Shropshire Local Plan Review

Consultation on Preferred Sites

November 2018 to January 2019
Purpose of Meeting

• Explain Local Plan Review process
• Set out proposals for Albrighton
• Encourage submission of consultation responses
• Respond to queries about Local Plan
Overview

- Why are we doing a Local Plan Review?
- Timeframes and review process
- Proposed strategy for Shropshire
- Scope of current consultation
- Overview of evidence base - including Green Belt
- Cross-subsidy policy
- Proposed development strategy for Albrighton
- Community Hubs - Cosford
- Community Clusters
- Strategic Sites
- What happens next?
Why a Local Plan Review?

- Current Local Plan (Core Strategy & SAMDev Plan) provides growth to 2026.
- Local Plan review will extend this to 2036
- Review is a statutory duty
- Conform with national planning policy
- Maintain a five year housing land supply & help retain local management of planning decisions
Plan Review: Process and Timescales

- **Issues and Strategic Options** (January 2017)
- **Preferred Options**: Scale and Distribution of Development (October 2017)
- **Preferred Options**: Preferred Sites
- **Preferred Options**: Strategic Sites and Policies (late Spring 2019)
- **Final Plan Submission** (end 2019)
- **Examination in Public (EiP)** (during 2020)
- **Adoption of Plan** (early 2021)
Key Proposals

• Housing growth of 28,750 dwellings for Shropshire as a whole (average delivery rate of 1,430 per year)

• Existing housing completions, commitments and allocations amount to around 18,500 dwellings, so the net additional housing now required is **around 10,250 dwellings** up to 2036

• Balanced employment growth to deliver around 300 hectares of employment. Around 223 hectares already committed, so an **extra 77ha** needed.
• 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
Scope of Current Consultation

Outlines:
• Preferred hierarchy of settlements:
  • Shrewsbury
  • Principal Centres
  • **Key Centres – including Albrighton**
  • Community Hubs
  • Community Clusters

• Preferred development guidelines and proposed development boundaries for Shrewsbury, Principal and Key Centres and each proposed Community Hub

• Preferred sites to deliver the preferred scale and distribution of housing and employment growth during the period to 2036

• Outlines a housing policy direction to improve the delivery of local affordable housing needs (cross-subsidy)
Evidence Base Documents

Including:

• Full Objectively Assessed Housing Need (FOAHN)
• Strategic Land Availability Assessment (SLAA)
• Site Assessments
• Hierarchy of Settlements
• Productivity Growth Forecast
• Landscape and Visual Impact Assessment
• Green Belt Assessment / Review
• Strategic Flood Risk Assessment
Green Belt Assessment & Review

- Green Belt last evaluated to inform Bridgnorth Local Plan (2006)
- Green Belt Assessment considers performance against Green Belt purposes
- Green Belt Review considers harm of release
- Assessment & Review directly informed site assessment process
- To justify Green Belt release, exceptional circumstances need to be demonstrated
- Green Belt release should offer enhancement of remaining Green Belt
- Local Plan is considered the appropriate mechanism for release
Cross-Subsidy Exception Sites

- Delivering affordable housing is challenged by:
  - Land availability
  - Funding / economics of development
  - Public perception
  - Willingness of landowner

- Cross-subsidy is a mechanism to deliver more affordable housing, by allowing an element of low cost or open market

Cross Subsidy Policy Options:
- Bespoke site by site assessments;
- Set percentages based on county-wide viability report
## Albrighton – Preferred Strategy

### Residential Requirements

<table>
<thead>
<tr>
<th></th>
<th>Number of Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preferred dwelling guideline 2016-2036</td>
<td>500</td>
</tr>
<tr>
<td>Dwellings completed in 2016-17</td>
<td>12</td>
</tr>
<tr>
<td>Dwellings committed as at 31\textsuperscript{st} March 2017</td>
<td>247</td>
</tr>
<tr>
<td>Remaining dwelling requirement to be identified</td>
<td>241</td>
</tr>
<tr>
<td>Dwellings to be allocated</td>
<td>195</td>
</tr>
<tr>
<td>Balance/Windfall allowance*</td>
<td>46</td>
</tr>
</tbody>
</table>

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

### Employment Requirements

<table>
<thead>
<tr>
<th></th>
<th>Number of Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preferred employment guideline 2016-2036</td>
<td>5</td>
</tr>
<tr>
<td>Commitments and allocations as at 31\textsuperscript{st} March 2017</td>
<td>0</td>
</tr>
<tr>
<td>Employment land shortfall</td>
<td>5</td>
</tr>
<tr>
<td>Employment land to be allocated</td>
<td>0</td>
</tr>
<tr>
<td>Balance/Windfall allowance*</td>
<td>5</td>
</tr>
</tbody>
</table>

\*Local Plan policies will allow flexibility for appropriate windfall development.
Albrighton – Sites Considered
Albrighton – Preferred Allocations and Safeguarded Land
## Albrighton – Preferred Allocations

- Preferred Allocations are on land currently safeguarded for future development.

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site Location</th>
<th>Site Area (Ha)</th>
<th>Approx Capacity</th>
<th>Site Guideline Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>ALB017</td>
<td>Land north of Kingswood Road, Albrighton</td>
<td>5.49</td>
<td>165 dwellings</td>
<td>• Comprehensive masterplan produced.                                                                                           • Links (access and green infrastructure) between the sites and the current SAMDev allocation to the west.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• Roundabout access off Kingswood.                                                                                           • Proportional contribution to infrastructure.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• 30mph zone extended.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• Assessment and potential closure of Beamish Lane/A41 junction.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• Buffer of the railway line.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• If possible, pond, trees and hedgerows retained.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• Residential development limited to elements of the sites outside the 1,000 year surface flood risk zone.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• Relevant supporting studies undertaken and recommendations implemented.</td>
</tr>
<tr>
<td>ALB021</td>
<td>Land North of Beamish Lane, Albrighton</td>
<td>1.04</td>
<td>30 dwellings</td>
<td></td>
</tr>
</tbody>
</table>
Albrighton – Preferred Safeguarded Land

- Preferred Safeguarded Land seeks to complement Preferred Allocations, providing for long term growth beyond 2036.
- It largely consists of land considered to have a lesser harm on the Green Belt if released.
- Locations also informed by the wider considerations within the Site Assessment process.

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site Location</th>
<th>Site Area (Ha)</th>
<th>Likely Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>P36 (northern portion, including ALB014)</td>
<td>Land at Cross Road, Albrighton</td>
<td>6.98</td>
<td>Residential and Community Uses</td>
</tr>
<tr>
<td>P35 (eastern portion)</td>
<td>Land bounded by Kingswood Road, High House Lane &amp; Albrighton By-Pass</td>
<td>6.56</td>
<td>Residential Uses</td>
</tr>
<tr>
<td>P32a</td>
<td>Land between the Albrighton By-Pass and the Railway Line, north east of Albrighton</td>
<td>6.32</td>
<td>Maintain Existing &amp; Employment Uses</td>
</tr>
</tbody>
</table>
Community Hub - Cosford

- The built form of Cosford is focused around the RAF base.
- RAF Cosford is a major developed site within the Green Belt in the current Local Plan.
- As Cosford offers a wide range of services and facilities, it nominally performs the role of Community Hub.
- However, many of the services and facilities are only available to military personnel/families or associated with the RAF base.
- Growth potential identified in the Cosford area for a mixed use strategic development site to complement RAF Cosford.
- **Potential for land allocations will be addressed within the strategic sites consultation, expected in late Spring 2019.**
Community Clusters

- Settlements can continue to opt-in as Community Clusters
- Development within Community Clusters will be managed through a criteria based policy
- A draft of this policy was consulted upon in October - December 2017
Strategic Sites

• In addition to planned growth in existing towns, several new planned settlements have been proposed as part of the Local Plan Review at:
  – Ironbridge Power Station
  – Clive Barracks, Tern Hill
  – North of RAF Cosford at M54 junction 3

• Potential to deliver additional strategic employment and housing growth as planned communities or ‘Garden Villages’, including e.g. new health and education infrastructure

• Separate consultation on these proposals in late Spring 2019
What happens next?

• Consultation from 29\textsuperscript{th} November 2018 \textbf{extended to 8\textsuperscript{th} February 2019}

• Public Meeting for each Place Plan Area

• Full consultation document and questionnaire, plus Place Plan area specific extracts of document and questionnaire available on the Get Involved part of the Shropshire Council website: 
  
  https://shropshire.gov.uk/get-involved/local-plan-review-preferred-sites-consultation/

• Completed questionnaires can be submitted by email or post to:
  Email: planningpolicy@shropshire.gov.uk
  Post: Shropshire Council, Planning Policy & Strategy Team, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

• All responses considered by Council and summary of issues raised published and used to inform next stages of the Plan

• Further stages of consultation during 2019

• Ultimately, any outstanding objections will be considered by an independent Planning Inspector as part of the formal Examination of the Plan during 2020