

# Shropshire Local Plan Review

## Consultation on Strategic Sites

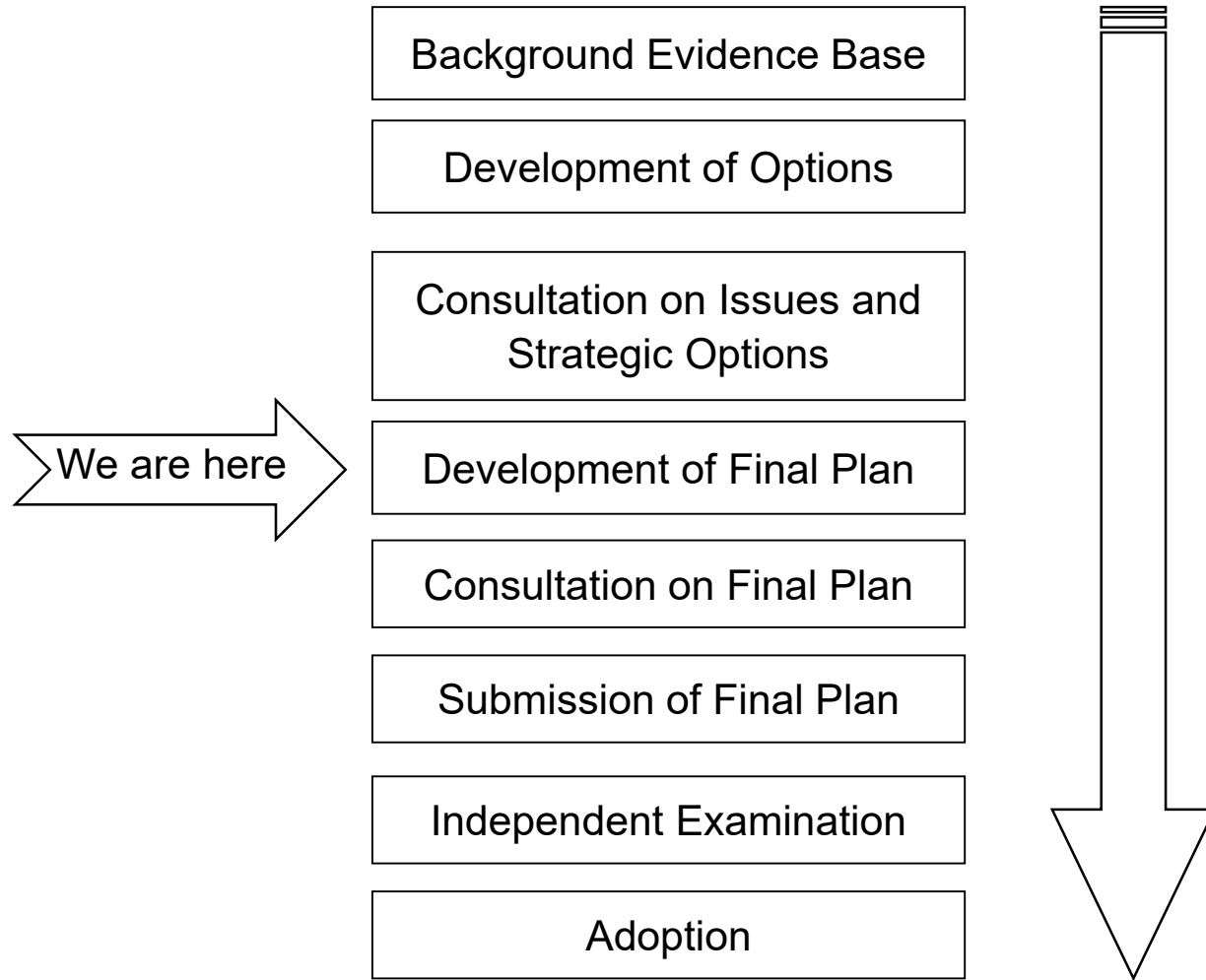
18<sup>th</sup> July 2019

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Planning Policy – Shropshire Council

- 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 include:**

- 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:** details to follow;
2. **Former Ironbridge Power Station:** mixed-use scheme including around 1,000 homes, around 6ha of employment land and local services and facilities;
3. **RAF Cosford:** increased MOD and associated uses:
  - centre of excellence for UK and International Defence Training;
  - expansion of the Cosford Air Museum;
  - opportunities to co-locate other MOD services; and
  - formation of the Whittle Academy.

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.

## Background

- 72ha military site located on the **A41 strategic growth corridor**, near Market Drayton.
- MOD plan to vacate and dispose of site for redevelopment, commencing 2025.
- Initial **supporting assessments** have been undertaken.
- **Engagement** with stakeholders ongoing through a 'Task Force' led by Owen Patterson MP.
- Evidence and engagement have informed the MOD and their consultants **indicative masterplan**.
- **Site promoters proposals**: Mixed-use redevelopment, providing local services and facilities; around 5.75ha of employment land; around 750 homes; and extensive green infrastructure, as part of a new settlement.

## Why is Clive Barracks a Preferred Strategic Site?

- Located on the A41, a **strategic corridor**;
- Redevelopment of a predominantly **brownfield site**;
- Potential formation of a **sustainable community**;
- Potential creation of **employment** opportunities;
- Potential social and environmental opportunities – **new homes, local services and facilities**, extensive **green infrastructure** and provision of a modern **purpose-built school** to replace existing facilities.
- Potential contribution to Shropshire's longer term **development needs**.

## Summary of Initial Site Guidelines:

- Appropriate layout and mix of housing.
- Comprehensive development – housing, employment and services and facilities.
- High quality green infrastructure.
- New primary school.
- Necessary road improvements.
- Appropriate pedestrian and cycle links (particularly between east and west portions of site).
- Historic environment (e.g. site heritage and wider assets).
- Natural environment (e.g. ancient woodland, mature trees, priority habitats, local wildlife sites).
- Decontamination, noise management and air quality.
- Sustainable drainage and flood risk management.



- Consultation runs from 1<sup>st</sup> July 2019 – 9<sup>th</sup> September 2019;
- 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 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](http://www.shropshire.gov.uk/local-plan-strategic-sites-consultation)

# Next Steps

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

Questions?