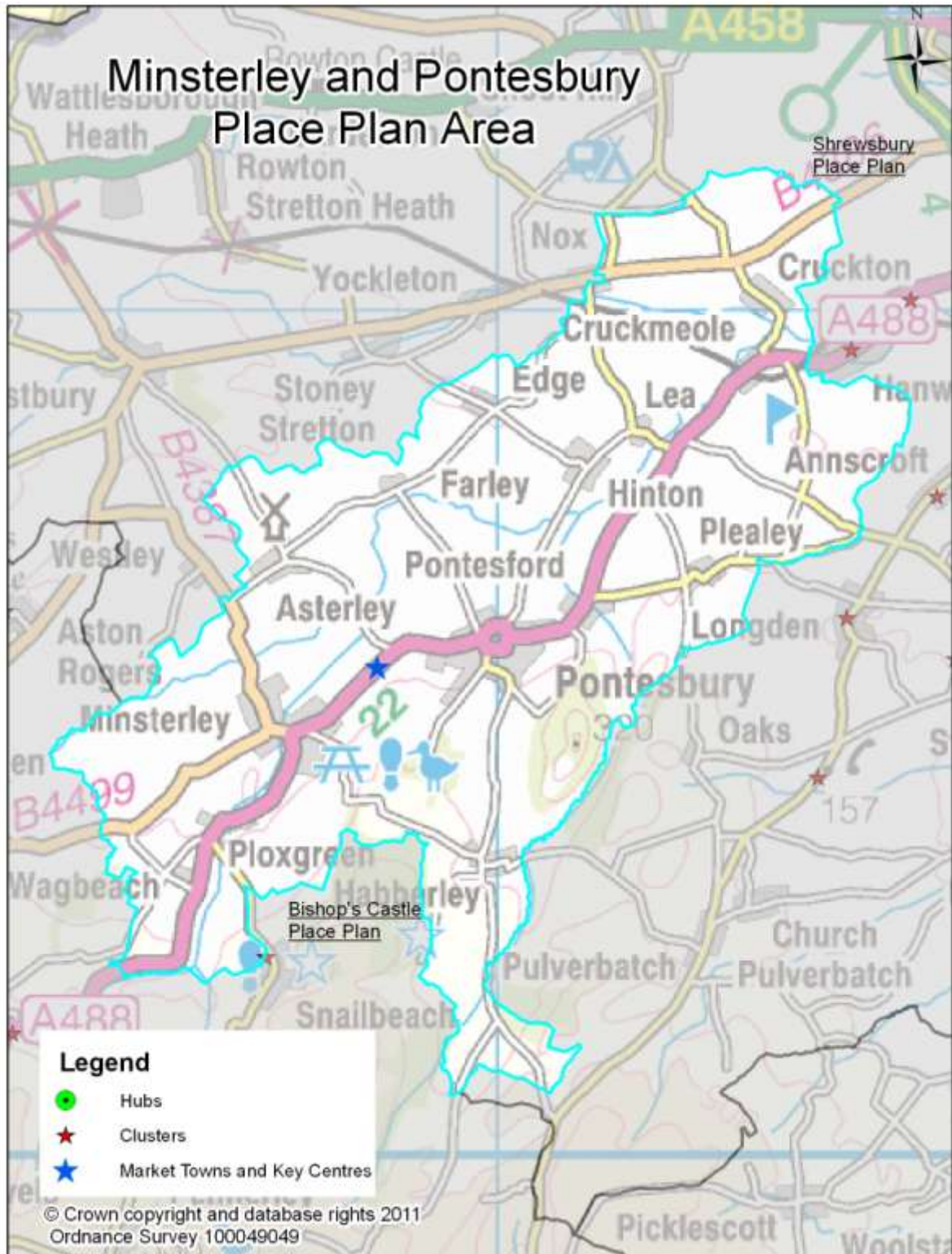


Minsterley-Pontesbury



Key Centre:	Minsterley Pontesbury
Community Hubs:	n/a
Community Clusters:	n/a
Site Allocations in the Countryside:	n/a

If your village is not included in the list of Community Hubs or Community Clusters above, then this means that your Parish Council has not advised us to date that it wishes the village to be identified as a location for new open market housing development. The village is therefore proposed to be 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies. New housing would only be permitted in exceptional circumstances in accordance with Policies CS5 and CS11 of the Council's Core Strategy.

Key Centre: Minsterley

- Minsterley (population 1,400) lies is situated on the main A488 Shrewsbury to Bishops Castle road in the Rea Valley within very close proximity to Pontesbury to its north, with Snailbeach and the Stiperstones to its south;
- For a settlement of its size, Minsterley is a relatively important centre of employment, primarily due to the presence of food producers Greencore(Uniq) and Rea Valley Foods, although there has been contraction of the former operation;
- Minsterley has a wide range of services and amenities including a firestation with retained crew , primary school , petrol station,shops and public house.

Key Centre: Pontesbury

- Pontesbury (population 1,500) is a small settlement in the Rea Valley approximately seven miles south west of Shrewsbury. The Shropshire Hills Area of Outstanding Natural Beauty lies just to its south;
- Pontesbury is not a main employment centre, and supports less than 500 jobs. Most people of working age who reside in Pontesbury commute out;
- Pontesbury has a good range of services and facilities having the area Police Station, a Medical Centre and a Dental Surgery, primary and secondary schools as well as public houses and a range of shops.

Infrastructure

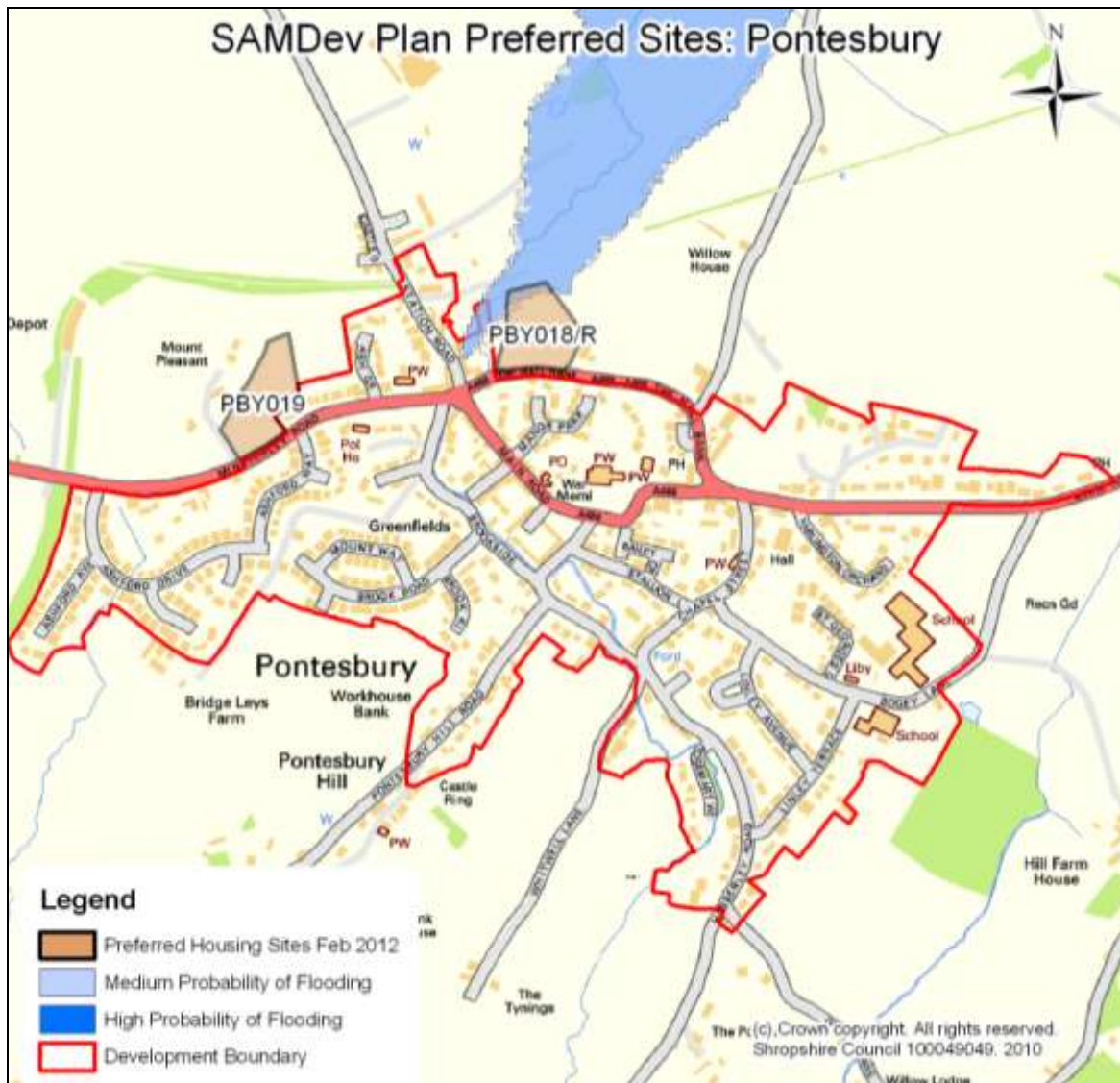
- Information about the local infrastructure priorities, needs and aspirations for Minsterley and Pontesbury is available from the latest version of the Minsterley-Pontesbury Area Place Plan :

<http://www.shropshire.gov.uk/planningpolicy.nsf/open/FEDAE49884D891B280257922004CC909>

- All these issues will need careful examination when development applications are considered and development proposals will need to be discussed with relevant infrastructure providers at the earliest opportunity to understand the constraints to development.

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Development Strategy

- Whilst a combined development target has been identified for the villages of Minsterley and Pontesbury, it is evident and acknowledged that each of these settlements has its own unique identity and different opportunities, constraints and development needs. Thus the combined key centre status reflects their geographical proximity, which facilitates sharing of services and facilities, rather than seeking integration of the settlements;
- Provision of a footway/cycleway alongside the A488 between the villages will improve physical links between the two communities and accessibility to services and facilities, in particular access to the secondary school in Pontesbury from Minsterley.

Development Strategy- Minsterley

- Minsterley Parish Council has indicated that it would only support an additional 75 houses in the period up to 2026, with the need to take into consideration existing planning permissions for a total of 21 houses. Shropshire Council has identified 51 dwellings that have already been built in the period 2006 – 2011 and outstanding planning permissions for 16 dwellings as at 31st March 2011. This

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means that only limited new housing development is being identified for Minsterley, with sites to accommodate around 44 dwellings being identified. Windfall (that is unallocated) sites will provide compensation for outstanding permissions and allocations that are not implemented;

- Minsterley Parish Council has emphasised the need to upgrade inadequate sewage and pumping stations and to complete the footway /cycleway along the A488 before new residential development;
- The value of existing services and businesses is also recognised by the Parish Council, which wishes to encourage retention and new provision;
- The Parish Council have stressed the need for appropriately sited, phased, balanced, mixed residential development, which provides a range of affordability and incorporates open space or community facilities;
- Key development constraints for Minsterley include flood risk and surface water management issues, particularly around Minsterley Brook, the need to protect Minsterley Meadows SSSI and the capacity of the local road network;
- Key planning issues for Minsterley include the need to manage development so that village character and its setting is retained, to balance the previous provision of affordable dwellings with other housing types and to achieve a balance between housing and employment/service provision by supporting appropriate local employment and infrastructure provision;
- Key infrastructure planning issues for Minsterley include the need to develop a surface water management plan, to address current lack of hydraulic capacity issues at Sewage Treatment Works in Minsterley and potential upgrade of the sewerage network(as identified in the 2010 Water Cycle Study). Additionally there is a requirement for better local provision of additional open space, including outdoor playing facilities and allotments. It is also recognised that additional development will bring a need for improvement/ expansion of primary school facilities, with significant development in Minsterley potentially requiring a replacement school on a new site;
- To reflect these issues and constraints, it is proposed to allocate land where appropriate access can be achieved outside areas affected by flooding. It would be expected that developer contributions would provide funding towards required sewerage infrastructure improvement and other requirements;
- The site off Callow Lane is outside the identified flood zone but further detailed flood risk assessment would be needed to support any allocation. In order to protect the SSSI at Minsterley Meadow there will also be a need for a significant buffer zone to be provided and an allowance has been included in the area of land identified to achieve this. Access to the adjoining SSSI will also need to be discouraged by appropriate landscaping and by enhancing links to the existing recreational area to the South. A footpath link would also improve access to the school and other facilities. Site phasing is identified for the site off Callow Lane site to provide delivery over the plan period. The Parish Council have indicated that they would be seeking the provision of a new changing room in connection with this development;
- The Hall Farm site is within the existing development boundary on the south west fringe the village. As a brownfield site, it is prioritised, but it should be noted that

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some of the existing buildings on the site are potentially of historic value and that any development scheme will need to provide for the protection and enhancement of heritage assets. Regard must also be given significant trees which could be affected by any development scheme. Prioritisation of land of the site at Hall farm could secure the future of existing historic buildings on the site and improve the overall appearance;

- No additional sites for employment have been identified beyond the existing commitment at Uniq, Minsterley (0.26ha) but given the job losses and related uncertainty regarding the Uniq enterprise, it is unlikely that this commitment will be implemented. This uncertainty is acknowledged, and until the issues surrounding the future use of this large previously developed site are resolved, it would be inappropriate to allocate any additional employment land in the SAMDev DPD. In the interim period, an outstanding permission for 12 business units (approx. 0.2 ha) at the Old Coach Depot make some provision for employment need;
- The existing development boundary will be amended to include the existing developed site and adjoining proposed site off Callow Lane . No other amendments to the existing development boundary are proposed.
- Minsterley does not currently have a defined town centre. However, the Shropshire Core Strategy defines the settlement as a District Centre and it may therefore be necessary to define a centre within the Final Plan in order to support this role.

Development Strategy- Pontesbury

- Pontesbury Parish Council's aspirations for housing are incorporated in a joint provision figure (of 86 dwellings) with Minsterley which takes into account dwellings that have been completed since April 2006 and planning permissions that remain to be implemented. In Pontesbury there is a need to take into account 39 dwellings that have been built in the period 2006 – 2011 and outstanding planning permissions for 8 homes. This means that sites are required for just over 30 additional dwellings with windfall bringing forward some additional housing;
- Pontesbury Parish Council has emphasised the need to address inadequate sewerage facilities, manage surface water issues and to progress the provision of footway /cycleway along the A488 to support new residential development. Furthermore, it is suggested that there is a need for a review of leisure and transport facilities and to consider contaminated land issues. The Parish Council also highlighted the need for affordable housing and for the railway bridge at Hanwood to be increased in height to accommodate HGV traffic;
- Pontesbury Parish Plan also identified a need for affordable housing and greater provision for young people, together with support for local retail/commercial activity, additional off street parking, traffic management and improvement of security of the playground. It suggests that land off Hall Bank could provide a solution to a number of these issues by providing for affordable housing, parking and better integrated recreational facilities;
- Key development constraints for Pontesbury include areas of high landscape quality (including the AONB and its setting) and surface water management issues. Rising or undulating topography results in many visually prominent areas, with the setting of the AONB being a consideration to the south and east. There

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are also difficulties achieving appropriate access to some land adjoining the current development boundary and previous consultation indicated most support for development to the North of the village, particularly sites which could be accessed off the main road;

- Key planning issues for Pontesbury include the need to provide more affordable housing and to protect the quality of the local environment, whilst achieving growth and supporting local services and employment. There are locally valued areas around the Plough Public House and ford and a desire to retain sports association facilities and school playing fields;
- Key infrastructure planning issues for Pontesbury include the need to develop a Surface Water Management Plan and a need for improvements to Malehurst primary electricity substation. There is a requirement for better provision of recreational facilities for young people and allotments. The road network in Pontesbury has limitations and it is identified in the Place Plan that there is a need for local highway improvements including consideration of Pontesbury main road widening and broader traffic management, parking and cycling facilities;
- To reflect these issues and constraints, it is proposed to allocate housing land on the northern side of the village accessed directly off the main road through Pontesbury at Hall Bank and further to the west off Minsterley Road. Both sites are located conveniently for services and facilities, although there will be a need to cross the main road to access schools;
- Hall Bank is prioritised by the Parish Council for residential development as it centrally located and would better link the existing play area into the village. The northern end of the site is within floodzone 3, and flood risk assessment would need to be carried out. A development scheme would need to take into account the existing Children's nursery, flooding issues, along with protected (and other significant) trees and hedgerows. It could be appropriate, and link with the adjoining recreational land use, for an enhanced wildlife corridor to be created at this northern end of the site. There will be a need to consider residential amenity of adjoining properties to the West and protect the line of the existing footpath crossing the site and strengthen the link to the recreational area to the North. The adjoining land to the East is within the same ownership, also promoted for development, and available to provide flexibility in dealing with development constraints;
- The Minsterley Road site is well connected to the existing development boundary and existing residential development at the North Western end of the village. There will be a need to ensure that the development is sensitively designed to reflect the topography and sensitivity of the site and adjoining residential amenities;
- The Parish Council has indicated that it would wish to see the continuing employment use at the former Rea Valley Tractors site at Pontesford which has a prominent roadside position. The Parish also, support new employment provision at Malehurst, if access improvements can be achieved. Significant levels of new employment are not however sought;
- The Council would support appropriate reuse of the former Rea Valley Tractors site for employment purposes, also appropriate development at Malehurst which enhances and achieves regularisation of existing employment uses. It is not

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however proposed to allocate additional land at Malehurst due to existing constraints and the potential need for re-use of other local brownfield sites in the broader place plan area;

- The existing development boundary will be amended to include the proposed sites at Hall Bank and Minsterley Road;
- To help meet the development of the parish of Great Hanwood, Pontesbury Parish Council also supports the allocation of a site for new housing development (up to 30 dwellings on a phased basis) on the western edge of Hanwood within Pontesbury parish. Great Hanwood Parish Council has identified the need for speed restrictions, traffic calming, pedestrian crossings on the A488 and a footpath improvement amongst its priorities for infrastructure provision in the Place Plan, and the proposed allocation of the site proposed for development is linked to securing funding for elements of these improvements;
- Pontesbury does not currently have a defined town centre. However, the Shropshire Core Strategy defines the settlement as a District Centre and it may therefore be necessary to define a centre within the Final Plan in order to support this role.

Housing:

	Approx. No. Houses
Housing Target 2006 – 2026 (consistent with Parish Council aspirations)	200
Houses Built or Committed 2006-11	114
New Housing Required	86
Proposed Housing to be Allocated	77
Balance/ Windfall	48
Development Boundary	Yes
Preferred Sites (See Map):	Approx Capacity
Minsterley	
<i>Hall Farm Site MIN002 (0.7 ha)</i> A historic buildings appraisal will be required to assess the significance and potential of buildings on the site prior to a detailed scheme for development being prepared. (approximate capacity of the site reflects potential design requirements, including retention of existing buildings of value)	Estimated 12
<i>Callow Lane Site MIN007/R (1.95ha)</i> Site adjoins and would be accessed from recent development at Orchid Meadow. A significant buffer zone to its eastern boundary and improved access to /or additional open space would be required to protect the adjoining SSSI (final extent of the site will reflect area required to produce yield of 32 dwellings and meet ecological & flood risk	32 (in 2 phases: 2006-16;2016-2026)

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requirements).	
<p>Pontesbury</p> <p><i>Land off Hall Bank (1 ha) PBY018/R</i></p> <p>Site layout needs to consider flood zone mitigation at the northern/ north western part of the site, retention of trees/hedgerows, enhancement of footpath link to recreation ground and residential amenities of adjoining properties.</p> <p><i>Land off Minsterley Road (0.9ha) PBY019 part</i></p> <p>New access required off Minsterley Road. Layout will need to be sympathetic to topography.</p>	<p>Estimated</p> <p>17</p> <p>16</p>

Employment Land:

	Approx. Land (Ha)
Town/Parish Council aspirations 2006 – 2026	No figure specified
Built or Committed 2006-09	0.46
New Employment Land Required	2
Proposed Employment Land to be Allocated	Windfall Development up to 2 hectares