

Shropshire Local Development
Framework

**Site Allocations and Management
of Development DPD
(SAMDev)**

'Issues and Options'

Dave Wallace – Planning Policy

Shropshire LDF

- SAMDev is **second document** in Shropshire's Local Development Framework
- **Follows the Core Strategy**, which establishes broad development strategy and development targets for Shropshire up to 2026
- Core Strategy has been the subject of two consultations during preparation. Soundness will be examined by Planning Inspectorate in Autumn this year.
- Core Strategy and the SAMDev will be used to guide where new development takes place and assess planning applications
- LDF replace existing Local Plan

Role of SAMDev?

- *Implementing the development strategy and meeting the development targets set out in the Core Strategy by:*
 - **Setting out proposals for site allocations in settlements**
 - **Providing more detailed policies to guide and manage future development**

The SAMDev Consultation Document

- *Three key parts*
 - **Part A:** Options for growth across Shropshire's market towns and key centres (Whitchurch, Market Drayton and Wem in NE);
 - **Part B: Development and infrastructure priorities in individual settlements**
 - **Part C:** Future policies for managing development

Engaging in the Process

- First opportunity for public to have their say on the SAMDev DPD
- 12 week consultation period - comments are welcomed until **25th June 2010**
- **Individual consultation leaflets** have been prepared for different parts of Shropshire (Local Joint Committee area based)
- **Series of 17 consultation events** taking place around Shropshire – ‘drop in’ event format: Whitchurch on 26th May at Civic Centre 4.00-7.30pm
- Presentations to Town & Parish Councils & at Local Joint Committees
- DVD produced

Part A: Market Towns and Key Centres

How much development and investment should be directed to each town and key centre?

- Overall development strategy based on Shrewsbury, market towns & rural areas (broad split in development: 25% / 40% / 35%)
- Core Strategy proposes 5,500 – 6,050 dwellings & 50-60 hectares of employment land in NE spatial zone between 2006 and 2026
- Alternative options presented for the distribution of development for towns and key centres in each Spatial Zone (South, Central, East, North East and North West)

- **Questions asked for Part A:**

- How should housing development be distributed between the towns within the Spatial Zone (i.e. Whitchurch, Market Drayton and Wem)?
- What scale of employment development would be appropriate in each town in the Spatial Zone?
- What are the priorities for local infrastructure investment in each town

Whitchurch

Options for Housing & Employment land provision

	Option A Minimum	Option B Below mid range	Option C Above mid range	Option D Maximum	Option E Other
New homes*	1,000 homes	1,200 homes	1,500 homes	1,700 homes	?
Extra employment land#	Minimal	Modest	Moderate plus	maximum	?

*110 already built (2006-2009)

*176 with planning permission @ April 2009

*371 unused allocation in Local Plan

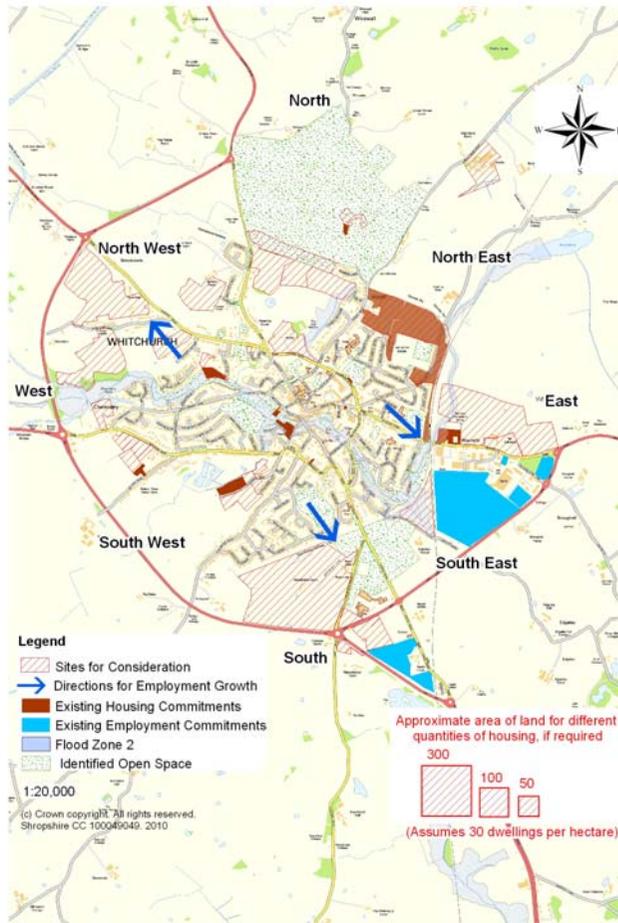
#3.4 ha employment land built (2006-2009)

#4.0 ha employment land with planning permission

#10.7 ha existing allocated employment sites

Whitchurch

- **Potential Directions for Growth**
- **Options - Sites promoted for consideration**
- **No decisions on allocations yet**
- **Evidence Base will be key**



Rural Areas - Core Strategy Approach

- Rural areas – development primarily in identified **Community Hubs & Community Clusters** to improve sustainability
- Development of an **appropriate scale & which delivers community benefit** (affordable housing & contributions to facilities, services & infrastructure)

Development & Priorities in this Area

Your views:

- **Which villages** should be defined as Community Hubs or Community Clusters?
- **How many new homes** would be appropriate in each settlement (up to 2026)?
- What are your local **infrastructure priorities**?
- What is the best **direction for future growth**?
- What **type of** development – infill and conversions/small/large allocations?
- Should any **sites be identified for economic development or other uses**?

Development and priorities in your area

- Plan included for Prees, with background information
- Sites for consideration (options - not allocations - no planning status - no decisions made)
- Does not preclude other settlements or sites
- Series of key questions / response form with options
Other questions include:
 - Should villages have development boundaries?
 - Valued open spaces & environmental features to be protected

Part C: Managing Development and Creating Sustainable Communities

This section considers what further policies may be required to help manage future development in Shropshire

Key Policy Themes include:

- **Developer Contributions to Infrastructure**
- **Development in the Countryside**
- **Sustainable Design**
- **Standards for open space**
- **Planning for Vibrant Town Centres**
- **Managing the Release of Housing and Employment Land**
- **Sustainable Water Management**
- **Minerals & Waste Development**

Next Steps

- Consultation responses welcomed by **25th June 2010**
- Further consultation during 2010/2011-
identify preferred sites
- Final Plan to be adopted in 2012
- www.shropshire.gov.uk/planning.nsf