
Bentlawnt	89	37
Berrington	60	27
Berwick	47	21
Besom Woods/Wheathill	45	19
Bettws-Y-Crwyn	<20	<10
Bicton	338	128
Billingsley	134	58
Bings Heath	60	26
Binweston	<20	<10
Bishop's Castle	1,970	930
Bitterley	103	43
Black Hole	<20	<5
Bletchley	44	18
Bomere Heath	1,302	592
Boningale	46	22
Boraston	35	15
Bouldon	32	15
Boulton	<20	<5

Settlement	Settlement Population Estimate	Dwelling Estimate
Bourton	75	36
Bourton Westwood	<20	<10
Brandhill	22	11
Breadon Heath	36	17
Bridgnorth	13,028	6,189
Broad Oak/Six Ashes	42	18
Brockton (Lydbury North Parish)	49	23
Brockton (Shipton Parish)	71	34
Brockton (Sutton Maddock Parish)	58	25
Brockton (Worthen With Shelve Parish)	292	126
Bromdon	<20	<5
Bromfield	74	35
Bromlow	59	25
Brompton	21	<10
Broncroft	<20	<5
Bronygarth/Castle Mill	107	39
Broome	102	46
Broseley	5,372	2,416
Broughall	56	23
Brown Heath	22	<10
Bryn	<20	<10
Bryn Melyn	<20	<5
Bucknell	722	368
Buildwas	144	65
Burford	1,202	517
Burlton	112	45
Burwarton	111	44
Bushmoor/Leamoor Common	84	38
Button Bridge	51	21
Button Oak	85	35
Callaughton	36	17
Calverhall	159	65
Cardeston	41	17
Cardington	119	52
Castle Pulverbatch	123	52
Catherton Common	122	52
Caynham	150	67
Cefn Blodwel	<20	<10
Cefn Einion	21	10
Chapel Lawn	29	14
Chavel	44	18
Chelmarsh	250	108
Cheney Longville	36	16
Chesterton	61	26
Cheswardine	718	298
Chetton	67	29
Childs Ercall	432	183
Chipnall	108	43
Chirbury	213	92
Chirk Bank/Gledrid	565	265
Chorley	129	53
Church Preen	41	18
Church Pulverbatch	40	17
Church Stretton	3,936	1,987
Claverley	559	242
Clee Hill/The Knowle	916	403
Clee St Margaret	88	41
Cleedownton	<20	<5

Settlement	Settlement Population Estimate	Dwelling Estimate
Cleestanton	<20	<5
Cleeton St Mary	52	22
Cleobury Mortimer	3,049	1,306
Cleobury North	30	12
Clive	537	237
Clun	687	393
Clunbury	92	43
Clungunford/Abcot	195	88
Clunton	120	56
Cockshutford	28	13
Cockshutt	859	350
Coed-Y-Go	63	26
Colebatch	66	31
Colemere	79	27
Colemore Green	44	18
Condover	740	318
Coppice Gate	46	19
Coreley	31	13
Corfton/Corfton Bache/Bache Mill	67	31
Cosford/Donington	1,752	423
Cound/Upper Cound	168	56
Coundmoor/Evenwood Common	102	34
Crackley Bank	42	20
Craven Arms	2,607	1,210
Cressage	719	336
Crickheath	63	26
Croesaubach	26	11
Cross Houses	727	328
Cross Lane Head	63	26
Crows Nest	41	17
Cruckmeole	51	21
Cruckton	88	36
Culmington	129	61
Darliston	40	18
Deuxhill	<20	<10
Dhustone	90	38
Diddlebury	177	82
Ditton Priors	831	342
Dobsons Bridge/Roving Bridge	66	28
Doddington	263	112
Dolgoch	<20	<5
Donnington/Charlton Hill	31	14
Dorrington	618	291
Dovaston	33	14
Dovaston (Bank)	28	12
Draycott	45	19
Dudleston	29	13
Dudleston Heath/Gadlas	461	205
Eardington	530	247
Eardiston	40	15
East Wall	39	16
Easthope	61	29
Eaton Constantine	135	61
Eaton Upon Tern	110	45
Edge	20	<10
Edgebolton/Moretonmill	177	55
Edgerley	54	23
Edgton/Basford	69	32

Settlement	Settlement Population Estimate	Dwelling Estimate
Edstaston	45	19
Ellesmere Urban	4,188	1,930
Elson	79	35
Enchmarsh	23	10
English Frankton	23	<10
Ensdon	<20	<10
Exfords Green/Lower Common	26	11
Eyton	<20	<10
Eyton On Severn	<20	<10
Farley	23	10
Farlow	<20	<10
Faulsgreen	106	48
Felhampton	27	12
Felton Butler	26	10
Fenn Green	50	22
Fitz	31	14
Ford	699	307
Ford Heath	51	21
Forton Heath/Mytton	138	61
Four Crosses	<20	<5
Frodesley	120	40
Garmston	69	31
Glazeley	30	13
Gleedon Hill	<20	<10
Glynmorlas/Rhyn	37	27
Gobowen/Rhewl	3,376	1,361
Grafton	108	48
Gravels (including Gravels Bank)	<20	<5
Great Ness	82	31
Great Wytheford	29	<10
Great/Little Sutton	22	10
Greete	33	14
Grimpo	50	21
Grindle	35	15
Grindley Brook	110	52
Grinshill	149	70
Habberley	67	29
Hadnall	573	269
Halfway House	145	60
Halston/Plealey Road	56	23
Hampton Loade	157	68
Hanwood	1,100	506
Hanwood Bank	375	170
Harley	137	62
Harmer Hill	347	150
Hatton	<20	<10
Haughton (Upton Magna)	<20	<10
Haughton (West Felton)	24	10
Haytons Bent/Up Lo Hayton	108	51
Heath	<20	<10
Heath Common	<20	<10
Heath Hill	57	27
Heathton	57	24
Hemford	<20	<5
High Hatton	46	18
Highley/Netherton	3,195	1,462
Hill Houses	<20	<5
Hilton	176	75

Settlement	Settlement Population Estimate	Dwelling Estimate
Hindford	40	16
Hinstock	887	314
Hinton	32	13
Hints	141	60
Hodnet	669	274
Holdgate	22	10
Hollinwood	123	52
Homer	401	175
Hookagate	116	49
Hope	43	18
Hope Bagot	28	12
Hope Bowdler	137	56
Hopesay	64	29
Hopesgate	<20	<5
Hopton Bank	73	31
Hopton Cangeford	<20	<10
Hopton Castle	51	23
Hopton Heath	36	16
Hopton Wafers	94	40
Hopton/Valeswood	103	39
Holderley	<20	<5
Hordley	32	11
Horsebridge	32	14
Howle	<20	<10
Hughley	41	18
Hungerford/Broadstone	62	29
Ightfield	201	82
Jackfield	107	51
Kemberton	192	83
Kempton	62	29
Kenley	49	21
Kinlet	63	26
Kinnerley	344	146
Kinton	116	44
Knockin	181	77
Knockin Heath	106	45
Knowbury	344	152
Lea	<20	<10
Lea Cross	76	31
Leaton	25	11
Lee	44	15
Lee Brockhurst	104	32
Leebotwood	110	48
Leigh	<20	<5
Leighton	128	58
Lilyhurst	27	13
Little Brampton	<20	<10
Little Brockton	<20	<5
Little Ness	108	41
Little Stretton	236	117
Little Worthen	<20	<5
Llanfair Waterdine	38	18
Llanyblodwel	71	30
Llanymynech	529	228
Llynclys	290	122
Lockleywood	73	29
Long Meadow End	49	22
Longden	332	135

Settlement	Settlement Population Estimate	Dwelling Estimate
Longden Common	107	45
Longford	59	24
Longnor	270	90
Longslow	27	11
Longville In The Dale	63	26
Longwood	38	17
Loppington	280	113
Lordstone	<20	<5
Loughton	<20	<10
Lower Frankton	61	24
Lower Hordley/Bagley Marsh	114	39
Ludlow	10,717	5,404
Lydbury North	231	108
Lydham	88	41
Lyneal	181	62
Lyth Bank/Lyth Hill	211	89
Maesbrook/Maesbrook Green	158	67
Maesbury	211	87
Maesbury Marsh	245	101
Mainstone	<20	<10
Marchamley	189	74
Market Drayton	12,075	5,449
Marshbrook	42	19
Marton	118	51
Meadowtown	<20	<10
Melverley	33	14
Melverley Green	85	36
Merrington	38	17
Middle/Lower Hengoed	120	47
Middlehope	<20	<10
Middleton	98	41
Middleton Priors	48	19
Middleton Scriven	44	19
Middleton/Aston Square	51	21
Mill Green	34	13
Milson	44	18
Minsterley	1,558	670
Minton	30	15
Monkhopton	88	36
Montford	42	16
Montford Bridge	311	128
Morda	1,623	680
More	<20	<10
Moreton Corbet	36	11
Moreton Say	39	16
Morton/Morton Common	90	37
Morville	90	37
Much Wenlock	2,357	1,118
Muckley	<20	<10
Muckley Cross	<20	<10
Munslow	99	46
Myddle	361	143
Nantmawr	56	24
Nash	33	14
Neen Savage	<20	<10
Neen Sollars	78	32
Neenton	88	35
Nesscliffe	218	83

Settlement	Settlement Population Estimate	Dwelling Estimate
Netchwood Common	40	16
New Marton	<20	<10
Newbanks	<20	<5
Newcastle	157	75
Newtown	97	39
Noneley/Commonwood/Ruewood	77	31
Norbury	62	29
Nordley	39	16
Nordley Common	79	33
Northwood	105	42
Norton	155	67
Norton In Hales	303	133
Nox	<20	<10
Obley	21	10
Oldbury	347	174
Ollerton	56	23
Onibury	109	54
Oreton	158	63
Oswestry	19,113	8,797
Overton	67	30
Pant Glas	51	20
Pant	1,244	533
Park Hall	585	243
Peaton	26	12
Peatonstrand	24	11
Pennerley/The Bog/Tankerville	96	40
Pentervin	<20	<5
Pentre	55	24
Pentreheyling	<20	<5
Peplow	27	11
Petton	87	34
Picklescott	41	18
Pipegate	235	103
Pitchford	105	35
Plaish	27	12
Platt Lane	50	21
Plealey	124	51
Ploxgreen	106	47
Pont Faen	44	16
Pontesbury	1,897	850
Pontesbury Hill	222	96
Pontesford	81	35
Porthywaen	143	60
Posenhall	33	15
Prees	956	426
Prees Green	86	35
Prees Heath	126	52
Prees Higher Heath	1,170	483
Prees Lower Heath	71	29
Preston	22	10
Preston Brockhurst	75	23
Preston Gubbals	38	17
Preston Montford	<20	<10
Priest Weston	63	27
Priors Halton	<20	<10
Purslow	<20	<10
Quatford	343	158
Quatt	80	35

Settlement	Settlement Population Estimate	Dwelling Estimate
Queens Head	87	37
Quina Brook	76	32
RAF Tern Hill	607	107
Ratlinghope	<20	<10
Rednal	31	13
Rhoswel	195	71
Rhyd-y-Croesau	<20	<10
Richards Castle/Batchcott	36	16
Romsley	73	32
Rorrington	37	16
Rosehill	101	27
Roughton	47	20
Round Oak	<20	<5
Rowley	<20	<5
Rowton	<20	<10
Ruckley/Langley	51	17
Rudge	35	15
Rudge Heath	<20	<10
Rushbury/Roman Bank	49	20
Rushton	40	18
Ruyton XI Towns	1,062	385
Ryton	100	43
Ryton (Conover)	139	59
Sansaw Heath	57	27
Seifton	<20	<5
Selattyn	131	51
Shawbury	2,322	877
Sheinton	29	13
Shelderton	<20	<10
Shelve	22	<10
Shepherds Lane/Calcott	173	71
Sheriffhales	363	155
Shifnal	6,991	3,215
Shipley	21	<10
Shipton	40	19
Shorthill	44	18
Shrawardine	124	47
Shrewsbury	75,200	33,597
Sibdon Carwood	<20	<10
Sidbury	27	11
Siefton	55	26
Siefton Bache	28	13
Silvington	26	11
Snailbeach	328	140
Snitton	<20	<10
Soudley	39	16
Soudley (Great)	128	51
Spurtree/Hammerhill	58	25
St Martins Moor	37	27
St Martins/Ifton Heath	1,213	971
Stableford	61	26
Stanley Green	102	43
Stanmore Camp	156	68
Stanton Lacy	23	11
Stanton Long	42	20
Stanton Upon Hine Heath	217	85
Stanwardine in the Fields	56	22
Stapleton	118	50

Settlement	Settlement Population Estimate	Dwelling Estimate
Stapleton Common	66	28
Stiperstones/Perkins Beach	150	62
Stockton	<20	<10
Stoke Heath	343	92
Stoke St Milborough	74	31
Stoke Upon Tern	117	48
Stokesay	26	13
Stoney Stretton	49	20
Stottesdon	170	70
Stowe	21	10
Street Dinas	34	19
Strefford	44	20
Stretford Bridge	42	19
Stretton Westwood	31	15
Sutton	35	15
Sutton Maddock	67	29
Sweeney Mountain/Nant-Y-Caws	143	61
Tern Hill	72	22
Ternhill	72	22
Tetchill	307	105
The Down	23	10
The Hobbins	335	146
The Hope	30	14
The Sheet	206	84
The Smithies	<20	<10
The Wern	77	28
Ticklerton	51	21
Tilley	57	23
Tilstock	393	162
Tong	102	25
Tong Norton	110	27
Treflach	188	81
Trefonen	779	324
Tuckhill	28	12
Tugford	24	11
Twitchen (Three Ashes)	50	23
Tyrley	<20	<5
Uffington	142	64
Upper Affcot	<20	<10
Upper Astley	82	37
Upper Hengoed	41	16
Uppington	58	26
Upton Cressett	<20	<10
Upton Magna	206	93
Vennington	46	19
Vernolds Common	38	18
Vron Gate	<20	<10
Walcot	<20	<10
Walford Heath/Oldwood	135	59
Walkmill	<20	<10
Wall Under Heywood	110	45
Wallbank	41	17
Walton (Onibury)	<20	<10
Waterloo	26	11
Wattlesborough Heath	137	57
Weirbrook	32	12
Welsh Frankton/Perthy	190	65
Welshampton	214	102

Settlement	Settlement Population Estimate	Dwelling Estimate
Welshend	28	12
Wem Urban	6,151	2,879
Wentnor	65	30
Wern Ddu	<20	<10
West Felton	730	300
Westbury	659	285
Westhope	266	124
Westley	<20	<10
Weston	39	16
Weston (Stowe)	<20	<10
Weston And Wixhill	153	60
Weston Heath	43	17
Weston Heath (Sherrifhales)	23	11
Weston Lullingfields	108	42
Weston Rhyn	1,944	779
Weston Wharf/Weston Common	138	54
Whitchurch Urban	10,104	4,548
Whitcot	<20	<10
Whitcot Keysett	50	24
Whitemere	<20	<5
Whittingslow	<20	<10
Whittington	1,498	649
Whitton	66	28
Whittytree/Duxmoor	45	22
Whixall	73	31
Wilcott	168	64
Wistanstow	147	66
Wistanswick/Crickmery	238	96
Withington	142	64
Wollaston	24	10
Wollerton	196	77
Woodseaves	201	54
Woofferton	58	26
Woolstaston	27	12
Woolston (Oswestry Parish)	58	24
Woolston (Wistanstow Parish)	42	19
Woore/Irelands Cross	775	342
Wooton	21	<10
Worfield	315	155
Worthen	311	148
Wotherton	46	20
Wrentnall	35	15
Wroxeter	60	27
Wyken	68	29
Wykey	37	14
Yeaton	51	21
Yockleton	219	90
Yorton	35	15

Appendix 3. Settlement Function Assessment

A3.1. Table 10 provides a summary of the results of the assessment of the services available within the screened-in settlements.

A3.2. Specifically, it summarises the points awarded to the settlement based on the availability of:

- A range of services and facilities;
- Public transport links within the settlement (and whether these are regular during peak travel times); and
- Significant employment opportunities.

Table 10: Summary of the Assessment of Services and Facilities; Public Transport Provision; and Significant Employment Opportunities within Relevant Shropshire Settlements

Settlement	Place Plan	Public Transport Link	Regular Service Offered During Peak Travel Times	Nursery / Pre-School	Primary School	Secondary School	Hospital	NHS GP Surgery	NHS Dentist	Chemist / Pharmacist	Supermarket	Convenience Store	Post Office	Bank / Building Society
Shrewsbury	Shrewsbury	5	5	6	6	4	4	6	4	4	4	6	6	4
Bridgnorth	Bridgnorth	5	5	6	6	4	3	4	4	4	4	6	6	4
Oswestry	Oswestry	5	5	6	6	3	0	6	4	4	4	6	6	4
Market Drayton	Market Drayton	5	5	6	6	3	3	4	4	4	4	6	4	4
Whitchurch Urban	Whitchurch	5	5	6	6	3	3	4	4	4	4	6	4	4
Ludlow	Ludlow	5	5	6	6	3	3	6	4	4	4	6	6	4
Shifnal	Shifnal	5	5	6	6	3	0	4	3	3	4	6	4	3
Ellesmere Urban	Ellesmere	5	5	6	4	3	0	4	3	4	3	6	4	4
Wem Urban	Wem	5	5	6	4	3	0	4	4	4	3	6	4	3
Bishops Castle	Bishops Castle	5	5	4	4	3	3	4	3	3	3	6	4	3
Cleobury Mortimer	Cleobury Mortimer	5	5	4	4	3	0	4	3	3	3	6	4	3
Church Stretton	Church Stretton	5	5	4	4	3	0	4	4	3	3	4	4	3
Albrighton	Albrighton	5	5	6	6	0	0	4	3	3	3	4	4	3
Broseley	Broseley	5	5	6	6	0	0	4	3	3	0	6	4	3
Craven Arms	Craven Arms	5	5	4	4	0	0	4	4	3	3	4	4	3
Highley/Netherton	Highley	5	5	4	4	0	0	4	0	3	3	6	4	3
Much Wenlock	Much Wenlock	5	5	4	4	3	0	4	3	3	0	6	4	3
Bayston Hill	Shrewsbury	5	5	6	4	0	0	4	3	3	0	4	4	0
Pontesbury	Minsterely & Pontesbury	5	5	4	4	3	0	4	3	3	0	4	4	0
St Martins/Ifton Heath	Oswestry	5	5	4	4	3	0	0	0	3	3	4	4	0
Gobowen/Rhewl	Oswestry	5	5	4	4	0	0	0	3	3	0	4	4	0
Shawbury	Wem	5	5	6	4	0	0	4	0	3	0	4	4	0
Bucknell	Bishops Castle	5	5	4	4	0	0	0	0	0	0	4	4	0
Prees / Prees Wood	Whitchurch	5	5	4	4	0	0	4	0	3	0	6	4	0
Clun	Bishops Castle	5	0	0	4	0	0	4	0	0	3	0	4	0
Ruyton XI Towns	Oswestry	5	5	4	4	0	0	0	0	0	0	4	4	0
Kinnerley	Oswestry	5	5	4	4	0	0	0	0	0	0	4	4	0
Minsterley	Minsterely & Pontesbury	5	5	0	4	0	0	0	0	0	0	4	4	0
Dorrington	Shrewsbury	5	5	4	4	0	0	4	0	3	0	4	4	0
Hodnet/Hodnet Heath	Market Drayton	5	5	4	4	0	0	4	0	3	0	4	4	0
Llanymynech	Oswestry	5	5	4	4	0	0	0	0	0	0	4	4	0
Baschurch/Newtown/Prescot	Shrewsbury	5	5	4	0	3	0	4	0	0	0	4	4	0
Alveley	Bridgnorth	5	5	0	4	0	0	4	0	0	0	6	4	0
Clee Hill/The Knowle	Ludlow	5	5	4	4	0	0	0	0	3	0	4	4	0
Woolley/Irelands Cross	Market Drayton	5	0	4	4	0	0	0	0	0	0	4	4	0
West Felton	Oswestry	5	5	4	4	0	0	0	0	0	0	4	4	0
Bomere Heath	Shrewsbury	5	5	0	4	0	0	0	0	3	3	0	4	0
Westbury	Shrewsbury	5	5	0	4	0	0	4	0	0	0	4	4	0
Panteg/En-y-Coed	Oswestry	5	5	4	4	0	0	0	0	0	0	4	4	0
Clive	Wem	5	5	4	4	0	0	4	0	3	0	4	4	0
Ditton Priors	Bridgnorth	0	0	4	4	0	0	4	0	0	0	4	4	0
Morda	Oswestry	5	5	4	4	0	0	0	0	0	0	4	4	0
Nesscliffe	Shrewsbury	5	5	4	4	0	0	0	0	0	0	4	0	0
Hadnall	Wem	5	5	4	4	0	0	0	0	0	0	4	4	0
Whittington	Oswestry	5	5	4	4	0	0	0	0	0	0	4	4	0
Myddle	Wem	5	5	4	4	0	0	0	0	0	0	4	0	0
Worthen	Bishops Castle	5	5	4	4	0	0	4	0	0	0	6	0	0
Hinstock	Market Drayton	5	0	4	4	0	0	0	0	0	0	4	4	0
Cressage	Much Wenlock	5	5	4	4	0	0	4	0	0	0	4	4	0
Bicton	Shrewsbury	5	5	0	4	0	0	0	0	0	0	0	0	0
Cockshutt	Ellesmere	5	5	4	4	0	0	0	0	0	0	4	4	0
Burford	Ludlow	5	5	4	4	0	0	0	0	0	0	0	0	0
Chirbury	Bishops Castle	5	5	4	4	0	0	0	0	0	0	4	4	0
Trefonen	Oswestry	5	0	4	4	0	0	0	0	0	0	4	4	0
Ford	Shrewsbury	5	5	0	4	0	0	0	0	0	0	4	0	0
Hanwood	Shrewsbury	5	5	0	4	0	0	0	0	0	0	4	4	0
Weston Rhyn/Preesgweene	Oswestry	5	5	4	4	0	0	0	0	0	0	6	0	0
Wistanstow	Craven Arms	5	5	4	4	0	0	0	0	0	0	4	0	0

Table 10: Summary of the Assessment of Services and Facilities; Public Transport Provision; and Significant Employment Opportunities within Relevant Shropshire Settlements

Settlement	Place Plan	Public House	Petrol Station	Place of Worship	Community Hall	Library	Leisure Centre	Children's Playground	Outdoor Sports Facility	Amenity Green Space	Super Fast Broadband	Employment	Total	Status
Shrewsbury	Shrewsbury	4	6	4	6	4	4	4	4	4	5	7	116	Strategic Centre
Bridgnorth	Bridgnorth	4	4	4	6	3	4	4	4	4	5	7	110	Principal Centre
Oswestry	Oswestry	4	6	4	6	3	4	4	4	4	5	7	110	Principal Centre
Market Drayton	Market Drayton	4	6	4	6	3	4	4	4	4	5	7	109	Principal Centre
Whitchurch Urban	Whitchurch	4	6	4	6	3	4	4	4	3	5	7	108	Principal Centre
Ludlow	Ludlow	4	4	4	0	3	3	4	4	4	5	7	104	Principal Centre
Shifnal	Shifnal	4	4	4	6	3	3	4	4	4	5	7	100	Key Centre
Ellesmere Urban	Ellesmere	4	4	4	6	3	3	4	4	4	5	7	99	Key Centre
Wem Urban	Wem	4	6	4	4	3	3	4	4	4	5	7	99	Key Centre
Bishops Castle	Bishops Castle	4	4	4	6	3	3	4	4	3	5	7	97	Key Centre
Cleobury Mortimer	Cleobury Mortimer	4	4	4	6	3	4	4	3	4	5	7	95	Key Centre
Church Stretton	Church Stretton	4	4	4	6	3	3	3	4	3	5	7	92	Key Centre
Albrighton	Albrighton	4	4	4	6	3	0	3	4	3	5	7	89	Key Centre
Broseley	Broseley	4	4	4	6	3	0	4	4	4	5	5	88	Key Centre
Craven Arms	Craven Arms	4	6	4	6	3	0	4	3	3	5	7	88	Key Centre
Highley/Netherton	Highley	4	4	3	6	3	3	3	4	3	5	7	86	Key Centre
Much Wenlock	Much Wenlock	4	4	4	4	3	0	3	4	4	5	7	86	Key Centre
Bayston Hill	Shrewsbury	4	4	4	6	3	0	4	4	4	5	7	83	Community Hub
Pontesbury	Minsterley & Pontesbury	4	4	4	4	3	3	3	4	0	5	7	80	Community Hub
St Martins/Ifton Heath	Oswestry	4	4	4	4	0	3	4	3	0	5	7	73	Community Hub
Gobson/Rhewl	Oswestry	4	0	4	6	3	0	3	4	4	5	5	70	Community Hub
Shawbury	Wem	4	4	3	4	3	0	3	4	0	5	5	70	Community Hub
Bucknell	Bishops Castle	4	4	3	6	3	0	4	3	3	5	7	68	Community Hub
Prees / Prees Wood	Whitchurch	0	0	4	4	3	0	3	3	0	5	7	64	Community Hub
Clun	Bishops Castle	4	4	3	6	3	0	3	4	4	5	7	63	Community Hub
Ruyton XI Towns	Oswestry	4	0	3	4	3	0	4	3	3	5	7	62	Community Hub
Kinnerley	Oswestry	3	0	3	4	3	0	3	4	3	5	7	61	Community Hub
Minsterley	Minsterley & Pontesbury	3	4	4	4	3	0	4	4	0	5	7	60	Community Hub
Dorrington	Shrewsbury	3	0	3	0	3	0	3	3	0	5	7	60	Community Hub
Hodnet/Hodnet Heath	Market Drayton	3	0	3	4	3	0	4	4	0	5	0	59	Community Hub
Llanymynech	Oswestry	4	4	4	6	3	0	3	4	0	5	0	59	Community Hub
Baschurch/Newtown/Prescot	Shrewsbury	4	0	3	4	3	0	4	4	3	5	0	59	Community Hub
Alveley	Bridgnorth	4	0	3	6	3	0	3	4	0	5	0	56	Community Hub
Clee Hill/The Knowle	Ludlow	4	0	3	4	3	0	0	3	0	5	5	56	Community Hub
Woore/Irelands Cross	Market Drayton	4	0	3	4	3	0	3	4	3	5	5	55	Community Hub
West Felton	Oswestry	3	0	4	4	3	0	3	4	3	5	0	55	Community Hub
Bomere Heath	Shrewsbury	3	0	4	6	3	0	3	4	3	5	0	55	Community Hub
Westbury	Shrewsbury	3	4	3	4	3	0	4	3	0	5	0	55	Community Hub
Pant/Pen-y-Coed	Oswestry	3	0	3	4	3	0	3	0	0	5	7	54	Community Hub
Clive	Wem	3	0	3	4	3	0	0	0	3	5	0	54	Community Hub
Ditton Priors	Bridgnorth	3	4	3	4	3	0	0	4	0	5	7	53	Community Hub
Morda	Oswestry	4	0	3	4	0	0	4	3	4	5	0	53	Community Hub
Nesscliffe	Shrewsbury	4	6	0	4	3	0	3	3	3	0	5	53	Community Hub
Hadnall	Wem	3	0	3	4	3	0	3	3	3	5	0	53	Community Hub
Whittington	Oswestry	4	0	3	4	0	0	3	3	4	5	0	52	Community Hub
Myddle	Wem	3	0	3	4	3	0	4	0	3	5	5	52	Community Hub
Worthen	Bishops Castle	0	0	4	4	3	0	3	4	0	5	0	51	Community Hub
Hinstock	Market Drayton	3	0	3	4	3	0	3	4	0	5	5	51	Community Hub
Cressage	Much Wenlock	0	0	3	4	3	0	3	3	0	5	0	51	Community Hub
Bicton	Shrewsbury	3	4	4	4	3	0	3	4	0	5	7	51	Community Hub
Cockshutt	Ellesmere	3	0	3	4	3	0	3	3	0	5	0	50	Community Hub
Burford	Ludlow	3	4	3	4	3	0	0	3	0	5	7	50	Community Hub
Chirbury	Bishops Castle	3	0	3	6	3	0	3	0	0	5	0	49	Community Hub
Trefonen	Oswestry	3	0	3	4	3	0	3	4	3	5	0	49	Community Hub
Ford	Shrewsbury	3	4	3	4	3	0	3	3	3	5	0	49	Community Hub
Hanwood	Shrewsbury	3	0	3	6	3	0	3	4	0	5	0	49	Community Hub
Weston Rhyn/Preesgweene	Oswestry	4	0	4	4	3	0	0	4	0	5	0	48	Community Hub
Wistanstow	Craven Arms	3	0	3	6	0	0	3	3	0	5	0	45	Other Rural Settlements

Table 10: Summary of the Assessment of Services and Facilities; Public Transport Provision; and Significant Employment Opportunities within Relevant Shropshire Settlements

Settlement	Place Plan	Public Transport Link	Regular Service Offered During Peak Travel Times	Nursery / Pre-School	Primary School	Secondary School	Hospital	NHS GP Surgery	NHS Dentist	Chemist / Pharmacist	Supermarket	Convenience Store	Post Office	Bank / Building Society
Knockin	Oswestry	5	5	0	0	0	0	4	0	0	0	4	4	0
Cross Houses	Shrewsbury	5	5	0	0	0	0	0	0	0	0	0	0	0
Condover	Shrewsbury	5	5	0	4	0	0	0	0	0	0	4	4	0
Longden	Shrewsbury	5	5	0	4	0	0	0	0	0	0	4	0	0
Worfield	Bridgnorth	5	5	0	4	0	0	0	0	0	0	4	0	0
Hopton Wafers	Clebury Mortimer	5	5	0	0	0	0	0	0	0	0	4	0	0
Dudleston Heath/Gadlas	Ellesmere	5	5	0	4	0	0	0	0	0	0	0	4	0
Beckbury	Albrighton	5	5	4	4	0	0	0	0	0	0	0	0	0
Cosford/Donington	Albrighton	5	5	4	0	0	0	0	0	0	0	0	0	0
Norton	Bridgnorth	5	5	0	0	0	0	0	0	0	0	4	0	0
Tilstock	Whitchurch	5	5	4	4	0	0	0	0	0	0	0	0	0
Brockton (Worthen with Shelve)	Bishops Castle	5	5	0	4	0	0	4	0	0	0	0	0	0
Claverley	Bridgnorth	0	0	0	4	0	0	0	0	0	0	4	4	0
Cheswardine	Market Drayton	0	0	4	4	0	0	0	0	0	0	4	0	0
Chirk Bank/Gledrid	Oswestry	5	5	0	0	0	0	0	0	0	0	4	0	0
Wall Under Heywood	Church Stretton	5	5	4	4	0	0	0	0	0	0	0	0	0
Welshampton	Ellesmere	5	5	4	4	0	0	0	0	0	0	0	0	0
Adderley	Market Drayton	0	0	4	4	0	0	0	0	0	0	0	4	0
Lydbury North	Bishops Castle	5	0	0	4	0	0	0	0	0	0	4	4	0
Longnor	Church Stretton	5	5	0	4	0	0	0	0	0	0	0	0	0
Sheriffhales	Shifnal	5	0	4	4	0	0	0	0	0	0	0	0	0
Annscroft	Shrewsbury	5	5	0	0	0	0	0	0	0	0	0	0	0
Harmer Hill	Wem	5	5	0	0	0	0	0	0	0	0	0	0	0
Diddlebury	Craven Arms	5	0	4	4	0	0	0	0	0	0	0	0	0
Chelmarsh	Highley	5	5	0	0	0	0	0	0	0	0	0	0	0
Norton In Hales	Market Drayton	0	0	6	0	0	0	0	0	0	0	0	0	0
Buildwas	Much Wenlock	5	5	4	4	0	0	0	0	0	0	0	0	0
Wattlesborough Heath	Shrewsbury	0	0	4	0	0	0	0	0	0	0	4	4	0
Clungunford	Bishops Castle	5	5	0	0	0	0	0	0	0	0	0	0	0
Morville	Bridgnorth	5	5	0	4	0	0	0	0	0	0	0	0	0
Stottesdon	Clebury Mortimer	5	0	4	4	0	0	0	0	0	0	4	0	0
Prees Higher Heath	Whitchurch	5	5	0	0	0	0	0	0	0	0	0	0	0
All Stretton	Church Stretton	5	5	0	0	0	0	0	0	0	0	0	0	0
RAF Tern Hill	Market Drayton	5	5	4	0	0	0	0	0	0	0	4	0	0
Alberbury	Shrewsbury	5	5	0	0	0	0	0	0	0	0	0	0	0
Atcham	Shrewsbury	5	5	0	0	0	0	0	0	0	0	0	0	0
Newtown	Wem	0	0	4	4	0	0	0	0	0	0	0	0	0
Clungun	Bishops Castle	5	0	0	0	0	0	0	0	0	0	0	0	0
Martins	Bishops Castle	5	5	0	0	0	0	0	0	0	0	0	0	0
Doddington	Bridgnorth	5	5	0	0	0	0	4	0	0	0	0	0	0
Acton Burnell	Church Stretton	5	0	0	0	0	0	0	0	0	0	4	4	0
Aston-On-Clun	Craven Arms	5	0	0	0	0	0	0	0	0	0	4	0	0
Stiperstones/Perkins Beach	Bishops Castle	5	5	0	4	0	0	0	0	0	0	4	0	0
Ashford Carbonell	Ludlow	0	0	4	4	0	0	0	0	0	0	0	0	0
Childs Ercall	Market Drayton	0	0	0	0	0	0	0	0	0	0	0	0	0
Maesbury Marsh	Oswestry	5	5	0	0	0	0	0	0	0	0	0	4	0
Park Hall	Oswestry	5	5	0	0	0	0	0	0	0	0	0	0	0
Ryton (Great & Little) (Condover)	Shrewsbury	5	5	0	0	0	0	0	0	0	0	0	0	0
Walford Heath/Oldwood	Shrewsbury	5	5	0	0	0	0	0	0	0	0	0	0	0
Loppington	Wem	0	0	0	0	0	0	0	0	0	0	4	4	0
Cardington	Church Stretton	5	0	0	0	0	0	0	0	0	0	0	0	0
Bitterley	Ludlow	5	0	4	4	0	0	0	0	0	0	0	0	0
Yockleton	Shrewsbury	5	5	0	0	0	0	0	0	0	0	0	0	0
Calverhall	Whitchurch	0	0	0	0	0	0	0	0	0	0	0	0	0
Knockin Heath	Oswestry	5	5	0	0	0	0	0	0	0	0	0	0	0
Porthywaen	Oswestry	5	5	0	0	0	0	0	0	0	0	0	0	0
Upton Magna	Shrewsbury	5	0	0	4	0	0	0	0	0	0	0	0	0
Ash Magna/Ash Parva	Whitchurch	0	0	0	0	0	0	0	0	0	0	0	0	0

Table 10: Summary of the Assessment of Services and Facilities; Public Transport Provision; and Significant Employment Opportunities within Relevant Shropshire Settlements

Settlement	Place Plan	Public House	Petrol Station	Place of Worship	Community Hall	Library	Leisure Centre	Children's Playground	Outdoor Sports Facility	Amenity Green Space	Super Fast Broadband	Employment	Total	Status
Knockin	Oswestry	3	0	3	4	0	0	0	3	0	5	5	45	Other Rural Settlements
Cross Houses	Shrewsbury	3	4	3	4	3	0	3	0	3	5	5	43	Other Rural Settlements
Condover	Shrewsbury	0	0	3	6	3	0	0	3	0	5	0	42	Other Rural Settlements
Longden	Shrewsbury	3	0	3	4	3	0	3	3	0	5	0	42	Other Rural Settlements
Worfield	Bridgnorth	4	0	3	4	3	0	0	4	0	5	0	41	Other Rural Settlements
Hopton Wafers	Cleobury Mortimer	3	4	0	4	0	0	3	0	3	5	5	41	Other Rural Settlements
Dudleston Heath/Gadlas	Ellesmere	3	0	3	4	0	0	0	3	0	5	5	41	Other Rural Settlements
Beckbury	Albrighton	3	0	3	0	3	0	0	3	0	5	5	40	Other Rural Settlements
Cosford/Donington	Albrighton	0	4	3	4	3	0	0	0	0	5	7	40	Other Rural Settlements
Norton	Bridgnorth	3	0	3	4	3	0	0	3	0	5	5	40	Other Rural Settlements
Tilstock	Whitchurch	3	0	3	4	3	0	0	4	0	5	0	40	Other Rural Settlements
Brockton (Worthen with Shelve)	Bishops Castle	3	0	3	4	3	0	3	0	0	5	0	39	Other Rural Settlements
Claverley	Bridgnorth	4	0	3	4	3	0	0	3	0	5	5	39	Other Rural Settlements
Cheswardine	Market Drayton	4	0	3	4	3	0	4	3	0	5	0	38	Other Rural Settlements
Chirk Bank/Gledrid	Oswestry	4	4	3	4	0	0	3	0	0	5	0	37	Other Rural Settlements
Wall Under Heywood	Church Stretton	0	0	0	4	3	0	3	3	0	5	0	36	Other Rural Settlements
Welsampton	Ellesmere	3	0	3	4	3	0	0	0	0	5	0	36	Other Rural Settlements
Adderley	Market Drayton	3	0	3	4	3	0	3	3	0	5	0	36	Other Rural Settlements
Lydbury North	Bishops Castle	3	0	3	4	3	0	0	0	0	5	0	35	Other Rural Settlements
Longnor	Church Stretton	0	0	3	4	3	0	0	0	0	5	5	34	Other Rural Settlements
Sherin Hales	Shifnal	3	0	3	4	3	0	0	0	3	5	0	34	Other Rural Settlements
Annscroft	Shrewsbury	0	0	3	0	3	0	3	3	0	5	7	34	Other Rural Settlements
Harmer Hill	Wem	4	0	3	4	0	0	0	0	3	5	5	34	Other Rural Settlements
Diddlebury	Craven Arms	3	0	3	6	3	0	0	0	0	5	0	33	Other Rural Settlements
Chelmarsh	Highley	4	0	3	4	3	0	0	4	0	5	0	33	Other Rural Settlements
Norton In Hales	Market Drayton	3	0	3	4	3	0	3	3	3	5	0	33	Other Rural Settlements
Buildwas	Much Wenlock	0	0	0	4	0	0	3	3	0	5	0	33	Other Rural Settlements
Wattlesborough Heath	Shrewsbury	0	0	3	4	3	0	3	3	0	5	0	33	Other Rural Settlements
Clungunford	Bishops Castle	0	0	3	4	3	0	3	4	0	5	0	32	Other Rural Settlements
Morville	Bridgnorth	3	0	3	4	3	0	0	0	0	5	0	32	Other Rural Settlements
Stottesdon	Cleobury Mortimer	3	0	0	4	3	0	0	0	0	5	0	32	Other Rural Settlements
Prees Higher Heath	Whitchurch	0	0	0	6	3	0	0	3	0	5	5	32	Other Rural Settlements
All Stretton	Church Stretton	3	0	3	4	3	0	3	0	0	5	0	31	Other Rural Settlements
RAF Tern Hill	Market Drayton	0	4	0	4	0	0	0	0	0	5	0	31	Other Rural Settlements
Alberbury	Shrewsbury	3	0	3	4	3	0	0	3	0	5	0	31	Other Rural Settlements
Atcham	Shrewsbury	3	0	3	4	3	0	0	3	0	5	0	31	Other Rural Settlements
Newtown	Wem	0	0	0	4	3	0	0	3	3	5	5	31	Other Rural Settlements
Clunton	Bishops Castle	3	0	3	4	3	0	0	0	0	5	7	30	Other Rural Settlements
Marton	Bishops Castle	4	0	4	4	3	0	0	0	0	5	0	30	Other Rural Settlements
Doddington	Bridgnorth	0	0	3	0	3	0	0	0	0	5	5	30	Other Rural Settlements
Acton Burnell	Church Stretton	0	0	3	0	3	0	0	3	3	5	0	30	Other Rural Settlements
Aston-On-Clun	Craven Arms	3	0	3	4	3	0	0	0	3	5	0	30	Other Rural Settlements
Stiperstones/Perkins Beach	Bishops Castle	3	0	0	0	3	0	0	0	0	5	0	29	Other Rural Settlements
Ashford Carbonell	Ludlow	0	0	3	4	3	0	3	3	0	5	0	29	Other Rural Settlements
Childs Ercall	Market Drayton	0	0	3	4	3	0	3	4	0	5	7	29	Other Rural Settlements
Maesbury Marsh	Oswestry	4	0	3	0	3	0	0	0	0	5	0	29	Other Rural Settlements
Park Hall	Oswestry	0	0	0	0	0	0	0	4	3	5	7	29	Other Rural Settlements
Ryton (Great & Little) (Condover)	Shrewsbury	3	0	4	4	3	0	0	0	0	5	0	29	Other Rural Settlements
Walford Heath/Oldwood	Shrewsbury	0	0	0	0	3	3	0	3	0	5	5	29	Other Rural Settlements
Loppington	Wem	0	0	3	4	3	0	3	3	0	5	0	29	Other Rural Settlements
Cardington	Church Stretton	3	0	3	4	3	0	0	0	0	5	5	28	Other Rural Settlements
Bitterley	Ludlow	0	0	3	4	0	0	3	0	0	5	0	28	Other Rural Settlements
Yockleton	Shrewsbury	3	0	3	4	3	0	0	0	0	5	0	28	Other Rural Settlements
Calverhall	Whitchurch	3	0	3	4	3	0	3	4	3	5	0	28	Other Rural Settlements
Knockin Heath	Oswestry	0	0	4	0	3	0	0	0	0	5	5	27	Other Rural Settlements
Porthywaen	Oswestry	3	0	0	4	0	0	0	0	0	5	5	27	Other Rural Settlements
Upton Magna	Shrewsbury	3	0	3	4	3	0	0	0	0	5	0	27	Other Rural Settlements
Ash Magna/Ash Parva	Whitchurch	3	0	0	4	3	0	3	4	0	5	5	27	Other Rural Settlements

Table 10: Summary of the Assessment of Services and Facilities; Public Transport Provision; and Significant Employment Opportunities within Relevant Shropshire Settlements

Settlement	Place Plan	Public Transport Link	Regular Service Offered During Peak Travel Times	Nursery / Pre-School	Primary School	Secondary School	Hospital	NHS GP Surgery	NHS Dentist	Chemist / Pharmacist	Supermarket	Convenience Store	Post Office	Bank / Building Society
Grindley Brook	Whitchurch	5	5	0	0	0	0	0	0	0	0	0	0	0
Burwarton	Bridgnorth	5	0	4	0	0	0	0	0	0	0	0	0	0
Eardington	Bridgnorth	5	5	0	0	0	0	0	0	0	0	0	0	0
Hilton	Bridgnorth	5	5	0	0	0	0	0	0	0	0	0	0	0
Eaton Constantine	Shrewsbury	5	5	0	0	0	0	0	0	0	0	0	0	0
Uffington	Shrewsbury	5	0	0	0	0	0	0	0	0	0	0	0	0
Weston Lullingfields	Shrewsbury	5	5	0	4	0	0	0	0	0	0	0	0	0
Weston Wharf/Weston Common	Shrewsbury	5	5	0	4	0	0	0	0	0	0	0	0	0
Prees Heath	Whitchurch	5	5	0	0	0	0	0	0	0	0	4	0	0
Snailbeach	Bishops Castle	5	5	0	0	0	0	0	0	0	0	0	0	0
Culmington	Craven Arms	5	5	0	0	0	0	0	0	0	0	0	0	0
Welsh Frankton/Perthy	Ellesmere	5	5	0	0	0	0	0	0	0	0	0	0	0
Quatford	Bridgnorth	5	5	0	0	0	0	0	0	0	0	0	0	0
Caynham	Ludlow	5	0	4	0	0	0	0	0	0	0	0	0	0
(Cound)/Upper Cound	Shrewsbury	0	0	0	0	0	0	0	0	0	0	0	0	0
Castle Pulverbatch	Shrewsbury	5	5	0	0	0	0	0	0	0	0	0	0	0
Halfway House	Shrewsbury	5	5	0	0	0	0	0	0	0	0	0	0	0
Leighton	Shrewsbury	5	5	0	0	0	0	0	0	0	0	0	0	0
Grinshill	Wem	0	0	0	0	0	0	0	0	0	0	0	0	0
Newcastle	Bishops Castle	0	0	0	4	0	0	0	0	0	0	0	0	0
Withington	Shrewsbury	5	0	0	0	0	0	0	0	0	0	0	0	0
Tong	Albrighton	0	0	0	0	0	0	0	0	0	0	0	0	0
Ackleton	Bridgnorth	5	5	0	0	0	0	0	0	0	0	0	0	0
Leebotwood	Church Stretton	5	5	0	0	0	0	0	0	0	0	0	0	0
Little Stretton	Church Stretton	5	5	0	0	0	0	0	0	0	0	0	0	0
Onibury	Ludlow	5	5	0	4	0	0	0	0	0	0	0	0	0
Wollerton	Market Drayton	5	5	0	0	0	0	0	0	0	0	0	0	0
Wilcott	Shrewsbury	0	0	0	0	0	0	0	0	0	0	0	0	0
Stoke Upon Tern	Market Drayton	0	0	4	4	0	0	0	0	0	0	0	0	0
Llynclys	Oswestry	5	5	0	0	0	0	0	0	0	0	0	0	0
Kemberton	Shifnal	5	5	0	0	0	0	0	0	0	0	0	0	0
Ryton	Shifnal	5	5	0	0	0	0	0	0	0	0	0	0	0
Longden Common	Shrewsbury	5	5	0	0	0	0	0	0	0	0	0	0	0
Montford Bridge	Shrewsbury	5	5	0	0	0	0	0	0	0	0	0	0	0
Ightfield	Whitchurch	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsdon	Ellesmere	5	5	0	0	0	0	0	0	0	0	0	0	0
Knowbury	Ludlow	5	0	0	0	0	0	0	0	0	0	0	0	0
Faulstree (Fauls)	Whitchurch	0	0	0	0	0	0	0	0	0	0	0	0	0
Tong Norton	Albrighton	0	0	0	0	0	0	0	0	0	0	0	0	0
Clunbury	Bishops Castle	0	0	0	4	0	0	0	0	0	0	0	0	0
Jackfield	Broseley	5	5	0	0	0	0	0	0	0	0	0	0	0
Harley	Much Wenlock	5	5	0	0	0	0	0	0	0	0	0	0	0
Maesbrook/Maesbrook Green	Oswestry	0	0	0	0	0	0	0	0	0	0	0	0	0
Hanwood Bank	Shrewsbury	5	5	0	0	0	0	0	0	0	0	0	0	0
Stanmore Camp	Bridgnorth	0	0	0	0	0	0	0	0	0	0	0	0	0
Munslow	Craven Arms	5	5	0	0	0	0	0	0	0	0	0	0	0
Wistanswick/Crickmery	Market Drayton	0	0	0	0	0	0	0	0	0	0	0	0	0
Selattyn	Oswestry	0	0	0	4	0	0	0	0	0	0	0	0	0
Astley	Shrewsbury	0	0	0	0	0	0	0	0	0	0	0	0	0
Hookagate	Shrewsbury	5	5	0	0	0	0	0	0	0	0	0	0	0
Burlton	Wem	5	5	0	0	0	0	0	0	0	0	0	0	0
Stanton Upon Hine Heath	Wem	0	0	0	0	0	0	0	0	0	0	0	0	0
Hope Bowdler	Church Stretton	5	0	0	0	0	0	0	0	0	0	0	0	0
Pitchford	Church Stretton	5	0	0	0	0	0	0	0	0	0	0	0	0
Aston Munslow	Craven Arms	5	0	0	0	0	0	0	0	0	0	0	0	0
(The) Sheet	Ludlow	5	0	0	0	0	0	0	0	0	0	0	0	0
Badger	Albrighton	5	5	0	0	0	0	0	0	0	0	0	0	0
Oreton	Clebury Mortimer	0	0	0	4	0	0	0	0	0	0	0	0	0

Table 10: Summary of the Assessment of Services and Facilities; Public Transport Provision; and Significant Employment Opportunities within Relevant Shropshire Settlements

Settlement	Place Plan	Public House	Petrol Station	Place of Worship	Community Hall	Library	Leisure Centre	Children's Playground	Outdoor Sports Facility	Amenity Green Space	Super Fast Broadband	Employment	Total	Status
Grindley Brook	Whitchurch	3	4	0	0	0	0	0	0	0	5	5	27	Other Rural Settlements
Burwarton	Bridgnorth	3	0	3	0	3	0	0	0	3	5	0	26	Other Rural Settlements
Eardington	Bridgnorth	4	0	0	4	0	0	0	0	3	5	0	26	Other Rural Settlements
Hilton	Bridgnorth	0	0	0	0	3	0	3	0	0	5	5	26	Other Rural Settlements
Eaton Constantine	Shrewsbury	3	0	4	4	0	0	0	0	0	5	0	26	Other Rural Settlements
Uffington	Shrewsbury	3	0	3	4	3	0	0	3	0	5	0	26	Other Rural Settlements
Weston Lullingfields	Shrewsbury	0	0	3	4	0	0	0	0	0	5	0	26	Other Rural Settlements
Weston Wharf/Weston Common	Shrewsbury	0	0	3	4	0	0	0	0	0	5	0	26	Other Rural Settlements
Prees Heath	Whitchurch	3	4	0	0	0	0	0	0	0	5	0	26	Other Rural Settlements
Snailbeach	Bishops Castle	0	0	0	4	3	0	3	0	0	5	0	25	Other Rural Settlements
Culmington	Craven Arms	0	0	3	4	3	0	0	0	0	5	0	25	Other Rural Settlements
Welsh Frankton/Perthy	Ellesmere	0	0	3	4	3	0	0	0	0	5	0	25	Other Rural Settlements
Quatford	Bridgnorth	3	0	3	0	3	0	0	0	0	5	0	24	Other Rural Settlements
Caynham	Ludlow	0	0	3	4	3	0	0	0	0	5	0	24	Other Rural Settlements
(Cound)/Upper Cound	Shrewsbury	3	0	3	6	3	0	0	4	0	5	0	24	Other Rural Settlements
Castle Pulverbatch	Shrewsbury	3	0	3	0	0	0	0	0	3	5	0	24	Other Rural Settlements
Halfway House	Shrewsbury	3	0	3	0	3	0	0	0	0	5	0	24	Other Rural Settlements
Leighton	Shrewsbury	3	0	3	0	3	0	0	0	0	5	0	24	Other Rural Settlements
Grinshill	Wem	3	0	3	4	3	0	0	3	3	5	0	24	Other Rural Settlements
Newcastle	Bishops Castle	0	0	3	4	3	0	0	4	0	5	0	23	Other Rural Settlements
Withington	Shrewsbury	3	0	3	4	3	0	0	0	0	5	0	23	Other Rural Settlements
Tong	Albrighton	3	4	3	4	3	0	0	0	0	5	0	22	Other Rural Settlements
Ackleton	Bridgnorth	4	0	0	0	0	0	0	3	0	5	0	22	Other Rural Settlements
Leebotwood	Church Stretton	3	0	0	4	0	0	0	0	0	5	0	22	Other Rural Settlements
Little Stretton	Church Stretton	0	0	3	4	0	0	0	0	0	5	0	22	Other Rural Settlements
Onibury	Ludlow	0	0	0	0	3	0	0	0	0	5	0	22	Other Rural Settlements
Wollerton	Market Drayton	0	0	0	0	3	0	0	4	0	5	0	22	Other Rural Settlements
Wilcott	Shrewsbury	0	0	3	0	0	0	3	3	3	5	5	22	Other Rural Settlements
Stoke Upon Tern	Market Drayton	0	0	0	0	0	0	3	0	0	5	5	21	Other Rural Settlements
Llynclys	Oswestry	3	0	0	0	0	0	3	0	0	5	0	21	Other Rural Settlements
Kemberton	Shifnal	3	0	0	0	3	0	0	0	0	5	0	21	Other Rural Settlements
Ryton	Shifnal	0	0	3	0	3	0	0	0	0	5	0	21	Other Rural Settlements
Longden Common	Shrewsbury	3	0	0	0	3	0	0	0	0	5	0	21	Other Rural Settlements
Montford Bridge	Shrewsbury	3	0	0	0	3	0	0	0	0	5	0	21	Other Rural Settlements
Ightfield	Whitchurch	0	0	3	4	3	0	3	3	0	5	0	21	Other Rural Settlements
Elson	Ellesmere	0	0	0	0	0	0	0	0	0	5	5	20	Other Rural Settlements
Knowbury	Ludlow	0	0	3	4	3	0	0	0	0	5	0	20	Other Rural Settlements
Faulsgreen (Fauls)	Whitchurch	0	0	3	4	3	0	0	0	0	5	5	20	Other Rural Settlements
Tong Norton	Albrighton	3	4	3	4	0	0	0	0	0	5	0	19	Other Rural Settlements
Clunbury	Bishops Castle	0	0	3	4	3	0	0	0	0	5	0	19	Other Rural Settlements
Jackfield	Broseley	4	0	0	0	0	0	0	0	0	5	0	19	Other Rural Settlements
Harley	Much Wenlock	0	0	0	4	0	0	0	0	0	5	0	19	Other Rural Settlements
Maesbrook/Maesbrook Green	Oswestry	3	0	4	4	3	0	0	0	0	5	0	19	Other Rural Settlements
Hanwood Bank	Shrewsbury	0	0	0	0	0	0	4	0	0	5	0	19	Other Rural Settlements
Stanmore Camp	Bridgnorth	0	0	0	0	3	0	0	0	3	5	7	18	Other Rural Settlements
Munslow	Craven Arms	0	0	3	0	0	0	0	0	0	5	0	18	Other Rural Settlements
Wistanswick/Crickmery	Market Drayton	3	0	3	4	3	0	0	0	0	5	0	18	Other Rural Settlements
Selattyn	Oswestry	3	0	3	0	3	0	0	0	0	5	0	18	Other Rural Settlements
Astley	Shrewsbury	3	0	3	4	3	0	0	0	0	5	0	18	Other Rural Settlements
Hookagate	Shrewsbury	0	0	0	0	3	0	0	0	0	5	0	18	Other Rural Settlements
Burlton	Wem	3	0	0	0	0	0	0	0	0	5	0	18	Other Rural Settlements
Stanton Upon Hine Heath	Wem	3	0	3	4	3	0	0	0	0	5	0	18	Other Rural Settlements
Hope Bowdler	Church Stretton	0	0	3	4	0	0	0	0	0	5	0	17	Other Rural Settlements
Pitchford	Church Stretton	0	0	3	4	0	0	0	0	0	5	0	17	Other Rural Settlements
Aston Munslow	Craven Arms	0	4	0	0	3	0	0	0	0	5	0	17	Other Rural Settlements
(The) Sheet	Ludlow	0	0	0	0	0	0	0	0	0	5	7	17	Other Rural Settlements
Badger	Albrighton	0	0	3	0	3	0	0	0	0	0	0	16	Other Rural Settlements
Oreton	Clebury Mortimer	0	0	0	4	3	0	0	0	0	5	0	16	Other Rural Settlements

Table 10: Summary of the Assessment of Services and Facilities; Public Transport Provision; and Significant Employment Opportunities within Relevant Shropshire Settlements

Settlement	Place Plan	Public Transport Link	Regular Service Offered During Peak Travel Times	Nursery / Pre-School	Primary School	Secondary School	Hospital	NHS GP Surgery	NHS Dentist	Chemist / Pharmacist	Supermarket	Convenience Store	Post Office	Bank / Building Society
Grafton	Shrewsbury	0	0	0	0	0	0	0	0	0	0	0	0	0
Pennerley/The Bog/Tankerville	Bishops Castle	5	0	0	0	0	0	0	0	0	0	0	0	0
Ploxgreen	Minsterely & Pontesbury	5	5	0	0	0	0	0	0	0	0	0	0	0
Babbinswood	Oswestry	5	0	0	0	0	0	0	0	0	0	0	0	0
Maesbury	Oswestry	5	5	0	0	0	0	0	0	0	0	0	0	0
Sweeney Mountain/Nant-Y-Caws	Oswestry	5	5	0	0	0	0	0	0	0	0	0	0	0
Little Ness	Shrewsbury	0	0	0	0	0	0	0	0	0	0	0	0	0
Shrawardine	Shrewsbury	0	0	0	0	0	0	0	0	0	0	0	0	0
Stapleton	Shrewsbury	0	0	0	0	0	0	0	0	0	0	0	0	0
Edgebolton/Moretonmill	Wem	5	5	0	0	0	0	0	0	0	0	0	0	0
Weston And Wixhill	Wem	0	0	0	0	0	0	0	0	0	0	0	0	0
Billingsley	Bridgnorth	0	0	0	0	0	0	0	0	0	0	0	0	0
Frodesley	Church Stretton	5	0	0	0	0	0	0	0	0	0	0	0	0
Rhoswiel	Oswestry	0	0	0	0	0	0	0	0	0	0	0	0	0
Treflach	Oswestry	5	0	0	0	0	0	0	0	0	0	0	0	0
Hampton Loade	Bridgnorth	0	0	0	0	0	0	0	0	0	0	0	0	0
Westhope	Craven Arms	0	0	0	0	0	0	0	0	0	0	0	0	0
Marchamley	Market Drayton	0	0	0	0	0	0	0	0	0	0	0	0	0
Rosehill	Market Drayton	0	0	4	0	0	0	0	0	0	3	0	0	0
Pipegate	Market Drayton	0	0	0	0	0	0	0	0	0	0	0	0	0
Kinton	Shrewsbury	0	0	0	0	0	0	0	0	0	0	0	0	0
Broome	Craven Arms	5	0	0	0	0	0	0	0	0	0	0	0	0
Lower Hordley/Bagley Marsh	Ellesmere	0	0	0	0	0	0	0	0	0	0	0	0	0
Tetchill	Ellesmere	0	0	0	0	0	0	0	0	0	0	0	0	0
Angel Bank/Farden	Ludlow	5	0	0	0	0	0	0	0	0	0	0	0	0
Soudley (Great)	Market Drayton	0	0	0	0	0	0	0	0	0	0	0	0	0
Woodseaves	Market Drayton	5	0	0	0	0	0	0	0	0	0	0	0	0
Coundmoor/Evenwood Common	Shrewsbury & Church Stretton	0	0	0	0	0	0	0	0	0	0	0	0	0
Oldbury	Bridgnorth	0	0	0	0	0	0	0	0	0	0	0	0	0
Middleton	Bishops Castle	0	0	0	0	0	0	0	0	0	0	0	0	0
The Hobbins	Bridgnorth	0	0	0	0	0	0	0	0	0	0	0	0	0
Chorley	Cleobury Mortimer	0	0	0	0	0	0	0	0	0	0	0	0	0
Hints	Cleobury Mortimer	0	0	0	0	0	0	0	0	0	0	0	0	0
Lyneal	Ellesmere	0	0	0	0	0	0	0	0	0	0	0	0	0
Eaton Upon Tern	Market Drayton	0	0	0	0	0	0	0	0	0	0	0	0	0
Stoke Heath	Market Drayton	0	0	0	0	0	0	0	0	0	0	0	0	0
Asterley	Minsterely & Pontesbury	0	0	0	0	0	0	0	0	0	0	0	0	0
Plealey	Minsterely & Pontesbury	0	0	0	0	0	0	0	0	0	0	0	0	0
Hopton/Valeswood	Shrewsbury	0	0	0	0	0	0	0	0	0	0	0	0	0
Hollinwood	Wem	0	0	0	0	0	0	0	0	0	0	0	0	0
Stanley Green	Wem	0	0	0	0	0	0	0	0	0	0	0	0	0
Northwood	Wem & Ellesmere	0	0	0	0	0	0	0	0	0	0	0	0	0
Lee Brockhurst	Wem	0	0	0	0	0	0	0	0	0	0	0	0	0
Pontesbury Hill	Minsterely & Pontesbury	0	0	0	0	0	0	0	0	0	0	0	0	0
Homer	Much Wenlock	0	0	0	0	0	0	0	0	0	0	0	0	0
Middle/Lower Hengoed	Oswestry	0	0	0	0	0	0	0	0	0	0	0	0	0
Forton Heath/Mytton	Shrewsbury	0	0	0	0	0	0	0	0	0	0	0	0	0
Lyth Bank/Lyth Hill	Shrewsbury	0	0	0	0	0	0	0	0	0	0	0	0	0
Shepherds Lane/Calcott	Shrewsbury	0	0	0	0	0	0	0	0	0	0	0	0	0
Chipnall	Market Drayton	0	0	0	0	0	0	0	0	0	0	0	0	0

Table 10: Summary of the Assessment of Services and Facilities; Public Transport Provision; and Significant Employment Opportunities within Relevant Shropshire Settlements

Settlement	Place Plan	Public House	Petrol Station	Place of Worship	Community Hall	Library	Leisure Centre	Children's Playground	Outdoor Sports Facility	Amenity Green Space	Super Fast Broadband	Employment	Total	Status
Grafton	Shrewsbury	0	0	4	4	3	0	0	0	0	5	0	16	Other Rural Settlements
Pennerley/The Bog/Tankerville	Bishops Castle	0	0	0	0	0	0	0	0	0	5	5	15	Other Rural Settlements
Ploxgreen	Minsterely & Pontesbury	0	0	0	0	0	0	0	0	0	5	0	15	Other Rural Settlements
Babbinswood	Oswestry	0	0	0	0	0	0	0	0	0	5	5	15	Other Rural Settlements
Maesbury	Oswestry	0	0	0	0	0	0	0	0	0	5	0	15	Other Rural Settlements
Sweeney Mountain/Nant-Y-Caws	Oswestry	0	0	0	0	0	0	0	0	0	5	0	15	Other Rural Settlements
Little Ness	Shrewsbury	0	0	3	4	3	0	0	0	0	5	0	15	Other Rural Settlements
Shrawardine	Shrewsbury	0	0	3	4	3	0	0	0	0	5	0	15	Other Rural Settlements
Stapleton	Shrewsbury	0	0	3	4	3	0	0	0	0	5	0	15	Other Rural Settlements
Edgebolton/Moretonmill	Wem	0	0	0	0	0	0	0	0	0	5	0	15	Other Rural Settlements
Weston And Wixhill	Wem	3	0	3	4	0	0	0	0	0	5	0	15	Other Rural Settlements
Billingsley	Bridgnorth	3	0	3	0	3	0	0	0	0	5	0	14	Other Rural Settlements
Frodesley	Church Stretton	0	0	3	0	0	0	0	0	0	5	0	13	Other Rural Settlements
Rhoswiel	Oswestry	3	0	0	0	0	0	0	0	0	5	5	13	Other Rural Settlements
Treflach	Oswestry	3	0	0	0	0	0	0	0	0	5	0	13	Other Rural Settlements
Hampton Loade	Bridgnorth	4	0	0	0	3	0	0	0	0	5	0	12	Other Rural Settlements
Westhope	Craven Arms	0	0	3	4	0	0	0	0	0	5	0	12	Other Rural Settlements
Market Drayton	Market Drayton	0	0	0	4	3	0	0	0	0	5	0	12	Other Rural Settlements
Rosehill	Market Drayton	0	0	0	0	0	0	0	0	0	5	0	12	Other Rural Settlements
Pipetstone	Market Drayton	3	0	0	0	3	0	0	0	0	5	0	11	Other Rural Settlements
Kinton	Shrewsbury	0	0	3	0	3	0	0	0	0	5	0	11	Other Rural Settlements
Broome	Craven Arms	0	0	0	0	0	0	0	0	0	5	0	10	Other Rural Settlements
Lower Hordley/Bagley Marsh	Ellesmere	0	0	0	0	0	0	0	0	0	5	5	10	Other Rural Settlements
Tetchill	Ellesmere	0	0	0	0	0	0	0	0	0	5	5	10	Other Rural Settlements
Angel Bank/Farden	Ludlow	0	0	0	0	0	0	0	0	0	5	0	10	Other Rural Settlements
Soudley (Great)	Market Drayton	0	0	0	0	0	0	0	0	0	5	5	10	Other Rural Settlements
Woodseaves	Market Drayton	0	0	0	0	0	0	0	0	0	5	0	10	Other Rural Settlements
Coundmoor/Evenwood Common	Shrewsbury & Church Stretton	0	0	3	4	3	0	0	0	0	0	0	10	Other Rural Settlements
Oldbury	Bridgnorth	0	0	0	4	0	0	0	0	0	5	0	9	Other Rural Settlements
Middleton	Bishops Castle	0	0	3	0	0	0	0	0	0	5	0	8	Other Rural Settlements
The Hobbins	Bridgnorth	0	0	0	0	0	0	3	0	0	5	0	8	Other Rural Settlements
Chorley	Clebury Mortimer	0	0	0	0	3	0	0	0	0	5	0	8	Other Rural Settlements
Hints	Clebury Mortimer	0	0	0	0	3	0	0	0	0	5	0	8	Other Rural Settlements
Lyneal	Ellesmere	0	0	0	0	3	0	0	0	0	5	0	8	Other Rural Settlements
Eaton Upon Tern	Market Drayton	0	0	0	0	3	0	0	0	0	5	0	8	Other Rural Settlements
Stoke Heath	Market Drayton	0	0	0	0	3	0	0	0	0	5	0	8	Other Rural Settlements
Asterley	Minsterely & Pontesbury	0	0	3	0	0	0	0	0	0	5	0	8	Other Rural Settlements
Plealey	Minsterely & Pontesbury	0	0	3	0	0	0	0	0	0	5	0	8	Other Rural Settlements
Hopton/Valeswood	Shrewsbury	0	0	0	0	3	0	0	0	0	5	0	8	Other Rural Settlements
Hollinwood	Wem	0	0	0	0	3	0	0	0	0	5	0	8	Other Rural Settlements
Stanley Green	Wem	0	0	0	0	3	0	0	0	0	5	0	8	Other Rural Settlements
Northwood	Wem & Ellesmere	3	0	0	0	0	0	0	0	0	5	0	8	Other Rural Settlements
Lee Brockhurst	Wem	0	0	0	4	3	0	0	0	0	0	0	7	Other Rural Settlements
Pontesbury Hill	Minsterely & Pontesbury	0	0	0	0	0	0	0	0	0	5	0	5	Other Rural Settlements
Homer	Much Wenlock	0	0	0	0	0	0	0	0	0	5	0	5	Other Rural Settlements
Middle/Lower Hengoed	Oswestry	0	0	0	0	0	0	0	0	0	5	0	5	Other Rural Settlements
Forton Heath/Mytton	Shrewsbury	0	0	0	0	0	0	0	0	0	5	0	5	Other Rural Settlements
Lyth Bank/Lyth Hill	Shrewsbury	0	0	0	0	0	0	0	0	0	5	0	5	Other Rural Settlements
Shepherds Lane/Calcott	Shrewsbury	0	0	0	0	0	0	0	0	0	5	0	5	Other Rural Settlements
Chipnall	Market Drayton	0	0	0	0	3	0	0	0	0	0	0	3	Other Rural Settlements

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