

Shropshire Local Plan Review

Consultation on Preferred Strategic Sites

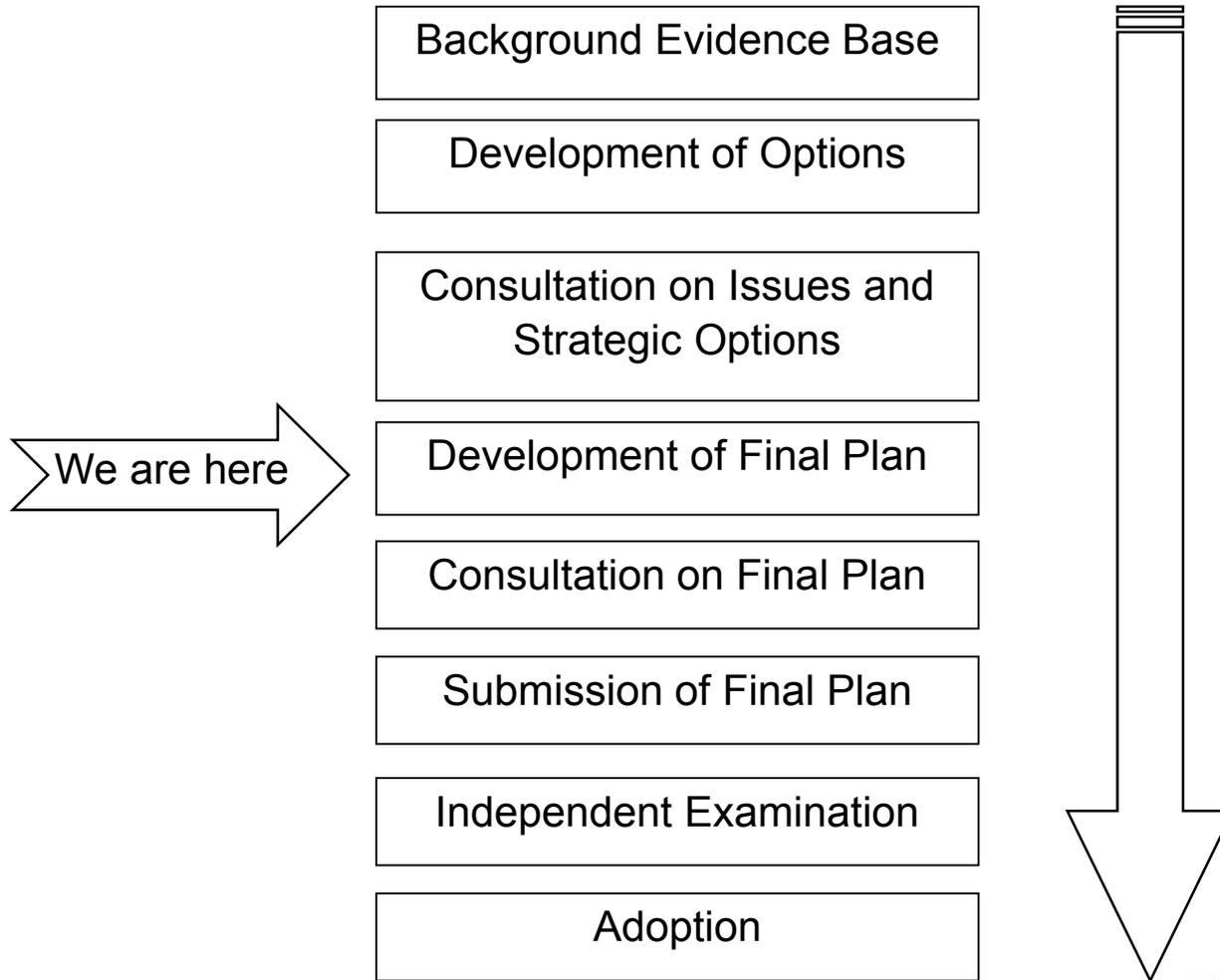
10th July 2019

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- Up to date Local Plan is a statutory requirement;
- Review will conform with national policy;
- Review will maintain local management over planning decisions to 2036;
- Plan still at draft stage;
- Consultation on 'Final Plan' - expected March 2020;
- Independent Examination – July 2020;
- Adoption - Late 2021.

Review Process



- 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;

- Three previous consultations have been undertaken, starting in 2017;
- Responses to the most recent round of consultation were received from around **3,600** unique respondents;
- Key issues identified include:
 - Windfall sites;
 - The release of land from the Green Belt;
 - The need for a glossary of technical terms;
 - Local infrastructure capacity; and
 - The urgent need for affordable housing.
- Analysis of consultation responses available on the Council's Planning Policy web pages

- Preferred sites to deliver Shropshire's housing and employment requirements were published for public consultation in November 2018.
- Whilst these requirements can mainly be met from sites within existing settlements, a number of potential large mixed-use strategic sites have also been promoted.

Potential benefits include:

- Strategically located;
- Planned solution, balancing housing, employment, services and infrastructure and providing a positive future use for brownfield sites;
- Securing large scale investment in strategic and local infrastructure to complement the managed growth of existing towns and villages;
- Generation of significant new investment in employment, thereby increasing the number but also the quality of jobs locally.

Potential challenges:

- Relationship with existing settlements;
- Capacity of existing infrastructure and environmental assets;
- Site specific challenges identified as part of the consultation document.

The consultation identifies preferred strategic sites at:

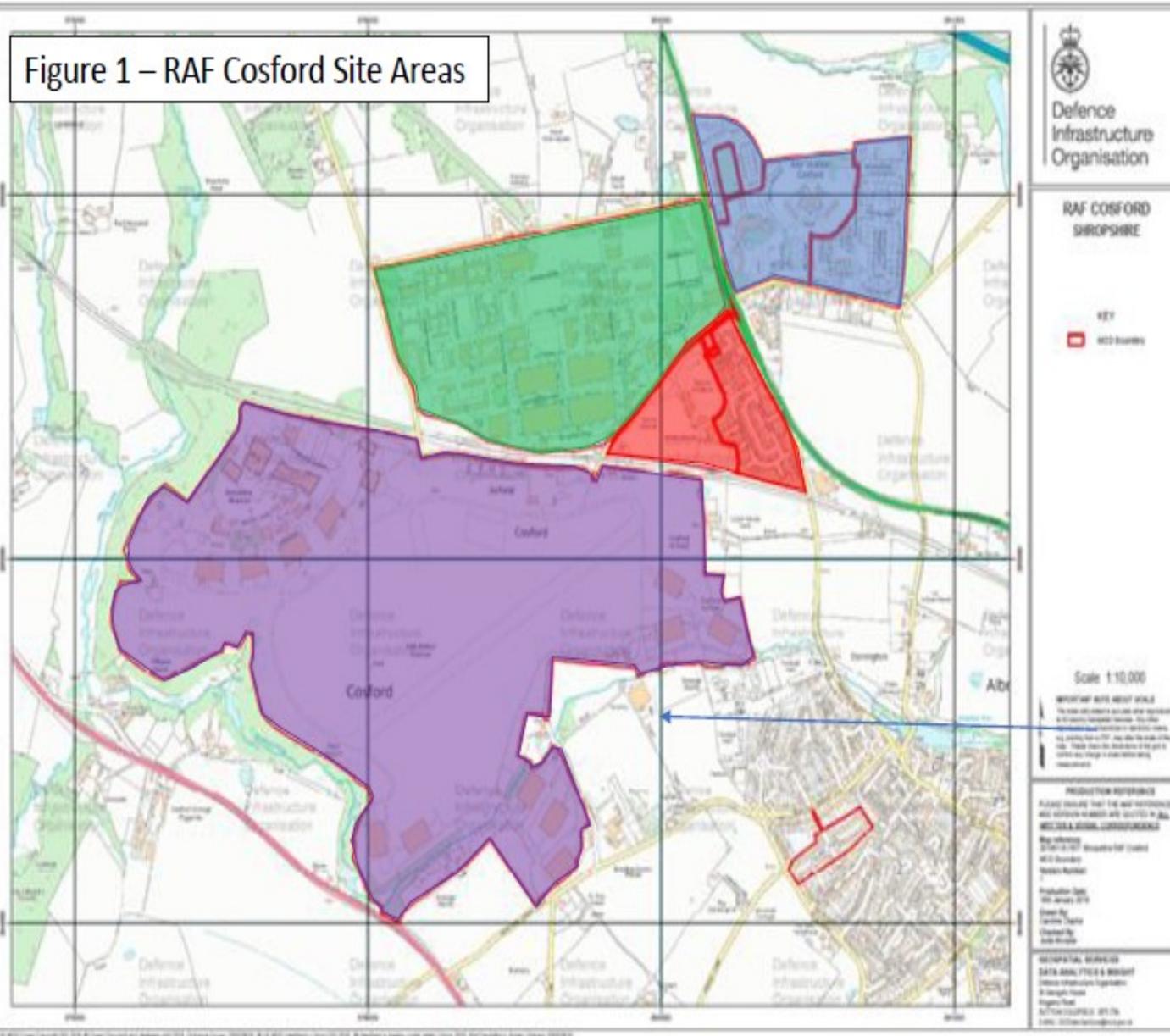
1. **Clive Barracks**, Tern Hill: employment land and around 750 homes with local services and facilities;
2. Former **Ironbridge Power Station**: mixed-use scheme to provide employment land and 1,000 homes, with local services and facilities;
3. **RAF Cosford**: see below;

Further potential strategic site at land north of Junction 3 of the M54, which is currently subject to consideration but is not currently a preferred strategic site.

- M54 corridor is close to existing leading businesses in sectors such as advanced manufacturing and engineering;
- Good access to transport infrastructure and will benefit from planned investments in road and rail in nearby areas;
- Close to higher education and training institutions including key assets such as RAF Cosford, Wolverhampton University and Harper Adams University;
- Recent study for Shropshire Council suggests that there is demand for employment land the M54 corridor to meet the needs of both occupiers for inward investment and local occupiers.

- National defence review has confirmed RAF Cosford as a key MOD asset;
- Release land from the Green Belt to provide for an intensification of MOD use of the existing site;
- Will be centre of excellence for both UK and International Defence Training:
- Host the relocation of the Defence School of Technical Training from MOD St Athan;
- At least an additional 1,500 staff and students;
- On-going work to identify a number of other potential military users that are interested in the site

Figure 1 – RAF Cosford Site Areas



Accommodation (27ha)

The Officers' Mess, SNCO Mess and some Service Family Accommodation (SFA) are located to the east of Main Site across a public road (A41 Newport Road)

Main Site (57ha)

Provides the technical focus of activities, including training uses, technical support and storage, with training uses concentrated in hangars to the south. Much of the site to the east and west has been developed for Single Living Accommodation.

Sports Area / SFA (17ha)

The sports area and SFA to the south east of main site lies outside of the Cosford secure area and consists of housing to its east, with the remainder providing high quality sports facilities, including the RAF Cosford Athletics Arena which is outside the wire.

The Airfield (168ha)

Separated from Main Site by the railway line, this site is accessed via a shared approach with the RAF Museum, which lies outside the wire. The secure Airfield area provides aircraft taxiway training, technical training and storage within the hangars. Areas of this site are also used by the West Midlands Air Ambulance and West Midlands Police.

- **RAF Museum** Cosford: plans for a £40 million investment programme over 10 years to intensify and expand the museum site;
- Creation of a **specialist aviation academy** (Aviation Skills Partnership with Midlands Engine, RAF, Air Cadets and Telford College) to address demand for trained entrants to the aviation industry across all jobs, roles and skills;
- **New buildings** needed on MOD owned land south of the railway line.
- Development will be for **military or non-profit making** uses rather than commercial use.

- Bradford Estate is promoting proposals for a planned settlement north of the M54 and west of the A41;
- Would provide a strategic employment site of around 50 hectares, around 3,000 homes, and local services, facilities and infrastructure;
- Could deliver significant employment opportunities in key sectors such as engineering, advanced manufacturing, aviation, innovative healthcare and environmental technologies;

M54 J3



- Not required to achieve planned growth for Shropshire;
- National planning policy requires Shropshire Council to consider whether it can help deliver unmet need from neighbouring areas;
- The Black Country have identified a shortfall of 300ha of employment land, and land for 22,000 homes;
- Could provide positive opportunity to generate more jobs;
- But:
 - existing infrastructure, communities and environmental assets;
 - release of Green Belt land and alternative options;
 - need strategic infrastructure investment and cross boundary agreement with neighbouring authorities.

- More information is required to inform any decision, therefore **not** currently identified as a ‘Preferred Strategic Site’;
- Seeking comments on potential benefits; issues and impacts and how these might be addressed;
- Seeking more evidence about:
 - alternative options available to the Black Country;
 - outcome of the Black Country Green Belt review;
 - infrastructure capacity including key impacts and investment requirements;
 - views of neighbouring authorities, Government agencies and major infrastructure providers;
 - economic development context.

- Consultation documents are available on the Shropshire Council website, and paper copies have been provided at libraries and council offices in the main towns;
- A significant number of organisations and individuals have been notified directly of the publication of the consultation documents by email in accordance with the Council's consultation strategy;
- To respond to this consultation, please use the questionnaire available on the Shropshire Council website at: www.shropshire.gov.uk/local-plan-strategic-sites-consultation

Stage	Scope
Consultation on Preferred Strategic sites (decision by Cabinet followed by 10 week consultation period: 1 July – 9 September 2019);	<ul style="list-style-type: none">• Ironbridge Power Station;• Tern Hill Barracks;• RAF Cosford;• Seek views on Garden Settlement at M54 J3.
Consultation on draft Final Plan (decision by Cabinet in March 2020, followed by 6 week consultation period);	<ul style="list-style-type: none">• Full draft of new Plan, reflecting any changes to published preferred sites;• Decision regarding allocation of Garden Settlement at M54 J3;• Changes to existing adopted planning policies.
Submission of Final Plan (decision by Full Council in June 2020);	
Formal Examination by independent planning inspector (June 2020 to July 2021);	<ul style="list-style-type: none">• Detailed inquisitorial testing of draft plan and evidence;• Consideration of objections;• Topic based public hearings in Shrewsbury.
Adoption (decision by Full Council in late 2021).	

Questions?