

# Shropshire Local Plan Examination

**Shropshire Council Response to:**

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

**Matter 13**



## **Matter 13 – Craven Arms Place Plan Area (policy S7) – see MM084**

***Issue: Whether the proposed Place Plan Area is 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 Craven Arms Place Plan area is justified, effective, and consistent with national policy.
- 1.2. The proposed strategy for development in the Craven Arms Place Plan area is established within draft settlement policies S7.1- S7.4, 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. In addition, the draft settlement policies are responsive to the characteristics, constraints, and opportunities of Craven Arms as the main location for development in the Place Plan area. This recognises the role and function of Craven Arms in supporting the other communities located in the Place Plan area.
- 1.4. The Craven Arms Place Plan area is also located in close proximity to the boundary of the Shropshire Hills National Landscape (legally known as the Area of Outstanding Natural Beauty) around the west, north and east of the town. This was considered alongside other characteristics, constraints and opportunities within the Plan Place Area in identifying proposed strategy for the town.
- 1.5. Specifically, Craven Arms 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 south of the County, consistent with the requirements of Policy S7.1 and other relevant policies of the Shropshire Local Plan.
- 1.6. A cluster of settlements around Aston on Clun, a further cluster of settlements around Bache Mill and the single settlement of Wistanstow are proposed to be identified as Community Clusters where new development will respond to local needs, consistent with

the requirements of Policy S7.3, Policy SP9, and other relevant policies of the Shropshire Local Plan. Due to the characteristics of these settlements, no specific development guidelines or site allocations are proposed for development in these settlements.

- 1.7. Proposed development guidelines for Craven Arms envisage the delivery of around 500 dwellings and around 15 hectares of employment land between 2016 and 2038.
- 1.8. Following the completion of a proportionate and robust site assessment, which involved consideration of all reasonable site options at Craven Arms, it was ultimately concluded that no additional site allocations were necessary to achieve the proposed development strategy for Craven Arms.
- 1.9. This is because the Council considers that the proposed settlement strategy, including the proposed residential and employment site guidelines are expected to be achieved through the 'saved' SAMDev allocations and appropriate small-scale windfall development within an allowance for a further 90 dwellings.
- 1.10. This assessment work is summarised within Appendix H (SD006.09) of the of Sustainability Appraisal and Site Assessment Environmental Report (SD006.01).
- 1.11. This proposed strategy for Craven Arms was agreed with and supported by Craven Arms town Council during the preparation of the Regulation 19 draft Shropshire Local Plan.
- 1.12. The Craven Arms Place Plan area does not have any realistic functional relationship to the Black Country, due to its geographic location within Shropshire. As a result, no settlement within the Craven Arms Place Plan area was identified as a potential location to accommodate proposed contributions to the Black Country.
- 1.13. 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.
- 1.14. 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).
- 1.15. 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.
- 1.16. 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, including the presence of the Shropshire Hills National landscape, and the challenge of climate change, consistent with Chapter's 14-16 of the NPPF.