• Up to date Local Plan is a statutory requirement;
• Review will conform with national policy
• Review will help maintain local management over planning decisions to 2036;
• **Still in Pre-Submission consultation stage**
• ‘Final Plan’ - expected late 2019
• Independent Examination - 2020
• Adoption – 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
Scope of Current Consultation

1. Establishes development guidelines and development boundaries for Shrewsbury, Principal and Key Centres and each proposed Community Hub;

2. Sets out the preferred sites to deliver the preferred scale and distribution of housing and employment growth during the period to 2036;

3. Outlines a housing policy direction to improve the delivery of local housing needs (cross-subsidy);
• 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);
• 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;
Much Wenlock: Promoted Sites

https://shropshire.maps.arcgis.com/apps/webappviewer/index.html?id=3fdc4125b78641c2a5c7a1c48d77d504
### Much Wenlock: Preferred Strategy

**Key**
- Proposed Housing Site
- Proposed Employment Site
- Development Boundary
- Proposed Employment Land EMP1

### Number of Dwellings

<table>
<thead>
<tr>
<th>Description</th>
<th>Number of Dwellings</th>
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</thead>
<tbody>
<tr>
<td>Preferred dwelling guideline 2016-2036</td>
<td>150</td>
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<tr>
<td>Dwellings completed in 2016-18</td>
<td>31</td>
</tr>
<tr>
<td>Dwellings committed as at 1&lt;sup&gt;st&lt;/sup&gt; April 2018</td>
<td>24</td>
</tr>
<tr>
<td>Remaining dwelling requirement to be identified</td>
<td>95</td>
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<tr>
<td>Dwellings to be allocated</td>
<td>80</td>
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<tr>
<td>Balance/Windfall allowance</td>
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</table>
Guidelines for Preferred Site

MUW012: Land adjoining the Primary School and Hunters Gate

<table>
<thead>
<tr>
<th>Site Guidelines</th>
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</thead>
<tbody>
<tr>
<td>Development is subject to:</td>
</tr>
<tr>
<td>• In conjunction with the existing ‘Hunters Gate’ development, the delivery of both on and off-site attenuation infrastructure, to address ‘rapid catchment’ flood risk;</td>
</tr>
<tr>
<td>• Consideration of the potential to deliver a roundabout access to the A458.</td>
</tr>
</tbody>
</table>
Cressage: Promoted Sites

Legend

SLAA Residential Sites
- Accepted SLAA Residential Sites
- Long Term Potential SLAA Residential Sites
- Rejected SLAA Residential Sites

https://shropshire.maps.arcgis.com/apps/webappviewer/index.html?id=3fdc4125b78641c2a5c7a1c48d77d504
Cressage: Preferred Strategy

<table>
<thead>
<tr>
<th>Description</th>
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<td>Preferred dwelling guideline 2016-2036</td>
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<td>Dwellings completed in 2016-17</td>
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<td>Dwellings committed as at 31st March 2017</td>
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<tr>
<td>Remaining dwelling requirement to be identified</td>
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<tr>
<td>Dwellings to be allocated</td>
<td>65</td>
</tr>
<tr>
<td>Balance/Windfall allowance</td>
<td>13</td>
</tr>
<tr>
<td>Site Reference</td>
<td>Site Location</td>
</tr>
<tr>
<td>----------------</td>
<td>----------------------------------------</td>
</tr>
</tbody>
</table>
| CES005         | Land off Harley Road, Cressage         | 60 dwellings         | • Heritage assessment;  
• Good quality design to enhance the southern gateway into the village.  
• Highway access to contribute to traffic calming on A458 with pedestrian and cycling access linking to local networks. |
| CES006         | The Eagles Former Public House, Cressage | 5 dwellings          | • Heritage assessment;  
• Good quality design to enhance the centre of the village and recognise the amenity of adjoining land uses;  
• Highway access to ensure safe access and use of the A458 junction to Sheinton Road / Station Road. |
Buildwas continues to ‘opt-in’ as a Community Cluster settlement where development additional development will be expected to be:

– small-scale infill (3 dwellings or 0.1ha);
– conversion of existing buildings within or immediately adjoining the built form of the settlement;
– the rural area between Community Cluster settlements is considered countryside, where development is strictly controlled;
– sympathetic to the character of the settlement and its environs.
Existing delivery 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 housing to make the delivery of affordable housing more attractive for landowners.
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
Ironbridge Power Station

- Bought by Harworth Estates in June 2018
- Harworth specialises in large complex sites
- 600 attended an autumn 2018 workshop and public exhibition to gather ideas about redevelopment of the site
- Demolition is scheduled to start early 2019;
- Planning application for redevelopment expected later in 2019.
What Happens Next?

• Consultation to run between 29th November and 31st January
• 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