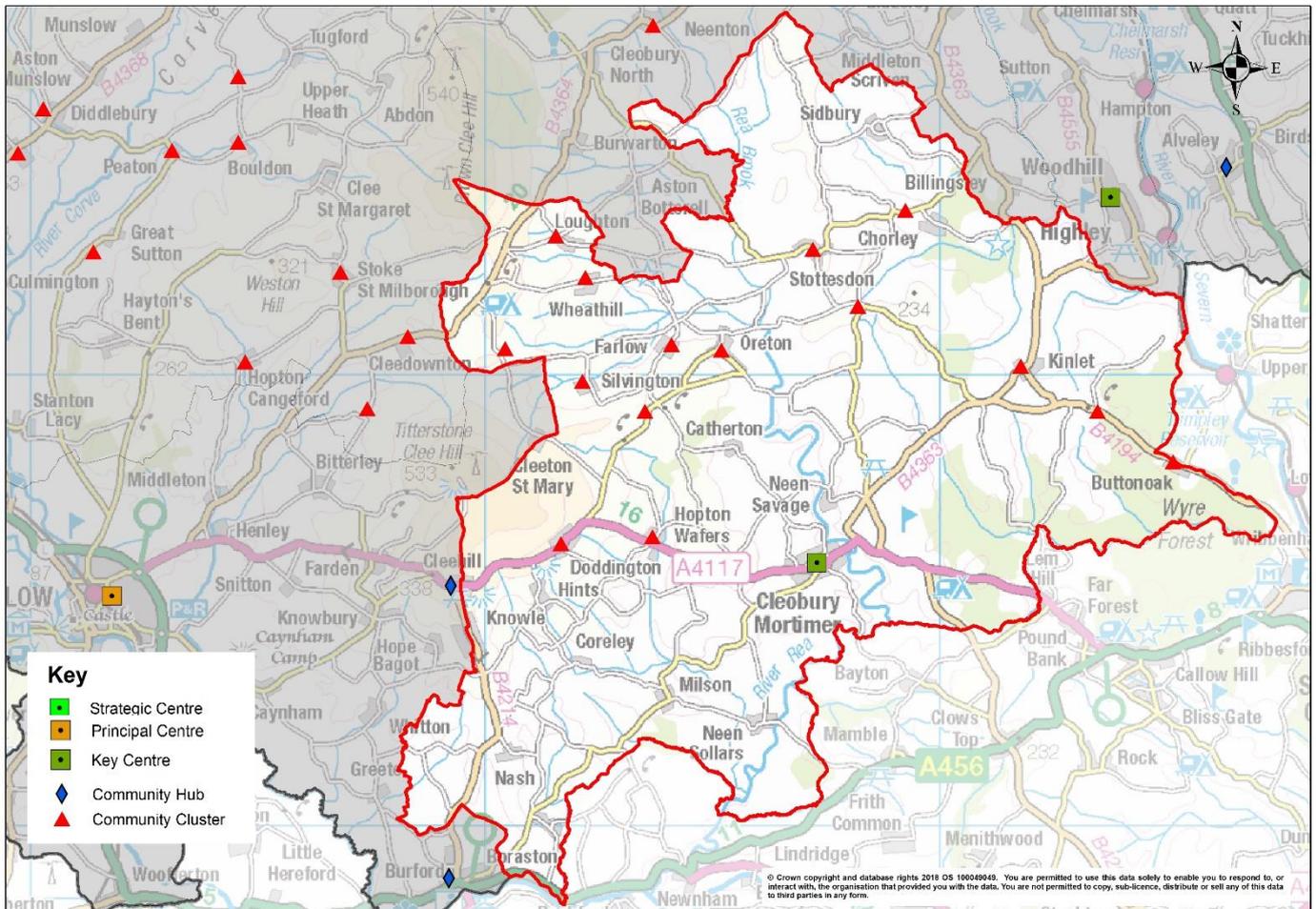


9. Cleobury Mortimer Place Plan Area

9.1. The Cleobury Mortimer Place Plan Area is in south Shropshire. The Place Plan area contains the Key Centre of Cleobury Mortimer and numerous small villages and hamlets, a number of which are identified as Community Cluster settlements as listed below. The rest of the Place Plan area is classified as 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies.



Settlement Type	Settlement Name
Key Centre:	Cleobury Mortimer
Community Hubs:	N/A
Community Clusters:	<ul style="list-style-type: none"> • Kinlet, Button Bridge, and Button Oak • Hopton Wafers and Doddington • Oretton, Farlow and Hill Houses • Silvington, Bromdon, Loughton and Wheathill • Stottesdon, Chorley and Bagginswood

9.2. All settlements in the Cleobury Mortimer area (other than Cleobury Mortimer itself) are 'countryside' for planning policy purposes. This means that new development is strictly controlled in accordance with national and local planning policies. New housing will only be permitted in exceptional circumstances.

Key Centre: Cleobury Mortimer

- 9.3. Cleobury Mortimer is small rural market town in the very south of Shropshire close to the boundary with Worcestershire. It is some 11 miles to the East of Ludlow and a similar distance to the west of Kidderminster. In 2016, the village had an estimated population of 3,049 people and contained 1,306 dwellings.

Development Strategy

- 9.4. Cleobury Mortimer Town Council are in the early stages of developing a Neighbourhood Plan for the town also to cover the period to 2036. Shropshire Council continues to have a role in providing strategic planning policies for the area, and in discussion with the Town Council the Local Plan Review will provide an overall housing guideline for the Cleobury Mortimer, but it will be the role of the Neighbourhood Plan to subsequently provide additional policies on how this growth should be managed and to support sustainable development. This could include identifying a development boundary for the town and specific site allocations.
- 9.5. The Neighbourhood Plan will need to be in general conformity with the strategic policies of the Local Plan Review. Shropshire Council will support the Town Council in the preparation of their Neighbourhood Plan.
- 9.6. Existing commitments and recent growth, together with environmental constraints, have been taken into account in setting a new housing guideline figure for the town to 2036

Summary of residential requirements

	Number of Dwellings
Preferred dwelling guideline 2016-2036	200
Dwellings completed in 2016-17*	1
Dwellings committed as at 31st March 2017*	61
Remaining dwelling requirement to be identified	138
Dwellings to be allocated	To be determined by the neighbourhood plan
Balance/Windfall allowance**	To be determined by the neighbourhood plan

*Analysis of Housing Supply as at 31st 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 st March 2017*	1
Employment land shortfall	1
Employment land to be allocated	To be determined by the neighbourhood plan
Balance/Windfall allowance**	To be determined by the neighbourhood plan

*Analysis of Employment Supply at 31st March 2018 will be provided towards the end of 2018.

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

Community Hubs

- 9.7. 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/>
- 9.8. No Community Hubs have been identified within the Cleobury Mortimer Place Plan area.

Community Clusters

- 9.9. 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.
- 9.10. 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 Cleobury Mortimer Place Plan area:
- Kinlet, Button Bridge and Button Oak
 - Hopton Wafers and Doddington
 - Oretton, Farlow and Hill Houses
 - Silvington, Bromdon, Loughton and Wheathill
 - Stottesdon, Chorley and Bagginswood
- 9.11. 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>