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 Highley
- 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
• 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

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

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
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
## 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>59</td>
</tr>
<tr>
<td>Dwellings committed as at 31\textsuperscript{st} March 2017</td>
<td>69</td>
</tr>
<tr>
<td>Remaining dwelling requirement to be identified</td>
<td>122</td>
</tr>
<tr>
<td>Dwellings to be allocated</td>
<td>120</td>
</tr>
<tr>
<td>Balance/Windfall allowance*</td>
<td>2</td>
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</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 31\textsuperscript{st} March 2017</td>
<td>2</td>
</tr>
<tr>
<td>Employment land shortfall</td>
<td>1</td>
</tr>
<tr>
<td>Employment land to be allocated</td>
<td>0</td>
</tr>
<tr>
<td>Balance/Windfall allowance*</td>
<td>1</td>
</tr>
</tbody>
</table>

*Local Plan policies will allow flexibility for appropriate windfall development.
<table>
<thead>
<tr>
<th>Site Reference</th>
<th>Site Location</th>
<th>Site Area (Ha)</th>
<th>Approximate Capacity</th>
<th>Site Guideline Summary</th>
</tr>
</thead>
</table>
| HNN016         | Land South of Oak Street, Highley | 5.42          | 70 dwellings and 50 extra-care apartments | • Mixed use residential allocation consisting of:
  o 10 bungalows south of the access point;
  o 50 bed extra-care facility north of the access point.
  o 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. |
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
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