

Shropshire Local Plan Examination

Shropshire Council Response to:

**ID40: Stage 2 Matters, Issues and
Questions**

Matter 7



Matter 7 - Albrighton Place Plan Area (policy S1) – see MMs 076-079

Issue: Whether the proposed Place Plan Area and site allocations within it are justified, effective and consistent with national planning policy.

Questions: Place Plan Area

Question 1. *Is the approach taken to development in the Place Plan Area, justified, effective and consistent with national policy?*

Shropshire Council Response:

- 1.1. Shropshire Council considers the proposed approach to development in the Albrighton Place Plan area is justified, effective, and consistent with national policy.
- 1.2. The proposed strategy for development in the Albrighton Place Plan area is established within draft settlement policies S1.1-S1.4, and then appropriately expanded upon through the other policies of the draft Shropshire Local Plan.
- 1.3. These draft settlement policies align with and implement the proposed strategic approach to the level and distribution of development across Shropshire – particularly the principle of urban focus; but crucially are also responsive to the characteristics, constraints, and opportunities of the various settlements in the Place Plan area.
- 1.4. Due to the characteristics, constraints and opportunities of the settlements in the Albrighton Place Plan area, the draft Shropshire Local Plan identifies only Albrighton itself as a specific location to accommodate development.
- 1.5. Specifically, Albrighton is proposed to be identified as a Key Centre where growth will respond to local needs and contribute towards achieving strategic growth objectives in the east of the County, consistent with the requirements of Policy S1.1 and other relevant policies of the Shropshire Local Plan. Proposed development guidelines for Albrighton envisage the delivery of around 500 dwellings and 5ha of employment land between 2016 and 2038.
- 1.6. In identifying site allocations to contribute to the achievement of this strategy, a robust and proportionate site assessment process was undertaken, which involved consideration of all reasonable site options at Albrighton. Through this process one proposed residential allocation (ALB017 & ALB021) was identified. This assessment work is summarised within Appendix 3 of GC44.

- 1.7. Furthermore, through this site assessment process, three proposed areas of safeguarded land were identified at Albrighton (Land at Cross Road; Land bounded by Kingswood Road, High House Lane and the By-Pass; and Land between the By-Pass and Railway Line) to ensure the long term sustainability of the village. It is proposed that these areas of safeguarded land would be removed from the Green Belt and safeguarded for future development beyond the proposed plan period.
- 1.8. The Albrighton Place Plan area generally has a strong functional relationship to the Black Country, due to its geographic location and the presence of the M54/A5 strategic corridor, which runs from east-west through it. As a result, Albrighton was identified as a potential location to accommodate proposed contributions to the Black Country.
- 1.9. A robust and proportionate site assessment process was undertaken, which involved consideration of all reasonable site options within the identified assessment geography – including Albrighton. However, due to the settlements characteristics and constraints, following assessment of all site options at the village, it was ultimately not considered a suitable location to accommodate such contributions. This assessment work is summarised within Chapter 12 and Appendices 1-10 of GC44.
- 1.10. Shropshire Council considers that development proposals in the Place Plan area will contribute to the achievement of the proposed vision, objectives and spatial strategy for Shropshire; contribute to the achievement of sustainable development that meets the needs of all groups within the communities of the Place Plan area; and support the long-term sustainability of Shropshire.
- 1.11. The Council considers the proposed approach to development in the Place Plan area is justified, as it is responsive to and informed by the evidence base prepared to inform the draft Shropshire Local Plan. In particular, it is responsive to the conclusions of:
 - a. Sustainability Appraisal and Site Assessment processes (SD006.01-SD006.22 and GC44).
 - b. The Hierarchy of Settlements (EV060).
 - c. Assessments of the characteristics of settlements, including the Market Town Profiles (most recent publications EV073.01- EV073.17).
 - d. Conclusions of infrastructure planning processes (most recent publication is GC54).
- 1.12. The Council considers the proposed approach to development in the Place Plan area is effective as it includes a clear strategy and detailed criteria to manage development over the entire geography. This ensures a shared understanding amongst communities,

developers and decision makers. As such, it is considered implementable and deliverable over the proposed plan period.

- 1.13. The Council considers the proposed approach to development in the Place Plan area is consistent with national policy. In particular it:
- a. Conforms with the principles of plan making in Chapter 3 of the 2021 National Planning Policy Framework (NPPF).
 - b. Supports delivery of sufficient and appropriate forms of housing, contributing to achievement of the housing needs of all groups within the communities of the Place Plan area, consistent with Chapter 5 of the NPPF.
 - c. Supports the delivery of sufficient and appropriate forms of employment within the Place Plan area, consistent with Chapter 6 of the NPPF.
 - d. Promotes the health and wellbeing of communities within the Place Plan area, consistent with Chapter 8 of the NPPF.
 - e. Ensures the vitality of local centres and supports access to and use of sustainable transport, services and facilities, consistent with Chapter's 7, 9 and 10 of the NPPF.
 - f. Positively responds to the built and natural environment, presence of Green Belt within the Place Plan area, and the challenge of climate change, consistent with Chapter's 13-16 of the NPPF.

Questions: Site Allocation ALB017 & ALB021 – Land north of Kingswood Road and Beamish Lane, Albrighton

Question 1. *What is the background to the site allocation? How was it identified and which options were considered?*

Shropshire Council Response:

- 1.1. This proposed allocation lies to the east of the village of Albrighton. It consists of two agricultural fields which are safeguarded for future development within the adopted Development Plan. It is bounded by the railway line to the north, the A41 to the east, Beamish Lane / Kingswood Road to the south, and an existing residential allocation that is currently the subject of development to the west.
- 1.2. To inform the identification of proposed site allocations, including ALB017 & ALB021, the Council undertook a proportionate and robust three-stage site assessment process.
- 1.3. Stage 1 of the site assessment process consisted of a strategic screen and review of sites through the Strategic Land Availability Assessment (EV106.01-EV106.10) (SLAA).
- 1.4. Stages 2a, 2b and 3 of the site assessment process form part of the Sustainability Appraisal and Site Assessment process. As such,

these assessments are summarised within the Sustainability Appraisal and Site Assessment Environmental Report (SD006.01-SD006.022) and the subsequent additional Sustainability Appraisal (GC44). The most recent iteration of Stage 3 of this assessment is summarised within Appendix 3 of the additional Sustainability Appraisal (GC44).

- 1.5. Stage 2a of the site assessment process consisted of the assessment of the performance of sites against the objectives identified within the Sustainability Appraisal.
- 1.6. Stage 2b of the site assessment process consisted of a screening exercise informed by consideration of a sites availability; size and strategic suitability. Dealing with each of the three filters in turn:
 - a. *Size*: Sites were 'filtered out' of the site assessment process where they were less than a specified size (unless there was potential for allocation as part of a wider site). Size 'filters' applied were 0.2ha in Community Hubs and Strategic, Principal and Key Centres within/partly within the Green Belt or Shropshire Hills AONB; and 0.5ha for other Strategic, Principal and Key Centres.
 - b. *Availability*: Sites were 'filtered out' of the site assessment process where there remained uncertainty about whether the site is available for relevant forms of development, despite best efforts to ascertain site availability.
 - c. *Strategic Suitability*: Sites were 'filtered out' of the site assessment process where they were identified as being subject to a significant physical, heritage and/or environmental constraint (identified within the Strategic Land Availability Assessment). These constraints are such that it was considered they were unsuitable for development.
- 1.7. Stage 3 of the site assessment process consisted of a detailed assessment of all remaining sites, during which conclusions were reached about their proposed status within the draft Shropshire Local Plan.
- 1.8. Stage 3 of the site assessment process was informed by:
 - a. Analysis undertaken by Highways, Heritage, Ecology, Tree, and Public Protection Officers.
 - b. The data and conclusions from technical studies such as Sustainability Appraisal, Green Belt Assessment and Review (EV049.01-EV049.05 and EV050.01-EV050.08), Landscape and Visual Sensitivity Study (EV071), and Strategic Flood Risk Assessment (Level 1 and Level 2) (EV095.01-EV095.66 and EV096.01-EV096.39).

- c. Consideration of infrastructure requirements and opportunities, including through proactive engagement with infrastructure providers and the Place Plan process (EV067.01-EV067.18).
 - d. Consideration of other strategic matters.
 - e. Application of professional judgement.
- 1.9. For the avoidance of doubt, the stage 3 site assessment process included consideration of whether a site is located within the Green Belt and if it is; the harm that would result from releasing the site from the Green Belt, alternative options and whether exceptional circumstances existed.
- 1.10. A range of mechanisms were utilised to identify sites for consideration within this site assessment process. This ensured that the Council considered all reasonable site options within the Albrighton Place Plan area. These mechanisms included a formal call for sites, acceptance of site promotions during the five Regulation 18 Plan-Making consultations, consideration of planning application records, and consideration of land owned by the public sector.
- 1.11. Within Stages 2a and 2b of the site assessment process, around 30 sites were considered at Albrighton. Within Stage 3 of the site assessment process, around 25 sites were considered at Albrighton.
- 1.12. ALB017 & ALB021 was proactively promoted for residential development through the plan-making process and ultimately identified as a proposed allocation through the site assessment process.
- 1.13. Proposals for the site were subject to and informed by two Regulation 18 Plan-Making consultations (EV005.01 and EV007.01). They were also subsequently subject to the Regulation 19 Pre-Submission Consultation and ALB017 & ALB021 was identified as a proposed allocation within the submission version of the draft Shropshire Local Plan (SD002).
- 1.14. Shropshire Council is aware that representations during the Regulation 19 Pre-Submission Consultation included objections to the site assessment process undertaken to identify proposed allocation ALB017 & ALB021. These objections are summarised in SD014.01 and GC4o. They included:
- a. That the conclusions of Stage 2a of the site assessment process do not support the identification of ALB017 & ALB021 as a proposed allocation: Shropshire Council considers the conclusions of Stage 2a of the site assessment process were appropriately considered, alongside other relevant information, within Stage 3 of the site assessment process.
 - b. There is insufficient justification of why ALB017 & ALB021 were proposed for allocation over other sites: Shropshire Council

considers that the site assessment process unambiguously documents the assessment process undertaken and explains the conclusions reached. This site assessment process fully justifies the identification of ALB017 & ALB021 as a proposed allocation.

- 1.15. In conclusion, Shropshire Council considers that ALB017 & ALB021 was identified through a proportionate and robust site assessment process which effectively summarises the site assessment process undertaken and the conclusions reached; considered all reasonable options for site allocations; and was appropriately informed by consideration of relevant information.

Question 2. *What is the scale and type/mix of uses proposed?*

Shropshire Council Response:

- 2.1. ALB017 & ALB021 is proposed to be allocated for residential development. This site is some 6.53ha in size and the approximate site provision figure is around 180 dwellings.
- 2.2. Detailed development guidelines within Schedule S1.1(i) of draft Policy S1.1 and the wider policies in the draft Shropshire Local Plan would provide the policy framework for development of the site.
- 2.3. The specific residential development mix on the site would be particularly influenced by draft Policies DP1; DP3 and the new draft policy on meeting the housing needs of older people and those with disabilities and special needs.

Question 3. *What is the basis for this and is it justified?*

Shropshire Council Response:

- 3.1. The proposed scale and type/mix of uses proposed and the associated development guidelines within Schedule S1.1(i) of draft Policy S1.1 have been informed by the proportionate and robust site assessment process undertaken by the Council. Further information on this site assessment process is provided within the response to Question 1 regarding proposed allocation ALB017 & ALB021.
- 3.2. It has also been informed by Regulation 18 Plan-Making consultation and proactive engagement with the site promoter.
- 3.3. Shropshire Council considers the proposals for this site constitute an appropriate strategy and are fully justified – in particular through the proportionate and robust site assessment process undertaken by the Council.

Question 4. *What is the current planning status of the site in terms of planning applications, planning permissions and completions/construction?*

Shropshire Council Response:

- 4.1. A significant component of the site (aligning with the extent of ALB017) is currently the subject of an Outline Planning Application (24/02662/OUT). No planning application has yet been received on the remainder of the site (aligning with the extent of ALB021).

Question 5. *What are the benefits that the proposed development would bring?*

Shropshire Council Response:

- 5.1. ALB017 & ALB021 is a proposed residential allocation. As such, a key benefit of the proposed development is the provision of housing to contribute to meeting the needs of all groups within the village and other communities in the Place Plan area.
- 5.2. Furthermore, Shropshire Council considers that through the proposed policy framework (which includes draft site guidelines addressing key requirements and considerations for development of ALB017 & ALB021 and the wider draft policies in the draft Shropshire Local Plan), development of the site would constitute sustainable development that contributes to the long-term sustainability of both Albrighton and Shropshire.
- 5.3. The site location, extent and proposed boundaries, alongside the proposed policy framework, will effectively ensure the development integrates into and complements the existing built form of the village.
- 5.4. Site specific opportunities identified through such mechanisms as the site assessment process; Regulation 18 Plan-Making Consultations; and wider evidence base prepared to inform the draft Shropshire Local Plan have been reflected within the proposed site guidelines. These include:
 - a. Ensuring the comprehensive development of the site – including provision of pedestrian, cyclist and vehicular access between the two components of the site (from ALB017 into ALB021).
 - b. Potential to address the Beamish Lane/A41 junction.
 - c. Potential to extend the 30mph zone on Kingswood Road.
 - d. Ability to enhance pedestrian, cycle and vehicular to the services and facilities in the village.
 - e. Ability to provide green infrastructure and open space – including a buffer to the railway line and associated green infrastructure corridor and tree and hedgerow planting.

- f. Consideration of ability to provide on-site public car parking facilities, to alleviate pressure on existing facilities.
- 5.5. More generally, it is also considered that development of ALB017 & ALB021 will contribute to the achievement of the proposed vision, objectives and spatial strategy for Shropshire.
- 5.6. Shropshire Council would note that responses to the Post Stage 1 Interim Findings Consultation, included significant support for proposed allocation ALB017 & ALB021.

Question 6. *What are the potential adverse impacts of developing the site? How could they be mitigated?*

Shropshire Council Response:

- 6.1. Potential adverse impacts of developing ALB017 & ALB021 were identified and appropriately considered within the site assessment process. Further information on this site assessment process is provided within the response to Question 1 regarding proposed allocation ALB017 & ALB021.
- 6.2. Following due consideration of these matters within stage 3 of the site assessment process, the Council concluded that ALB017 & ALB021 constituted an appropriate proposed residential allocation; it was possible to achieve the sustainable development on the site; and that development of the site was viable and deliverable.
- 6.3. The draft site guidelines for ALB017 & ALB021 within Schedule S1.1(i) of draft Policy S1.1 were informed by the site assessment process and positively respond to the potential adverse impacts identified. Furthermore, the requirements of other draft policies within the draft Shropshire Local Plan appropriately respond to these potential adverse effects and provide further assurance that they will be appropriately mitigated.
- 6.4. In summary, potential adverse impacts and relevant site guidelines / draft policies include:
 - a. The site contains part of an environmental network corridor along the railway line and there are significant trees and hedgerows present. As such, site guidelines require green infrastructure to form an appropriate green buffer. Furthermore, draft Policy DP12 ensures the conservation, enhancement and restoration of natural environment assets in Shropshire.
 - b. Noise associated with the adjoining railway line. Site guidelines require green infrastructure to form an appropriate green buffer of the railway line. Furthermore, draft Policy DP18 establishes specific expectations to appropriately manage noise concerns.

- c. A small component of the site is located within the surface water flood risk zone. Site guidelines require appropriate sustainable drainage and stipulate any residual surface water flood risk areas will form part of the Green Infrastructure network.
- d. The site is located within a Grade 3 Source Protection Zone, as is all of Albrighton village and the majority of the land around it. Draft Policy DP19 addresses water resources and water quality and establishes specific expectations for development in Source Protection Zones.
- e. The site consists of best and most versatile agricultural land, applying precautionary principle this also applies to the majority of the land around Albrighton. This has been appropriately considered within the site assessment.

Question 7. *How is the site affected by flood risk? How has this been taken into account in allocating the site? How have the sequential and, if necessary, exception tests been applied?*

Shropshire Council Response:

- 7.1. The evidence base prepared to inform the draft Shropshire Local Plan includes a Level 1 and Level 2 Strategic Flood Risk Assessment (EV095.01-EV095.66 and EV096.01-EV096.39) (SFRA). This assessment considers flood risk from all sources.
- 7.2. Shropshire Council considers this SFRA is proportionate and robust. In seeking to positively respond to the Planning Inspectors Interim Findings (ID28), the consultants that undertook the SFRA prepared a Clarification Note (GC32). This note provides further confidence in the robustness of the SFRA.
- 7.3. The SFRA was an important consideration within the site assessment process undertaken by Shropshire Council to inform proposed allocations. Further information on this site assessment process is provided within the response to Question 1 regarding proposed allocation ALB017 & ALB021.
- 7.4. With specific regard to flood risk at ALB017 & ALB021, in summary:
 - a. With regard to fluvial flood risk, proposed allocation ALB017 & ALB021 is located entirely within Flood Zone 1, the area with the lowest risk of flooding.
 - b. With regard to other sources of flood risk, around 1% of proposed allocation ALB017 & ALB021 is located within the 30 and 100 year surface flood risk zones and around 2% of proposed allocation ALB017 & ALB021 is located within the 1,000 year surface flood risk zone.

- 7.5. The proposed site guidelines for ALB017 & ALB021 within Schedule S1.1(i) of draft Policy S1.1 address this issue, stating *"The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere."*
- 7.6. The evidence base prepared to inform the draft Shropshire Local Plan includes a Flood Risk Sequential and Exception Test Assessment (EV094), which gave consideration to all proposed allocations including ALB017 & ALB021. It concluded that the site ALB017 & ALB021 passed the sequential test and that there is no requirement for the exception test.
- 7.7. Draft Policy DP21 specifically addresses flood risk, ensuring that this issue is appropriately considered for all development sites as part of the planning application process. It includes criteria which 'trigger' the need to undertake site specific Sequential and Exception Test Assessments.

Question 8. *What are the infrastructure requirements/costs and are there physical or other constraints to development? How would these be addressed?*

Shropshire Council Response:

- 8.1. Potential constraints and the infrastructure requirements and opportunities associated with any development of ALB017 & ALB021 were considered within stage 3 of the site assessment process. Further information on this site assessment process is provided within the response to Question 1 regarding proposed allocation ALB017 & ALB021.
- 8.2. Following due consideration of these matters within stage 3 of the site assessment process, the Council concluded that ALB017 & ALB021 constituted an appropriate proposed residential allocation; it was possible to achieve the sustainable development of the site; and that development of the site was viable and deliverable.
- 8.3. The draft site guidelines for ALB017 & ALB021 within Schedule S1.1(i) of draft Policy S1.1 were informed by the site assessment process and address key infrastructure requirements and the mechanisms to address identified constraints.
- 8.4. They were also informed by the wider evidence base prepared to inform the draft Shropshire Local Plan, including the Strategic Infrastructure and Investment Plan (GC54); Green Infrastructure

Strategy (EV052.01-EV052.30); Open Space Needs Assessment (EV088.01-EV088.05); Playing Pitch Strategy (EV089.01-EV089.03); Landscape and Visual Sensitivity Study (EV071); and Strategic Flood Risk Assessment (Level 1 and Level 2) (EV095.01-EV095.66 and EV096.01-EV096.39).

- 8.5. The site guidelines include:
- a. Ensuring the comprehensive development of the site – including provision of pedestrian, cyclist and vehicular access between the two components of the site (from ALB017 into ALB021).
 - b. Providing necessary improvements to the local and strategic road network. This may include closure of the Beamish Lane/A41 junction.
 - c. Providing an appropriate access to the site.
 - d. Extension of the 30mph zone on Kingswood Road.
 - e. Providing pedestrian, cycle and vehicular links between the site and the development on saved SAMDev Plan allocation ALB002.
 - f. Enhancing pedestrian, cycle and vehicular links to services and facilities in the village.
 - g. Providing green infrastructure links between the site and the wider area.
 - h. Providing a green infrastructure buffer to the railway line and associated green infrastructure corridor.
 - i. Retention and enhancement of the pond, trees and hedgerows on the site.
 - j. Providing sustainable drainage and incorporating any residual areas of surface water flood risk into the green infrastructure network.
- 8.6. Shropshire Council expects all these infrastructure requirements and identified constraints to be addressed through the design and construction of the development and developer contributions associated with the development.
- 8.7. The draft policies in the draft Shropshire Local Plan provide the framework to ensure the achievement of the sustainable development of ALB017 & ALB021. This includes ensuring the delivery of the infrastructure necessary to support the development and appropriate management of any site constraints.
- 8.8. Of particular relevance is draft Policy DP25 which addresses the provision of infrastructure, ensuring that *"new development should only take place where there is sufficient existing infrastructure capacity available..."* or where *"...the development will be required to fund necessary improvements through a suitable developer contribution, unless the identified shortfall is being addressed by*

other means." It also establishes the framework for funding infrastructure improvements through developer contributions.

- 8.9. Other draft policies of particular relevance include:
- a. Policies SP3 and DP11 which address climate change and carbon emissions.
 - b. Policies SP5 and SP6 which address high-quality design and health and wellbeing.
 - c. Policies DP12 – DP24 which address the natural and historic environment.
 - d. Policies DP27 and DP28 which address broadband, communications and transport infrastructure.

Question 9. *Is the site realistically viable and deliverable?*

Shropshire Council Response:

- 9.1. Yes. Shropshire Council considers site ALB017 & ALB021 is realistically viable and deliverable.
- 9.2. This position is supported by the conclusions of the Local Plan Development Viability Study (LPDVS) (EV115.01), which have recently been endorsed by a Viability Assessment Briefing Note (GC49). This matter was also given further consideration within the Viability and Deliverability Topic Paper (EV113).
- 9.3. Shropshire Council would note that within their Regulation 19 consultation response (reference A0357), the promoter of ALB017 stated "*the site is viable and deliverable, having regard to the policy requirements in the draft Plan.*"
- 9.4. The Council would also note that a significant component of the site (aligning with the extent of ALB017) is currently the subject of an Outline Planning Application (24/02662/OUT).

Question 10. *What is the expected timescale and rate of development and is this realistic?*

Shropshire Council Response:

- 10.1. Expected timescales and rates of development on proposed allocation ALB017 & ALB021 are summarised within Appendix 7 of the draft Shropshire Local Plan. Further detail is then provided within the up-to-date assessment of the housing land supply in Shropshire (GC47).
- 10.2. In summary, the Council anticipates that development of the site will commence in 2025/26 and continue until 2030/31. The Council

also anticipates that development will progress at a rate of 36 dwellings per annum, consistent with standard assumptions for this part of Shropshire.

- 10.3. Shropshire Council considers these expected timescales and rates of delivery are both realistic and deliverable.
- 10.4. The Council would note that the promoter of the ALB017 component of the site specified within their Regulation 19 Representation (A0357) that *"We can confirm that the delivery timescales for this site shown in Appendix 7 of the draft Plan are appropriate."* It is anticipated that ALB021 will then follow on, representing the second phase of this development.
- 10.5. The Council would also note that a significant component of the site (aligning with the extent of ALB017) is currently the subject of an Outline Planning Application (24/02662/OUT).

Question 11. *Is the boundary of the site appropriate? Is there any justification for amending the boundary?*

Shropshire Council Response:

- 11.1. Shropshire Council considers the boundary for proposed allocation ALB017 & ALB021 is entirely appropriate and there is no justification for its amendment.
- 11.2. The extent and boundary of the proposed allocation was informed by the proportionate and robust site assessment process undertaken by the Council. Further information on this site assessment process is provided within the response to Question 1 regarding proposed allocation ALB017 & ALB021.
- 11.3. The boundary for ALB017 & ALB021 is defined by the railway line to the north, the A41 to the east; Beamish Lane / Kingswood Road to the south; and an existing allocation that is currently the subject of development to the west. The extent of the site correlates with the area of safeguarded land defined within the adopted Development Plan.

Question 12. *Are the detailed policy requirements effective, justified and consistent with national policy?*

Shropshire Council Response:

- 12.1. Yes. Shropshire Council considers the proposed site guidelines for ALB017 & ALB021 within Schedule S1.1(i) of draft Policy S1.1 are effective, justified and consistent with national policy.

- 12.2. These guidelines address the key requirements and considerations for the development of ALB017 & ALB021; which alongside the draft policies in the draft Shropshire Local Plan, provide the framework to ensure the achievement of the sustainable development of the site.
- 12.3. Shropshire Council considers these site guidelines are justified as they were informed by the site assessment process undertaken to inform the identification of proposed allocations. Further information on this site assessment process is provided within the response to Question 1 regarding proposed allocation ALB017 & ALB021.
- 12.4. They were also informed by the wider evidence base prepared to inform the draft Shropshire Local Plan, including the Strategic Infrastructure and Investment Plan (GC54); Green Infrastructure Strategy (EV052.01-EV052.30); Open Space Needs Assessment (EV088.01-EV088.05); Playing Pitch Strategy (EV089.01-EV089.03); Landscape and Visual Sensitivity Study (EV071); and Strategic Flood Risk Assessment (Level 1 and Level 2) (EV095.01-EV095.66 and EV096.01-EV096.39).
- 12.5. These guidelines have also been subject to and informed by Regulation 18 Plan-Making and Regulation 19 Pre-Submission consultation.
- 12.6. Shropshire Council considers these site guidelines are effective as they provide clear expectations for the development of ALB017 & ALB021 – complementing the wider policy framework for managing development within the draft policies of the draft Shropshire Local Plan. They are also considered to be deliverable through the development of ALB017 & ALB021.
- 12.7. Shropshire Council considers these site guidelines are consistent with national policy. This is because, alongside the draft policies in the draft Shropshire Local Plan, they provide the framework to ensure the achievement of sustainable development on ALB017 & ALB021, which is a 'golden thread' through the 2021 National Planning Policy Framework (NPPF) and is a primary objective of the plan-making process. The site guidelines will also:
 - a. Support the delivery of housing; the achievement of local housing need; and achievement of the proposed housing requirement for Shropshire - consistent with the aspirations of paragraphs 60, 61 and 66 of the NPPF.
 - b. Contribute to meeting the needs of the different groups within our communities - consistent with the intentions of paragraph 62 of the NPPF.
 - c. Promote access to services, facilities and infrastructure - consistent with paragraphs 95, 98-103, 104-106, 110-113; and 114 of the NPPF.

- d. Promote healthy and safe communities – consistent with paragraphs 92-93 of the NPPF.
- e. Achieve the effective use of land - consistent with paragraphs 119-120 and 124 of the NPPF.
- f. Support the maintenance of housing supply and delivery - consistent with the intentions of paragraphs 74-77 of the NPPF.

12.8. Shropshire Council is aware that representations during the Regulation 19 Pre-Submission Consultation included both objections and support for specific site guidelines proposed for ALB017 & ALB021. These are summarised in SD014.01 and GC4o. Dealing with the main objections in turn:

- a. Support provision of pedestrian, cyclist and vehicular access between the two components of the site (from ALB017 into ALB021).
- b. Roundabout access to the site is unnecessary: Shropshire Council continues to believe a roundabout remains an appropriate means of accessing the site. It also provides the opportunity to create a 'gateway feature' to the village which is considered important in this location. However, it is accepted that through appropriate assessment undertaken in support of a planning application an alternative approach may be demonstrated to be equally or more appropriate, whilst also achieving a gateway feature, and if this is the case may justify a departure from this guideline.
- c. Requirements for vehicular, cyclist and pedestrian links to 'saved' SAMDev Plan Allocation ALB002 are unreasonable: Shropshire Council considers it is essential that pedestrian, cyclist and vehicular links are provided between these two sites in order to ensure the creation of an inclusive and integrated community and provide opportunities for active travel to services and facilities in the village. However, a main modification is proposed to reflect the fact that a vehicular access into the southern component of ALB002 is not achievable due to the layout of the development.
- d. Consideration of opportunities for on-site public car parking is unreasonable: Shropshire Council considers it is appropriate to include a guideline regarding consideration of the potential for on-site public car parking, given this is a known local concern.
- e. Provision of green infrastructure buffer to the ecological corridor along the railway line should be deleted: Shropshire Council considers it is important to achieve a green infrastructure buffer to the railway line/green infrastructure corridor, as this responds to constraints and opportunities identified through the site assessment process.