Shropshire Local Plan Review
Consultation on Preferred Sites
November 2018 to January 2019
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 Ellesmere
- Community Clusters
- Strategic Sites
- What happens next?
Why a Local Plan Review?

• Current Local Plan (Core Strategy & SAMDev Plan) provides growth to 2026, the 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
Timeframe

• Currently in the Pre-Submission consultation stages (January 2017 – October 2019)
• ‘Final Plan’ – expected late 2019
• Independent Examination – expected during 2020
• Adoption – expected early 2021
Review Process

- Adoption
- Independent Examination
- Submission of Final Plan
- Consultation on Final Plan
- Development of Final Plan
- Consultation on Issues and Strategic Options
- Development of Options
- Background Evidence Base

We are here
Key Proposals *(Consulted on in October - December 2017)*:

- Housing growth of 28,750 dwellings (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**

- Balanced employment growth to deliver around 300 hectares of employment (around 223 hectares already committed)

- ‘Urban Focused’ distribution of development
• 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

• Preferred hierarchy of settlements:
  • Shrewsbury
  • Principal Centres
  • Key Centres
  • 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
- 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
Ellesmere – Preferred Strategy

<table>
<thead>
<tr>
<th>Residential Requirements</th>
<th>Number of Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preferred dwelling guideline 2016-2036</td>
<td>800</td>
</tr>
<tr>
<td>Dwellings completed in 2016-17</td>
<td>38</td>
</tr>
<tr>
<td>Dwellings committed as at 31st March 2017</td>
<td>602</td>
</tr>
<tr>
<td>Remaining dwelling requirement to be identified</td>
<td>160</td>
</tr>
<tr>
<td>Dwellings to be allocated</td>
<td>160</td>
</tr>
<tr>
<td>Balance/Windfall allowance*</td>
<td>0</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Employment Requirements</th>
<th>Number of Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preferred employment guideline 2016-2036</td>
<td>8</td>
</tr>
<tr>
<td>Commitments and allocations as at 31st March 2017</td>
<td>9</td>
</tr>
<tr>
<td>Employment land shortfall</td>
<td>0</td>
</tr>
<tr>
<td>Employment land to be allocated</td>
<td>0</td>
</tr>
<tr>
<td>Balance/Windfall allowance*</td>
<td>0</td>
</tr>
</tbody>
</table>

*Local Plan policies will allow flexibility for appropriate windfall development.
Ellesmere – Preferred Strategy
<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>
</table>
| ELL005   | Land South of Oswestry Road, Ellesmere | 7.00           | 150 dwellings   | • Comprehensive masterplan across both sites and integrated into current allocation to the south.  
• Access to proposed allocations and current allocation to the south should be complementary/integrated.  
• Pedestrian crossing over the A495.  
• High quality open space, exceeding minimum standards and contributing to creation of a wider circular walk.  
• Environmental buffer (minimum 10m) of Newnes Brook.  
• Investigate/implement de-culverting of Newnes Brook.  
• Retain and enhance tree cover.  
• Residential development limited to parts of the site outside flood zones 2 and/or 3 and the 1,000 year surface flood risk zone.  
• Relevant supporting studies (including HRA) undertaken and recommendations implemented. |
| ELL008   | Land at the Nursery, Oswestry Road, Ellesmere | 1.33           | 10 dwellings    |                                                                       |
Community Clusters

- Community Clusters proposed in the Ellesmere Place Plan Area are as follows:
  - Welsh Frankton, Dudleston Heath and Elson

- Settlements can continue to opt-in or opt-out 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
Consultation

- Cabinet agreed the document for consultation on 7th November 2018
- Consultation to run between 29th November 2018 and 31st January 2019
- SALC Meetings and Place Plan Area meetings
- Full consultation document and Place Plan Area specific sub-questionnaires available on the Shropshire Council website
- Full questionnaire and Place Plan Area specific sub-questionnaires available on the Shropshire Council website

https://shropshire.gov.uk/get-involved/local-plan-review-preferred-sites-consultation/
What happens next?

- Consultation on ‘strategic sites’ (e.g. Ironbridge Power Station) late Spring 2019;

- Formal consultation on full draft late 2019;

- Outstanding objections will be considered by an independent planning inspector as part of the formal ‘Examination’ of the Plan during 2020