



## Key Centre: Much Wenlock

- 16.3. Much Wenlock is a small historic Shropshire market town with a wide rural hinterland which runs from the lip of the Severn Gorge down to the south west along Wenlock Edge. Much Wenlock is a desirable place to live in Shropshire because of the town's rich history, environmental qualities and especially its location near the growth points of Telford and Shrewsbury and being within ready commuting distance of the West Midlands conurbation. The resulting development pressures and high house prices create a challenge to provide housing to meet local needs in a way that respects the quality of the town and its rural setting.
- 16.4. 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 is committed to 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 work together to positively manage local development during the Local Plan Review period to 2036.
- 16.5. 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.
- 16.6. Key planning issues for Much Wenlock include the fact that the town catchment has been designated as a Flood Rapid Response Catchment in the highest category. Surface water flooding can develop very quickly in this situation and the potential impact on flood risk is a very significant consideration, in the context of the identification of additional development sites. Other issues include the need to provide more affordable housing and to achieve a better balance between housing and employment by stimulating additional local employment opportunities.
- 16.7. A detailed profile of the market town of Much Wenlock is available here: <https://shropshire.gov.uk/media/9689/much-wenlock.pdf>
- 16.8. Identified critical infrastructure priorities for Much Wenlock include:
- Measures to effectively address flooding and waste water management issues in Much Wenlock;
  - The provision of premises to support the future delivery of secondary health care and other community services;
  - Assessment of the need for additional primary and secondary school provision;
  - Local and strategic highway improvements and traffic management;
  - Provision of additional leisure, recreation and amenity facilities, with a particular focus in the south of the town;
  - Further information on infrastructure constraints and priorities are available within the Much Wenlock Neighbourhood Plan and Place Plan.
- 16.9. As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

## Development Strategy

- 16.10. Much Wenlock will continue to act as a Key Centre and development will balance the need for additional housing and employment by accommodating around 150 dwellings and around 1 hectare of employment development between 2016 and 2036. There are 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. 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.
- 16.11. To assist the economic growth objectives for the County, an additional 2 hectare 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, proposals to develop a minimum of 1 hectare (net) of additional employment land will be supported on appropriate sites consistent with criteria-based Local Plan policies to deliver the preferred level of employment development in the town.
- 16.12. Additional development in Much Wenlock will need to recognise the potential impacts on flood risk, heritage assets and the policies and objectives in the Neighbourhood Plan.

### Summary of residential requirements

	Number of Dwellings
Preferred dwelling guideline 2016-2036	150
Dwellings completed in 2016-17*	0
Dwellings committed as at 31 <sup>st</sup> March 2017*	45
Remaining dwelling requirement to be identified	105
Dwellings to be allocated	80
Balance/Windfall allowance**	25

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

### Summary of employment land requirements

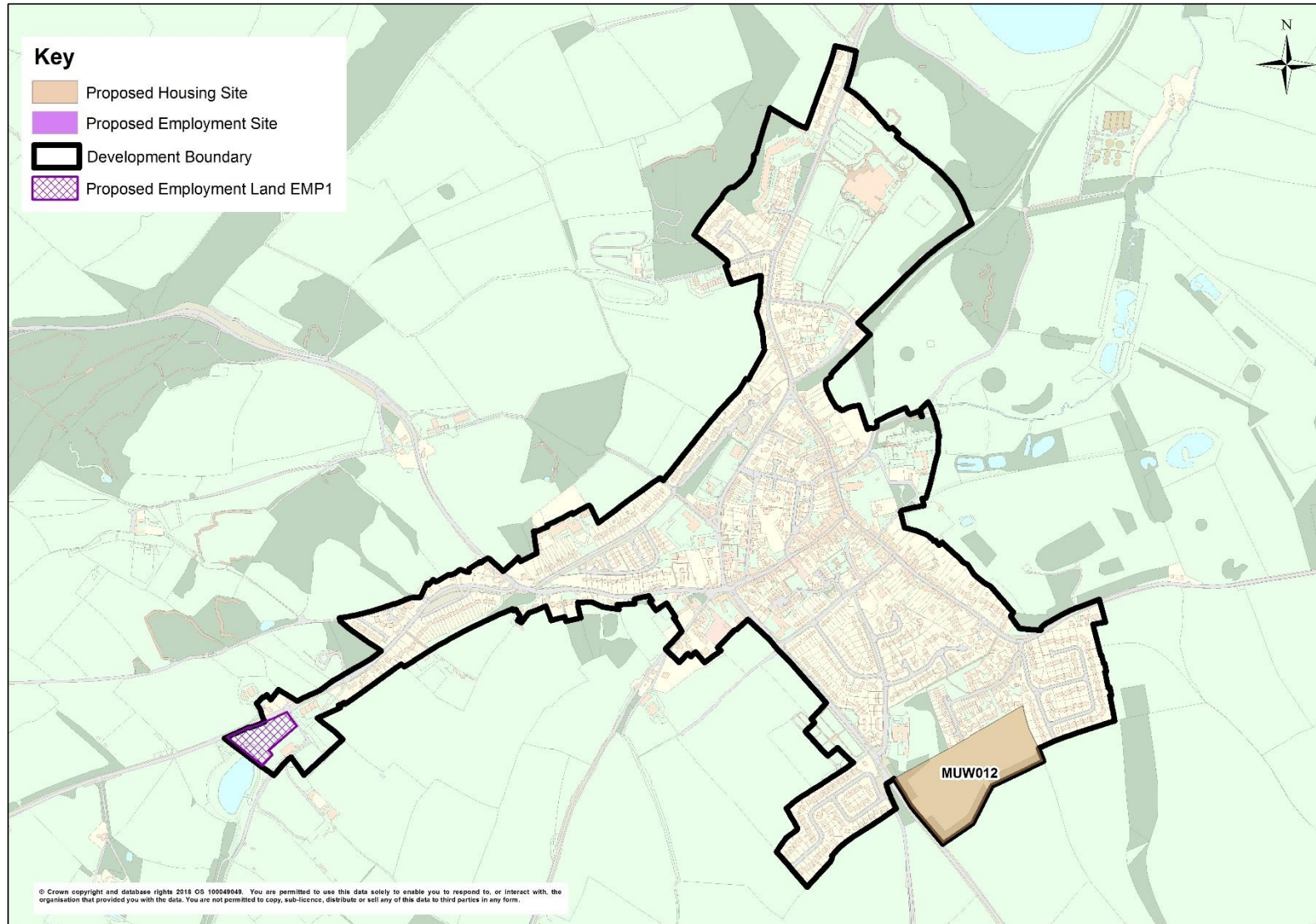
	Employment Land (Ha)
Preferred employment land guideline 2016-2036	2
Commitments and allocations as at 31 <sup>st</sup> March 2017*	1.5
Employment land shortfall	0.5
Employment land to be allocated	0
Balance/Windfall allowance**	0.5

\*Analysis of Employment Supply at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall development.

### Proposed Development Boundary and Preferred Site Allocation

16.13. The map below identifies the location of the preferred allocation and the proposed development boundary for Much Wenlock:



16.14. The table below provides information on the preferred allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
MUW012	Land adjoining the Primary School and Hunters Gate, Much Wenlock	3.80	80 dwellings	Development is subject to: <ul style="list-style-type: none"> <li>• In conjunction with the existing 'Hunters Gate' development, the delivery of both on and off-site attenuation infrastructure, to address 'rapid catchment' flood risk;</li> <li>• Consideration of the potential to deliver a roundabout access to the A458.</li> </ul>

## Community Hubs

16.15. Shropshire Council has undertaken an assessment of the local services, facilities, employment 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 Settlements evidence base document available via the Shropshire Council website at: <http://shropshire.gov.uk/planning-policy/local-plan/local-plan-partial-review-2016-2036/>

16.16. One Community Hub has been identified within the Much Wenlock Place Plan area, specifically: Cressage.

## Cressage

16.17. Cressage is a modest sized village located to the south-east of Shrewsbury on the A458 Bridgnorth Road, close to Wenlock Edge. The character of the village reflects its progressive development south from the historic core of the Old Hall and Castle on the junction of the A458 with Sheinton Road / Station Road. The village has a range of local services and facilities largely serving the local community rather than demand from the A458. The primary road through the village mainly functions as a through route for traffic.

16.18. The A458 separates the village into two unequal parts with the services located in the larger eastern portion. The route of the A458 comprises a sharp bend within the village where it forms a complicated junction with Sheinton Road / Station Road which also accommodates the War Memorial and the former public house The Eagles, in need of re-use or redevelopment. This configuration of land uses creates a constrained junction where traffic flows compete for road space. The A458 south also rises on a steep and relatively consistent gradient which encourages excessive speeds through the village.

16.19. Cressage was not identified as a location for planned development in the SAMDev Plan (2015) and the preceding Local Plan did not make any site allocations in Cressage and so the village Cressage has not seen planned development for some time. In this Local Plan, there will be two housing allocations both situated on the route of the A458 along with an allowance for windfall development within the village. Local aspirations for this Community Hub require these new developments to have positive effects on the character of the village, to exert a calming influence on traffic flows along the A458 and to meet local housing needs for high quality, affordable housing across a range of tenures.

## Development Strategy

- 16.20. Over the period to 2036, Cressage will function as a Community Hub and the planned developments will secure this role and address the needs of the village community.
- 16.21. Two housing allocations are identified comprising land off Harley Road (CES005) in the south of the village and the disused public house and site of The Eagles (CES006) at the junction of the A458 with Sheinton Road / Station Road. These sites require investigation of their archaeological significance and for CES005, for built heritage significance also. Further investigations are necessary for its ecological significance being situated close to the Wood Lane Cressage LWS, flood risk and drainage of both sites particularly recognising the potential for habitat use of the disused building at The Eagles. Both sites have natural landscaping especially around their boundaries which should be retained, improved or enhanced to contribute to the character of the proposed developments.
- 16.22. Both sites are expected to meet the local housing needs of the village through the provision of appropriate and affordable housing providing good contemporary design with a sympathetic layout respecting the amenity of adjoining uses and the proximity of the A458.
- 16.23. CES005 (Land at Harley Road) should provide a suitable highway junction with adequate visibility into the A458 incorporating traffic calming measures that complement the speed restrictions within the village. This junction is expected to require some significant works to the site boundary to accommodate the anticipated roundabout junction and any necessary realignment of the route of the A458. Vehicular access from CES005 onto the narrow Wood Lane to the rear should consider the character of this lane and the limited capacity of the roadway and its constrained junction with the A458. It is expected that CES006 would better respect its setting with only a single access located on or near the current car park access. The existing, secondary access onto Sheinton Road, if closed, would help alleviate current traffic constraints on Sheinton Road and at its junction with the A458. Both of these allocated sites require pedestrian and cycle access within the development and should link to the highway and footpath network in the village.

### Summary of residential requirements

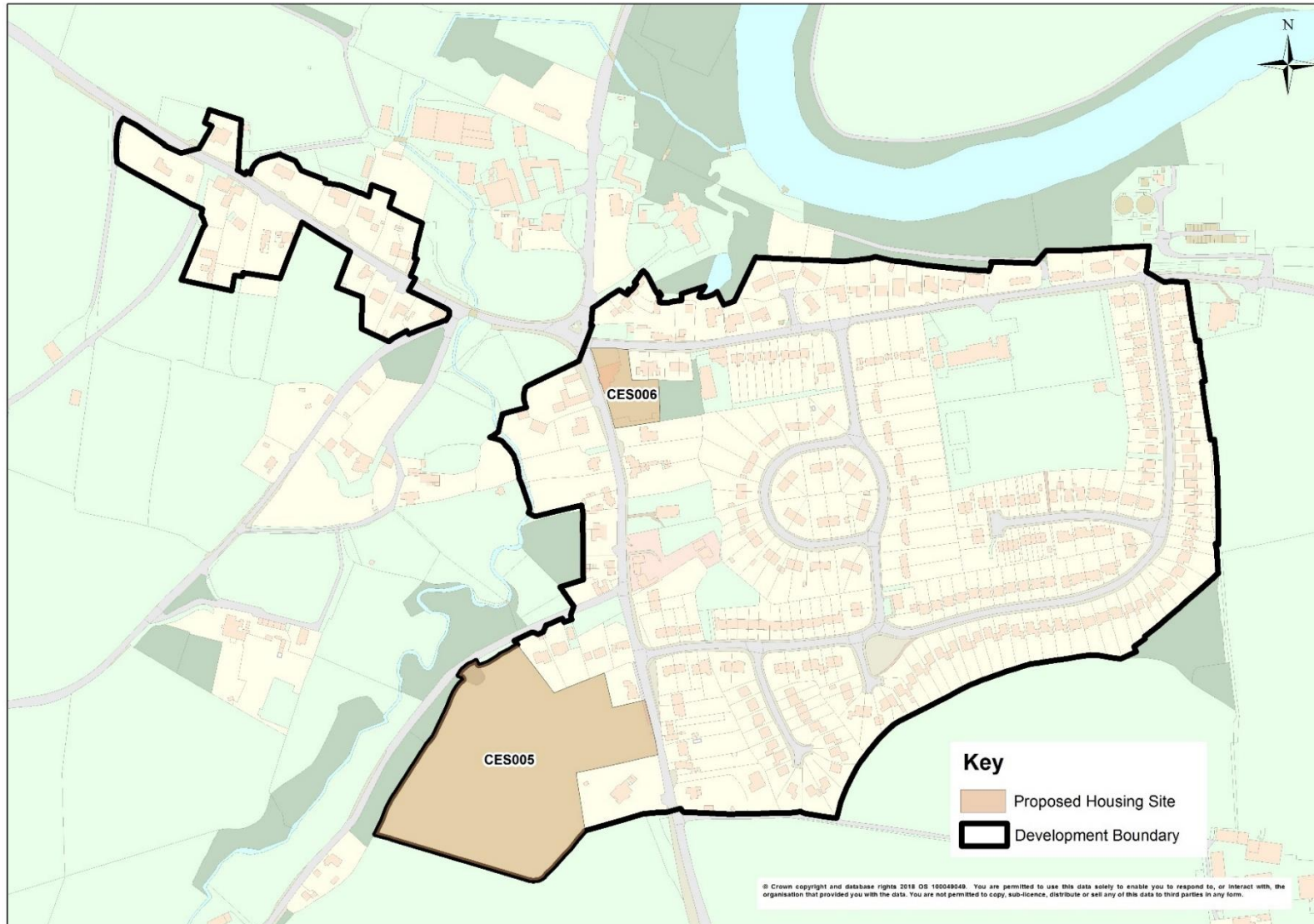
	Number of Dwellings
Preferred dwelling guideline 2016-2036	80
Dwellings completed in 2016-17*	0
Dwellings committed as at 31 <sup>st</sup> March 2017*	2
Remaining dwelling requirement to be identified	78
Dwellings to be allocated	65
Balance/Windfall allowance**	13

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

### Proposed Development Boundary and Preferred Site Allocations

16.24. The map below identifies the location of the preferred allocations and the proposed development boundary for Cressage:



16.25. The table below provides information on each of the preferred allocations:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
CES005	Land off Harley Road, Cressage	2.4	60 dwellings	To satisfy national and local heritage policies through a heritage assessment, delivering good contemporary design with appropriate use of materials, layout, landscaping and open space to enhance the southern gateway into the village. Relevant supporting studies should be undertaken particularly transport assessments, ecology, tree and hedgerow surveys, flood risk and drainage with their recommendations clearly reflected in the proposed development scheme. This should include a suitable access to the highway network to contribute to traffic calming on A458 with pedestrian and cycling access linking to local networks.
CES006	The Eagles Former Public House, Cressage	0.2	5 dwellings	To satisfy national and local heritage policies through a heritage assessment, delivering good contemporary design with appropriate use of materials, layout, landscaping and open space to enhance the character of the centre of the village and recognise the amenity of adjoining land uses. Relevant supporting studies should be undertaken particularly transport assessments, ecology, tree and hedgerow surveys, flood risk and drainage with their recommendations clearly reflected in the proposed development scheme. This should also ensure safe access and use of the A458 junction to Sheinton Road / Station Road.



## **Community Clusters**

- 16.26. 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.
- 16.27. Based on the responses received during previous stages of consultation on the Local Plan Review, the following Community Clusters are proposed to be designated in the Much Wenlock Place Plan area:
- Buildwas.
- 16.28. Within Community Clusters, it is proposed that a criteria based policy will manage development. A draft of this policy was provided within the previous Preferred Scale and Distribution of Development Consultation Document, available to view at:  
<https://shropshire.gov.uk/media/7632/preferred-options-consultation-final.pdf>