

Shropshire Local Plan Examination

Shropshire Council Response to:

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

Matter 12



Matter 12 – Cleobury Mortimer Place Plan Area (policy S6)

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 Cleobury Mortimer Place Plan area is justified, effective, and consistent with national policy.
- 1.2. The proposed strategy for development in the Cleobury Mortimer Place Plan area is established within draft settlement policies S6.1 – S6.4, 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 Cleobury Mortimer Place Plan area, the draft Shropshire Local Plan identifies only Cleobury Mortimer itself as a specific location to accommodate development.
- 1.5. Specifically, Cleobury Mortimer 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 S6.1 and other relevant policies of the Shropshire Local Plan.
- 1.6. Proposed development guidelines for Cleobury Mortimer envisages the delivery of around 200 dwellings and 2ha of employment land between 2016 and 2038.
- 1.7. A Neighbourhood Plan for Cleobury Mortimer was 'made' on 21st March 2024. This Neighbourhood Plan provides the strategy for achieving the sustainable growth of Cleobury Mortimer, including the proposed housing and employment land guidelines for the settlement in the draft Shropshire Local Plan, including a new

residential allocation for 120 dwellings and a new employment land allocation of some 1.3ha.

- 1.8. The Cleobury Mortimer 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 in the Cleobury Mortimer Place Plan area was identified as a potential location to accommodate proposed contributions to the Black Country.
- 1.9. 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.
- 1.10. 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).
- 1.11. 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.
- 1.12. 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, and the challenge of climate change, consistent with Chapter's 14-16 of the NPPF.