

Shropshire Local Plan Review
Consultation on Preferred Scale and Distribution of
Development

Consultation Period: Friday 27 October 2017 – Friday 22 December 2017

**Shropshire Local Plan Review
Consultation on Preferred Scale and Distribution of Development
October 2017**

Scope of the consultation

Topic of this consultation:	This consultation document seeks views on the preferred scale and distribution of development for the review of the Shropshire Local Plan. The document: <ol style="list-style-type: none"> 1. Sets out the preferred scale of housing and employment development in Shropshire 2016-36; 2. Sets out the preferred distribution of this growth; 3. Identifies housing and employment growth guidelines for the strategic centre and each principal and key centre; 4. Confirms the methodology which Shropshire Council proposes to adopt to identify a settlement hierarchy in Shropshire; 5. Lists the settlements which form part of this hierarchy, including those that will, in future, be identified as Community Hubs and those that will be maintained as Community Clusters; 6. Proposes draft policies for the management of development within Community Hubs and Community Clusters; and 7. Identifies other development requirements which may need to be addressed as part of the Local Plan Review.
Scope of this consultation:	We are seeking views of all parties with an interest in the preferred approach to planning for these issues, so that relevant views and evidence can be taken into account in deciding the best way forward.
Geography:	These proposals relate to the administrative area of Shropshire Council.
Impact assessment:	The Preferred Scale and Distribution of Development consultation document has been subject to Sustainability Appraisal; has been screened under The Conservation of Habitats and Species Regulations 2010; and has been subject to an Equality and Social Inclusion Impact Assessment (ESIIA). The reports of these assessments are available on the Council's website.
Duration:	This consultation will run from Friday 27 October 2017 and will conclude on Friday 22 December 2017.
After the consultation:	We plan to issue a summary of responses on the Council's website within three months of the closing date of the consultation.

How to respond to this consultation

The consultation will be undertaken in line with the standards set out in the Council's published Statement of Community Involvement (SCI) and national guidance.

Consultation documents will be made available on the Shropshire Council web-site, and paper copies will be provided at libraries and council offices in the main towns.

A significant number of organisations and individuals will be notified directly of the publication of the consultation documents by email in accordance with the SCI.

To respond to this consultation, please use the questionnaire available on the Shropshire Council website at:

Once completed, this questionnaire can be submitted by:

Email to: planningpolicy@shropshire.gov.uk or

Post to: Shropshire Council, Planning Policy & Strategy Team, Shirehall, Shrewsbury, SY2 6ND

Confidentiality and data protection

Information provided in response to this consultation, including personal information, may be subject to publication or disclosure in accordance with the access to information legislation (primarily the Freedom of Information Act 2000, the Data Protection Act 1998 and the Environmental Information Regulations 2004).

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1 Introduction

Preferred Scale and Distribution of Development

- 1.1 This consultation invites feedback on the preferred scale and distribution of development in Shropshire for the period 2016-36. The draft consultation document:
- a. Sets out the preferred scale of housing and employment development in Shropshire 2016-36;
 - b. Sets out the preferred distribution of this growth;
 - c. Identifies housing and employment growth guidelines for the strategic centre and each principal and key centre;
 - d. Confirms the methodology which Shropshire Council has adopted to identify a settlement hierarchy in Shropshire and to facilitate the creation of new Community Clusters where communities choose to 'opt in';
 - e. Lists the settlements which form part of this hierarchy, including those that will, in future, be identified as Community Hubs and those that will be maintained as Community Clusters;
 - f. Proposes draft policies for the management of development within Community Hubs and Community Clusters;
 - g. Identifies other development requirements which may need to be addressed as part of the Local Plan Review.

Preferred Development Strategy

The preferred development strategy seeks to make the best use of the strategic advantages of Shropshire's geographic location to support a sustainable pattern of future growth over the period 2016-36 and to support the growth aspirations of neighbouring areas, particularly in the north and east of the County. The preferred strategy will help support the 'step change' in economic productivity and quality of employment which is set out in our new Economic Growth Strategy.

The key proposals are:

- **'High' housing growth of 28,750 dwellings, equivalent to an average delivery rate of 1,430 dwellings per year for the whole of Shropshire;**
- **Existing housing completions, commitments and allocations amount to 18,583 dwellings, so the net additional housing now required is 10,347 dwellings;**
- **Balanced employment growth to deliver around 300 hectares of employment development at an average rate of 15 hectares of employment land per year;**
- **The existing employment land supply amounts to 223ha, giving a net requirement for around 80ha of new employment land. However, this is a minimum requirement and some additional land over and above this minimum is likely to be needed;**

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- **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;**
- **Potential release of Green Belt land to support our long term sustainability;**
- **Identify named Community Hubs;**
- **Maintain existing and create new Community Clusters where Parish Councils choose to ‘opt-in’;**
- **Apply criteria-based policies and development boundaries to manage development in Community Hubs;**
- **Apply criteria-based policies to manage development in Community Clusters; and**
- **Continue to strictly control new market housing in the countryside whilst supporting new affordable housing for local needs and small scale employment opportunities in appropriate locations.**

Why are we reviewing the Local Plan?

- 1.2 The Shropshire Local Plan currently comprises the Core Strategy (adopted 2011) and the Site Allocations and Management of Development (SAMDev) Plan (adopted 2015), together with the adopted Neighbourhood Plans for Much Wenlock and Shifnal. These documents set out proposals for the use of land and policies to guide future development in order to help to deliver sustainable growth in Shropshire for the period up to 2026.
- 1.3 Local Planning Authorities are required to keep under review any matters that may affect the development of its area. Shropshire Council has determined to undertake a Local Plan Review in order to; allow the consideration of updated information on development needs within the Country; reflect changes to national policy and our local strategies; to extend the Plan period to 2036; and to provide a plan which will help to support growth and maintain local control over planning decisions during the period to 2036. Maintaining an up to date Local Plan will support local growth by generating certainty for investment in local development and infrastructure through a policy framework that establishes an up to date and objective assessment of development needs and supports sustainable development in Shropshire during the period to 2036.
- 1.4 The overall strategic approach of focusing growth in Shropshire’s Strategic Centre; Principal Centres and Key Centres, whilst enabling some controlled development in rural areas to maintain local sustainability, remains the preferred development strategy. Many of the existing policies in the Core Strategy and SAMDev do not need to be amended and will be carried forward as part of the new Plan. The review will therefore focus on key areas of change, including options for the level and distribution of new housing and strategies for

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employment growth during the period to 2036, together with any amended policies and new site allocations which are needed to demonstrate that these requirements can be delivered. The existing Core Strategy and SAMDev Plan will remain in force until any new Plan is adopted. This is anticipated to occur during 2019-20.

- 1.5 The product of the review will be a new Local Plan document which merges the Core Strategy & SAMDev Plans and contains both strategic policies and more applied policies which primarily inform planning decisions, together with existing (and unimplemented) sites and new site allocations.

Strategic Objectives of the Local Plan Review

- 1.6 The strategic objectives, policies and proposals in the current Local Plan have either been in place since the adoption of the Core Strategy in 2011 or since the adoption of the SAMDev Plan in 2015. It is considered that many of the objectives of the current Local Plan remain relevant to the sustainable development of Shropshire during the extended Plan period to 2036.
- 1.7 The following strategic objectives are proposed for the Local Plan Review:
- i. Provide an appropriate development strategy for Shropshire for the period 2016-2036 within an up to date Development Plan for Shropshire which is fully compliant with the National Planning Policy Framework (NPPF);
 - ii. Ensure a deliverable Development Plan for Shropshire which secures a five year land supply for both housing and employment development and maintains the primacy of the Local Plan in decision making, in accordance with the up to date policy framework of the Plan;
 - iii. Support the development of sustainable communities which are thriving, inclusive and safe, ensuring that people in all areas of Shropshire have access to decent affordable homes, jobs, education and training and the resources necessary to start well, live well and age well (Core Strategy Objective 1);
 - iv. Develop the roles of Shrewsbury as a sub-regional ‘Strategic Centre’, and Shropshire’s Principal and Key Centres as more sustainable and self-sufficient settlements, providing the main focus for new housing, employment and infrastructure development (Core Strategy Objective 2);
 - v. Support rural communities through the delivery of local housing and employment opportunities appropriate to the role, size and function of each settlement (Core Strategy Objective 3);
 - vi. Promote sustainable economic development and growth by providing a flexible and responsive supply of employment land and premises, and the development of further/higher education and training opportunities, to support business development, satisfy the changing needs and demands of the Shropshire economy, promote inward investment, and help generate skilled, well paid employment opportunities (Core Strategy Objective 6);
 - vii. Support the development of sustainable tourism, rural enterprise, broadband connectivity, diversification of the rural economy, and the continued importance of farming and agriculture (Core Strategy Objective 7).

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- viii. Promote high quality design and ensure that development responds to its local context and creates safe, accessible and attractive places (adapted from Core Strategy Objective 10);
- ix. Ensure that the character, quality and diversity of Shropshire's built, natural and historic environment are protected, enhanced and, where possible, restored, in a way that respects landscape character, biodiversity, heritage values, and local distinctiveness, and contributes to wider environmental networks across the County(Core Strategy Objective 11);
- x. Improve the quantity, quality and accessibility of multifunctional open space, rights of way, and sport, recreation and cultural facilities to provide varied opportunities for people of all ages to enjoy physical activity, cultural activities and lifetime learning, helping to improve health and well-being (Core Strategy Objective 12).

Strategic Context

- 1.8 Shropshire is a large, diverse but predominantly rural, inland County. However, Shropshire does not operate in isolation; it is influenced by cross boundary interactions with adjacent areas including Herefordshire, Worcestershire, the Borough of Telford and Wrekin, Staffordshire, the West Midlands conurbation, Cheshire and areas across the English-Welsh border. These include: cross border service provision such as shopping, health, education and leisure; transport links and commuting patterns; any inter-dependencies between housing markets and economic areas; and protection of the Green Belt and our landscape, historic and natural environments. These interactions are the subject of on-going discussions with neighbouring planning authorities under our 'Duty to Co-operate'. The spatial context for the Local Plan Review is described in detail in the Authority Monitoring Report (AMR) which is available on the Council's web pages. More detailed facts, figures and trends concerning the Shropshire context are also available on the Council's webpages at: <http://shropshire.gov.uk/facts-and-figures>

Shropshire: Strategic Challenges and Opportunities

- 1.9 The existing Local Plan and particularly the Core Strategy was prepared against the backdrop of the global economic recession which significantly affected the economies of both the UK and Shropshire. The current Local Plan sought to assist economic recovery and this has now started to take effect across Shropshire under the positive influence of its objectives, policies and development strategies.
- 1.10 The influence of the Local Plan and the resurgence of demand and investment in Shropshire have coincided with proposed national infrastructure and investment programmes within the UK economy, which present further opportunities for Shropshire. The national agenda for political and administrative devolution has brought forward the Combined Authority for the West Midlands conurbation and the drive towards establishing the Midlands Engine to channel investment into the region. This agenda has also created further opportunities associated with the earlier devolution of authority to Greater Manchester, as part of the drive to create the Northern Powerhouse,

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providing a second route to channel investment into the west and north of England.

- 1.11 These emerging channels for investment are expected to be helpfully drawn together by the national infrastructure investment in the High Speed 2 (HS2) rail link, providing a rapid transit route between the south-east region and the regions of the north to encourage investors to look beyond the London conurbation and the Home Counties. HS2 will deliver a close link to Shropshire through the proposed interchange in Cheshire. This will provide a further channel for investment through a proposed investment zone located around the Northern Gateway centred on Crewe.
- 1.12 The emergence of these exciting investment opportunities in the sub-regions around Shropshire is timely and supports the decision to undertake an early Local Plan Review. The Local Plan Review will therefore ensure that future housing and employment land requirements and policies help meet Shropshire's future needs and capture the opportunities in and around the County.
- 1.13 The past few years have seen a change in Shropshire's fortunes with the scale of investment evident in the widespread resurgence of residential development and key investments by existing businesses across the County. This resurgence in the County was set against the backdrop of the healthy projections for the UK economy for over 2% growth through 2017. However, the national economy and the fortunes of the County may be further challenged by the decision to leave the European Community as a result of the outcome of the referendum on membership of the EU in the summer of 2016 and the negotiations on the UK exit strategy which have now commenced. These factors also influence the scope of the Local Plan Review.
- 1.14 In light of this context, the following strategic opportunities and challenges have been identified:

Opportunities

- i. The Combined Authority for the West Midlands brings together the metropolitan authorities within adjoining areas to drive forward the Midlands Engine. Shropshire has the potential to benefit from this enterprise via the M54 corridor and the strategic highway network linking together key investment locations at Wolverhampton, Telford, Shifnal, Albrighton and Bridgnorth; at major redevelopment locations which include Clive Barracks, Tern Hill near Market Drayton and the former Ironbridge Power Station; and at those created around RAF Cosford;
- ii. The Northern Powerhouse and Northern Gateway together aim to re-invigorate the North West region. The Northern Gateway will drive the creation of an investment zone around the HS2 interchange at Crewe with the effects extending through physical proximity and journey time/distance into the Shropshire economy. This is expected to create direct opportunities for the northern Market Towns of Whitchurch, Market Drayton and Wem.
- iii. The positive effects of the northern investment potential will also be experienced through the rail network with the potential to influence other areas of the County.

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- iv. The opportunities created through these external influences are expected to enhance the investments being delivered within Shropshire and in the adjoining areas of the Local Enterprise Partnership in Telford & Wrekin and Hereford. The joint working within this partnership will be led and influenced through the Strategic Economic Plan being refreshed along with Shropshire Local Plan Review.

Challenges

- i. The focus of the HS2 investment will be located to the north of Shropshire and will attract significant interest from other sub-regions similarly affected by this nationally significant infrastructure investment. Shropshire needs to be able to understand the nature of the demands to be created by HS2 and ensure that some of these investment needs are met within the County.
- ii. Shropshire recognises the opportunities to be derived from other national and sub-regional investments and from the investment and potential of its own vibrant local economy. The County places a premium on the promotion of economic growth but will need to understand and address the barriers to investment and growth to translate this demand into employment and prosperity.
- iii. Shrewsbury and Oswestry as the main centres for economic investment expect to see their current principal employment sites come to completion during the Plan period to 2036. Whilst new land is available in these locations and in other Principal and Key Centres, there is a need to further replenish the supply and bring forward a readily available supply of accessed and serviced land for investment.

Evidence Base

- 1.15 The Local Plan Review will be informed by an extensive evidence base which will be made available through the Council's web pages at:
<http://shropshire.gov.uk/planning-policy/local-plan/local-plan-partial-review-2016-2036/>

Sustainability Appraisal and Habitat Regulations Assessment

- 1.16 The Preferred Scale and Distribution of Development document has been subject to Sustainability Appraisal in line with the Environmental Assessment of Plans and Programmes Regulations 2004. A report of the appraisal is available on the Council's webpage for its Local Plan evidence base.
- 1.17 The Preferred Options: Scale and Distribution of Development document has also been screened under The Conservation of Habitats and Species Regulations 2010 (as amended) and a Preferred Options: Scale and Distribution of Development Habitats Regulations Assessment (HRA) Screening Report is available on the Council's webpage for its Local Plan evidence base. This has identified potential impacts on Natura 2000 sites arising from increased recreational pressure, water quality and air pollution. Further work to investigate these will be carried out via targeted consultation of the HRA Screening Report with Natural England, Natural Resources Wales and

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the Environment Agency. This will be undertaken alongside the current consultation for this Preferred Option.

Consultation on Issues and Strategic Options

- 1.18 Shropshire Council consulted on different options for the scale and distribution of future growth as part of an initial consultation on 'Issues and Strategic Options' earlier in 2017. A summary of the responses to this consultation are available on the Shropshire Council website at:
<http://shropshire.gov.uk/planning-policy/local-plan/local-plan-partial-review-2016-2036>.
- 1.19 The current document has taken into account the responses which were received and sets out the Council's preferred approach.

Call for Sites

- 1.20 The recent consultation on Issues and Strategic Options was accompanied by a 'Call for Sites', inviting landowners and the development industry to submit potential development sites for further assessment. The responses to this invitation are being carefully assessed and will be used to inform the publication of an updated Strategic Land Availability Assessment (SLAA) by the end of 2017 and further consultation on preferred site allocations in Spring 2018.
- 1.21 The SLAA is a technical assessment of the capacity; suitability; availability; and achievability (including viability) of land for development. The SLAA represents a key component of the evidence base which will support the Local Plan Review. However, whilst the SLAA is an important technical document, it does not allocate land for development or include all locations where future development might occur. The SLAA simply provides information which will be investigated further through the plan-making process.

What Happens Next?

- 1.22 We will publish a summary of the responses to this Preferred Options consultation on our web pages. The comments we receive will be used to inform the further development of the Local Plan Review.

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2 Housing Requirement

Key Proposals:

- ‘High’ housing growth of **28,750** dwellings, equivalent to an average delivery rate of **1,430** dwellings per year for the whole of Shropshire; and
- Existing housing completions, commitments and allocations amount to 18,583 dwellings, so the net additional housing now required is **10,347** dwellings.

Introduction

- 2.1 Shropshire needs to grow in order to thrive. A key part of this is planning effectively for the right scale of housing, of the right type, in the most appropriate locations. It is now appropriate to establish a new housing requirement for the period 2016-2036, and to set out clearly how this growth will be distributed.
- 2.2 At the very least Shropshire must seek to meet its identified housing need, which is around 25,400 dwellings over the Plan period. However, we have an opportunity to aim higher when setting the new housing requirement.
- 2.3 The Council consulted on alternative housing requirement options earlier this year and a summary of the feedback was published in July 2017. Each of the alternative options sought to deliver a rate of growth higher than the defined housing need.

Preferred Housing Requirement

- 2.4 The preferred housing requirement for Shropshire for the period 2016-2036 is 28,750 dwellings to achieve the Preferred Development Strategy in Section 1 of this document.
- 2.5 This level of growth represents the ‘high’ growth option from the previous consultation document and represents an increase on the currently adopted housing requirement of 27,500 dwellings.
- 2.6 Achieving the proposed ‘high’ level of growth at 28,750 dwellings will help support the long term sustainability of the County. It also provides an opportunity to: respond to specific development opportunities; increase the delivery of family and affordable housing; support wider aspirations, such as increased economic growth and productivity; and increased education opportunities and up-skilling of communities.
- 2.7 It is considered that the proposed housing requirement will have a significantly positive impact on supporting the delivery of the County’s recently published Economic Growth Strategy. It will also reinforce Shropshire’s role within the wider region, and help support the delivery of the objectives of the West Midlands Combined Authority.
- 2.8 Shropshire’s Economic Growth Strategy aspires to achieve a step change in Shropshire’s economy, in particular supporting higher value jobs, increased productivity and better wage levels. Housing is a vital part of this strategy in supporting a balanced approach, both as a means of ensuring people have good opportunities to access housing close to their employment, but also as a means of supporting businesses to satisfy their future labour force demands.

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Housing Need

- 2.9 Shropshire Council undertook a full and objective assessment of housing need (FOAHN)¹, using the best practice guidance available at the time, to inform the Local Plan Review. The results of this assessment were published in July 2016 and indicated a need for 25,178 dwellings between 2016 and 2036 (1,259 dwellings per year).
- 2.10 Since this assessment was published the Government has subsequently published for consultation a proposed ‘standard methodology’ on how Local Authorities should calculate housing need². The Government’s consultation document seeks to provide a level playing field for the calculation of housing need. In so doing, this should reduce the amount of challenge to Local Plans on this issue.
- 2.11 In Shropshire’s case, when the Government’s proposed methodology is applied, this results in a housing need of 25,400 between 2016 and 2036 (1,270 dwellings a year). This correlates very closely with the Council’s existing assessment of need in the Shropshire FOAHN (July 2016).
- 2.12 The Council has produced a supporting document³ as part of the evidence base for the Local Plan Review which provides more detail on the calculation of housing need in Shropshire. It is considered this evidence endorses the Council’s approach to the choice of preferred housing requirement.

Housing Supply and Delivery

- 2.13 Importantly, Shropshire does not start from a blank sheet in planning for the preferred housing requirement. There have been a large number of completions already achieved within the proposed Local Plan Review period from 2016. There are also currently a significant number of sites with planning permission or prior approval; and SAMDev allocations without planning permission. For clarity, these sites will be included within the overall requirement of 28,750. Table 1 shows this breakdown:

Table 1: Preferred Housing Requirement and Supply

Preferred Housing Requirement (2016-36)	Completed Dwellings (2016-17)	Committed Dwellings as at 31st March 2017 (Planning Permission or Prior Approval)	SAMDev Allocations without Planning Permission as at 31st March 2017	Residual Housing Required to Meet Preferred Housing Requirement
28,750	1,910	11,465	5,028	10,347

¹Shropshire Full Objectively Assessed Housing Need Report (July 2016) available at: <https://shropshire.gov.uk/media/2101729/Shropshire-Council-FOAHN-2016-.pdf>

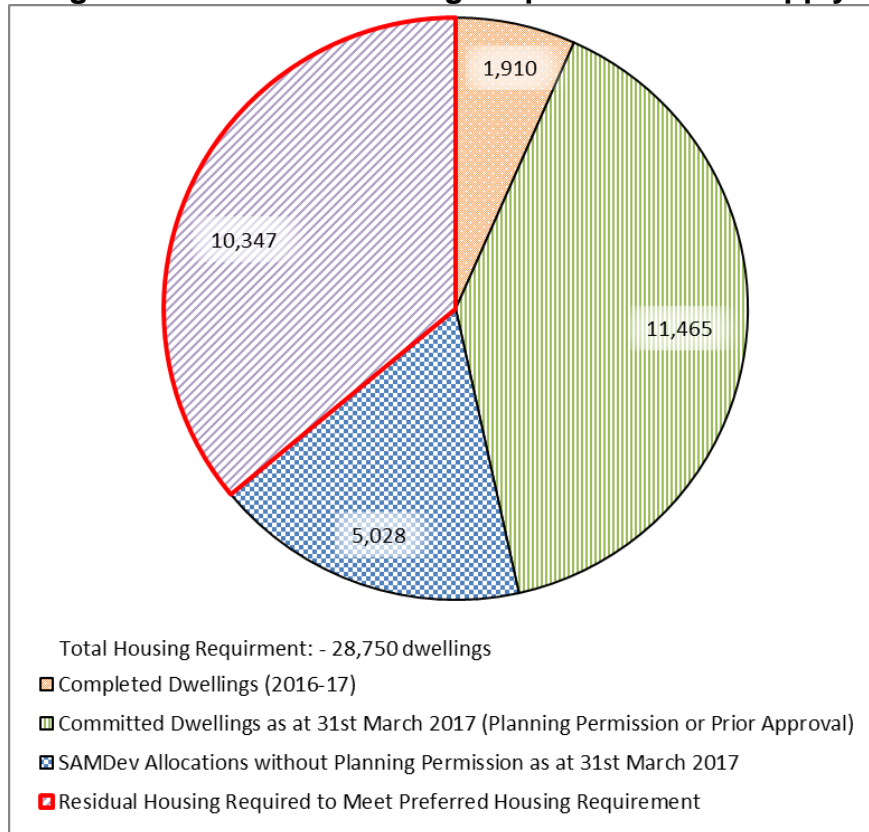
²This consultation document is available at: www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals

³Shropshire Full Objectively Assessed Housing Need – Supporting Document (October 2017) available at: <https://shropshire.gov.uk/planning-policy/local-plan/local-plan-partial-review-2016-2036/>

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2.14 This breakdown is also illustrated within Figure 1:

Figure 1: Preferred Housing Requirement and Supply



2.15 Ensuring a good supply of housing sites is the first step in the development management process and one where the Local Plan has most influence. Supported by the adoption of the SAMDev Plan, Shropshire has recently recovered strongly from the recessionary period and this has led to much higher rates of housing delivery. In particular, in 2016/17 (the first year of the new Plan period) Shropshire delivered over 1,900 dwellings, far in excess of the annual requirement for that year.

2.16 The delivery of the preferred housing requirement of 28,750 dwellings means there will need to be an average delivery rate of around **1,430 dwellings a year across the County**. It is recognised that in the medium to long term this is a challenging figure and will require a consistent step-change in delivery rates over the Plan period. However, it is considered that this rate of delivery is realistic and achievable, as shown by the recent high completion rate.

Infrastructure Provision

2.17 It is acknowledged that the provision of adequate infrastructure will be crucial to supporting the preferred housing requirement, whether this is new school places, GP surgeries, road improvements, utilities, digital connectivity or green spaces. Consultation is therefore particularly sought with infrastructure providers in order to establish if there are capacity constraints in settlements that need addressing. The Council will also continue to consult with Parish and Town Councils through their Place Plans, in order to identify the locally important infrastructure needs of communities.

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Delivery of Affordable Housing

- 2.18 The delivery of affordable housing is a key issue in both the urban and rural areas of Shropshire. Evidence contained in the published FOAHN Report from 2016 and from the proposed standard methodology FOAHN Summary 2017 both suggest that affordable housing is a significant issue. The defined housing need figure has already taken account of this, but the Council has the ability to go further in responding to this important challenge.
- 2.19 The preferred housing requirement of 28,750 will provide an opportunity to deliver more affordable housing, both as a part of open market housing schemes, but also as exception schemes. This will improve the opportunities for people in housing need to achieve access to suitable and appropriate accommodation. It will also have additional benefits in supporting businesses to retain their existing workforce; potentially increasing the local workforce available to local businesses in Shropshire; and reducing the pressure for people to commute into Shropshire for employment.

Other strategic sites

- 2.20 In addition to the preferred housing requirement, there will be other development opportunities to deliver large mixed-use strategic sites likely to become available during the Plan period. The delivery of these additional strategic sites will therefore supplement the overall housing and employment requirements in order to support economic growth.
- 2.21 There are known mixed use, brownfield opportunities at the former Ironbridge Power Station and at Clive Barracks at Tern Hill. These are significant sites and will require long lead-in periods to ensure appropriate master-planning and site remediation before development can commence. The Local Plan Review will provide a positive framework for ongoing discussions with the site owners in order to secure their appropriate re-development.
- 2.22 In addition, the Council are considering the potential to develop new Garden Villages at strategic locations to support the overall development strategy. These new settlements present a positive opportunity to further supplement growth in the County and may also support regional growth aspirations. It is recognised that achieving this objective will require substantial investment in new infrastructure.

3 Economic Growth and Employment

Key Proposals:

- Balanced employment growth to deliver around 300 hectares of employment development at an average rate of 15 hectares of employment land per year; and
- The existing employment land supply amounts to 223ha, giving a net requirement for around 80ha of new employment land. However, this is a minimum requirement and some additional land over and above this minimum is likely to be needed.

Introduction

- 3.1 The vision for Shropshire is to continue to create a great place to live, learn and work.
- 3.2 This vision is supported by a new Economic Growth Strategy that sets out an ambitious aspiration that Shropshire will become *'the best place to do business and invest, being renowned for its pool of local talent and expertise'*. This strategy also seeks to ensure that *'we will strive to maximise our economic potential and increase our productivity by utilising the benefits of our special environment and high quality assets'*⁴.
- 3.3 This strategy (summarised in Appendix 1 of this document) embraces the challenges and opportunities of the Shropshire economy by addressing the themes and actions that informed its vision⁵ and capture our aspirations to be:
- A highly attractive destination for national and international capital known for its high quality of life and resilient communities;
 - An entrepreneurial and business friendly environment where small and medium sized enterprises are supported to start up, grow and prosper;
 - Recognised for our training and support services to create a productive working age population where younger people in particular can develop skills and find fulfilling employment;
 - A place where the economic objectives for growth, productivity and employment are supported by services that enable people to start well, live well and age well.
- 3.4 To achieve the aspirations in this strategy, it will be necessary to encourage new development to deliver the scale and distribution of housing development proposed in this Preferred Option and to provide an appropriate scale, range and choice of employment opportunities across the County. The latter will complement housing growth and deliver the Economic Growth Strategy by creating new jobs to meet the needs of current residents and to provide opportunities to attract more economically active people into Shropshire.

Our Development Needs

- 3.5 A key strand to promoting the Shropshire economy will be to encourage people of working age to remain or settle in the County and to contribute to the local

⁴Shropshire Council : Economic Growth Strategy for Shropshire 2017 – 2021 (2017) available at: <https://new.shropshire.gov.uk/business-support/economic-growth-strategy-2017-2021/>

⁵Building an Economic Vision for Shropshire – A Report by IPPR North (2017) available at: <https://new.shropshire.gov.uk/media/3965/shropshire-economic-analysis-report-ippr.pdf>

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workforce. This will be driven by our quality of life offer and our capacity to meet their housing, training and employment needs.

- 3.6 The projection of the current growth of the Shropshire economy has been assessed through a Baseline Growth Forecast commissioned from Oxford Economics in 2016⁶. This forecast predicts that 9,300 new jobs would be created through the current operation of the Shropshire economy. The Shropshire FOAHN has illustrated this in Section 9 (Jobs and Economic Growth) showing how the baseline forecast identifies a sufficient labour force to fill the anticipated baseline jobs growth and to deliver sustainable growth, based on current trends to 2036.
- 3.7 The FOAHN also recognises that jobs growth in Shropshire (at 465 jobs per year) has been lower than growth in the UK (with 700 jobs per year) for a number of decades from 1996 and current trends alone will not change this situation. Shropshire has a significant orientation towards 'service' industries, considerable penetration of part time employment, an increasing tendency for workers to have more than one job and a labour force that tends towards an ageing demographic that creates two pressing needs firstly for a 'step change' in our economic performance and secondly a need for more productive, working age people to settle and remain in the County.
- 3.8 Shropshire therefore requires a robust development strategy to achieve our economic aspirations especially to increase our working age population.

Preferred Employment Land Requirement

- 3.9 The preferred employment land requirement for Shropshire from 2016 to 2036 is for the development of around 300 hectares (specifically 305ha) of employment development at an average rate of 15 hectares of employment land per year with the aim to deliver 'balanced growth' across the County.

What is 'balanced growth'?

- 3.10 'Balanced growth' seeks to positively influence our economic performance in Shropshire. This aims to deliver a sufficient scale of employment land to provide enough jobs to achieve a sustainable balance with the preferred housing requirement proposed in this consultation document.
- 3.11 It will also seek to achieve a significant 'step change' to the economic structure and performance of the Shropshire economy to support the Shropshire Economic Growth Strategy. This will be achieved through the range, choice and location of the new employment land to be provided in the revised Local Plan.
- 3.12 The scale of the employment land required to achieve this 'balanced growth' is comparable to that presented within the 'high growth' option (Option 2) of the Issues and Strategic Options consultation. The objective of achieving a 'step change' in the economic structure and performance of the Shropshire economy does, however, combine elements of the 'productivity growth' option (Option 3) of the Issues and Strategic Options consultation. Furthermore, the preference for 'balanced growth' also recognises that it will be necessary to allow time for a

⁶Baseline Growth Forecast, Oxford Economics (2016) available at:
<https://shropshire.gov.uk/planning-policy/local-plan/local-plan-partial-review-2016-2036/>.

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'lead-in' period in order to bring about these desired changes starting from the position identified in the Significant Growth option (Option 1).

- 3.13 Notwithstanding these considerations, the Preferred Employment Land Requirement which seeks to achieve 'balanced' growth will pursue the aspirations set out within the Shropshire Economic Growth Strategy and in doing so, it responds to the views expressed in response to the Issues and Strategic Options consultation identified in Appendix 2.
- 3.14 The delivery of this 'step change' will particularly take effect in preparing emerging policies and identifying new allocations to influence the pattern of development for the extended Local Plan period to 2036.

What are the objectives of 'balanced growth'?

- 3.15 'Balanced growth' recognises the influences of the current Shropshire local economy but also responds to our future needs, demands and opportunities in a more effective manner. 'Balanced growth' particularly seeks to realise the following aspirations:
- To adopt an optimistic approach to support the Strategic Centre, Principal towns and Key Centres along with appropriate rural development and to explore the key changes in Appendix 1 which help to define 'productivity' growth;
 - To sustain and increase growth by seeking to offer new opportunities for investment and development across the County;
 - To boost the economically active population through in-migration and by retaining residents in employment within the County;
 - To capture the potential of national, regional and local economic circumstances through the range, choice and location of employment land being offered in Shropshire.

Developing the 'balanced growth' requirement

- 3.16 Further information on how the preferred employment land requirement for Shropshire has been determined is provided in Appendix 2. This explanation shows how the 'balanced' growth requirement was calculated and how the growth options in the previous Issues and Strategic Options consultation have been assessed to reach this Preferred Option. This also considers how the baseline economic growth forecast and the FOAHN assessments of housing need compare with this preferred 'balanced growth' strategy.
- 3.17 This explanation also describes the responses to the Issues and Strategic Options consultation and recognises that an Economic Development Needs Assessment should be undertaken, incorporating an Employment Land Review to further explore the concept of 'balanced growth' and to help develop new policy and site allocations for the revised Local Plan period to 2036.

Employment Land Supply and Delivery

- 3.18 To achieve this 'balanced growth', it is proposed that around 300 hectares of employment development will be required in Shropshire. There are already substantial commitments totalling 223 hectares (sites with planning permission or allocated within the SAMDev Plan) and this will help to ensure that sufficient land will be available from the outset.

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- 3.19 The preferred employment land requirement of around 300ha, taking into account the committed land supply of 223ha, would reduce to give a net residual requirement for around 80ha of new employment land for the revised Local Plan. However, this is a minimum requirement to achieve around 300ha of development and in order to offer a suitable range and choice of sites or to allow for some existing sites to be developed for other uses, some additional land over and above the minimum of 80ha would also be needed.
- 3.20 There will be a need to identify sufficient new employment land that offers an appropriate range, choice and location of sites across the County. There is a supply of current allocations comprising over 100ha which have not yet received planning permission within the current commitments of 223ha. It may be appropriate to consider whether alternative uses might be appropriate for some elements of this existing, allocated land supply as indicated in the responses to the Issues and Strategic Options consultation.
- 3.21 To help to determine how much new land would be required, an oversupply of 74ha in six of the principal settlements is identified in Table 4 below. This oversupply includes sites totalling 32ha dedicated to specific end users for the relocation or expansion of their businesses. These sites are not openly available to the market and may be regarded as a discrete and defensible element of the employment land supply that might be discounted from the calculation of the existing land supply at the beginning of the Plan period.
- 3.22 This oversupply of 74ha also includes a number of sites totalling 42ha which were identified in the currently adopted Local Plan, to overcome previous shortfalls in the amount and availability of land in particular settlements including Oswestry. It may be appropriate either to sustain these commitments or to consider whether they might better meet the needs of the settlement through the development of other land uses, where they form part of the supply of sites that do not yet have planning permission.
- 3.23 The manner in which this oversupply, and especially those sites not currently committed for development, are to be treated might require an increase in the net residual requirement around 80ha. This requirement for new land might therefore increase to more fully reflect the gross levels of land needed in each of the tiers of the settlement hierarchy. This comprises a gross residual requirement for Shrewsbury of 50ha, for the Principal and Key Settlements of 35ha and for the Rural Areas of 71ha. This would give a gross total requirement for 156ha of new land to satisfy the Preferred Development Strategy for the revised Local Plan.
- 3.24 If the scale of the new land provided were increased towards this gross requirement for 156ha then this would better facilitate the County's economic growth objectives. This scale of new land would offer a broader and potentially more attractive range, choice and location of sites to stimulate the preferred growth and desired changes to the Shropshire economy.
- 3.25 The scale, choice and distribution of this new employment land are matters to be determined through the further development of the Preferred Option and the preparation of policies and new allocations in the revised Local Plan.

4 Distribution of Development

Key Proposals:

- 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.

Introduction

- 4.1 The preferred housing and employment requirements must be delivered in a sustainable and appropriate manner. This distribution should support the vision and the Preferred Development Strategy for the County and, in particular, deliver opportunities to achieve higher levels of investment and economic growth for the County.
- 4.2 The spatial distribution of development must respond to the role of settlements and the development opportunities they offer and respond to needs of the communities they serve. The distribution must also recognise and respond to any significant constraints to the growth of settlements, whether they are environmental, infrastructure capacity or issues relating to development viability.
- 4.3 The Council consulted on three strategic options for this distribution in the Issues and Strategic Options consultation in January 2017. Broadly speaking these proposed a continuation of the current distribution (Rural Rebalance); an Urban Focus; and Balanced Growth. Feedback on these options⁷ has influenced the preparation of this preferred approach to developing the Local Plan Review.

Preferred Spatial Distribution

- 4.4 The preferred spatial distribution of the proposed housing and employment requirements is '**Urban Focus**'.
- 4.5 The proposed settlement hierarchy will reflect the 'Urban Focus' approach and seek to focus the majority of development into Shrewsbury and Shropshire's network of Principal and Key Centres. Rural areas will continue to see appropriate development but at a level below the currently adopted policy.
- 4.6 The 'Urban Focus' approach therefore seeks to broadly distribute development across the County in the following manner:
- Shrewsbury – around 30%
 - Principal Centres – around 24.5%
 - Key Centres – around 18%
 - Rural Areas – around 27.5%

⁷A summary of the responses to the consultation is available on the Shropshire Council website at: <http://shropshire.gov.uk/planning-policy/local-plan/local-plan-partial-review-2016-2036/>.

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- 4.7 Table 2 (the proposed development distribution) provides further detail on how the 'Urban Focus' approach will be distributed across Shropshire's network of Strategic, Principal and Key Centres.
- 4.8 Appendix 3: Settlement Strategies, of this document sets out the proposed settlement strategies for Shrewsbury as the Strategic Centre; and the Principal and Key Centres. These draft settlement strategies provide more information on the rationale for the proposed housing and employment guidelines. Section 6 to this document sets out the preferred approach to managing development in the rural area, and includes the Council's approach to Community Hubs, Community Clusters and the wider countryside.
- 4.9 The 'Urban Focus' distribution responds directly to the County's Economic Growth Strategy and specifically reflects the objective to prioritise investment along strategic corridors and growth zones, utilising existing road and rail connections. The strategic corridors are:
- **Eastern Belt M54/A5/A41/A464/A5 and A454/A458**, supporting Shropshire's links to the West Midlands region and the role of the West Midlands Combined Authority, including opportunities around Bridgnorth as a Principal Centre within the context of the ongoing Green Belt Review;
 - **A5 West corridor**, including the Principal centre of Oswestry as Shropshire's second largest market town;
 - **Central Shropshire**, focussed primarily on opportunities in Shrewsbury as the County Town and Strategic Centre;
 - **North East Shropshire and the A41 corridor**; including Whitchurch and Market Drayton, and also supporting opportunities connected to the delivery of HS2 in the second half of the Plan period; and
 - **A49 corridor**, including settlements along the corridor especially opportunities around Ludlow as the key historic, market town.
- 4.10 Within the broad framework presented by the Urban Focus and the Strategic Growth Corridor approach to distributing development, it is considered there are particular opportunities for sustainable growth within the identified Strategic and Principal Centres in Central Shropshire; the East of the County including the M54 Corridor, subject to a the ongoing Green Belt Review; and the North East of the County. These opportunities are reflected within the distribution of growth between Shrewsbury and the Principal Centres set out in Table 2.
- 4.11 It is considered this approach offers the best opportunity within the County to achieve sustainable housing and employment delivery, and to enable Shropshire to utilise and respond positively to investment opportunities as they emerge. In particular the level of growth proposed in Shrewsbury, Bridgnorth, Whitchurch and Market Drayton reflects the opportunities presented by Shropshire's unique geographic position within the West Midlands Combined Authority in relation to the Midlands Engine and on the edge of the Northern Gateway Development Zone around Cheshire and Staffordshire.
- 4.12 The approach also reflects the need to achieve a realistic growth strategy, and one which responds appropriately to the presence of environmental constraints, in particular the Shropshire Hills Area of Outstanding Natural Beauty (AONB) to the south of the County. The approach also takes account of the need to allow committed, but unbuilt, housing and employment proposals more time to deliver, particularly around Oswestry and Ludlow.

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- 4.13 Shrewsbury's key role reflects the town's focus within the heart of the County and the excellent range of services and facilities the town already provides. However, it also reflects the opportunity to deliver on emerging growth aspirations, such as those expressed through the emerging Big Town Plan, as well as responding to specific development opportunities presented by a range of factors, such as the new University Centre Shrewsbury.
- 4.14 In support of Shrewsbury's key role, the preferred strategy identifies five Principle Centres at Bridgnorth; Ludlow; Market Drayton; Oswestry; and Whitchurch. These settlements offer a full range of services and facilities and present the best opportunities to deliver higher levels of growth outside Shrewsbury.
- 4.15 Shrewsbury and the Principal Centres are considered to offer the best opportunities to deliver larger scale mixed use development. This will help enable the delivery of employment related uses to support balanced development, as well as helping to achieve the aspiration for jobs growth expressed in the Council's Economic Growth Strategy and in section 3 of this document.
- 4.16 The preferred strategy also identifies 11 Key Centres⁸ at Albrighton, Bishop's Castle; Broseley; Church Stretton; Cleobury Mortimer; Craven Arms; Ellesmere; Highley; Much Wenlock; Shifnal; and Wem. These settlements also offer a range of services and facilities and therefore present opportunities to deliver growth at a more moderate scale.
- 4.17 Each of the identified Strategic, Principal and Key Centres will include a development boundary that will help to manage future growth. Where appropriate the Council will also allocate specific sites for development to support the delivery of the emerging settlement strategies. **Preferred development boundaries and site allocations will be published early in 2018 for further consultation.**
- 4.18 The Urban Focus strategy will require a reduction in the rate of delivery in the rural area compared to current policy levels. However, there remains a need to maintain and enhance the vitality of rural communities, including through the delivery of both market and affordable housing, as well as smaller scale employment opportunities. In focussing rural development most appropriately it is proposed to continue the current approach of Community Hubs and Community Clusters. More information is provided in section 6 of this document.

⁸It should be noted that the settlements of Minsterley and Pontesbury which are currently identified as a joint Key Centre within the Local Plan are no longer proposed to be included within this category. This decision was informed by the Hierarchy of Settlements which forms part of the evidence base for the Local Plan Review and is supported by the ongoing production of a Neighbourhood Plan for Pontesbury.

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Table 2: Proposed Development Distribution 2016-2036

Settlement	Proposed Housing Guideline 2016-36	Completions in the Plan Period (2016/17)	Existing commitments & allocations (at 31 st March 2017)	Additional provision required	Annual build out rate required	Employment Guideline to balance housing 2016-36	Existing commitments and allocations	Additional provision required
<i>Strategic Centre</i>								
Shrewsbury	8,625	733	4,246	3,646	431	91	41	50
<i>Principal Centres</i>								
Bridgnorth	1,500	23	565	912	75	16	12	4
Ludlow	1,000	14	840	146	50	11	7	4
Market Drayton	1,200	20	539	641	60	13	35	-
Oswestry	1,800	47	1,559	194	90	19	57	-
Whitchurch	1,600	90	956	554	80	17	20	-
Sub-Total	7,100	194	4,459	2,447	355	75	131	7
<i>Key Centres</i>								
Albrighton	500	12	247	241	25	5	0	5
Bishop's Castle	150	1	74	75	8	2	3	-
Broseley	250	42	145	63	13	3	1	2
Church Stretton	250	9	110	131	13	3	1	2
Cleobury Mortimer	200	1	61	138	10	2	1	1
Craven Arms	500	32	377	91	25	5	14	-
Ellesmere	800	38	602	160	40	8	9	-
Highley	250	59	69	122	13	3	2	1
Much Wenlock	150	0	45	105	8	2	1.5	0.5
Shifnal	1,500	197	987	316	75	16	2	14
Wem	600	67	281	252	30	6	4	2
Sub-total	5,150	458	2,998	1,694	260	54	39	25
Rural Areas	7,875	525	4,790	2,560	368	83	12	72
Total	28,750	1,910	16,493	10,347	1,414	304	223	155

* SAMDev included an over-allocation within the strategic, principal and key centres. Therefore whilst the total figure identified is some 28,475 the actual housing requirement is some 27,500, however this figure is not a ceiling it is a guideline.

- The over provision of employment land demonstrated within in six of the Principal and Key Centres equates to an additional supply of 74ha of land above the proposed settlement requirements. This reflects both the generous provision of land through the SAMDev Plan to resolve past undersupply particularly in Oswestry (equal to 43ha) and land for specific uses or for the relocation or expansion of particular businesses (equal to 35ha) in other settlements.

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Housing Land Distribution

- 4.19 As demonstrated within Table 2, the preferred housing land requirement of around 28,750 dwellings is expected to be distributed spatially with an urban focus and the proposed hierarchy of settlements.
- 4.20 Table 2 shows when taking into account current commitments as at 31st March 2017 and completions in 2016/17, there is a requirement to find additional land for a further **10,347 dwellings to 2036**.

Employment Land Distribution

As demonstrated within

- 4.21 Table 2, the preferred employment land requirement of around 300ha is expected to be distributed spatially with an urban focus to balance the proposed level of housing growth.
- 4.22 The distribution of the new employment land needed to satisfy the preferred employment land requirement of around 300ha is summarised below. This assessment takes account of the current supply of employment land in the County set out in the Authority Monitoring Report⁹ and the matters set out in Section 3 of this document. The need for 156ha of additional employment land would be distributed as follows:
- Shrewsbury requires 91ha and needs to find 50ha;
 - Bridgnorth requires 16ha and needs to find 4ha;
 - Ludlow requires 11ha and needs to find 4ha;
 - Albrighton needs to find their full requirement of 5ha;
 - Broseley requires 3ha and needs to find 2ha;
 - Church Stretton requires 3ha and needs to find 2ha;
 - Cleobury Mortimer requires 2ha and needs to find 1ha;
 - Highley requires 3ha and needs to find 1ha;
 - Much Wenlock requires 2ha and needs to find 0.5ha;
 - Shifnal requires 16ha and needs to find 14ha,
 - Wem requires 6ha and needs to find 2ha; and
 - Rural locations require 83ha and need to find 71ha.
- 4.23 The oversupply of 74ha of land in six settlements that includes 32ha for dedicated end users is distributed as follows:
- Oswestry has its requirement for 19ha and has a surplus of 38ha including 15ha for dedicated end users;
 - Market Drayton has its requirement for 13ha and has a surplus of 22ha including 8.5ha for a dedicated end user;
 - Whitchurch has its requirement for 17ha and has a surplus of 3ha;
 - Bishops Castle has its requirement for 2ha and has a surplus of 1ha;
 - Craven Arms has its requirement for 5ha and has a surplus of 9ha including 8ha for a dedicated end user; and
 - Ellesmere has its requirement for 8ha and has a surplus of 1ha.

⁹ Authority Monitoring Report 2015 – 16 available at:
[http://shropshire.gov.uk/planning-policy/annual-monitoring-report-\(amr\)/](http://shropshire.gov.uk/planning-policy/annual-monitoring-report-(amr)/)

5 Green Belt Review

Key Proposals:

- Potential release of Green Belt land to support our long term sustainability.

- 5.1 The Shropshire Green Belt, designated in 1975, is part of the West Midlands Metropolitan Green Belt that surrounds the conurbation and Coventry. The Green Belt performs an important function in constraining any expansion of these Metropolitan areas. However, the Shropshire Green Belt also constrains the growth potential of settlements in east Shropshire from the eastern edge of Bridgnorth to the eastern boundary of the County.
- 5.2 The Green Belt affects the principal settlements of Bridgnorth, Albrighton and Shifnal and the villages of Alveley, Claverley and Worfield which are surrounded by (inset into) the Green Belt. This effect is also felt in significant sites like RAF Cosford and in the many small villages within (washed over by) the Green Belt. The Shropshire Green Belt has also not been assessed or reviewed since the preparation of the Bridgnorth Local Plan which was adopted in 2006 and so, these effects have been felt for some time.
- 5.3 In the Report on the Examination into the SAMDev Plan (2015), the Inspector directed that a review of Green Belt boundaries in Shropshire should be undertaken as part of the partial review of the adopted Local Plan 2006 – 2026. This direction is set out in paragraphs 20 and 23 of the Report on the Examination¹⁰.
- 5.4 When making this direction, the Inspector who Examined the SAMDev Plan made the following observations on settlements in the Green Belt:
- For Bridgnorth (which does not have any land safeguarded for future development), it was recognised in paragraphs 189 and 190 that the eastern side of the town is tightly constrained by the West Midlands Green Belt which greatly limited the options available to the town in the current Local Plan. In contrast, the Inspector noted that this market town has considerable potential to attract inward investment. Indeed, the strategic road corridors of the A454, A458 and A442 at Bridgnorth are important components of the strategic road network within Shropshire and importantly link Shropshire to the West Midlands and beyond;
 - For Albrighton and Shifnal, it was recognised in paragraphs 182 and 251 respectively that land safeguarded around each settlement was intended to be developed to some degree by the allocations in the current Local Plan. However, it was recommended that the openness of the remaining safeguarded land should be preserved to avoid prejudicing the capacity of these settlements to meet their future needs. This guidance, along with the direction to review the Green Belt, sought to support the role and function of these two settlements as Key Centres in the east of Shropshire, especially given their proximity to the strategic road and rail corridors along the M54, A41, A464 and A449 linking to the M6 and to other areas within the West Midlands.

¹⁰Report on the Examination into the Site Allocations and Management of Development (SAMDev) Plan (2015) available at: <https://shropshire.gov.uk/media/1840387/SAMDev-Plan-Inspectors-Report.pdf>

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- 5.5 The direction to review the Shropshire Green Belt boundaries and the Inspector's guidance on some of the key objectives of this review would also have implications for significant sites and smaller settlements within the Green Belt. This would be particularly significant for locations along strategic transport corridors in Shropshire.
- 5.6 To respond to the Examining Inspector's direction, Shropshire Council has undertaken an initial Green Belt Assessment¹¹. This assessment has the following purposes:
- To develop a robust methodology to assess the Shropshire Green Belt against the five purposes of the Green Belt set out in national policy, having regard to other relevant considerations;
 - To apply this methodology to comprehensively assess land within Shropshire against the national aims and purposes of the Green Belt;
 - To inform the review of the Local Plan and to assist the further evaluation of strategic options for sustainable development in Shropshire.
- 5.7 This assessment will therefore assist the further preparation of the Preferred Option to deliver a sustainable development strategy for Shropshire. However, this assessment alone cannot determine the suitability or potential of any of the land in the Green Belt for development in the short term, or for safeguarding for future use.
- 5.8 It should be noted that where the Green Belt Assessment identifies land parcels that perform less well against the purposes of the Green Belt they will not automatically be considered for removal from the Green Belt, nor would they necessarily be considered for development or safeguarding for future use. Equally, land parcels that do perform well against the purposes of the Green Belt may have the potential to contribute to the delivery of sustainable development in Shropshire and might therefore be considered for removal from the Green Belt for development or safeguarded for future development.
- 5.9 The findings of the Green Belt Assessment have indicated the need to consider the potential to release land from the Green Belt and to identify locations and circumstances where this outcome might be appropriate. This authority therefore recognises the need to undertake a Green Belt Review to assess these findings. The Review will further explore the direction from the Inspector in the Examination Report on the SAMDev Plan and will consider whether appropriate adjustments may be made to the Shropshire Green Belt to support the long term sustainability of the County.

¹¹Shropshire Green Belt Assessment – Final report (2017) available at:
<https://shropshire.gov.uk/planning-policy/local-plan/local-plan-partial-review-2016-2036/>.

6 Rural Settlements

Key Proposals:

- Identify named Community Hubs;
- Maintain existing and create new Community Clusters where Parish Councils choose to 'opt-in';
- Apply criteria-based policies and development boundaries to manage development in Community Hubs; and
- Apply criteria-based policies to manage development in Community Clusters.

Overview

6.1 This section of the Preferred Option will identify:

- Those settlements proposed to be designated as Community Hubs and Community Clusters in the period to 2036;
- The preferred approach to achieving appropriate sustainable development within Community Hubs and Community Cluster settlements; and
- The preferred approach to managing development in Rural Areas designated as Countryside outside Community Hubs and Community Clusters.

Introduction

6.2 Shropshire contains hundreds of small rural villages and hamlets; and numerous dispersed dwellings within a large rural hinterland around its main urban centres.

6.3 To seek to maintain and enhance the vitality of these rural communities, it is proposed that around 27.5% of the total growth in Shropshire should occur in sustainable rural settlements and on rural exception sites where these are appropriate and consistent with policy. This level of provision represents a reduction from the 35% currently planned within the rural area, reflecting the preferred approach to the distribution of development outlined within this Consultation Document – an Urban Focus.

6.4 Sustainable rural settlements are considered to be:

Community Hubs:

Settlements which have a 'sufficient population' to maintain a range of services; facilities; and employment. In these settlements, appropriate sustainable development should contribute to the retention and enhancement of these existing services; facilities and employment. It should also support the provision of new housing to meet local needs; services; facilities; and employment opportunities.

Community Clusters:

Smaller settlements which 'opt in' to receive development and offer or aspire to offer a range of services; facilities; and employment that together help to create contributing to a sustainable community. In these settlements, appropriate sustainable development should contribute to the retention and enhancement of existing services; facilities; and employment. It should also help to support the provision of new housing to meet local needs; services; facilities; and employment opportunities where possible.

To 'opt in', Parish Council(s)/Parish Meeting(s) as the elected representatives of the community should propose the settlements to be designated as a Community Cluster to Shropshire Council.

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- 6.5 As with the current adopted policy framework, it is expected that Community Hubs and Community Clusters will continue to be the focus for new, open market housing in the rural area.

Identification of Community Hubs

- 6.6 Shropshire Council has undertaken an assessment of the services; facilities; broadband; employment provision; 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 Settlements¹² Document.
- 6.7 The approach set out in the Hierarchy of Settlements Document is based on the methodology originally proposed in the Issues and Strategic Options consultation. This original methodology was well received in responses to this earlier consultation, being supported by 73% of respondents. However, amendments have been made to the methodology in order to improve it and to take account of the responses received.
- 6.8 Based on the results of this assessment, the following settlements are proposed as Community Hubs in the Local Plan Review:

Table 3: Proposed Community Hubs

	Settlement	Parish	Place Plan Area
1	Alveley	Alveley And Romsley	Bridgnorth
2	Baschurch	Baschurch	Shrewsbury
3	Bayston Hill	Bayston Hill	Shrewsbury
4	Bicton	Bicton	Shrewsbury
5	Bomere Heath	Bomere Heath	Shrewsbury
6	Bucknell	Bucknell	Bishops Castle
7	Burford	Burford	Ludlow
8	Chirbury	Chirbury with Brompton	Bishops Castle
9	Clee Hill/The Knowle	Caynham	Ludlow
10	Clive	Clive	Wem
11	Clun	Clun	Bishops Castle
12	Cockshutt	Cockshutt-cum-Petton	Ellesmere
13	Cressage	Cressage	Much Wenlock
14	Ditton Priors	Ditton Priors	Bridgnorth
15	Dorrington	Condover	Shrewsbury
16	Ford	Ford	Shrewsbury
17	Gobowen	Selattyn and Gobowen	Oswestry
18	Hadnall	Hadnall	Wem
19	Hanwood	Hanwood and Hanwood Bank	Shrewsbury
20	Hinstock	Hinstock	Market Drayton
21	Hodnet	Hodnet	Market Drayton
22	Kinnerley	Kinnerley	Oswestry
23	Llanymynech	Llanymynech and Pant	Oswestry
24	Minsterley*	Minsterley	Minsterley & Pontesbury
25	Morda	Oswestry Rural	Oswestry
26	Myddle	Myddle Broughton And Harmer Hill	Wem
27	Nesscliffe	Great Ness	Shrewsbury
28	Pant	Llanymynech and Pant	Oswestry
29	Pontesbury*	Pontesbury	Minsterley & Pontesbury

¹²Hierarchy of Settlements (2017) available at <http://shropshire.gov.uk/planning-policy/local-plan/local-plan-partial-review-2016-2036/>

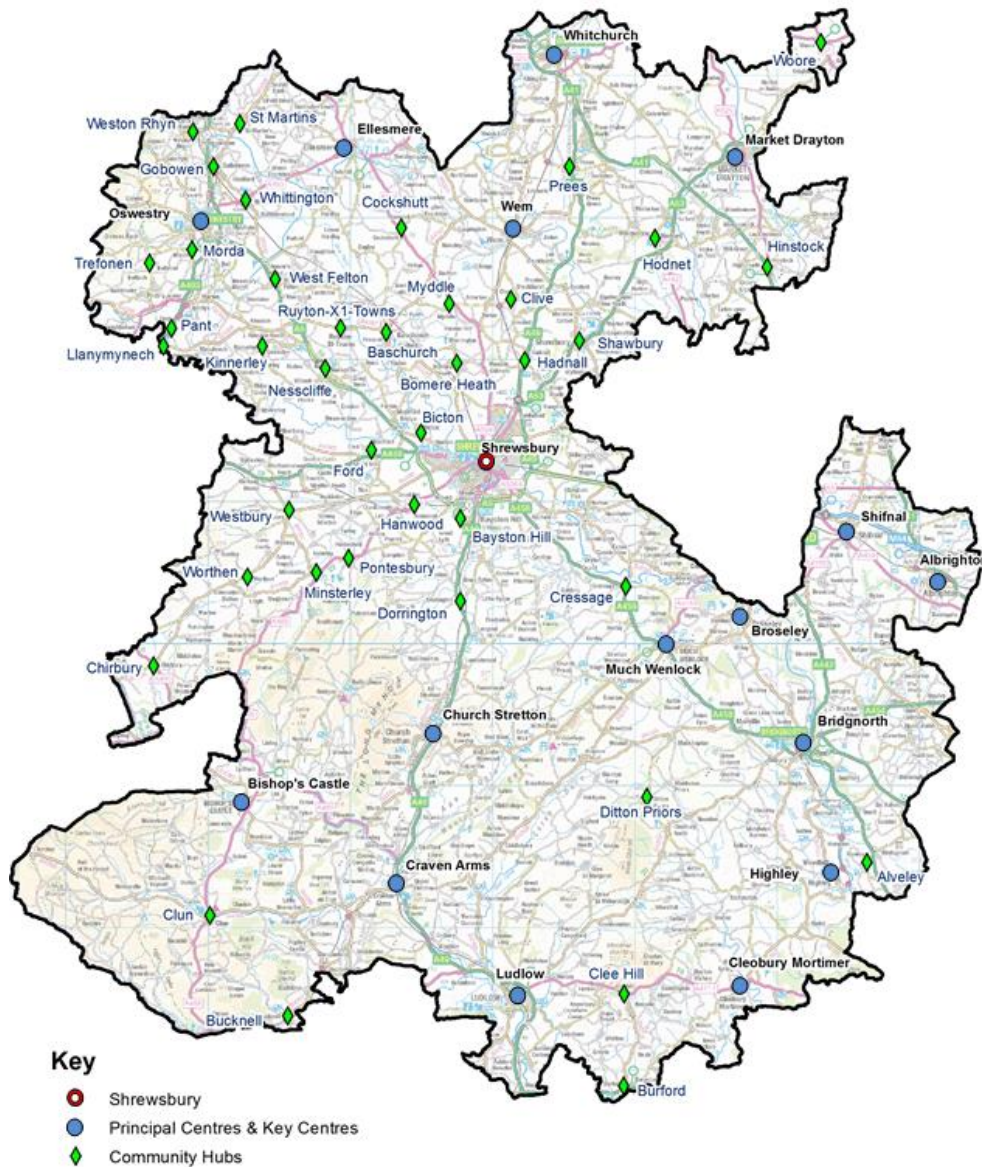
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	Settlement	Parish	Place Plan Area
30	Prees	Prees	Whitchurch
31	Ruyton XI Towns	Ruyton XI Towns	Oswestry
32	Shawbury	Shawbury	Wem
33	St Martins/Ifton Heath	St Martins	Oswestry
34	Trefonen	Oswestry Rural	Oswestry
35	West Felton	West Felton	Oswestry
36	Westbury	Westbury	Shrewsbury
37	Weston Rhyn	Weston Rhyn	Oswestry
38	Whittington	Whittington	Oswestry
39	Woore/Irelands Cross	Woore	Market Drayton
40	Worthen	Worthen With Shelve	Bishops Castle

*Minsterley and Pontesbury were previously identified as a joint Key Centre. As a result of the Hierarchy of Settlements exercise, it is now proposed that the settlements function as individual Community Hubs. This is supported by the ongoing production of a Neighbourhood Plan for Pontesbury.

6.9 The spatial distribution of the proposed Community Hubs, alongside the strategic, principal and key centres is identified within Figure 2:

Figure 2: Spatial Distribution of Community Hubs



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Achieving appropriate development in Community Hubs

- 6.10 To achieve appropriate and sustainable development in the proposed Community Hubs, it is that a single criteria based policy will be used to manage development in these settlements.
- 6.11 However, in order to provide greater certainty on the scale and location of development in each Community Hub these settlements **will** also have a development boundary and residential development guideline. Furthermore, where appropriate, sites will also be allocated for development within Community Hubs.
- 6.12 The scale of the housing guideline for each Community Hub and the need for site allocations will normally reflect the size of the settlement, its development capacity; opportunities; and any significant constraints to its capacity. Development guidelines; development boundaries; and any site allocations will be determined as part of the preparation of a future Preferred Options consultation.
- 6.13 This approach reflects the feedback received during the Issues and Strategic Options Consultation. Specifically, it recognises the level of support for a single criteria based policy to manage development within Community Hubs, whilst also responding to concerns expressed about the need to provide certainty to developers and communities about the location(s) where development will be considered appropriate.
- 6.14 The proposed criteria based policy for Community Hubs is:

Managing Development in Community Hubs

In Community Hubs, appropriate development will be encouraged on sustainable sites within the development boundary identified on the Policies Map where:

1. It is of a scale and design that is sympathetic to the character of the settlement and its environs, having regard to:
 - i. Local landscape character and visual amenity; and
 - ii. The need to maintain the integrity of strategically important gaps between settlements; and
 - iii. The need to avoid harm to and conserve, enhance and restore natural assets in accordance with current policy MD12*; and
 - iv. The need to protect, conserve, sympathetically enhance and restore heritage assets in accordance with current policy MD13*; and
 - v. Relevant policies on sustainable design and development principles; and
 - vi. Design criteria and policies identified within relevant Neighbourhood Plans and Community Led Plans.
2. There is sufficient infrastructure capacity, or any infrastructure capacity constraints can be addressed to appropriately meet the development's needs.
3. Sites of five or more dwellings provide an appropriate mix of types; sizes; and tenures of dwellings. Particular regard will be given to the need to provide:
 - i. Appropriate forms of affordable accommodation, based on local evidence and community consultation where available; and
 - ii. Appropriate accommodation for families; and
 - iii. For the needs of particular elements of society, such as the elderly.

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4. Non-residential sites should meet the needs of their intended occupiers; be designed to complement their setting; and be compatible with neighbouring uses.
5. Existing affordable housing and rural exception sites within Community Hubs will be expected to be secured in perpetuity, as they are a valuable source of affordable housing.
6. Any necessary Habitats Regulations Assessment (HRA) is undertaken and demonstrates that the development has no likely significant effects on European designated wildlife sites or Ramsar Sites, or no adverse effects on the integrity of such sites. Specific avoidance or mitigation measures required to remove any adverse effects (*identified through the Habitats Regulations Assessment (HRA) of the Local Plan Review, or at the project stage*) must be implemented as part of the development.
7. It is consistent with the settlement development guideline, which is a significant policy consideration. Specifically the development proposal in combination with any existing commitments; allocations; and completions (since 31st March 2016) does not result in a development guideline being exceeded. Where this would be the case, decisions will have regard to:
 - i. The likelihood of delivery of outstanding commitments and allocations; and
 - ii. The individual and cumulative impact of the proposed development in the settlement; and
 - iii. The overall cumulative increase to the size of the settlement and the number of other developments contributing to the housing guideline in close proximity to the proposed development site, in the interests of seeking to avoid the over-development of settlements; and
 - iv. The benefits arising from the proposed development; and
 - v. The presumption in favour of sustainable development.

Open market residential development outside of the development boundary of a Community Hub will only be considered appropriate in situations where it is shown that the settlement's development guideline will not be met, subject to the considerations above. In such circumstances any potential site must reflect the nature, character and size of a settlement.
8. Cumulatively, non-residential development, in combination with any existing commitments; allocations and completions (since 31st March 2016) complements the size; character; and function of the settlement.

*As the Local Plan Review progresses, this reference will be amended to the equivalent policies within the Local Plan Review.

6.15 The criteria in this policy have been developed from criteria presented in the Issues and Strategic Options Consultation. These previous criteria were supported by the majority of respondents (approximately 75% of respondents ranked each criterion as either important or very important). However, the specific content of the policy has been refined to take account of the responses received.

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Identification of Community Clusters

6.16 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.

6.17 Based on the responses received to the Issues and Strategic Options Consultation, at this point in the preparation of the Preferred Option, the following Community Clusters are proposed to be designated in the Local Plan Review:

Table 4: Proposed Community Clusters

Place Plan	Proposed Community Clusters	Associated Settlement ¹³
Bishops Castle	Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington	
	Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes)	
	Hope, Bentlawnt, Hopesgate, Hemford, Shelve, Gravels (including Gravels Bank), Pentervin, Bromlow, Middleton, Meadowtown and Lordstone	
	Snailbeach, Stiperstones, Pennerley, Tankerville, Black Hole, Crows Nest and The Bog	
	Wentnor and Norbury	
	Brockton, Little Worthen, Little Brockton, Binweston, Leigh, Rowley, Aston Rogers and Aston Pigott.	Worthen
Bridgnorth	Acton Round, Aston Eyre, Monkhopton and Upton Cressett	
	Neenton	
Cleobury Mortimer	Kinlet, Button Bridge, and Button Oak	
	Hopton Wafers and Doddington	
	Oreton, Farlow and Hill Houses	
	Silvington, Bromdon, Loughton and Wheathill	
	Stottesdon, Chorley and Bagginswood	
Craven Arms	Aston on Clun, Hopesay, Broome, Horderley, Beambridge Long Meadow End, Rowton, and Round Oak	
	Bache Mill, Bouldon, Broncroft, Corfton, Middlehope, Peaton, Seifton (Great/Little) Sutton, and Westhope	
	Stoke St Milborough, Hopton Cangeford, Cleestanton, and Cleedownton	
	Wistanstow	
Ellesmere	Dudleston and Street Dinas	
	Tetchill, Lee and Whitemere	
	Welsh Frankton, Perthy, New Marton and Lower Frankton	
Market Drayton	Marchamley, Peplow and Wollerton	
	Bletchley, Longford, Longslow and Moreton Say	
	Adderley, Moreton Say and Norton in Hales	
Much Wenlock	Buildwas	
Oswestry	Maesbrook, Dovaston and Knockin Heath	Kinnerley
	Llanyblodwel, Porthywaen Dolgoch, Llynclys and Bryn Melyn	
	Park Hall, Hindford, Babbinswood and Lower Frankton	
	Selattyn, Upper/Middle/Lower Hengoed and Pant Glas	
	Rhoswel, Wern and Chirk Bank	Weston Rhyn
Shrewsbury	Albrighton	
	Four Crosses area	Bicton
	Stapleton and Condover	Dorrington

¹³A settlement which either used to form part of the Community Cluster and has now been identified as a Community Hub or is strongly associated with the settlements within the Community Cluster.

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Place Plan	Proposed Community Clusters	Associated Settlement ¹³
	Grafton and Newbanks	
	Longden, Hook-a-gate, Annscroft and Longden Common	
	Montford Bridge West	
	Uffington	
Wem	Harmer Hill	Myddle
	Grinshill	Clive
Whitchurch	Prees Higher Heath	Prees
	Tilstock, Ash Magna/Ash Parva, Prees Heath, Ightfield and Calverhall	

6.18 However, Shropshire Council will continue to offer communities within small rural settlements that are not classified as Community Hubs, the opportunity to 'opt in' as a Community Cluster. This will help them to maintain or enhance the social and economic sustainability of their community by accommodating appropriate sustainable development.

6.19 Communities that wish to 'opt in' as a Community Cluster should express this aspiration through their Parish Council(s)/Parish Meeting(s) when responding to this Preferred Strategic Options Consultation.

6.20 Communities that do not come forward as Community Clusters through the 'opt in' process during the Local Plan Review, will be considered to be countryside and development in these areas will be managed accordingly. However, if subsequently there are local aspirations for a wider range of development, such as open market housing, the Parish Council(s)/Parish Meeting(s), supported by other representatives of the community, are able to prepare a Neighbourhood Plan in order to further these ambitions.

Achieving appropriate development in Community Clusters

6.21 It is proposed that a single criteria based policy will manage development within Community Cluster settlements. Reflecting the types of development that are consistent with the criteria in this policy, it is not considered necessary to identify development boundaries; residential development guidelines; or to allocate sites in the Community Cluster settlements.

6.22 The proposed criteria based policy for Community Clusters is:

Managing Development in Community Clusters
<p>In Community Clusters, appropriate development will be encouraged on sites already allocated within the SAMDev Plan; suitable small-scale infill sites; or through the conversion of existing buildings within or immediately adjoining the built form of the settlement.</p> <ul style="list-style-type: none"> i. A small-scale site is generally considered to be up to 3 dwellings or 0.1ha. ii. An infill site consists of land with built development on at least two sides, which is also clearly within the built form of a settlement. It should not however result in a cramped form of development. iii. The rural area between Community Cluster settlements is considered countryside, where development is strictly controlled.

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Development is considered to be appropriate in Community Clusters where:

1. It is well and clearly related to the existing built form of the settlement and will not result in an isolated form of development.
2. It is of a scale and design that is sympathetic to the character of the settlement and its environs, having regard to:
 - i. Local landscape character and visual amenity; and
 - ii. The need to maintain the integrity of strategically important gaps between settlements; and
 - iii. The need to avoid harm to and conserve, enhance and restore natural assets in accordance with current policy MD12*; and
 - iv. The need to protect, conserve, sympathetically enhance and restore heritage assets in accordance with current policy MD13*; and
 - v. National Green Belt policy; and
 - vi. Relevant policies on sustainable design and development principles; and
 - vii. Design criteria and policies identified within relevant Neighbourhood Plans and Community Led Plans.
3. There is sufficient infrastructure capacity, or any infrastructure capacity constraints can be addressed to appropriately meet the development's needs.
4. Residential development provides an appropriate mix of types; sizes; and tenures of dwellings. Particular regard will be given to the need to provide:
 - i. Appropriate forms of affordable accommodation, based on local evidence and community consultation where available; and
 - ii. Appropriate accommodation for families; and
 - iii. For the needs of particular elements of society, such as the elderly.
5. Non-residential sites should meet the needs of their intended occupiers; be designed to complement their setting; and be compatible with neighbouring uses.
6. Existing affordable housing and rural exception sites within Community Clusters will be expected to be secured in perpetuity, as they are a valuable source of affordable housing.
7. Any necessary Habitats Regulations Assessment (HRA) is undertaken and demonstrates that the development has no likely significant effects on European designated wildlife sites or Ramsar Sites, or no adverse effects on the integrity of such sites. Specific avoidance or mitigation measures required to remove any adverse effects (*identified through the Habitats Regulations Assessment (HRA) of the Local Plan Review, or at the project stage*) must be implemented as part of the development.
8. Proposed development sites, considered in combination with existing commitments; allocations and completions (since 31st March 2016), complement the size; character; and function of the settlement. This will seek to avoid the over-development of settlements by assessing:
 - i. The individual and cumulative impact of the proposed development on the settlement; and
 - ii. The cumulative increase to the size of the settlement; and
 - iii. The number of other development proposals in close proximity or adjacent to the proposal site; and
 - iv. The benefits arising from the development.

*As the Local Plan Review progresses, this reference will be amended to the equivalent policies within the Local Plan Review.

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- 6.23 The criteria in this policy have been developed from criteria presented in the Issues and Strategic Options Consultation. These previous criteria were supported by the majority of respondents (approximately 70% of respondents ranked each criterion as either important or very important). However, the specific content of the policy has been refined to take account of the responses received.
- 6.24 The rural areas between Community Cluster settlements will be considered countryside and subject to countryside policies.

Residential Development in the wider Countryside

Key Proposals:

- Continue to strictly control new market housing in the countryside whilst supporting new affordable housing for local needs and small scale employment opportunities in appropriate locations.

- 6.25 To avoid new isolated homes in the countryside outside Community Hubs and Community Clusters, it is proposed that the current policy approach to development in the Countryside will continue. Development will therefore be limited to specific and very special circumstances, generally consistent with National Policy.
- 6.26 This development will include: essential rural worker dwellings; appropriate residential conversions and replacement dwellings meeting defined criteria; development which would best protect and secure the future of heritage assets and exceptional dwellings meeting the very particular requirements in national policy. Affordable housing is not generally considered appropriate in isolated rural locations unless it is required to provide for a specialist need, such as that for essential rural workers in association with an existing business.
- 6.27 However, reflecting on the comments received during the Issues and Strategic Options Consultation, local criteria will address issues such as:
- Providing opportunities to 'build your own' affordable housing.
 - Allowing for appropriate affordable rural exception sites in order to meet identified local need.
 - Ensuring that any development within the countryside is of an appropriate size and scale to its setting and that sufficient infrastructure is available.

Non-Residential Development in the wider Countryside

- 6.28 To promote a prosperous rural economy, the current policy approach to non-residential development in the Countryside outside Community Hubs and Community Clusters will continue.
- 6.29 Therefore local policy will supplement national policy in responding to issues such as:
- Allowing small scale, new employment development to diversify the rural economy.

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- Allowing rural businesses the opportunity to grow and diversify their enterprise to include the conversion / replacement of suitably located rural buildings.
- Ensuring that any development within the countryside is of an appropriate size and scale to its setting and that sufficient infrastructure is available.
- Supporting sustainable rural tourism.

Green Belt

- 6.30 Within the designated Green Belt in east Shropshire, there will be additional control of new development complying with the requirements of the NPPF and local policy criteria.
- 6.31 In accordance with the SAMDev Inspector's Examination Report (2015), a review of the Green Belt in Shropshire is currently being undertaken. Further information on this review is available within section 5 of this consultation.

7 Other Development Requirements

- 7.1 **Gypsy & Traveller Accommodation:** The Council has commissioned an update of the Gypsy and Traveller Accommodation Assessment (GTAA) to consider the requirements of national policy; the adequacy of the current supply of sites; and to determine whether there is any shortfall in the supply of pitches. When completed, the updated GTAA will be published on the Council's website along with the other evidence supporting the Local Plan Review.
- 7.2 **Mineral Sites:** Increasing rates of housing and employment development have strengthened the demand for construction aggregates within Shropshire and in the adjacent areas which it supplies. Despite this increasing demand, sufficient crushed rock aggregate resources are already available from permitted sites. The availability of sand and gravel resources remains well above the minimum guideline and additional sites have also been allocated in the SAMDev Plan (2015). No additional site allocations are therefore proposed as part of the Local Plan Review.
- 7.3 A number of planning applications for 'windfall' sites or site extensions are expected to be determined during the next year in Shropshire. These resources, if consented, would provide a significant additional boost to the local supply of sand and gravel.
- 7.4 **Waste development:** Shropshire Council strongly supports the development of a circular economy where the active recovery of material resources and energy from waste helps reduce environmental and financial costs and actively fosters opportunities for business growth. The county continues to perform well against national waste management targets and has sufficient existing capacity including the land resources to meet its future needs. No further specific provision is therefore planned for waste management infrastructure. To accommodate any future demands, suitable land will continue to be provided for these purposes as part of the employment land supply.

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- 7.5 **Wind Energy:** National policy requires Local Authorities to clearly allocate areas suitable for wind energy development in Local Plans. Planning permission for wind energy proposals should only be granted if the application is in such an area. The Council will identify the criteria for the selection of areas suitable for wind energy development in Shropshire and carry out a County-wide assessment to inform the later stages of the Local Plan Review.

Appendix 1: Shropshire Economic Growth Strategy

- A1.1. The Shropshire economy is performing well, in general, but there is significant potential to function better and to perform at a higher level. To realise this potential, the Shropshire Economic Growth Strategy seeks to create a 'step change' in our economic performance and to achieve greater 'productivity' from our assets through three simple objectives:
- Support and grow new and existing businesses;
 - Attract inward investment;
 - Develop and retain talent and skills.
- A1.2. This 'step change' will require Shropshire to explore a range of economic opportunities in:
- Shropshire's strategic location and its economic relationships;
 - Strategic transport corridors especially by identifying major employment sites;
 - Supporting under-represented or growing sectors and 'value added' industries or 'added value' operations within existing businesses;
 - Identifying external funding opportunities.
- A1.3. The Shropshire Economic Growth Strategy also reflects the UK Government – Building our Industrial Strategy: Green Paper¹⁴ that seeks to create a modern industrial strategy to improve our economic performance and living standards which is to be achieved by driving productivity and growth across the whole country. There are 10 pillars to this national strategy and the following are relevant to Shropshire:
- | | |
|---|---|
| • Driving local growth | • Supporting business to start and grow |
| • Encouraging inward investment | • Supporting the low carbon economy |
| • Cultivating leading sectors | • Developing skills |
| • Investing in science, research and innovation | • Upgrading infrastructure |
- A1.4. In addition to this national agenda for an industrial renaissance, Shropshire must address a range of other challenges and opportunities including the:
- opportunities yet to emerge from the UK exit from the European Union;
 - devolution of power to the regions and renewed regional investment strategies:
 - with the Combined Authority for the West Midlands helping to build the momentum for a 'Midlands Engine' to channel investment into the central regions; and
 - with Greater Manchester seeking to create a 'Northern Powerhouse'; and
 - these two investment channels being drawn together by investment in:
 - The High Speed 2 (HS2) link and strategic and local highway networks;

¹⁴UK Government – Building our Industrial Strategy: Green Paper available at: www.gov.uk/government/consultations/building-our-industrial-strategy

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- The development of an investment zone located on the Northern Gateway centred on the proposed HS2 interchange at Crewe; and
- Greater connectivity with the South East region to stimulate the national economy and to drive the investment potential of the heart of England.

A1.5. These opportunities may stimulate a movement of investment from existing centres in the south of England and in turn, deliver greater confidence in the growth potential of other UK regions. The review of the Local Plan will seek to tap these opportunities for growth and to also build on the potential of:

- The establishment of University Centre, Shrewsbury,
- The significant upturn in local development and investment locally; and
- Responding positively to proposals to capture demand at key investment locations in the County.

A1.6. The delivery of a 'step change' in economic productivity in Shropshire would also be assisted by other local factors including:

- A revitalised approach to the potential for inward investment into Shropshire;
- Recognising and capturing the potential to build supply chain links between businesses in the County and with strategic locations and enterprises in neighbouring areas;
- Growth within key sectors especially new 'added value' sectors;
- Redevelopment and change of use within existing employment areas;
- Intensification of the land use within existing sites and premises;
- Added value production and processes within existing and new businesses; and
- Increasing turnover and new contracts within all our businesses.

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Appendix 2: Identifying the Employment Requirement

A2.1. The current Core Strategy (2011) established an employment land requirement of 290 hectares for the current Plan period from 2006 to 2026. Although this current requirement may serve the first 10 years of the revised Plan period up to 2026, a new employment land requirement should be identified for the whole revised Plan period from 2016 to 2036.

Historical Land Take-up

A2.2. The Core Strategy (2011)¹⁵ was informed by an Employment Land Review¹⁶ which forecasted an employment land need of 245 hectares using the average annual build rate from 1989/90 to 2005/06. This comprised development of 12.45 hectares per year (ha/year) which can be rolled forward using the Authority Monitoring Report¹⁷.

A2.3. Table 5 extends this period forward from 2005/06 to 2015/16 but shows that the average build rate decreased from 12.45ha/year to 11.11ha/year reflecting the recent economic downturn in Shropshire, as a result of the national economic situation.

Table 5: Employment Land Requirement from Land Take-up 1989 – 2016

Spatial Zone	Total Average Take Up 1989/90 – 2005/06 (ha/year)	Total Average Take Up 2006/07 - 2015/16 (ha/year)	Total Average Take Up 1989/90 - 2015/16 (ha/year)	Total Land Need 2016/17 – 2035/36 (ha)
North East	3.00	2.54	2.77	55.40
North West	2.15	1.09	1.62	32.40
Central	4.17	3.22	3.70	73.90
South	1.88	1.91	1.90	37.90
East	1.25	1.00	1.13	22.50
SHROPSHIRE	12.45	9.76	11.11	222.10

A2.4. This method, which is adversely affected by recent economic events, indicates a potential need for employment land comprising only 222 ha for the period 2016 to 2036.

A2.5. In the Core Strategy, a need for 245 ha of land in the Employment Land Review, was increased by 45 hectares to reflect our economic aspirations and this resulted in the adopted employment land requirement of 290 hectares from 2006 to 2026. If this degree of aspiration is applied to the employment need (i.e. 222ha) from our extended historical build rate, an employment land requirement of just 267 ha would be indicated from 2016 to 2036. This is 23 hectares below the current requirement of 290 ha and this reduction might have an adverse impact on the delivery of a sufficient range and choice of investment opportunities to satisfy our future economic aspirations.

¹⁵Shropshire Core Strategy (2011) available at: <http://shropshire.gov.uk/planning-policy/local-plan/core-strategy-2006-2026>

¹⁶Employment Land Review and Sites Assessment (2011) available at: <http://shropshire.gov.uk/planning-policy/shropshire-employment-land-review-2011/>

¹⁷Authority Monitoring Report 2015 – 16 available at: [http://shropshire.gov.uk/planning-policy/annual-monitoring-report-\(amr\)/](http://shropshire.gov.uk/planning-policy/annual-monitoring-report-(amr)/)

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Growth Scenarios

- A2.6. This Preferred Option has considered the previous options in the Issues and Strategic Options Consultation. These, combined with our current evidence, have identified a number of potential growth scenarios comprising:
- Productivity Growth (previous option 3) sought to deliver a ‘step change’ in economic performance based on the Shropshire Economic Growth Strategy;
 - High Growth (previous option 2) sought to deliver above current aspirations and balance with the projected higher housing growth using its potential urban focused strategy;
 - Significant Growth (previous option 1) sought to deliver to our current aspiration and to assume an approach similar to that identified in the adopted Core Strategy.
- A2.7. The Preferred Option also considers the:
- Baseline Growth Forecast based on current market needs and demands; and
 - The Shropshire FOAHN assessments based on balancing identified housing needs.
- A2.8. These growth scenarios take into account the responses to the employment options in the Issues and Strategic Options consultation. The issues raised through this consultation are summarised in the Response Summary¹⁸ published in July 2017. This summary indicates the level of support for the three previous options for Shropshire’s economic growth, as follows:
- Productivity Growth was supported by 35% of the respondents;
 - High growth was supported by 24% of respondents; and
 - Significant growth was supported by 19% of respondents.
- A2.9. The summary of responses suggest it is necessary to balance economic growth with:
- An appropriate level of housing delivery;
 - An understanding of the economic baseline forecast and other jobs growth forecasts;
 - A greater understanding of economic needs by undertaking:
 - An Economic Development Needs Assessment; and
 - An Employment Land Review;
 - Growth in all sectors and inclusive of agriculture, tourism and leisure;
 - Support for home working and the pursuit of an acceptable work/life balance;
 - The timely delivery of infrastructure investment especially telecommunications and improvements to the capacity and performance of the strategic road network; and
 - Recognition of the detailed objectives in community plans for local areas.

‘Productivity’ Growth Scenario

- A2.10. The ‘Productivity’ Growth Scenario, commissioned from Oxford Economics in 2016¹⁹, seeks to assess how economic performance in Shropshire, in terms of

¹⁸ Shropshire Local Plan Review: Issues and Strategic Options Consultation Response Summary (July 2017) available at: <https://new.shropshire.gov.uk/get-involved/local-plan-partial-review-issues-and-strategic-options-consultation/>

¹⁹Productivity Growth Forecast, Oxford Economics (2016) available at: <https://shropshire.gov.uk/planning-policy/local-plan/local-plan-partial-review-2016-2036/>.

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Gross Value Added into the local economy, might increase to align with the average growth of the UK economy.

A2.11. The 'Productivity' Growth Scenario (previous option 3) seeks to promote a pattern of development that will create a qualitative 'step change' in the economic structure and performance of the Shropshire economy. The purpose of this scenario is to influence the future economic performance of the Shropshire economy along a different trajectory from that in the current Local Plan based on the following aspirations to:

- Adopt an ambitious approach focused on principal towns and other locations where investment demand will be expressed and can be captured;
- Capture further opportunities arising from changes in national and regional economic circumstances;
- Tap the potential of these investment opportunities in order to change the employment offer in Shropshire towards 'higher value' employment;
- Promote further changes to our economic growth sectors;
- Further boost the economically active population seeking to locate employment in the County; and
- Embrace these challenges and opportunities within the strategy, policies and new site allocations of the revised Local Plan.

A2.12. This scenario has forecast growth from 147,400 jobs at 2016 to achieve 162,300 jobs by 2036 thereby delivering a net, additional 14,900 jobs over this period. This growth in jobs is expected to occur in all sectors requiring development land except for manufacturing (SIC Code C), power services (SIC Code D), water & waste (SIC Code E) and public administration (SIC Code O). The net developed floorspace to support these jobs was calculated using standard employment densities²⁰ for the jobs created.

A2.13. The gross land area for this development was then determined on the basis that the normal built floorspace for Shropshire is 40% of the total site area (or the total site area is normally 2.5 times larger than the floorspace area), as shown in Table 6. This method is also applied to the Baseline Growth Scenario to identify the comparative employment land area needed to satisfy current demand in the market.

Table 6: Employment Land Requirement from Jobs Growth Forecasts 2016 - 2036

	Employment Growth 2016 - 2036 (Jobs)	Total Employment Floorspace - Growth* (ha)	Total Employment Floorspace - Loss* (ha)	Total Employment Floorspace Need (ha)	Employment Land Requirement** (ha)
Productivity Growth	14,900	140	-25	115	288
Baseline Growth	9,300	85	-30	55	138

*Average of appropriate sector / job densities in Employment Density Guide 3rd Edition (November 2015) Homes and Communities Agency. This comprises an average of 42.25sq.m/job from Offices (aligned with Finance & Professional Services) + 16sq.m/job, Light Industrial = 47sq.m/job, Industrial & Manufacturing = 36sq.m/job and Storage & Distribution - Final Mile = 70sq.m/job.

**Employment land in Shropshire historically delivers floorspace on 40% of the site area

²⁰Employment Densities Guide 3rd Edition (2015)
www.gov.uk/government/publications/employment-densities-guide-3rd-edition

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- A2.14. The 'Productivity' Growth Scenario appears to be consistent with the aims of the Shropshire Economic Growth Strategy and this would be the preferred form of economic growth in response to the Issues and Strategic Options consultation. However, the 'Productivity' Growth scenario identifies an employment land requirement of only 288ha which is only nominally below the current Local Plan requirement of 290 ha.
- A2.15. The 'Productivity' Growth Scenario therefore seeks a qualitative change in the economy but does not influence the employment land requirement as suggested in the previous option 3 of the Issues and Strategic Options consultation. Furthermore, in setting the employment land requirement at around the same level as the current adopted Local Plan it remains possible that this would also not prove for a sufficient range, choice and location of employment development opportunities to satisfy the objectives of the Shropshire Economic Growth Strategy. This requirement might also not meet the needs created by the 'high' housing growth required to support the Preferred Development Strategy for the Local Plan review.
- A2.16. It is already recognised that Shropshire's economic aspirations set out in the Shropshire Economic Growth Strategy will require a satisfactory range, choice and location of employment sites to stimulate the desired growth. There will also be a need to stimulate this growth in a sustainable manner especially given the projected higher housing growth in this Preferred Option. It is therefore proposed to pursue a different employment land requirement to that identified in this 'Productivity' Growth Scenario.

'Significant' Growth Scenario

- A2.17. The 'Productivity' Growth Scenario (previous option 3) is quantitatively the same as a 'Significant' Growth Scenario (previous option 1) in the Issues and Strategic Options Consultation reflecting the fact that both scenarios embody to a large degree, the influences of the current Shropshire local economy. The 'Significant' Growth Scenario (previous option 1) does not appear to offer a clearly defined scenario in terms of an employment land requirement and, as the least favoured option in responses to the Issues and Strategic Options Consultation, this scenario has not been explored further. It is also noted that if the 'Significant' Growth Scenario sought to use the forecasting method set out in the Employment Land Review (2011), this would result in a much lower employment land requirement (i.e. the 267ha predicted from the Historical Land Take-up) than in the current Local Plan.

'High' Growth Scenario (Balanced Growth Strategy)

- A2.18. 'Balanced growth' proposes to calculate the jobs needed and employment land required, in order to achieve a sustainable balance with the housing requirement proposed within this consultation document. This seeks to ensure that the proposed housing development in Shropshire should not simply lead to a demographic ageing of the population or to out-commuting from the County. Furthermore, 'balanced' growth anticipates growth in all Class B Land Use Classifications (traditional employment uses) or other appropriate employment generating uses to be catered for through the Local Plan Review.
- A2.19. Using these assumptions and by applying standard employment densities to the types of employment proposed (and assuming that the normal built density

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for Shropshire of 40% of the site area will continue), the anticipated jobs growth and employment land requirement has been calculated in Table 3.

- A2.20. Table 7 shows the amount of employment land required to provide sufficient jobs to balance the preferred housing requirement. For comparison, it also shows the amount of employment land needed to deliver sufficient jobs to balance the Core Strategy housing growth and the Shropshire FOAHN assessments of housing need.

Table 7: Employment Land Requirement from Housing Growth 2016 - 2036

	Housing Growth 2016 - 2036 (Dwellings)	Anticipated Employment Need 2016 - 2036 (Jobs)	Average Employment Density* (sq.m/job)	Total Employment Floorspace Need (ha)	Employment Land Requirement** (ha)
Balanced Growth	28,750	28,750	42.25	121	304
Core Strategy 2011)	27,500	27,500	42.25	116	290
FOAHN: Current Methodology	25,178	25,178	42.25	106	266
FOAHN: Draft Proposed Methodology	25,400	25,400	42.25	107	268

*Average of appropriate sector / job densities in Employment Density Guide 3rd Edition (November 2015) Homes & Communities Agency. This comprises an average of 42.25sq.m/job from Offices (aligned with Finance & Professional Services) + 16sq.m/job, Light Industrial = 47sq.m/job, Industrial & Manufacturing = 36sq.m/job and Storage & Distribution - Final Mile = 70sq.m/job.

**Employment land in Shropshire historically delivers floorspace on 40% of the site area

Preferred Employment Land Requirement

- A2.21. The growth scenarios in Table 4 for the Preferred Option gives a range of forecast employment land needs and requirements and sets out the choices for identifying the employment land requirement for this Preferred Option.

Table 8: Preferred Option and Scenarios

Preferred Option and Other Growth Scenarios	Need		Requirement (ha)
	Floorspace (ha)	Land (ha)	
Balanced Growth	121		304
Core Strategy (2011)	116		290
Productivity Growth	115		288
FOAHN Standard Methodology		268	
FOAHN Local Methodology		266	
Historical Take Up		222	267
Baseline Growth	55		138

- A2.22. The Preferred Option for the Local Plan review is for the employment land requirement of around 300 hectares (specifically 305ha) to balance both the preferred housing growth and the economic growth aspirations for Shropshire in the Shropshire Economic Growth Strategy. This will be at a level of provision above Shropshire's objective assessments of housing need and above the historical employment land delivery. This preferred growth strategy has the objective of delivering sustainable growth during the revised Local Plan period from 2016 to 2036.

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- A2.23. This approach, focusing on achieving sustainable growth, does not prevent the delivery of a 'step change' in our economic performance to also seek to deliver the aims and aspirations set out in the Shropshire Economic Growth Strategy. This 'step change', although part of the 'productivity' growth scenario, is still an acceptable component a 'Balanced' Growth strategy for the revised Local Plan supported as it is by the proportionate evidence in both the Shropshire Economic Growth Strategy and the responses to the Issues and Strategic Options consultation. The delivery of this 'step change' will particularly take effect in preparing emerging policies and new allocations to influence the pattern of development for the extended Plan period to 2036.

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Appendix 3: Settlement Strategies

Introduction

This Appendix provides a settlement strategy for the Strategic Centre and each of the Principal and Key Centres identified in Shropshire.

Strategic Centre

The Strategic Centre of Shrewsbury is the largest settlement in Shropshire, accommodating around 10% of the total population. It is the main commercial, cultural and administrative centre for Shropshire, offering employment and a large range of services and facilities to the residents of the town and its large rural catchment. A settlement strategy for Shrewsbury is provided below:

Shrewsbury

- As the Strategic Centre of Shropshire, the town of Shrewsbury will be the primary focus for development in the County. The objective for the town is to create accessible and attractive places in which to live and work. This reflects the objectives presented within the:
 - o Shropshire Economic Growth Strategy:
<https://new.shropshire.gov.uk/business-support/economic-growth-strategy-2017-2021/>
 - o Emerging Shrewsbury Big Town Plan: <http://shrewsburybigtownplan.org/>.
- **Development will balance the need for additional housing and employment accommodating around 8,600 dwellings and around 91 hectares of employment development between 2016 and 2036.**
- In the Local Plan Review period so far, 733 dwellings have been completed. There are also currently a further 4,246 dwellings committed (with Planning Permission, Prior Approval or Allocation). **Therefore, around 3,600 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**
- Between 2006/07 and 2016/17 the average housing delivery rate was some 306 dwellings per year. The delivery of the preferred level of growth for the Local Plan Review period will require an annual build rate of 431 dwellings per year. This will require a step change in delivery, but there is confidence that this can be achieved, particularly as the completion rate in the first year of the Local Plan Review period was just over 730 dwellings (2016-17), more than double the established completion rate.
- To assist the economic growth objectives for the County, 91 hectares of employment development will be required in Shrewsbury over the Local Plan Review period. At 1st April 2016, there were around 41 hectares of land committed (with Planning Permission or Allocated). **Therefore, a minimum of 50 hectares of additional employment land will need to be identified to support the economic growth objectives of the Local Plan Review.**
- Two major mixed-use urban extensions one to the south and the other to the west of Shrewsbury are allocated in the existing Local Plan. The southern extension has progressed quickly through to the delivery of housing but the employment element has yet to progress to the same degree, although the land has been accessed and is being marketed as readily available land for development. The

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scale and complexity of the western extension and the need for significant infrastructure investment, particularly the delivery of the Oxon Link Road, has meant that work is now likely to commence during the first part of the Local Plan Review period.

- Additional land opportunities in Shrewsbury will need to recognise the presence of significant historical and ecological constraints around the town, such as the setting of the Registered Battlefield to the north and areas of flood risk around the town. But recent investments in the strategic highway, transport and broadband networks will help towards achieving the County's strategic growth objectives.
- Identified critical infrastructure priorities for Shrewsbury include:
 - o Local and strategic highway improvements.
 - o Waste water treatment and sewerage capacity.
 - o Reinforcement of the electricity grid and substation network serving the town.
 - o Further provision of significant accessed and serviced employment land.
 - o Reviewing primary and secondary school places to ensure that future development is appropriately supported.
 - o Provision of additional leisure, recreation, amenity and cemetery facilities.
 - o Further information on existing infrastructure constraints and priorities are available within the Shrewsbury Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

Principal Centres

These settlements are the larger market towns within Shropshire. Together they contain about 20% of the total population of Shropshire. These settlements provide an extensive range of services and facilities for their residents and their surrounding rural hinterlands. A settlement strategy for each of the Principal Centres is provided below:

Bridgnorth

- Bridgnorth will act as a Principal Centre and contribute towards the strategic growth objectives in the East of the County. It is expected that Bridgnorth will continue to explore ways in which it can effectively fulfil its role as the second largest principal centre in Shropshire.
- **Development will balance the need for additional housing and employment accommodating around 1,500 dwellings and a minimum of 16 hectares of employment development between 2016 and 2036.**
- In the Local Plan Review period so far, 23 dwellings have been completed. There are also currently a further 565 dwellings committed (Planning Permission, Prior Approval or Allocation). **Therefore, a further 912 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**
- Between 2006/07 and 2016/17 the average housing delivery rate was some 66 dwellings per year. The delivery of the preferred level of growth for the Local Plan Review period will require an annual build rate of 75 dwellings per year. Although

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the preferred level of growth is higher than the established completion rate, which has been constrained by exceptional circumstances associated with the commencement of development on the allocated sites, it is only slightly higher than the SAMDev Plan requirement to deliver 70 dwellings per year and this is considered to be achievable.

- A significant mixed use development at Tasley was allocated in the existing Local Plan. Delivery of this site was delayed by particular exceptional circumstances but development is anticipated during the early part of the Local Plan Review period.
- To assist the economic growth objectives for the East of the County, a minimum of 16 hectares of employment development will be required in Bridgnorth over the revised Plan period. At 1st April 2016, there were around 13 hectares of land committed (with Planning Permission or Allocated). **Therefore, a minimum of 3 hectares of additional employment land will need to be identified to achieve the preferred level of employment development in the town.**
- Notwithstanding the preferred level of employment growth, other strategic objectives for Bridgnorth may drive a need for additional employment land. The Examining Report on the SAMDev Plan specified that “Bridgnorth is the second largest of 5 market towns in Shropshire and is located on the western edge of the West Midland conurbation. It therefore offers considerable potential to attract investment into Shropshire and to trade into these larger urban markets” and so “to accommodate the long term future of the town it is necessary to open up new areas”. This would be supported by the market signals in the local economy following the departure of some key local employers from the Bridgnorth area.
- Additional land opportunities will need to recognise that much of the potential for infill development and small additions to the town has already been captured. The Shropshire Green Belt to the east and the undeveloped expansion at Tasley to the west both represent significant constraints to the further expansion of the town. Additional land opportunities will also need to recognise the outcomes of the ongoing Green Belt Review when this is completed.
- Identified critical infrastructure priorities for Bridgnorth include:
 - o Local and strategic highway improvements.
 - o Waste water treatment and sewerage capacity.
 - o Assessment of local flood risks in and around the town.
 - o Reinforcement of electricity supply capacity to existing employment areas.
 - o Further provision of significant accessed and serviced employment land.
 - o Provision of additional leisure, recreation, amenity and cemetery facilities.
 - o Further information on existing infrastructure constraints and priorities are available within the Bridgnorth Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

Ludlow

- Ludlow will act as a Principal Centre and contribute towards the strategic growth objectives in the South of the County. **Development will balance the need for additional housing and employment accommodating around 1,000 dwellings**

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and around 11 hectares of employment development between 2016 and 2036.

- In the Local Plan Review period so far, there have been 14 dwellings completed. There are also currently a further 840 dwellings committed (Planning Permission, Prior Approval or Allocation). **Therefore, a further 146 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**
- Housing delivery rates in Ludlow have varied significantly over recent years. The total average experienced between 2006/07 and 2016/17 was some 35 dwellings per year. This reflects both a period of higher delivery (averaging 58 dwellings per year between 2006/07 and 2010/11) and lower delivery (averaging 16 dwellings per year between 2011/12 and 2016/17). The lower level of delivery experienced in recent years is likely to be associated with the impact of the economic downturn; uncertainty associated with planning appeals; and the lead-in times for the commencement of large committed sites.
- The annual build rate required over the Local Plan Review period is some 50 dwellings per year. Whilst this is higher than the average rate experienced over recent years, it is in line with rates experienced in the past and this is considered realistic and deliverable.
- There are several significant housing developments committed in Ludlow which are expected to be delivered in the first part of the Local Plan Review period, these are land east of the Eco Park; land south of Rocks Green; land at Foldgate Lane; and land south of the A49.
- To assist the economic growth objectives for the County, 11 hectares of employment development will be required in Ludlow over the Local Plan Review period. At 1st April 2016, there were around 7 hectares of land committed (with Planning Permission or Allocated). **Therefore, round 4 hectares of additional employment land will need to be identified to achieve the preferred level of employment development in the town.**
- Additional land opportunities will need to recognise that the decision to allow appropriate development to the east of the A49 was made when allocating sites within the SAMDev Plan and that development opportunities contained within the A49 and the railway line have now achieved Planning Permission.
- Identified critical infrastructure priorities for Ludlow include:
 - o Waste water treatment and sewerage capacity.
 - o Additional primary school provision and consideration of the need for additional secondary school provision.
 - o Consideration of the need for additional medical facilities.
 - o Local and strategic highway improvements, including provision of a foot/cycle bridge over the A49 (to be delivered through current site allocations).
 - o Provision of additional leisure, recreation, and amenity facilities.
 - o Further information on infrastructure constraints and priorities are available within the Ludlow Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

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Market Drayton

- Market Drayton will act as a Principal Centre and contribute towards the strategic growth objectives in the North-East of the County. Development will balance the need for additional housing and employment accommodating around **1,200 dwellings and around 13 hectares of employment development between 2016 and 2036.**
- In the Local Plan Review period so far, there have been 20 dwellings completed. There are also currently a further 539 dwellings committed (Planning Permission, Prior Approval or Allocation). **Therefore, a further 641 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**
- Between 2006/07 and 2016/17 the average housing delivery rate was some 40 dwellings per year. The annual build rate required over the Local Plan Review period is some 60 dwellings per year. It is recognised that a step change in delivery will be required to support the housing guideline for the settlement. However, this rate has been achieved in the past and is considered to be achievable in the future, as the sites allocated within the SAMDev Plan are now progressing, including the development at Rush Lane which commenced in April 2017.
- It is also important to note that a Neighbourhood Plan is currently being produced for Market Drayton which may present future opportunities and these would be identified in the Local Plan review.
- **Around 35 hectares of employment land is already committed in Market Drayton and no further employment land therefore needs to be identified to support the employment development objectives subject to an employment land review.**
- Additional land opportunities will need to recognise the environmental and access constraints to the south of the town and that the decision to allow appropriate development to the north of the A53 which was made when allocating employment sites within the SAMDev Plan.
-
- Identified critical infrastructure priorities for Market Drayton include:
 - o Local and strategic highway improvements, including junction capacity improvements associated with the A53 (adjacent to the allocated sites).
 - o Wastewater treatment capacity and Sewerage network capacity.
 - o Upgrading the electricity supply.
 - o Reviewing primary and secondary school places to ensure that future development is appropriately supported.
 - o Enhancement or relocation of the Greenfields Sports facility and provision of additional leisure, recreation, and amenity facilities.
 - o Further information on infrastructure constraints and priorities are available within the Market Drayton Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

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Oswestry

- Oswestry will continue to act as a Principal Centre and contribute towards the strategic growth objectives in the North-West of the County. Oswestry will continue to explore ways in which it can effectively fulfil its role as the largest principal centre in Shropshire.
- Development will balance the need for additional housing and employment accommodating **around 1,800 dwelling and around 19 hectares of employment development between 2016 and 2036.**
- In the Local Plan Review period so far, there have been 47 dwellings completed. There are also currently a further 1,559 dwellings committed (Planning Permission, Prior Approval or Allocation). **Therefore, a further 194 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**
- Between 2006/07 and 2016/17 the average housing delivery rate was some 66 dwellings per year, delivery in recent years has been suppressed by the lead-in times associated with the commencement of the major mixed-use urban extension to the town. The annual build rate required over the Local Plan Review period is some 90 dwellings per year. This will require a step change in delivery, but this is considered to be achievable.
- **Around 57 hectares of employment land is already committed in Oswestry and no further employment land therefore needs to be identified to support the employment development objectives subject to an employment land review.**
- A major mixed-use urban extension was allocated in the existing Local Plan to the south east of Oswestry. The scale and complexity of the scheme and the need for significant infrastructure investment has delayed delivery to date, but work is expected to commence during the first part of the Local Plan Review period. New development proposals will need to complement the offer provided by this urban extension.
- Additional land opportunities in Oswestry will need to recognise the presence of physical, heritage and environmental constraints such as the setting of the Old Oswestry Hillfort; sensitive landscapes to the north and west; and flood risk and accessibility issues to the south.
- Identified critical infrastructure priorities for Oswestry include:
 - o Waste water treatment and sewerage capacity.
 - o Primary and secondary school provision.
 - o Local and strategic highway improvements.
 - o Provision of additional leisure, recreation, amenity and cemetery facilities.
 - o Further information on infrastructure constraints and priorities are available within the Oswestry Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

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Whitchurch

- Whitchurch will act as a principal centre and contribute towards the strategic growth objectives in the North-East of the County. Development will balance the need for additional housing and employment accommodating around **1,600 dwellings and around 17 hectares of employment development between 2016 and 2036.**
- In the Local Plan Review period so far, there have been 90 dwellings completed. There are also currently a further 956 dwellings committed (Planning Permission, Prior Approval or Allocation). **Therefore, a further 554 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**
- Between 2006/07 and 2016/17 the average housing delivery rate was some 36 dwellings per year, although it should be recognised that delivery in recent years has been somewhat suppressed by the economic downturn and lead-in times associated with the major mixed-use urban extension to the town. The annual build rate required over the Local Plan Review period is some 80 dwellings per year. This will require a step change in delivery, but this is considered to be achievable and indeed has been achieved in the first year of the Local Plan Review period (2016-17).
- A significant new housing development at Tilstock Road was allocated in the SAMDev Plan for around 500 dwellings, and has received outline approval. It is expected this site will be delivered in the first half of the new Plan period and will contribute towards the overall growth requirement. Additional land opportunities in Whitchurch will need to recognise the presence of this site and complement its offer.
- **The town already has two significant employment allocations as yet undelivered at Waymills and Heath Road which together make up around 20 hectares. It is therefore not proposed to allocate additional employment land subject to an employment land review.**
- Identified critical infrastructure priorities for Whitchurch include:
 - o Electricity supply upgrades.
 - o Waste water treatment and sewerage capacity.
 - o Additional primary school provision and consideration of the need for additional secondary school provision.
 - o Local and strategic highway improvements.
 - o Provision of additional leisure, recreation, and amenity facilities.
 - o Provision of a joint community medical centre.
 - o Further information on infrastructure constraints and priorities are available within the Whitchurch Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

Key Centres

These settlements are the smaller market towns and key service centres within Shropshire. Together they contain about 6% of the total population of Shropshire.

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These settlements provide a range of services and facilities for their residents and their surrounding rural hinterlands. A settlement strategy for each of the Key Centres is provided below:

Albrighton

- Albrighton will act as a Key Centre and contribute towards the strategic growth objectives in the East of the County. Development will balance the need for additional housing and employment accommodating **around 500 dwellings and around 5 hectares of employment development between 2016 and 2036.**
- In the Local Plan Review period so far, there have been 12 dwellings completed. There are also currently a further 247 dwellings committed (Planning Permission, Prior Approval or Allocation). **Therefore, a further 241 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**
- Recently Albrighton has delivered new housing at a relatively modest rate, which partly reflects the constraints of the Green Belt. The annual build rate required over the Local Plan Review period is some 25 dwellings per year. It is recognised that a step change in delivery will be required to support the housing guideline for the settlement, but this is considered to be achievable.
- A significant new housing development north of Kingswood Road was allocated in the SAMDev Plan and is expected to be delivered in the first part of the Local Plan Review period. Additional land opportunities will need to recognise the potential to deliver new housing from within the remainder of the Safeguarded Land to the East of the town as well as the outcomes of the ongoing Green Belt Review when this is completed.
- To assist the economic growth objectives for the County, **a minimum of 5 hectares of employment land will be need to be identified to achieve the preferred level of employment development in the town.**
- Identified critical infrastructure priorities for Albrighton include:
 - o Consideration of the need for additional primary and secondary school provision.
 - o Local and strategic highway improvements.
 - o Provision of additional leisure, recreation, and amenity facilities.
 - o Provision of a replacement GP surgery.
 - o Further information on infrastructure constraints and priorities are available within the Albrighton Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

Bishop's Castle

- Bishop's Castle will act as a Key Centre and contribute towards the strategic growth objectives in the South of the County. Development will balance the need for additional housing and employment accommodating **around 150 dwellings and around 2 hectares of employment development between 2016 and 2036.**
- In the Local Plan Review period so far, there has been 1 dwelling completed. There are also currently a further 74 dwellings committed (Planning Permission,

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Prior Approval or Allocation). **Therefore, a further 75 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**

- Between 2006/07 and 2016/17 the average housing delivery rate was some 7 dwellings per year, this is comparable with the annual build rate required over the Local Plan Review period of some 8 dwellings per year.
- **Around 3 hectares of employment land is already committed in Bishop's Castle and no further employment land therefore needs to be identified to support the employment development objectives subject to an employment land review.**
- A new housing development at Schoolhouse Lane East was allocated in the existing Local Plan. Delivery of this site has been delayed due to design issues but development is expected to commence in the first part of the Local Plan Review period.
- Additional land opportunities will need to recognise potential impacts on internationally designated wildlife sites, the town's location close to the Shropshire Hills AONB, a range of designated historic assets in the town centre and the constraints to traffic movements imposed by the town's medieval street pattern.
- Identified critical infrastructure priorities for Bishop's Castle include:
 - o Waste water treatment capacity.
 - o Upgrades to electricity capacity.
 - o Consideration of the need for additional primary and secondary school provision.
 - o Local and strategic highway improvements.
 - o Provision of additional leisure, recreation, and amenity facilities.
 - o Further information on infrastructure constraints and priorities are available within the Bishop's Castle Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

Broseley

- Broseley will act as a Key Centre and contribute towards the strategic growth objectives in the East of the County. Development will balance the need for additional housing and employment accommodating **around 250 dwellings and around 3 hectares of employment development between 2016 and 2036.**
- In the Local Plan Review period so far, there has been 42 dwellings completed. There are also currently a further 145 dwellings committed (Planning Permission, Prior Approval or Allocation). **Therefore, a further 63 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**
- Between 2006/07 and 2016/17 the average housing delivery rate was some 12 dwellings per year, this is comparable with the annual build rate required over the Local Plan Review period of some 13 dwellings per year. A significant site at Dark Lane is currently being built out and will contribute towards achieving the housing guideline in Broseley.

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- To assist the economic growth objectives for the County, 3 hectares of employment development will be required in Broseley over the Local Plan Review period. At 1st April 2016, there was around 1 hectare of land committed (with Planning Permission or Allocated). **Therefore, a minimum of 2 hectares of additional employment land will need to be identified to achieve the preferred level of employment development in the town.**
- Additional land opportunities will need to recognise the presence of numerous heritage assets including the Ironbridge Gorge World Heritage Site and the Severn Gorge Conservation Area; areas of landscape sensitivity; extensive areas of historic mining that impact on ground conditions; and the historic road network of narrow lanes and streets.
- Identified critical infrastructure priorities for Broseley include:
 - o Consideration of the need for additional primary and secondary school provision.
 - o Local and strategic highway improvements.
 - o Provision of additional leisure, recreation, amenity and cemetery facilities.
 - o Further information on infrastructure constraints and priorities are available within the Broseley Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

Church Stretton

- Church Stretton will act as a Key Centre and contribute towards the strategic growth objectives in the South of the County. Development will balance the need for additional housing and employment accommodating **around 250 dwellings and around 3 hectares of employment development between 2016 and 2036.**
- In the Local Plan Review period so far, there has been 9 dwellings completed. There are also currently a further 110 dwellings committed (Planning Permission, Prior Approval or Allocation). **Therefore, a further 131 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**
- Between 2006/07 and 2016/17 the average housing delivery rate was some 19 dwellings per year, this exceeds the annual build rate required over the Local Plan Review period of some 13 dwellings per year.
- To assist the economic growth objectives for the County, 3 hectares of employment development will be required in Church Stretton over the Local Plan Review period. At 1st April 2016, there was around 1 hectare of land committed (with Planning Permission or Allocated). **Therefore, a minimum of 2 hectares of additional employment land will need to be identified to achieve the preferred level of employment development in the town.**
- New housing sites at the Battlefield to the rear of Oaks Road/Alison Road are expected to deliver in the first part of the Local Plan Review period.
- Additional land opportunities will need to recognise the town's location within the Shropshire Hills AONB, flood risk in the town centre and to the north and south of

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the town, as well as the need to safeguard the significance/special interest of a range of nationally and locally designated historic and natural assets.

- Identified critical infrastructure priorities for Church Stretton include:
 - o Additional primary school provision and consideration of the need for additional secondary school provision.
 - o Assessment of the sewerage network capacity.
 - o Local and strategic highway improvements.
 - o Enhancement of the wetlands and provision of additional leisure, recreation, amenity and cemetery facilities.
 - o Provision of a multi-purpose health and wellbeing centre.
 - o Further information on infrastructure constraints and priorities are available within the Church Stretton Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

Cleobury Mortimer

- Cleobury Mortimer will act as a Key Centre and contribute towards the strategic growth objectives in the South of the County. Development will balance the need for additional housing and employment accommodating **around 200 dwellings and around 2 hectares of employment development between 2016 and 2036.**
- In the Local Plan Review period so far, there has been 1 dwelling completed. There are also currently a further 61 dwellings committed (Planning Permission, Prior Approval or Allocation). **Therefore, a further 138 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**
- Between 2006/07 and 2016/17 the average housing delivery rate was some 25 dwellings per year, this exceeds the annual build rate required over the Local Plan Review period of some 10 dwellings per year. It is recognised that a step change in delivery will be required to support the housing guideline for the settlement, but this is considered to be achievable.
- To assist the economic growth objectives for the County, 2 hectares of employment development will be required in Cleobury Mortimer over the Local Plan Review period. At 1st April 2016, there was around 1 hectare of land committed (with Planning Permission or Allocated). **Therefore, a minimum of 1 hectare of additional employment land will need to be identified to achieve the preferred level of employment development in the town.**
- Additional land opportunities will need to recognise the town's historic core which contains numerous heritage assets, the landscape sensitivity of the area, and physical constraints such as the River Rea and its tributaries.
- Identified critical infrastructure priorities for Cleobury Mortimer include:
 - o Consideration of the need for additional primary and secondary school provision.
 - o Assessment of the sewerage network capacity.
 - o Local and strategic highway improvements.
 - o Provision of additional leisure, recreation, amenity and cemetery facilities.

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- Further information on infrastructure constraints and priorities are available within the Cleobury Mortimer Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

Craven Arms

- Craven Arms will act as a Key Centre and contribute towards the strategic growth objectives in the South of the County. Craven Arms is already pursuing an ambitious growth strategy to improve the employment opportunities and deliver significant new housing in the town. It is expected that the development partners and key stakeholders will continue to work together to successfully implement this strategy during the revised Plan period.
- Development will balance the need for additional housing and employment accommodating **around 500 dwellings and around 5 hectares of employment development between 2016 and 2036.**
- In the Local Plan Review period so far, there has been 32 dwellings completed. There are also currently a further 377 dwellings committed (Planning Permission, Prior Approval or Allocation). **Therefore, a further 91 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**
- Between 2006/07 and 2016/17 the average housing delivery rate was some 10 dwellings per year. The annual build rate required over the Local Plan Review period is some 25 dwellings per year. This will require a step change in delivery, but this is considered to be achievable and indeed was achieved in the first year of the Local Plan Review period (2016-17).
- **Around 14 hectares of employment land is already committed in Craven Arms.** This provision is focused in the north of the town to assist the relocation of the existing abattoir from the town centre and to create the proposed Newington Food Park. This proposal is expected to deliver critical infrastructure investment including the provision of a new junction onto the A49 with the possibility of closing the Long Lane level crossing and creating a new northern access road to serve the town. **No further employment land needs to be identified to support the employment development objectives subject to an employment land review.**
- Additional land opportunities will need to take account of the flood risks and the need for detailed site assessment (especially from surface water flooding) and the significant historical and natural assets of the town including the significant archaeology of the Area of Outstanding Natural Beauty in the setting of the town.
- Identified critical infrastructure priorities for Craven Arms include:
 - Consideration of the need for additional primary and secondary school provision.
 - Relocation and expansion of a key local employer to create Newington Food Park.
 - Regeneration of Corvedale Road to create an improved eastern gateway, high street and visitor offer.

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- Assessment of the sewerage network capacity.
 - Local and strategic highway improvements.
 - Provision of additional leisure, recreation, amenity and cemetery facilities.
 - Further information on infrastructure constraints and priorities are available within the Craven Arms Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

Ellesmere

- Ellesmere will act as a Key Centre and contribute towards the strategic growth objectives in the North West of the County. Development will balance the need for additional housing and employment accommodating **around 800 dwellings and around 8 hectares of employment development between 2016 and 2036.**
- In the Local Plan Review period so far, there has been 38 dwellings completed. There are also currently a further 602 dwellings committed (Planning Permission, Prior Approval or Allocation). **Therefore, a further 160 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**
- Between 2006/07 and 2016/17 the average housing delivery rate was some 29 dwellings per year. However the average rate experienced in recent years (between 2013/14 - 2016/17) was some 60 dwellings per year. The annual build rate required over the Local Plan Review period is some 25 dwellings per year. This is considered realistic and deliverable, given the recent completion rates in the town.
- **Around 9 hectares of employment land is already committed in Ellesmere. No further employment land therefore needs to be identified to support the employment development objectives for the town subject to an employment land review.**
- Additional land opportunities will need to recognise the presence of numerous heritage and natural environment assets in and around the town, particularly The Mere, the Shropshire Union Canal and Ellesmere Conservation Area, which contribute to its character but may also constrain development. Opportunities may also be constrained by flood risk that will require further site assessments.
- Identified critical infrastructure priorities for Ellesmere include:
 - Additional primary and secondary school provision.
 - Assessment of the sewerage network capacity.
 - Local and strategic highway improvements.
 - Provision of additional leisure, recreation, amenity and cemetery facilities.
 - Additional GP provision.
 - Further information on infrastructure constraints and priorities are available within the Ellesmere Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

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Highley

- Highley will act as a Key Centre and contribute towards the strategic growth objectives in the South of the County. Development will balance the need for additional housing and employment accommodating **around 250 dwellings and around 3 hectares of employment development between 2016 and 2036.**
- In the Local Plan Review period so far, there has been 59 dwellings completed. There are also currently a further 69 dwellings committed (Planning Permission, Prior Approval or Allocation). **Therefore, a further 122 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**
- Between 2006/07 and 2016/17 the average housing delivery rate was some 15 dwellings per year. This is comparable with the annual build rate required over the Local Plan Review period of some 13 dwellings per year.
- To assist the economic growth objectives for the County, 3 hectares of employment development will be required in Highley over the Local Plan Review period. At 1st April 2016, there was around 2 hectares of land committed (with Planning Permission or Allocated). **Therefore, a minimum of 1 hectare of additional employment land will need to be identified to achieve the preferred level of employment development in the town.**
- Additional land opportunities will need to recognise the constraints caused by the distance of Highley's connections to the main transport network and its relatively limited employment offer. Furthermore, the settlement stands on a prominent ridge above the Severn Valley, in an area of attractive landscape and contains a number of heritage assets. Therefore new development needs to be located and designed with these considerations in mind.
- Identified critical infrastructure priorities for Highley include:
 - o Assessment of the need for additional primary and secondary school provision.
 - o Local and strategic highway improvements.
 - o Addressing the parking provision for the medical centre.
 - o Provision of additional leisure, recreation and amenity facilities.
 - o Further information on infrastructure constraints and priorities are available within the Highley Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

Much Wenlock

- Much Wenlock will act as a Key Centre and contribute towards the strategic growth objectives in the East of the County. Development will balance the need for additional housing and employment accommodating **around 150 dwellings and around 2 hectares of employment development between 2016 and 2036.**
- There are also currently 45 dwellings committed (Planning Permission, Prior Approval or Allocation) in Much Wenlock. **Therefore, a further 105 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**

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- Between 2006/07 and 2016/17 the average housing delivery rate was some 9 dwellings per year. This is comparable with the annual build rate required over the Local Plan Review period of some 8 dwellings per year.
- To assist the economic growth objectives for the County, 2 hectares of employment development will be required in Much Wenlock over the Local Plan Review period. At 1st April 2016, there was around 1 hectare of land committed (Allocated or Planning Permission). **Therefore, a minimum of 1 hectare of additional employment land will need to be identified to achieve the preferred level of employment development in the town.**
- Much Wenlock benefits from an existing Neighbourhood Plan (adopted July 2014) which provides policies that supplement those in the adopted Local Plan. These policies reflect the unique character, circumstances and community aspirations in Much Wenlock. Shropshire Council will continue to work with Much Wenlock Town Council to consider the need to update the Neighbourhood Plan in light of the Local Plan Review so that they can continue to positively manage local development during the Local Plan Review period to 2036.
- The Town Council recently commissioned a review paper (March 2017) to examine the delivery of housing in the context of the existing Local Plan guideline. The report concluded that new housing has been delivered at or slightly above the anticipated rate and there was no need to modify the housing policies and approach set out in the existing Neighbourhood Plan.
- Additional land opportunities will need to recognise the heritage assets in the area and the policies and objectives in the Neighbourhood Plan.
- Identified critical infrastructure priorities for Much Wenlock include:
 - o Measures to address flooding and waste water management issues in Much Wenlock;
 - o Assessment of the need for additional primary and secondary school provision.
 - o Local and strategic highway improvements and traffic management.
 - o Provision of additional leisure, recreation and amenity facilities, with a particular focus in the south of the town.
 - o Further information on infrastructure constraints and priorities are available within the Much Wenlock Neighbourhood Plan and Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

Shifnal

- Shifnal will act as a Key Centre and contribute towards the strategic growth objectives in the East of the County. Development will balance the need for additional housing and employment accommodating **around 1,500 dwellings and around 16 hectares of employment development between 2016 and 2036.**
- In the Local Plan Review period so far, there has been 197 dwellings completed. There are also currently a further 987 dwellings committed (Planning Permission, Prior Approval or Allocation). **Therefore, a further 316 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**

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- Between 2006/07 and 2016/17 the average housing delivery rate was some 63 dwellings per year. The annual build rate required over the Local Plan Review period is some 75 dwellings per year. This is considered realistic and deliverable, given recent completion rates experienced (133 dwellings in 2015/16 and 197 dwellings in 2016/17) and the ready supply of sites currently being developed, including land north of Haughton Road, land west of Coppice Green Lane, land south of the A464, Wolverhampton Road and land at Aston Street.
- There are also several significant new housing developments already committed in Shifnal which are also expected to be delivered in the first part of the Local Plan Review period, including land between Lawton Road and Stanton Road and land north east of Stone Drive.
- To assist the economic growth objectives for the County, 16 hectares of employment development will be required in Shifnal over the Local Plan Review period. At 1st April 2016, there was around 2 hectares of land committed (with Planning Permission or Allocated). **Therefore, a minimum of 14 hectare of additional employment land will need to be identified to achieve the preferred level of employment development in the town.**
- Shifnal benefits from an existing Neighbourhood Plan (adopted December 2016) which provides policies that supplement those in the adopted Local Plan. These policies reflect the unique character, circumstances and community aspirations in Shifnal. Shropshire Council will continue to work with Shifnal Town Council to consider the need to update the Neighbourhood Plan in light of the Local Plan Review so that they can continue to positively manage local development during the Local Plan Review period to 2036.
- Additional land opportunities will need to recognise the potential delivery of new housing in the remainder of the Safeguarded Land to the North East, East, and South East of the town as well as the outcomes of the ongoing Green Belt Review when this is completed.
- Identified critical infrastructure priorities for Shifnal include:
 - o Assessment of waste water treatment works and sewerage network capacity.
 - o Works identified in the surface water management plan for the town.
 - o Reinforcement of Shifnal's primary electricity substation.
 - o Additional primary school provision and the assessment of the need for additional secondary school provision.
 - o Local and strategic highway improvements, including those identified through the Shifnal Transport Model.
 - o A replacement GP surgery.
 - o Provision of additional leisure, recreation and amenity facilities.
 - o Further information on infrastructure constraints and priorities are available within the Shifnal Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

Wem

- Wem will act as a Key Centre and contribute towards the strategic growth objectives in the North East of the County. Development will balance the need for

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additional housing and employment accommodating **around 600 dwellings and around 6 hectares of employment development between 2016 and 2036.**

- In the Local Plan Review period so far, there has been 67 dwellings completed. There are also currently a further 281 dwellings committed (Planning Permission, Prior Approval or Allocation). **Therefore, a further 252 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.**
- Between 2006/07 and 2016/17 the average housing delivery rate was some 33 dwellings per year. This is comparable with the annual build rate required over the Local Plan Review period of some 30 dwellings per year.
- A significant new housing development at Lowe Hill Road was allocated in the existing Local Plan. Delivery of this site has been delayed due to site design constraints, but development is expected to start in the first part of the Local Plan Review period.
- To assist the economic growth objectives for the County, 6 hectares of employment development will be required in Wem over the Local Plan Review period. At 1st April 2016, there was around 4 hectares of land committed (with Planning Permission or Allocated). **Therefore, a minimum of 2 hectare of additional employment land will need to be identified to achieve the preferred level of employment development in the town.**
- Additional land opportunities will need to recognise significant town centre traffic management issues; safety issues associated with the railway level crossing and the need for measures to mitigate potential adverse effects from development in Wem on the integrity of protected wildlife sites.
- Identified critical infrastructure priorities for Wem include:
 - o Upgrading waste water treatment works.
 - o Additional primary provision and the assessment of the need for additional secondary school provision.
 - o Local and strategic highway improvements including town centre traffic management and junction design issues.
 - o A replacement GP surgery.
 - o Provision of additional leisure, recreation and amenity facilities.
 - o Further information on infrastructure constraints and priorities are available within the Wem Place Plan.
- As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.