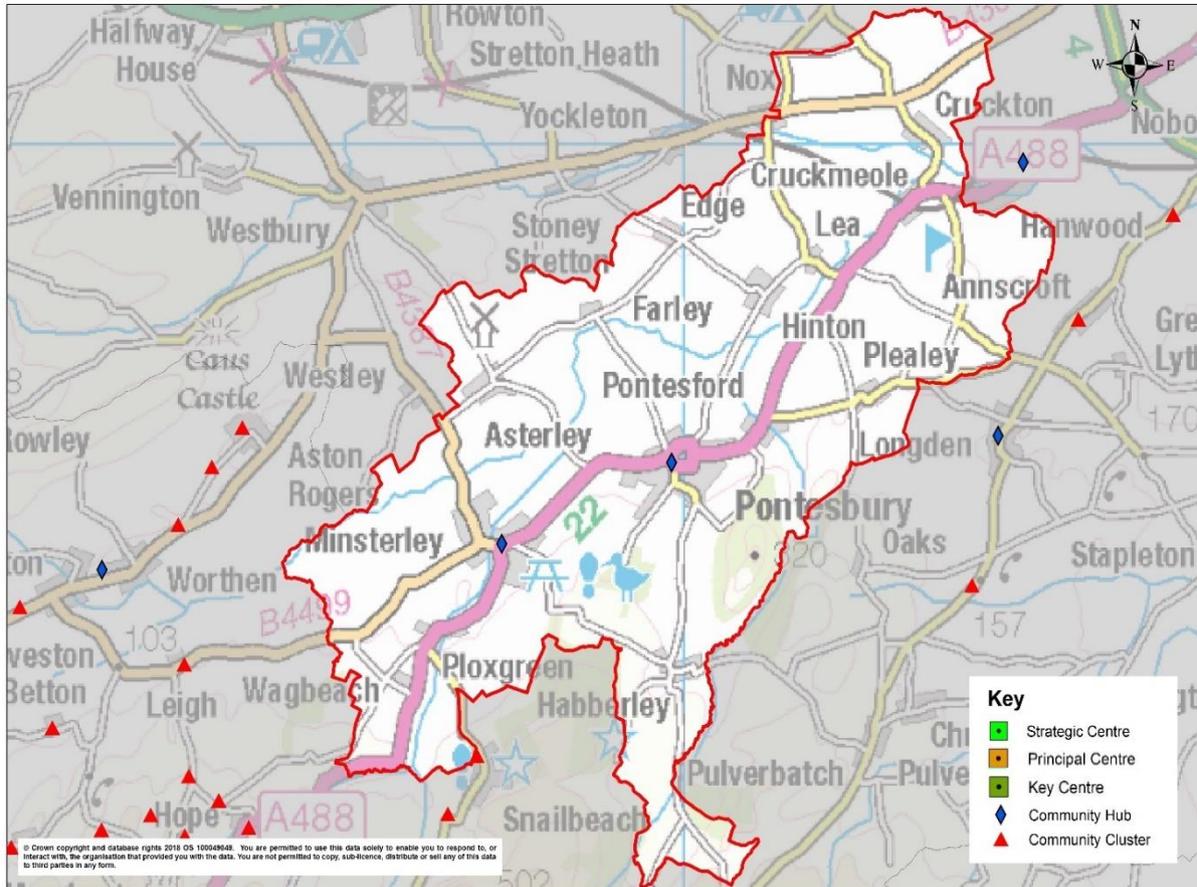


## 15. Minsterley and Pontesbury Place Plan Area

15.1. The Minsterley and Pontesbury Place Plan Area is in central Shropshire. The Place Plan area contains the Community Hub Settlements of Minsterley and Pontesbury and numerous small hamlets.



Settlement Type	Settlement Name
<b>Community Hubs:</b>	<ul style="list-style-type: none"> <li>• Minsterley</li> <li>• Pontesbury</li> </ul>
<b>Community Clusters:</b>	N/A

15.2. If your village is not included in the list of proposed Community Hubs or Community Clusters above, then this means that it will be 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies.

### Community Hubs

15.3. Minsterley and Pontesbury are identified as a joint Key Centre in the Shropshire Core Strategy and SAMDev Plan. However, Shropshire Council has updated its evidence base by undertaking a comparative assessment of the size and role of settlements across Shropshire including an appraisal of the local services, facilities, employment, broadband and public transport links available within rural settlements. This assessment is summarised within the Hierarchy of Settlements evidence base document available via the

Shropshire Council website at: <http://shropshire.gov.uk/planning-policy/local-plan/local-plan-partial-review-2016-2036/>

- 15.4. As a result of the Hierarchy of Settlements exercise, which forms part of the evidence base for the Local Plan Review, it is now proposed that the settlements of Minsterley and Pontesbury function as individual Community Hubs.
- 15.5. Whilst there are some small hamlets in the rural area beyond the villages of Minsterley and Pontesbury, no Community Cluster settlements have currently been identified. The rest of the Place Plan area is therefore classified as 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies. Thus, the villages of Minsterley and Pontesbury, whilst no longer designated as Key Centres do, as Community Hubs, provide services and facilities to serve the needs of the Place Plan area and will continue to provide the focus for future housing and employment development.
- 15.6. As individual Community Hub settlements, Minsterley and Pontesbury will continue to have development boundaries and identified housing development guidelines which reflect the scale and nature of the settlements including their role within the wider Place Plan context and any constraints to development.
- 15.7. Minsterley and Pontesbury are the main settlements within the Rea Valley ward which is predominantly rural in nature and contains a population that is similar to the county but with a higher percentage of older people, aged 65 plus. Significantly, a greater number of Rea Valley household spaces (in 2016) were detached properties (49.8%) compared to Shropshire as a whole (39.5%). The number of people claiming JSA, in 2016 was also significantly lower than for Shropshire with 1,100 jobs identified in the ward (Source: Mint 2015).
- 15.8. A detailed profile of the Rea Valley ward is available here: <https://shropshire.gov.uk/media/5554/rea-valley-ward-profile-2017.pdf>

## **Minsterley**

- 15.9. Minsterley is large village some 10 miles to the south-west of Shrewsbury, on the A488 Shrewsbury - Bishops Castle road. In 2016, the village had an estimated population of 1,558 people and contained 670 dwellings.
- 15.10. Minsterley has a range of local services and facilities including a primary school, community hall, petrol station and convenience store. Minsterley also plays a significant role as an employment centre with two large food producers, Rea Valley Foods and Muller Creamery, located within its centre within a protected employment area. The importance of this employment is recognised and the area will continue to be designated as a protected employment area.
- 15.11. At the allocated housing site off Callow Lane, 48 dwellings (of 56 permitted) are currently recorded as complete. Additionally, the northern part of the Hall Farm mixed use allocation has planning permission for 7 residential properties and 4 employment units. The remainder of the Hall Farm site and proposals for mixed use at the former bus depot are subject to current planning applications.
- 15.12. The delivery of a scheme at Hall Farm to enhance the appearance of the site, the setting of the adjoining listed building and to secure the future of heritage

assets on the site, whilst delivering some housing and employment opportunities, remains a recognised objective.

- 15.13. Whilst there has been delivery of affordable housing at Orchid Meadow (off Callow Lane) and at Park Meadow, there is a remaining identified need for affordable dwellings. There is also a need to: recognise the requirements of existing employment; support new small-scale employment opportunities; and to deliver a range of house types to support the vitality of the village. However, development opportunities, within and adjoining the village, are significantly constrained by appropriate land availability and the impacts of an extensive area of flood risk and the need to safeguard Minsterley Meadows SSSI.
- 15.14. Identified infrastructure priorities for Minsterley include:
- Local and strategic highway improvements.
  - Upgrade Minsterley wastewater treatment works and address sewerage network capacity.
- 15.15. Further information on infrastructure constraints and priorities are available within the Minsterley and Pontesbury Place Plan.
- 15.16. As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

### ***Development Strategy***

- 15.17. Over the period to 2036, around an additional 42 houses will be provided to supplement the existing committed sites. This will provide an opportunity to deliver a range of accommodation types to help meet local housing needs.
- 15.18. In considering suitable, promoted land and thus available options for further housing it is considered land at the entrance of the village to the east, adjoining existing recent development, could deliver additional housing to meet needs. It is accessible off the A488 (with appropriate speed restrictions/traffic calming measures) and relatively well located in relation to the existing built form of the village. Flood constraints and surface water management would need to be taken into account in the design of any development and it is considered at this point that the site would therefore yield around 20 dwellings. Additional homes may be delivered through windfall sites or cross subsidy/exception schemes on sites which are not currently promoted.

#### ***Summary of residential requirements***

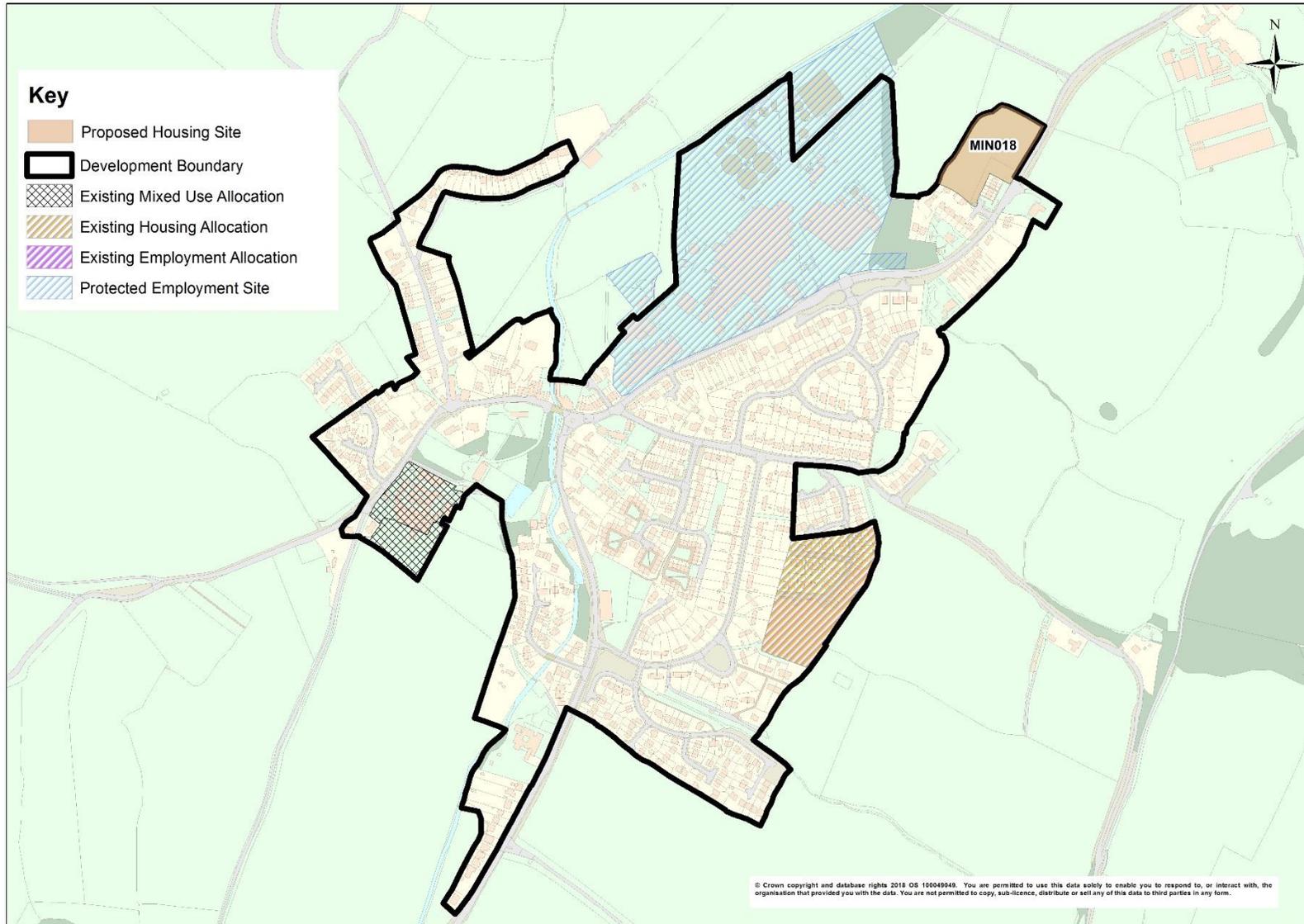
	Number of Dwellings
Preferred dwelling guideline 2016-2036	155
Dwellings completed in 2016-17*	24
Dwellings committed as at 31 <sup>st</sup> March 2017*	89
Remaining dwelling requirement to be identified	42
Dwellings to be allocated	20
Balance/Windfall allowance**	22

*\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.*

### Proposed Development Boundary and Preferred Site Allocation

15.19. The map below identifies the location of the preferred allocation and the proposed development boundary for Minsterley:



15.20. The table below provides information on the preferred allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
MIN018	Land west of A488, Minsterley	1.1	20 dwellings	Traffic calming, footway extension and crossing and extension of 30 mph speed limit will be required. Known pluvial flood risk will reduce the capacity of the site for development. The design, layout of and access to the development will need to take into account surface water flood risk informed by a flood risk assessment. Development should be restricted to land outside the 1,000 year surface flood risk zone. A Habitat Regulations Assessment will be required for in-combination recreational impact on the Stiperstones and Hollies SAC. Depending on the outcome, mitigation measures for any impact are likely to be delivered through an increase in the amount of open space provided by the development.

## Pontesbury

- 15.21. Pontesbury is a large village around 8 miles to the south-west of Shrewsbury, on the A488 Shrewsbury - Bishops Castle road. In 2016, the village had an estimated population of 1,897 people and contained 850 dwellings.
- 15.22. Pontesbury has a good range of local services and facilities including primary and secondary schools, a variety of local shops, community hall, library and medical practice, dentist and chemist. It performs well within the hierarchy of settlement services and facilities assessment being within the top range of Community Hubs identified in the local plan review. Pontesbury does not have a significant role as an employment centre but existing service providers and other small local employers and businesses at sites adjoining and in the rural area around Pontesbury such as Malehurst and Rea Valley Business park provide some employment opportunities.
- 15.23. Housing and mixed-use sites, at Minsterley Road and Hall Bank respectively, were allocated in the SAMDev Plan. Planning applications have been approved on both sites and work is due to commence at Hall Bank this Autumn. It is anticipated that the Hall Bank scheme will deliver 86 dwellings over the next 5 years as well as a convenience store, relocated nursery and community hub. This is a significant development in the context of Pontesbury delivering a number of community benefits. It will however need some time to be completed and assimilated into the fabric of the village.
- 15.24. There has been limited delivery of affordable housing locally and although the development at Hall Bank will provide around 15 affordable dwellings there is a remaining identified need for affordable dwellings and the delivery of a range of house types to support the vitality of the village.

- 15.25. Opportunities for development, within and adjoining the village, are impacted by areas of high landscape value to the south and east, including the AONB and a restricted road network to the south of the A488. Some sites to the north-eastern side of the village also currently lack suitable access.
- 15.26. Identified infrastructure priorities for Pontesbury include:
- Local and strategic highway improvements.
  - Malehurst primary electricity substation reinforcement.
- 15.27. As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent. Additionally, Shropshire Council is working proactively with Pontesbury Parish Council in the ongoing production of the Neighbourhood Plan which will support the development strategy for Pontesbury.

### ***Development Strategy***

- 15.28. Over the period to 2036, an additional 62 houses will be provided to supplement the existing committed sites. This will provide an opportunity to deliver a range of accommodation types to help meet local housing needs and support village services and infrastructure improvements.
- 15.29. In considering suitable, promoted land and thus available options for further housing it is considered land at the western end of the village off the A488, could deliver the required additional housing to meet needs. It is accessible off the A488 which has appropriate speed restrictions in place. It is also relatively well located in relation to the existing built form of the village and accessible to local services and facilities. The preferred allocations are therefore expected to deliver between 40 dwellings, together with an allowance of around 23 homes to be delivered through windfall sites or exception schemes.

#### *Summary of residential requirements*

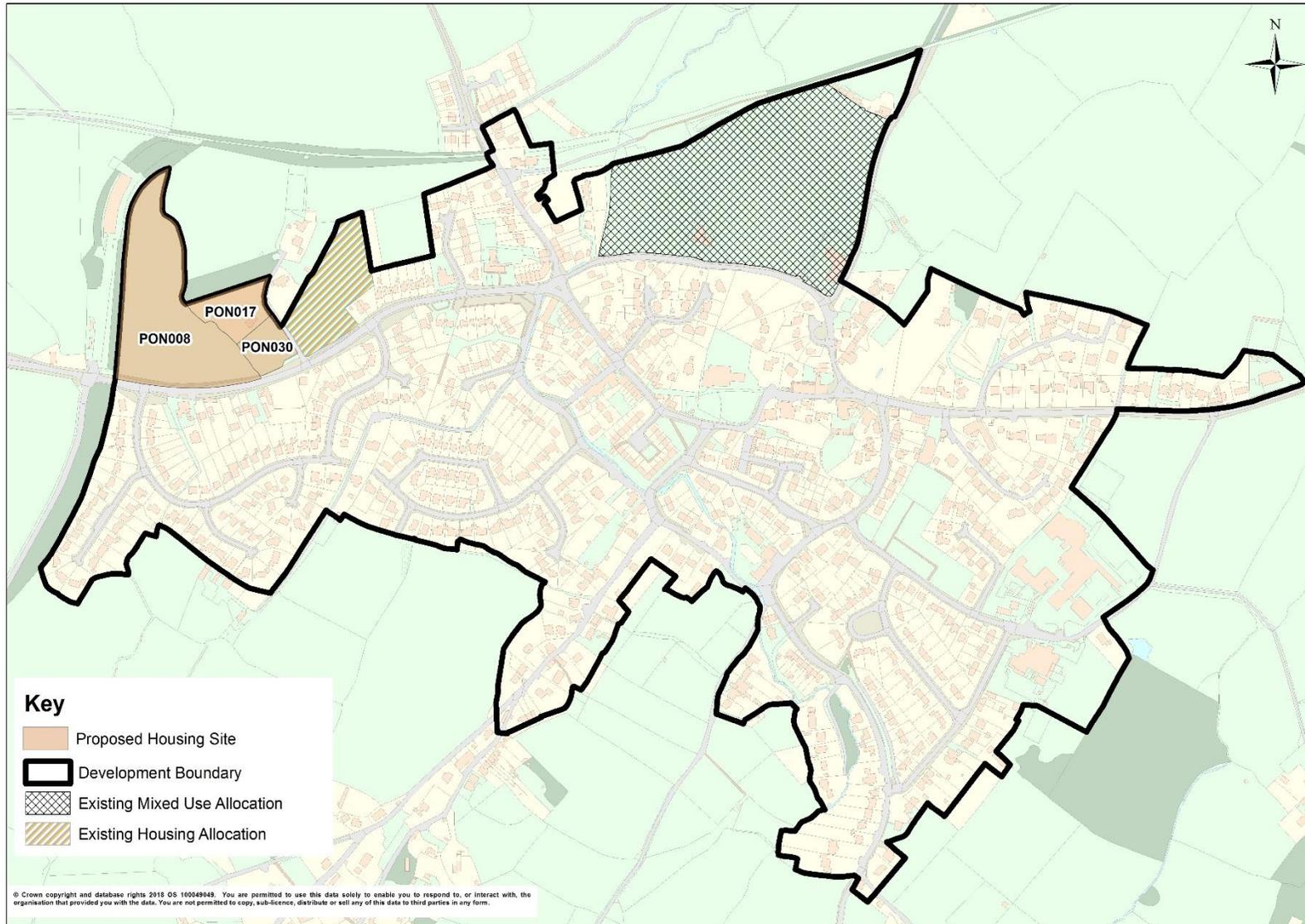
	Number of Dwellings
Preferred dwelling guideline 2016-2036	175
Dwellings completed in 2016-17*	7
Dwellings committed as at 31 <sup>st</sup> March 2017*	106
Remaining dwelling requirement to be identified	62
Dwellings to be allocated	40
Balance/Windfall allowance**	22

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

### Proposed Development Boundary and Preferred Site Allocations

15.30. The map below identifies the location of the preferred allocations and the proposed development boundary for Pontesbury:



15.31. The table below provides information on each of the preferred allocations:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
PON008, PON017 and PON030	Minsterley Road, Pontesbury	2.7	40 dwellings	A suitable new, joint funded access (potentially a roundabout junction) to serve all the sites off Minsterley Road and footway extension will be required. A small part of the site is in flood zone 2, this and additional surface water flood risk is likely to reduce the capacity of the site for development. The design and layout of development will need to take into account: elevated and rising topography; mature trees and hedgerows; ecological interest; potential contamination and flood risk informed by a flood risk assessment. Relevant supporting studies should be undertaken and their recommendations implemented. Development should be restricted to land outside the 1,000-year surface flood risk zone. A survey will be required to determine whether PON030 contains priority habitat and is an acceptable location for development. A Habitat Regulations Assessment will be required for in-combination recreational impact on the Stiperstones and Hollies SAC. Depending on the outcome, mitigation measures for any impact are likely to be delivered through an increase in the amount of open space provided by the development.