

Shropshire Local Plan Review

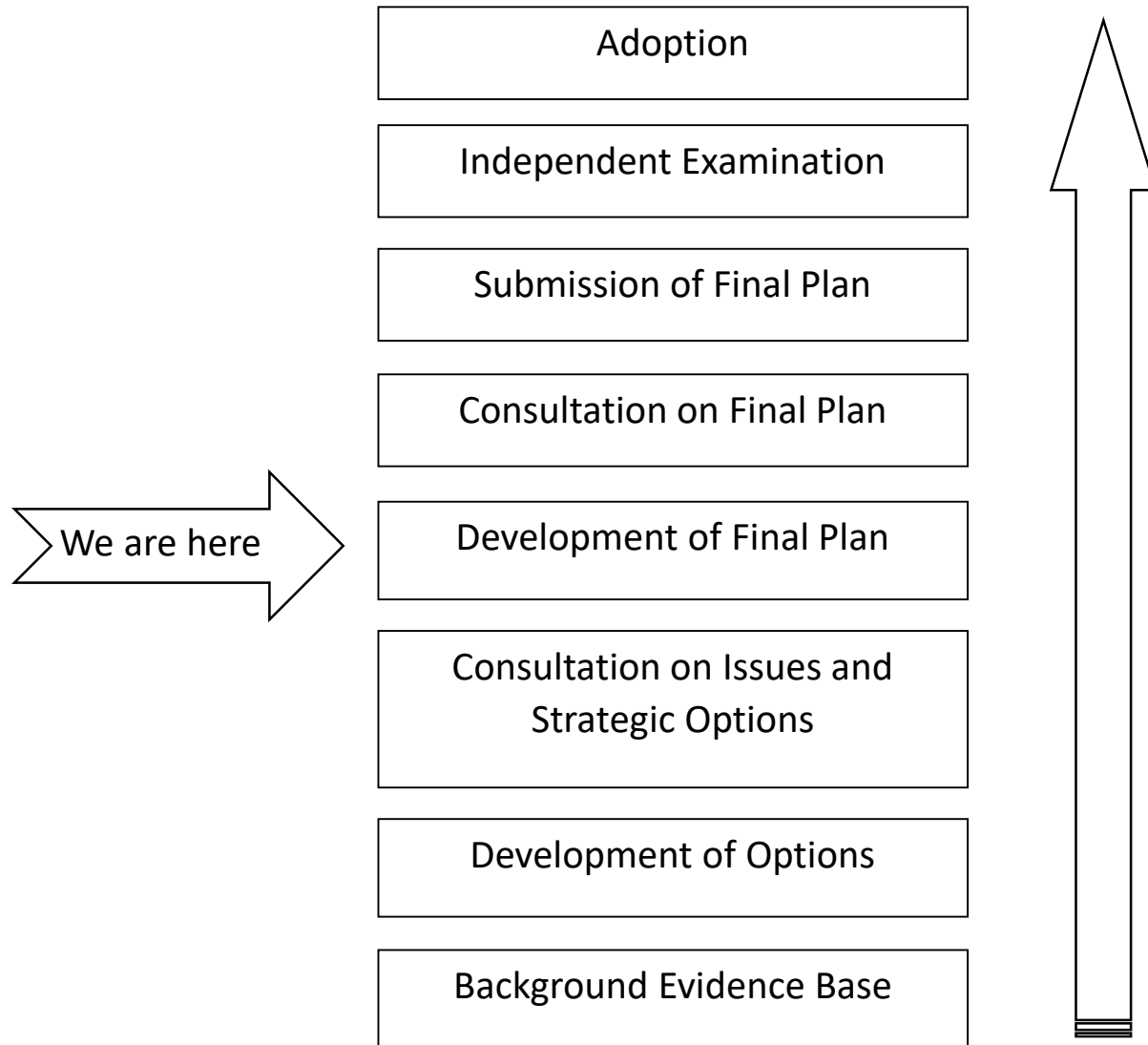
Consultation on Preferred Sites
November 2018

Adrian Cooper

Planning Policy & Strategy Manager

- Up to date Local Plan is a statutory requirement;
- Review will conform with national policy
- Review will help maintain local management over planning decisions to 2036;
- **Still in Pre-Submission consultation stage**
- 'Final Plan' - expected late 2019
- Independent Examination - 2020
- Adoption – Early 2021

Review Process

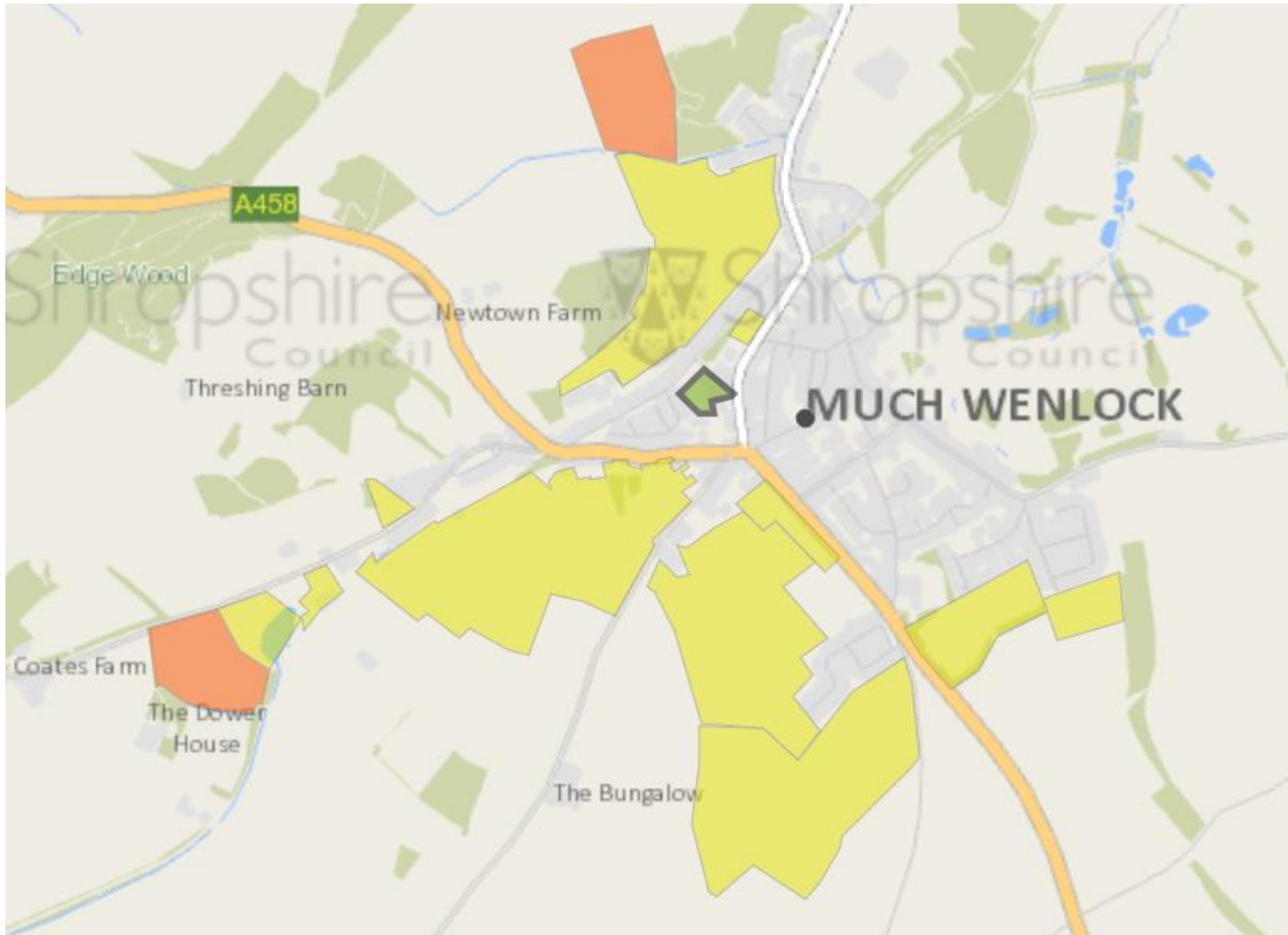


1. Establishes development guidelines and development boundaries for Shrewsbury, Principal and Key Centres and each proposed Community Hub;
2. Sets out the preferred sites to deliver the preferred scale and distribution of housing and employment growth during the period to 2036;
3. Outlines a housing policy direction to improve the delivery of local housing needs (cross-subsidy);

- Housing growth of 28,750 dwellings, (average delivery rate of 1,430 per year);
- Existing housing completions, commitments and allocations amount to around 18,500 dwellings, so the net additional housing now required is **around 10,250 dwellings**;
- Balanced employment growth to deliver around 300 hectares of employment (around 223 hectares already committed);




- **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;

Much Wenlock: Promoted Sites



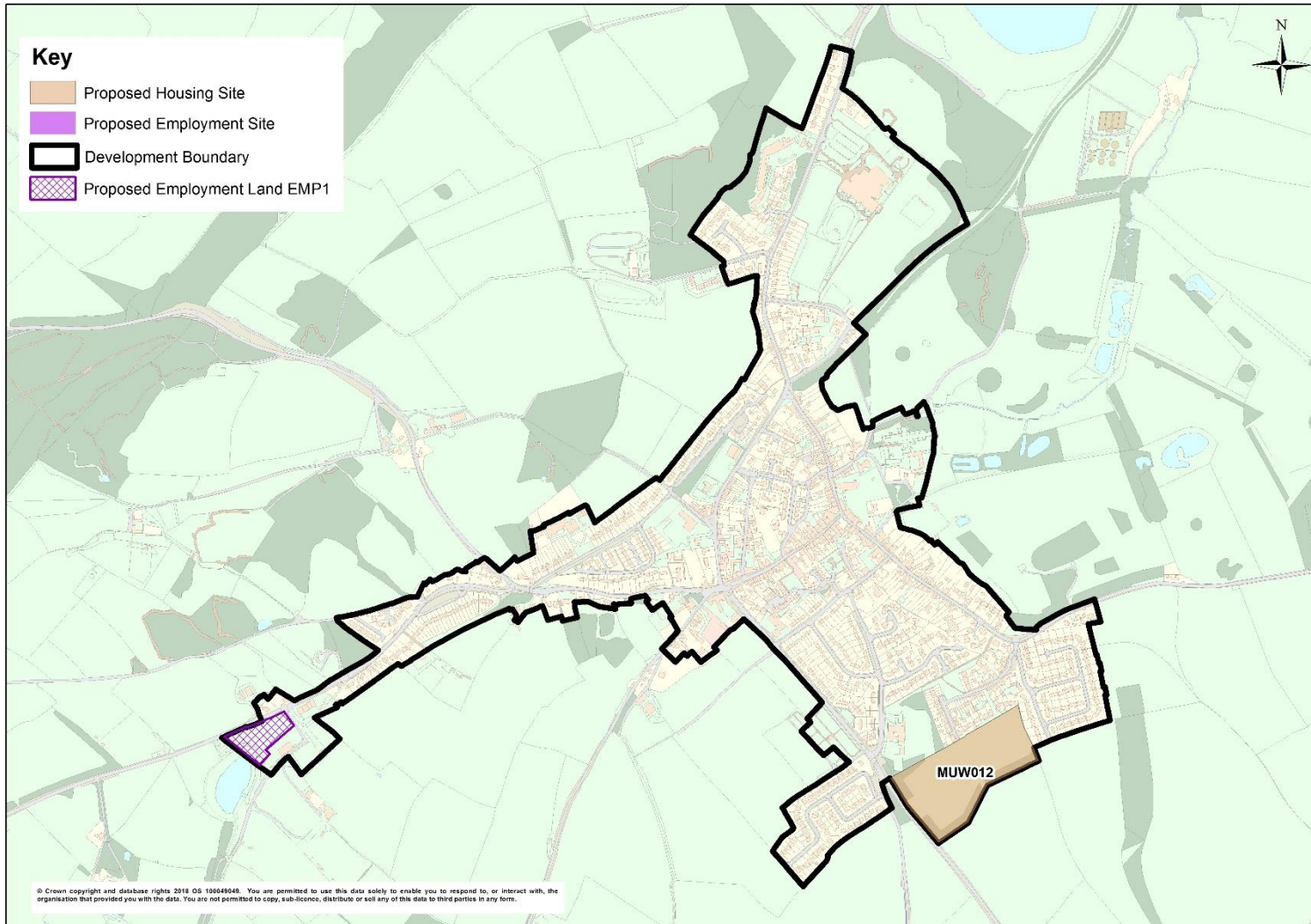
Legend

SLAA Residential Sites

-  Accepted SLAA Residential Sites
-  Long Term Potential SLAA Residential Sites
-  Rejected SLAA Residential Sites

<https://shropshire.maps.arcgis.com/apps/webappviewer/index.html?id=3fdc4125b78641c2a5c7a1c48d77d504>

Much Wenlock: Preferred Strategy



	Number of Dwellings
Preferred dwelling guideline 2016-2036	150
Dwellings completed in 2016-18	31
Dwellings committed as at 1st April 2018	24
Remaining dwelling requirement to be identified	95
Dwellings to be allocated	80
Balance/Windfall allowance	15

MUW012: Land adjoining the Primary School and Hunters Gate

Site Guidelines

Development is subject to:




- In conjunction with the existing 'Hunters Gate' development, the delivery of both on and off-site attenuation infrastructure, to address 'rapid catchment' flood risk;
- Consideration of the potential to deliver a roundabout access to the A458.

Cressage: Promoted Sites



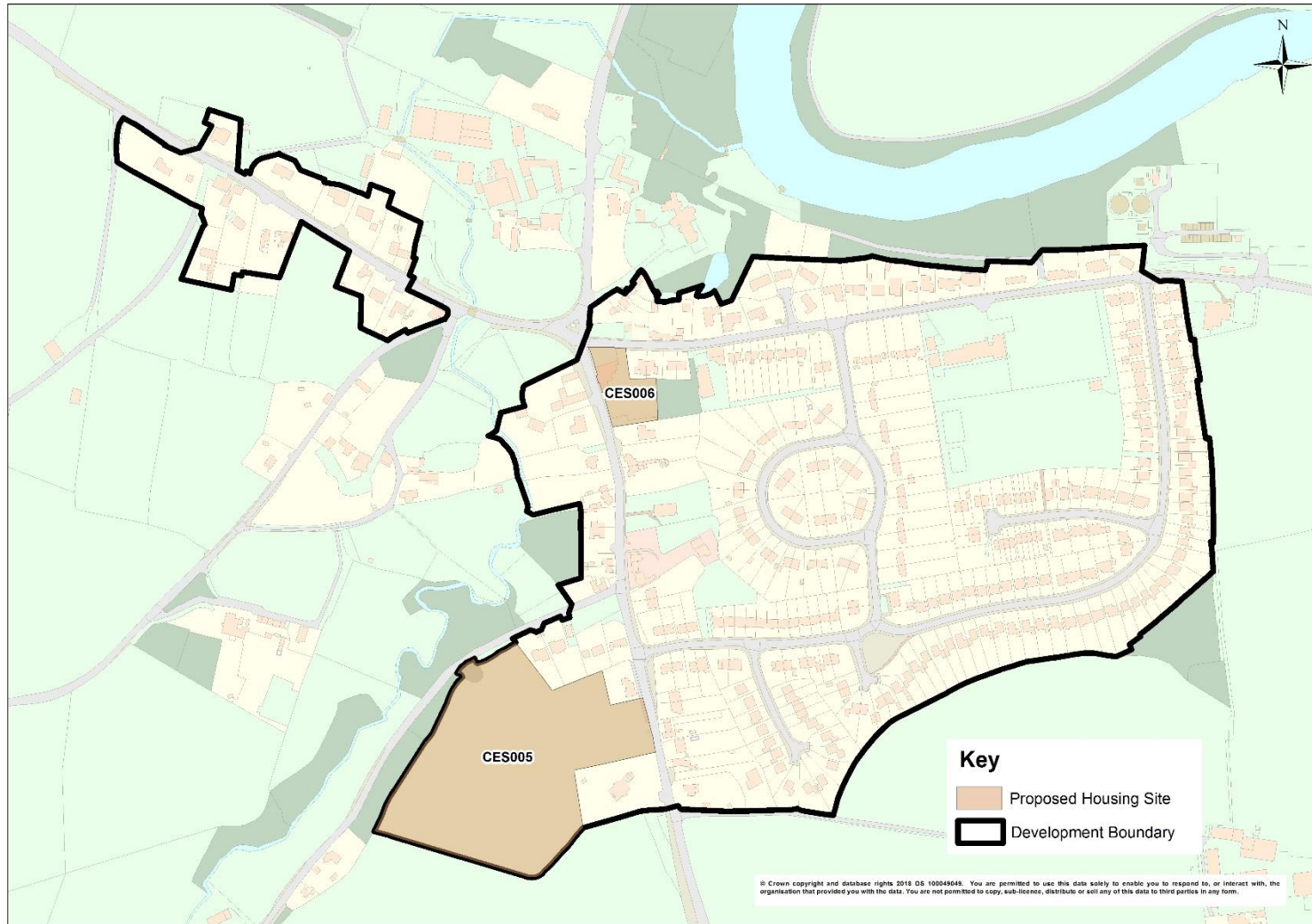
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Cressage: Preferred Strategy



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

Preferred Sites Guidelines

Site Reference	Site Location	Approximate Capacity	Site Guidelines
CES005	Land off Harley Road, Cressage	60 dwellings	<ul style="list-style-type: none">• Heritage assessment;• Good quality design to enhance the southern gateway into the village.• Highway access to contribute to traffic calming on A458 with pedestrian and cycling access linking to local networks.
CES006	The Eagles Former Public House, Cressage	5 dwellings	<ul style="list-style-type: none">• Heritage assessment;• Good quality design to enhance the centre of the village and recognise the amenity of adjoining land uses;• Highway access to ensure safe access and use of the A458 junction to Sheinton Road / Station Road.

- Buildwas continues to 'opt-in' as a Community Cluster settlement where development additional development will be expected to be:
 - small-scale infill (3 dwellings or 0.1ha);
 - conversion of existing buildings within or immediately adjoining the built form of the settlement;
 - the rural area between Community Cluster settlements is considered countryside, where development is strictly controlled;
 - sympathetic to the character of the settlement and its environs.

Existing delivery affordable housing is challenged by:

- Land availability;
- Funding / economics of development;
- Public perception;
- Willingness of landowner;

Cross-subsidy is a mechanism to deliver more affordable housing, by allowing an element of low cost or open market housing to make the delivery of affordable housing more attractive for landowners.

- In addition to planned growth in existing towns, several new planned settlements have been proposed as part of the Local Plan Review at:
 - Ironbridge Power Station
 - Clive Barracks, Tern Hill
 - North of RAF Cosford at M54 junction 3
- Potential to deliver additional strategic employment and housing growth as planned communities or ‘Garden Villages’, including e.g. new health and education infrastructure.
- Separate consultation on these proposals in late Spring 2019

Ironbridge Power Station



- Bought by Harworth Estates in June 2018
- Harworth specialises in large complex sites
- 600 attended an autumn 2018 workshop and public exhibition to gather ideas about redevelopment of the site
- Demolition is scheduled to start early 2019;
- Planning application for redevelopment expected later in 2019.

- Consultation to run between **29th November and 31st January**
- Consultation on 'strategic sites' (e.g. Ironbridge Power Station) late Spring 2019;
- Formal consultation on full draft late 2019;
- Outstanding objections will be considered by an independent planning inspector as part of the formal 'Examination' of the Plan during 2020