

# Shropshire Local Plan Examination

**Shropshire Council Response to:**

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

**Matter 11**



## **Matter 11 – Church Stretton Place Plan Area (policy S5)**

***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 Church Stretton Place Plan area is justified, effective, and consistent with national policy.
- 1.2. The proposed strategy for development in the Church Stretton Place Plan area is established within draft settlement policies S5.1- S5.4, 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. The entirety of the Church Stretton Place Plan area is part of the Shropshire Hills National Landscape (legally known as the Area of Outstanding Natural Beauty). This was considered alongside other characteristics, constraints and opportunities within the Plan Place Area in identifying potential appropriate locations for and level of development. The draft Shropshire Local Plan identifies only Church Stretton itself as a specific location to accommodate development.
- 1.5. Specifically, Church Stretton 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 S5.1 and other relevant policies of the Shropshire Local Plan.
- 1.6. Proposed development guidelines for Church Stretton envisage the delivery of around 200 dwellings and around 2 hectares of employment land between 2016 and 2038.
- 1.7. Following the completion of a proportionate and robust site assessment, which involved consideration of all reasonable site options at Church Stretton, it was ultimately concluded that no

additional site allocations were necessary to achieve the proposed development strategy for Church Stretton.

- 1.8. This is because the Council considers that the proposed settlement strategy, including the proposed residential and employment site guidelines expected to be achieved through the saved SAMDev allocations and appropriate small-scale windfall development.
- 1.9. This assessment work is summarised within Appendix F (SD006.07) of the of Sustainability Appraisal and Site Assessment Environmental Report (SD006.01).
- 1.10. An application by Church Stretton Town Council for the Parish to designated as a Neighbourhood Plan Area was approved by Shropshire Council on 15<sup>th</sup> February 2023. This Neighbourhood Plan is in the initial stages of production and once 'made' will support the delivery of the proposed strategy and housing and employment land guidelines for Church Stretton town.
- 1.11. The Church Stretton 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 Church Stretton Place Plan area was identified as a potential location to accommodate proposed contributions to the Black Country.
- 1.12. 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.
- 1.13. 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).
- 1.14. 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.

- 1.15. 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.