

Site Allocations & Management of Development (SAMDev) Plan – Revised Preferred Options

Tuesday 16th July 2013

Overview

- What is this latest consultation?
- The sites under discussion (nb. tonight's meeting is for information not debate)
- The key issues for Shifnal
- Planning applications in 2013
- Next steps

This consultation

- *Revised* Preferred Options – changes from the last consultation in 2012
- Moving quickly now to Final Plan in December 2013
- Important last opportunity to influence the Final Plan – deadline 23rd August
- Final Plan to be published in December. Persons may then make representations to be heard by a planning inspector in 2014.

Rural Areas

No Community Hubs/ Community Clusters have come forward.

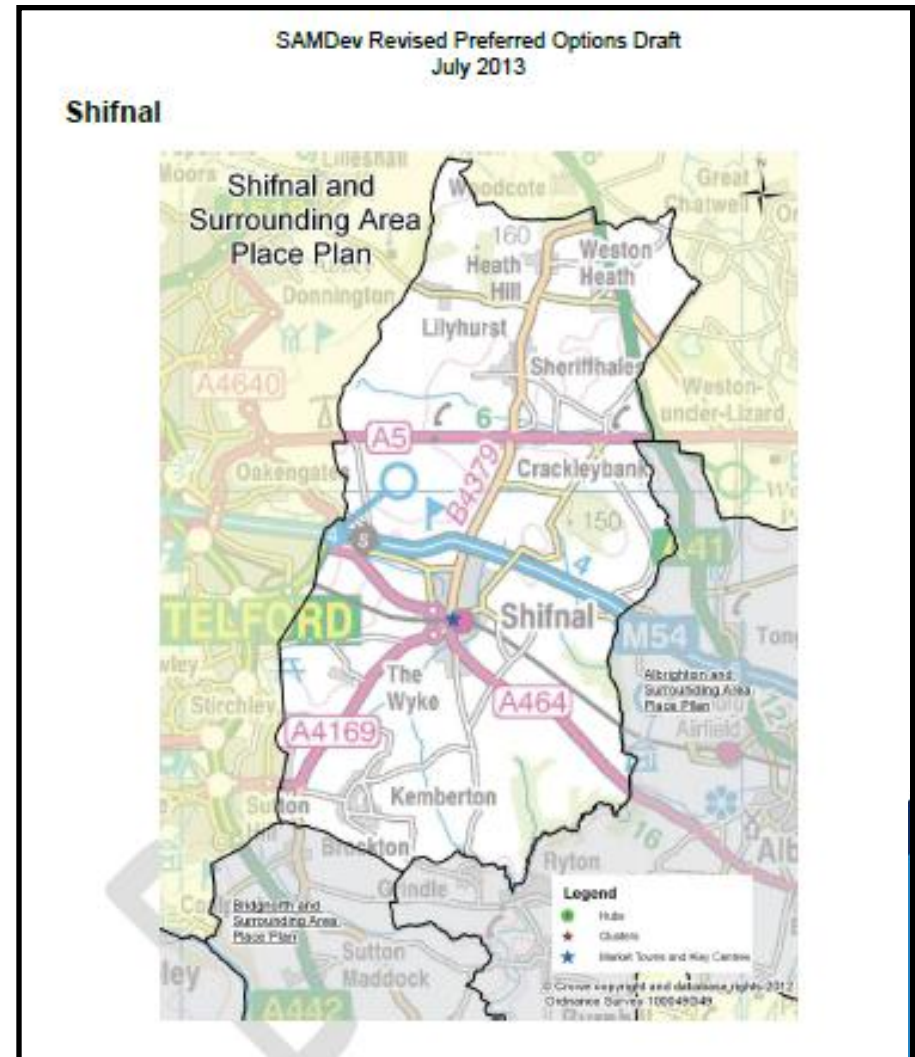
Therefore all the area around Shifnal will be treated as 'Countryside'

Developments that are acceptable:

- Agricultural development
- Farm workers' dwellings
- Affordable housing
- Conversions of some rural buildings
- Some tourism, leisure & recreation
- Small scale employment uses

Not acceptable:

- New build market housing
- Larger scale developments



Land south of the A5 is 'Green Belt'

This consultation

2 new housing sites:

- SHI017 Coppice Green Lane (195 homes)
- SHI002 The Uplands (160 homes)

Employment land:

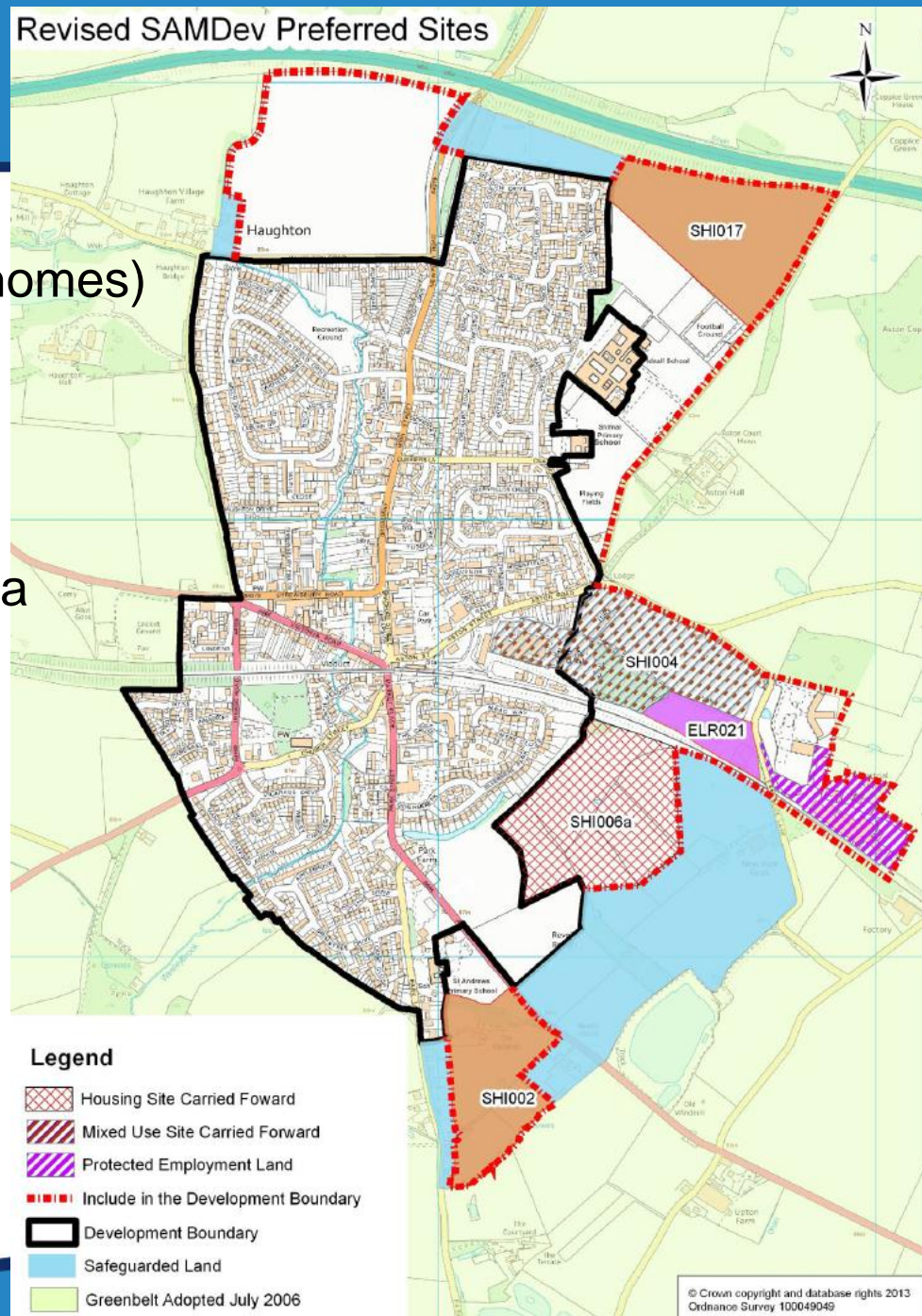
- Protect Lamledge Lane estate
- No changes to ELR021
- SHI004 Aston Road to contribute 3ha employment (out of 10ha)
- SHI006 to deliver pedestrian links & open space

Safeguarded Land:

- Reserved for possible future needs
- No Green Belt boundary changes?

The development boundary:

- Include Lamledge Lane estate?
- Include school playing fields?



Site SHI017 Coppice Green Lane/ East of Admirals Way

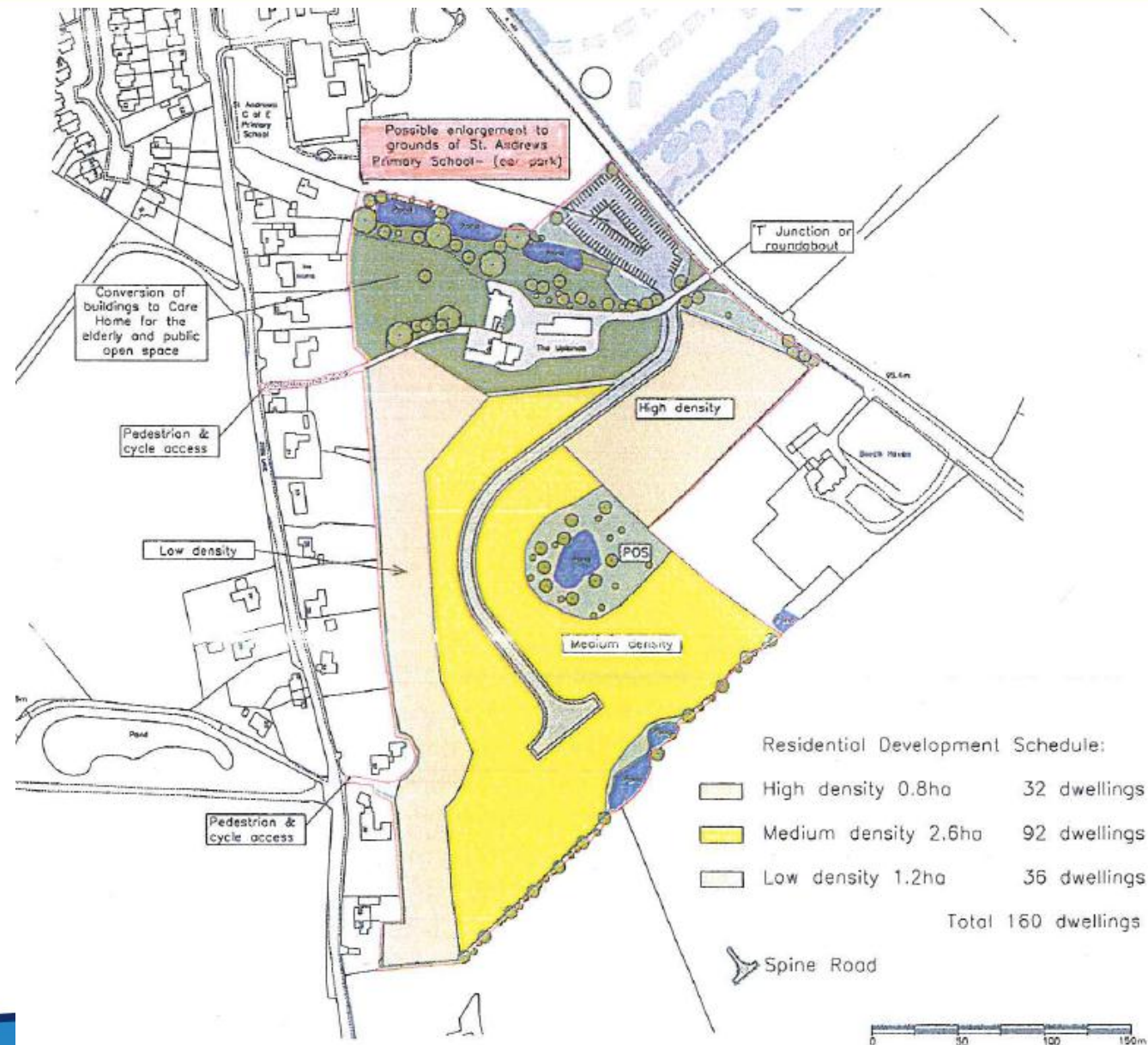


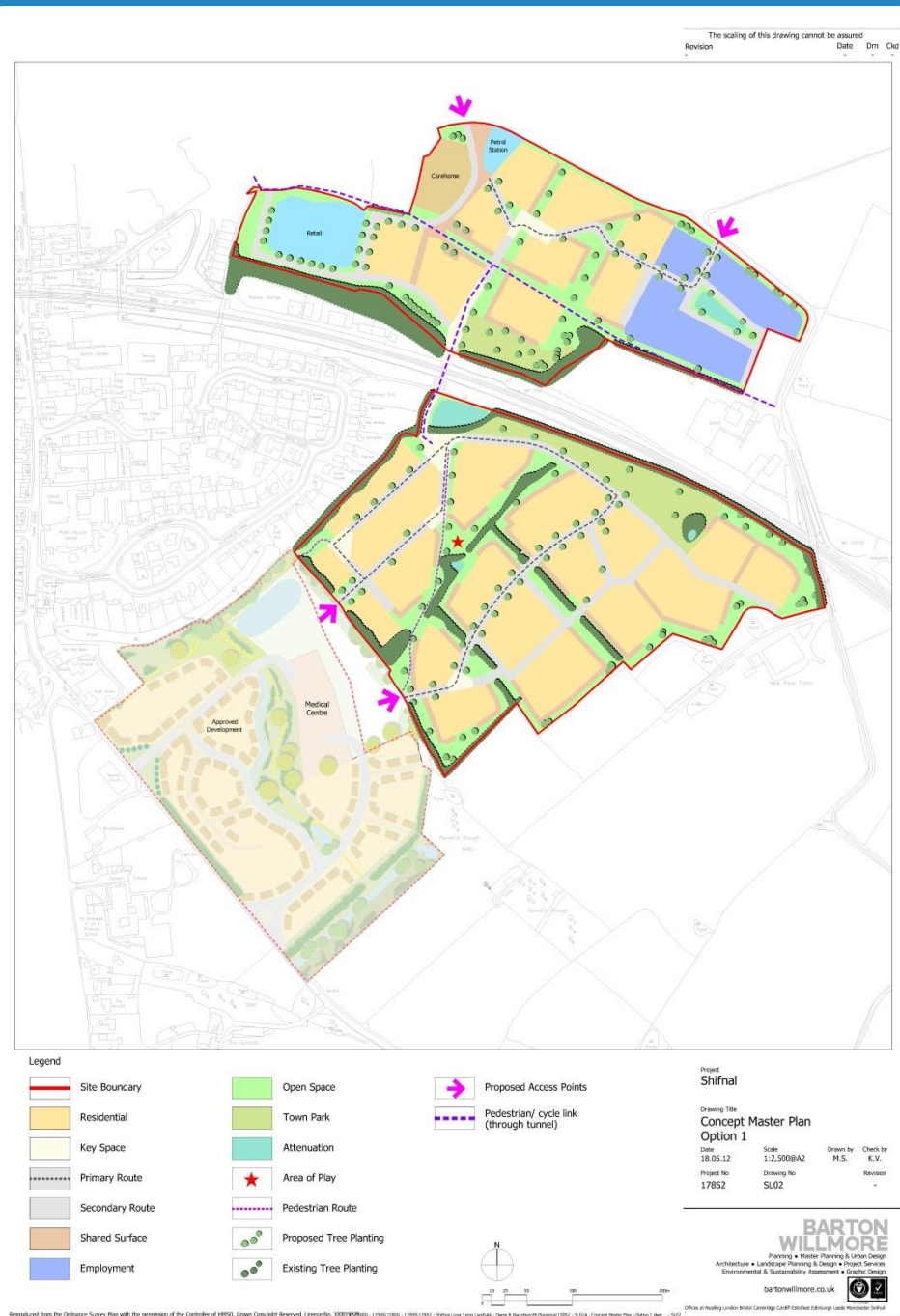
Site SHI002 The Uplands

Between Wolverhampton Road & Park Lane



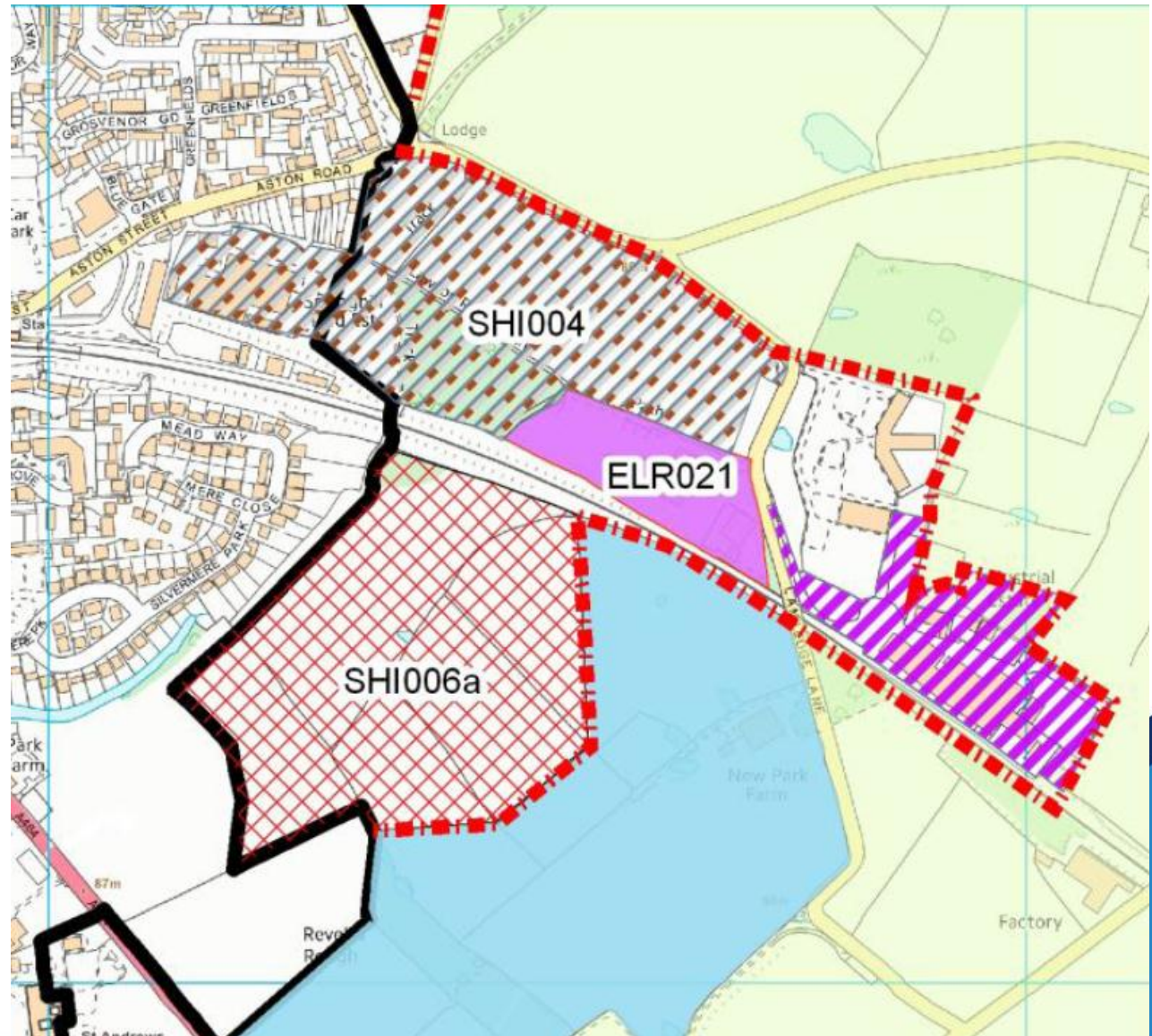
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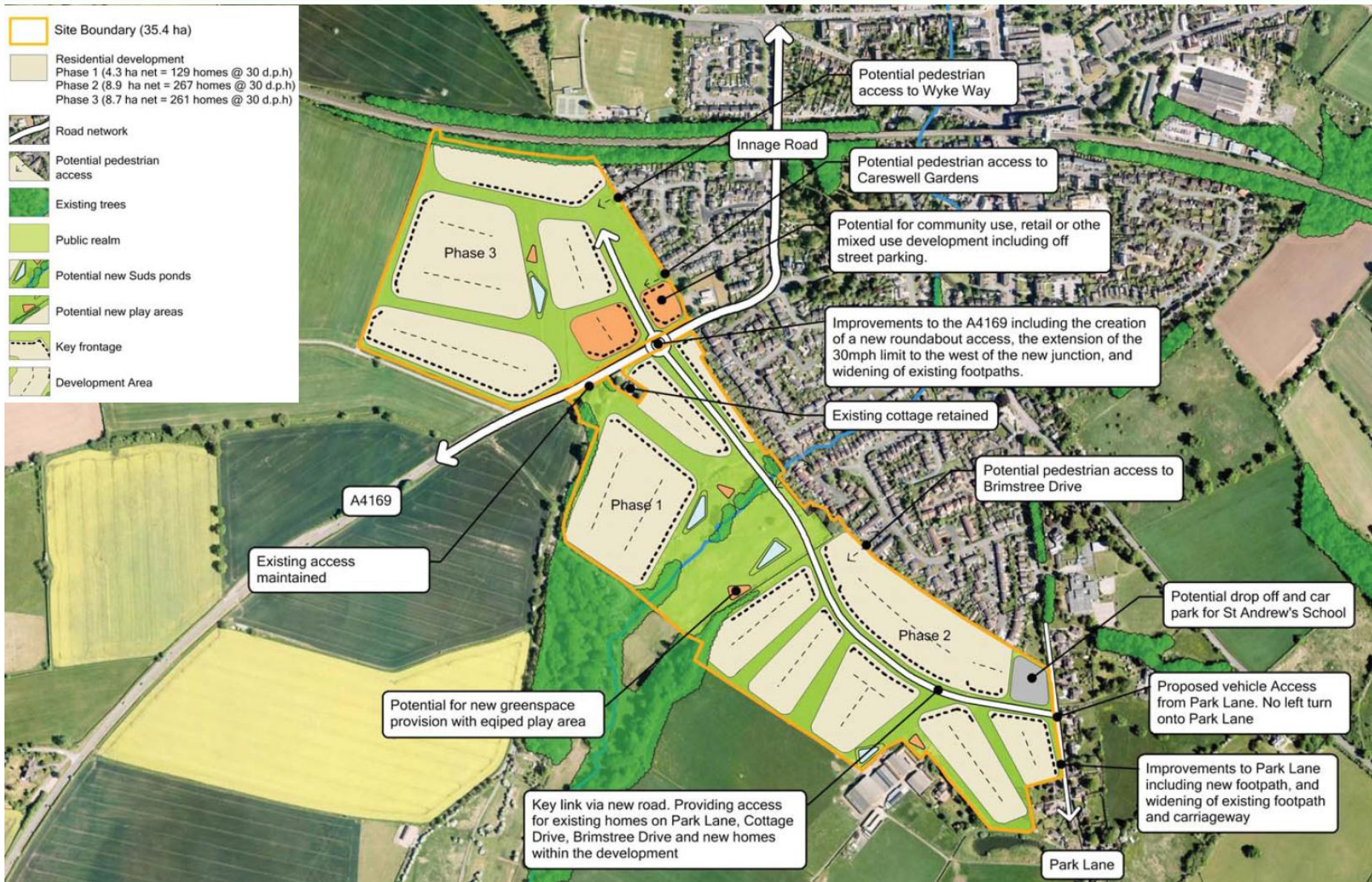


Employment provision

- Safeguard Lamledge Lane industrial estate
- Include white areas within development boundary
- Allocation ELR021 at J.N. Bentley for 2 hectares of employment land
- Mixed use SHI004 to include 3 hectares employment land



Lodge Hill proposal



Key issues

- Are some sites better than others?
- Employment for the town
- Long-term Green Belt boundary
- Drainage
- Schools
- Medical
- Traffic

Solutions

**suggested at the
workshop 12th June**

1. A holistic, town-wide traffic study - now underway
2. Re-prioritise the Aston St/Market Place/Victoria Rd junction
3. Improve the 5-arm roundabout at western edge of Shifnal
4. Manage parking at Innage Road
5. Church Street traffic calming
6. Widen sightlines at the Upton Lane /A464 crossroads



- [illegible]

NPPF

The National Planning Policy Framework (NPPF) requires local planning authorities to have a 5 year supply of housing land.

If yes, then the Local Plan prevails

If no, there is a 'presumption in favour of sustainable development.'



Planning applications 2013

Shropshire Council's position from 26th June 2013 is that we have a 5 year supply of housing land, because we can include some (but not all) of the emerging preferred options in our supply.

This may include sites SHI004 and SHI006 *provided they meet the requirements set out in the consultation document.*

How to have your say

1. Online survey at
www.shropshire.gov.uk/planningpolicy
2. Email planning.policy@shropshire.gov.uk
3. Write to:

The Policy Team, Shirehall,
Abbey Foregate, Shrewsbury SY2 6ND

**Please respond by
Friday 23rd August**

Thank you for listening.

Any Questions?