Shropshire Local Plan Review
Consultation on Preferred Sites
November 2018 to February 2019

Joy Tetsill and Dan Corden
Senior Policy Officers
Purpose of Meeting

• Explain Local Plan Review process

• Set out proposals for Church Stretton

• 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 documents
- Cross-subsidy policy
- Proposed development strategy for Church Stretton
- Strategic sites
- What happens next?
Why a Local Plan Review?

- Current Local Plan: Core Strategy & SAMDev (Site Allocations and Management of Development) provides growth to 2026
- Local Plan Review extends to 2036
- Plan Review is a statutory duty
- Needed to conform with national planning policy
- Maintain a five year housing land supply & help retain local management of planning decisions
### Plan Review: Process and Timescales

<table>
<thead>
<tr>
<th>Step</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Issues and Strategic Options</strong></td>
<td>January 2017</td>
</tr>
<tr>
<td><strong>Preferred Options:</strong></td>
<td></td>
</tr>
<tr>
<td>Scale and Distribution of Development</td>
<td>October 2017</td>
</tr>
<tr>
<td><strong>Preferred Options</strong></td>
<td></td>
</tr>
<tr>
<td>Preferred Sites</td>
<td></td>
</tr>
<tr>
<td><strong>Preferred Options</strong></td>
<td></td>
</tr>
<tr>
<td>Strategic Sites and Policies</td>
<td>late Spring 2019</td>
</tr>
<tr>
<td><strong>Final Plan Submission</strong></td>
<td>end 2019</td>
</tr>
<tr>
<td><strong>Examination in Public (EiP)</strong></td>
<td>during 2020</td>
</tr>
<tr>
<td><strong>Adoption of Plan</strong></td>
<td>early 2021</td>
</tr>
</tbody>
</table>
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.
Key Proposals

• An ‘Urban Focused’ distribution of development:
  – Shrewsbury - around 30%
  – Principal Centres (5) - around 24.5%
  – **Key Centres (11)** - around 18%
  – Rural Areas (including Community Hubs and Clusters) - 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 Church Stretton
  - 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 Sensitivity Study
• Greenbelt Assessment / Review
• Strategic Flood Risk Assessment
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
There are no proposed Community Hubs or Community Clusters in the Church Stretton Place Plan area.

Community Hubs identified through application of Hierarchy of Settlements.

Community Cluster Settlements opt-in and can still do so at this stage.

Development within Community Clusters will be managed through a criteria based policy.

A draft of this policy was consulted upon in October - December 2017.
The residential and employment guidelines for Church Stretton represent a share of the 18% of development directed to Key Centres (5,175 dwellings over 11 settlements).

The housing guideline reflects constraints (particularly environmental) present within the town e.g. the AONB.

For comparison, other Key Centres outside the AONB but still subject to environmental constraints (e.g. Ellesmere) have a much higher housing guideline of (800 dwellings).
### Residential Requirements

<table>
<thead>
<tr>
<th>Description</th>
<th>Number of Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preferred dwelling guideline 2016-2036</td>
<td>250</td>
</tr>
<tr>
<td>Dwellings completed in 2016-17</td>
<td>8</td>
</tr>
<tr>
<td>Dwellings committed as at 31st March 2017</td>
<td>110</td>
</tr>
<tr>
<td>Remaining dwelling requirement to be identified</td>
<td>131</td>
</tr>
<tr>
<td>Dwellings to be allocated</td>
<td>110</td>
</tr>
<tr>
<td>Balance/Windfall allowance*</td>
<td>21</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>Description</th>
<th>Number of Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preferred employment guideline 2016-2036</td>
<td>3</td>
</tr>
<tr>
<td>Commitments and allocations as at 31st March 2017</td>
<td>1</td>
</tr>
<tr>
<td>Employment land shortfall</td>
<td>2</td>
</tr>
<tr>
<td>Employment land to be allocated</td>
<td>0</td>
</tr>
<tr>
<td>Balance/Windfall allowance*</td>
<td>2</td>
</tr>
</tbody>
</table>

*Local Plan policies will allow flexibility for appropriate windfall development.
### CST020 (part)

**Site Location:** Land NW of Gaerstone Farm, Church Stretton

**Site Area:** Area proposed for allocation is 2.39ha (total site area is 4.02 ha)

**Approx Capacity:** 40 dwellings

#### Site Guideline Summary

- Land north of site to form landscape buffer to Helmeth Hill.
- Green links provided through the site (linking Helmeth Hill and Hazler Hill).
  - Open space located on the more elevated and sensitive elements of the site.
  - Mature trees/hedgerows retained.
- Heritage Assessment to inform design, layout and materials used.
- Site access via Sandford Avenue.
- Pedestrian crossing of Sandford Avenue required.
- Extent of speed limit reviewed.
- Other relevant supporting studies (including HRA) undertaken and recommendations implemented.
### Site Guideline Summary

- Site accessed via Chelmick Drive.
- Any rush pasture priority habitat, damper grassland and channels present should be retained.
- Mature trees retained/buffered and links to woodland to south maintained.
- Line of the Jack Mytton Way retained and buffered.
- Design, layout and materials used informed by a Heritage Assessment.
- Residential development limited to parts of site located outside the 1 in 1,000 year surface flood risk zone.
- Any other relevant supporting studies (including HRA, heritage assessment and botanical survey) should be undertaken and their recommendations implemented.

<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>CST021</td>
<td>Snatchfield Farm, Church Stretton</td>
<td>4.29</td>
<td>70 dwellings</td>
<td>Site accessed via Chelmick Drive. Any rush pasture priority habitat, damper grassland and channels present should be retained. Mature trees retained/buffered and links to woodland to south maintained. Line of the Jack Mytton Way retained and buffered. Design, layout and materials used informed by a Heritage Assessment. Residential development limited to parts of site located outside the 1 in 1,000 year surface flood risk zone. Any other relevant supporting studies (including HRA, heritage assessment and botanical survey) should be undertaken and their recommendations implemented.</td>
</tr>
</tbody>
</table>
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 29th November 2018 extended to 8th 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