Shropshire Local Plan Review

Consultation on Preferred Sites

November 2018 to January 2019

Anna Jones
Senior Policy Officer
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
- Place Plan Area characteristics
- Proposed development strategies for Minsterley and Pontesbury
- 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

We are here

- 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
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
Proposed Growth - Shropshire

• 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 on exception sites

Potential delivery by Registered Providers, community led schemes, small scale developers, local housing company
Minsterley and Pontesbury
Place Plan Area

- **Minsterley and Pontesbury** currently a joint Key Centre - **proposed as individual Community Hubs** in Settlement Hierarchy

- Numerous smaller settlements (e.g. Cruckton, Plealey, Asterley, Habberley) - none are Community Cluster settlements and countryside policies apply.

- Settlements can opt-in as Community Clusters

- Hanwood Community Hub adjoins the Place Plan area. Development to serve Hanwood was previously addressed by a SAMDev site allocation in Pontesbury Parish. **No additional allocations for Hanwood are currently proposed.**
### Minsterley – 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>155</td>
</tr>
<tr>
<td>Dwellings completed in 2016-17</td>
<td>24</td>
</tr>
<tr>
<td>Dwellings committed as at 31(^{st}) March 2017</td>
<td>89</td>
</tr>
<tr>
<td>Remaining dwelling requirement to be identified</td>
<td>42</td>
</tr>
<tr>
<td>Dwellings to be allocated</td>
<td>20</td>
</tr>
<tr>
<td>Balance/Windfall allowance*</td>
<td>22</td>
</tr>
</tbody>
</table>

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

MIN018- Land off A488, identified as preferred site

- Approximate capacity 20 dwellings on 1.1 ha
- Development and access restricted to land outside area of flood risk
- Traffic calming & pedestrian access improvements required
### Residential Requirements

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</thead>
<tbody>
<tr>
<td>Preferred dwelling guideline 2016-2036</td>
<td>175</td>
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<tr>
<td>Dwellings completed in 2016-17</td>
<td>7</td>
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<tr>
<td>Dwellings committed as at 31st March 2017</td>
<td>106</td>
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<tr>
<td>Remaining dwelling requirement to be identified</td>
<td>62</td>
</tr>
<tr>
<td>Dwellings to be allocated</td>
<td>40</td>
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<td>Balance/Windfall allowance*</td>
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*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.*
Pontesbury Promoted Sites
Pontesbury – Preferred Strategy

PON008, PON017 & PON030
Minsterley Road, identified as preferred site
Approximate capacity 40 dwellings on 2.7 ha

- Design and layout to reflect flood risk, topography, trees, hedgerows, ecological interest as informed by relevant studies
- Improved site access required with consideration to potential to deliver roundabout
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 7\textsuperscript{th} November 2018

• Consultation to run between \textbf{29\textsuperscript{th} November 2018 and 31\textsuperscript{st} January 2019}

• Various Place Plan Area meetings - Shrewsbury South Rural Meeting to be held 7pm on \textbf{24\textsuperscript{th} January 2018} at The Guildhall, Frankwell, Shrewsbury

• Full consultation document and questionnaire, together with Place Plan Area specific document and sub-questionnaires available on the Shropshire Council website \url{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
Q & A