

Shropshire Local Plan Review

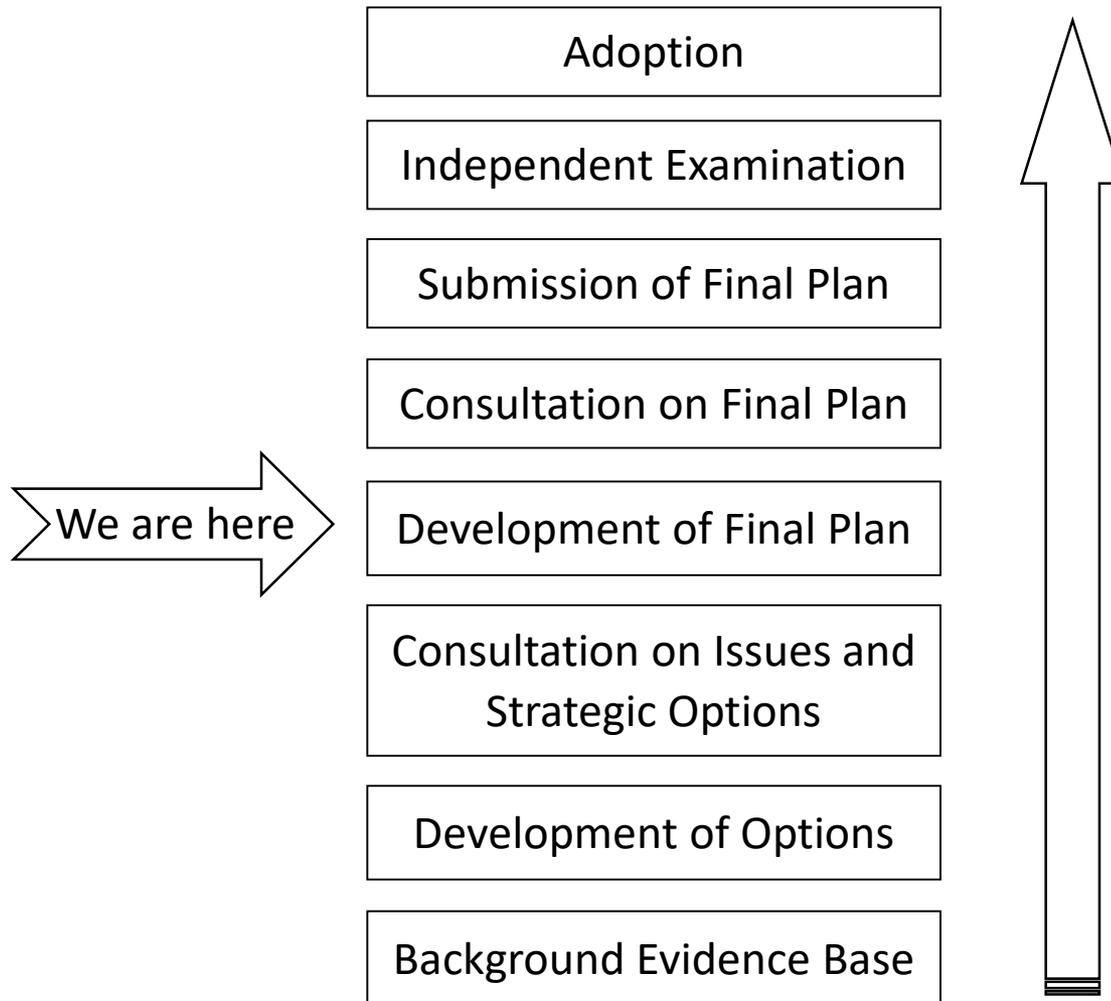
Consultation on Preferred Sites

November 2018 to January 2019

- 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 Highley
- Community Clusters
- Strategic Sites
- What happens next?

- 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

- **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



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

- **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)

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

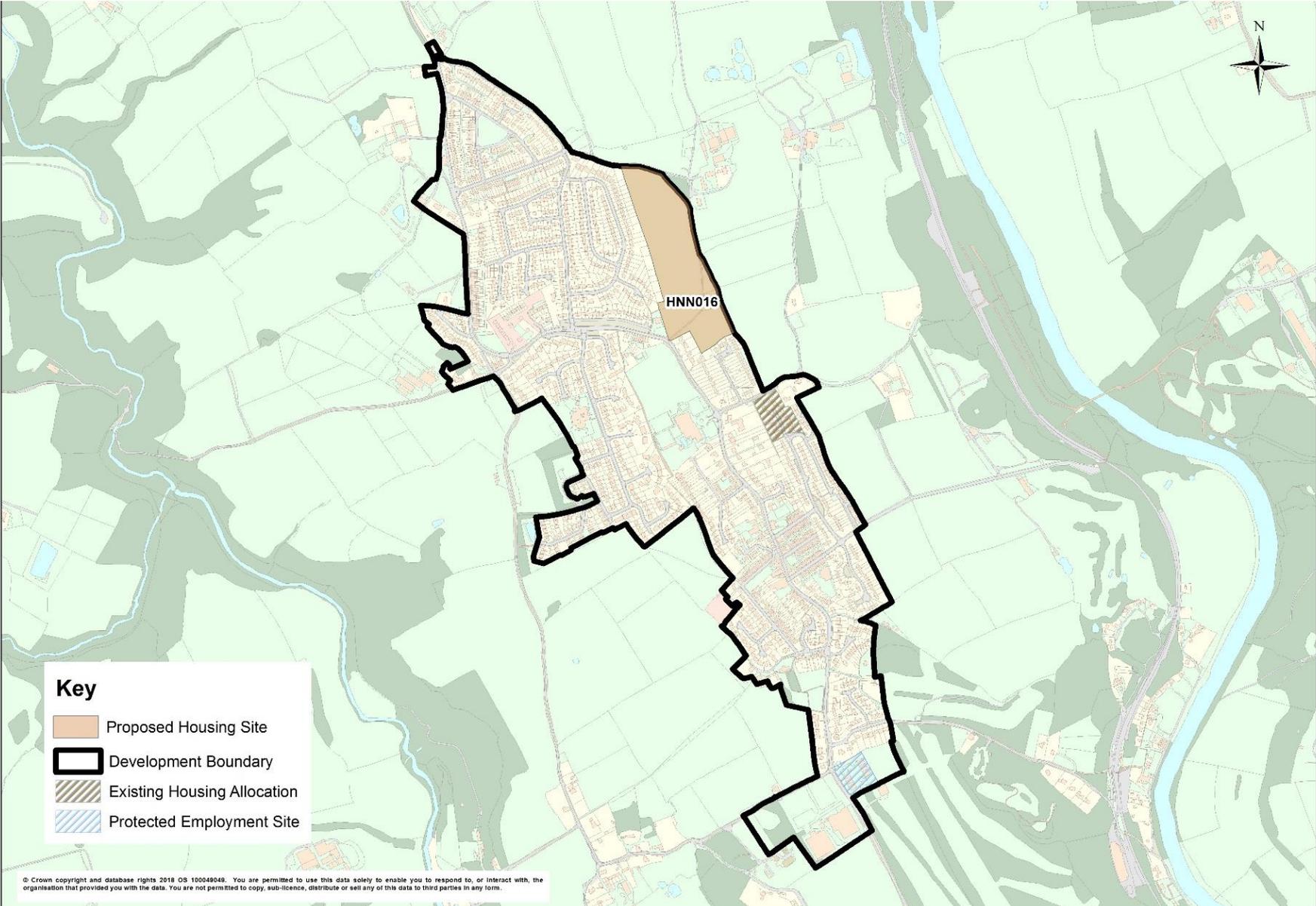
Residential Requirements	Number of Dwellings
Preferred dwelling guideline 2016-2036	250
Dwellings completed in 2016-17	59
Dwellings committed as at 31st March 2017	69
Remaining dwelling requirement to be identified	122
Dwellings to be allocated	120
Balance/Windfall allowance*	2

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

Employment Requirements	Number of Hectares
Preferred employment guideline 2016-2036	3
Commitments and allocations as at 31st March 2017	2
Employment land shortfall	1
Employment land to be allocated	0
Balance/Windfall allowance*	1

**Local Plan policies will allow flexibility for appropriate windfall development.*

Highley – Preferred Strategy



Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guideline Summary
HNN016	Land South of Oak Street, Highley	5.42	70 dwellings and 50 extra-care apartments	<ul style="list-style-type: none"> • Mixed use residential allocation consisting of: <ul style="list-style-type: none"> ○ 10 bungalows south of the access point; ○ 50 bed extra-care facility north of the access point. ○ 60 dwellings north of the extra care facility. • Extra care scheme to meet local needs and provide employment. • Pedestrian crossing of Bridgnorth Road. • Accessible and integrated open space, including general recreation; young person; allotments; and semi-natural areas. • Hedgerows, tree lines and mature trees retained. • Design and layout to reflect location within the setting of Grade II listed Hazelwell’s Farm House. • Residential development limited to elements of the sites outside the 1,000 year surface flood risk zone. • Relevant supporting studies undertaken and recommendations implemented.

- 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

- 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

- 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/>

- 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