

SHROPSHIRE COUNCIL

LOCAL DEVELOPMENT SCHEME

February 2025



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1. Introduction

What is a Local Development Scheme?

- 1.1. A Local Development Scheme (LDS) is the 'Project Plan' that identifies the documents Shropshire Council will prepare as part of the Development Plan over the next 3-year period. The LDS explains:
 - a. The purpose of the Development Plan documents;
 - b. The resources the Council will require; and
 - c. Timescales for producing Development Plan documents, including when public consultation will take place.
- 1.2. This LDS covers the period from early 2025 to early 2028. The Council will keep this LDS up-to-date by considering the need to revise it on at least an annual basis.
- 1.3. The LDS can be viewed:
 - On the Shropshire Council website at:
[https://shropshire.gov.uk/planning-policy/local-plan/local-development-scheme-\(lds\)/](https://shropshire.gov.uk/planning-policy/local-plan/local-development-scheme-(lds)/)
 - At the Council's Shropshire Local Hubs and Community Access points via their computer/tablet facilities (subject to availability) during their specified opening times. Further information on the Local Hubs and Community Access points is available via:
<https://shropshire.gov.uk/customer-services/customer-access-points/>
 - At public libraries via their computer/tablet facilities (subject to availability) during their specified opening times. Further information on the location, facilities and opening times of public libraries is available on the Shropshire Council website at:
<https://next.shropshire.gov.uk/libraries/find-a-library/>
- 1.4. Individual documents may be reviewed as directed in regulations or when monitoring indicates that this is required.

Why is the LDS being amended?

- 1.5. The LDS is reviewed by Shropshire Council at least annually and amended when it is considered necessary and appropriate to do so.
- 1.6. The February 2025 update responds to a request from Government within correspondence to all Local Planning Authorities (13th December), requesting preparation of new LDS documents. This correspondence is available via:
https://assets.publishing.service.gov.uk/media/675c1cc0b745d5f7a053eed/Planning_update_newsletter_13_December_2024.pdf
- 1.7. Consistent with this request, this LDS sets out timescales for both:
 - a. The ongoing examination of the draft Shropshire Local Plan; and
 - b. Preparation of the next Local Plan, as required within transitional arrangements of the new National Planning Policy Framework (NPPF).

If I need further information about the LDS, who should I contact?

- 1.8. Further advice on this LDS or other planning policy documents can be obtained from:

The Shropshire Council Planning Policy Website at:

<https://shropshire.gov.uk/planning-policy/>

By contacting Shropshire Council's Planning Policy team by:

Email: planningpolicy@shropshire.gov.uk

Phone: 0345 678 9004

What is the National Planning Policy Framework?

- 1.9. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans can provide for housing and other development in a sustainable manner.

What is the adopted Development Plan for Shropshire?

- 1.10. The adopted Development Plan for Shropshire comprises the Core Strategy (adopted 2011); the Site Allocations and Management of Development (SAMDev) Plan (adopted 2015); and 'made' Neighbourhood Plans.
- 1.11. The Shropshire Core Strategy (2011) establishes the Council's vision, strategic objectives and broad spatial strategy to guide future development and growth in Shropshire to 2026. The Core Strategy is available on the Shropshire Council website via: <https://shropshire.gov.uk/planning-policy/local-planning/core-strategy-2006-2026/>
- 1.12. The SAMDev Plan seeks to deliver the vision, strategic objectives and broad spatial strategy identified within the Core Strategy (2011), through the identification of site allocations for development and policies to appraise development proposals.
- 1.13. The SAMDev Plan is accompanied by a Policies Map which illustrates geographically the scope of policies within the Development Plan, including the location and extent of site allocations.
- 1.14. The SAMDev Plan and associated Policies Map is available on the Shropshire Council website via: <https://shropshire.gov.uk/planning-policy/local-planning/samdev-plan-2006-2026/>
- 1.15. 'Made' Neighbourhood Plans for Shropshire currently comprise those for Bishop's Castle, Broseley, Cleobury Mortimer, Pontesbury, Shifnal, Stoke upon Tern, Three Parishes, and Woore. A range of other Neighbourhood Plans are also 'in development' across Shropshire.

- 1.16. Further information on 'made' and 'in development' Neighbourhood Plans is available on the Shropshire Council website at: <https://shropshire.gov.uk/planning-policy/neighbourhood-and-community-led-plans/>

What is the draft Shropshire Local Plan

- 1.17. Shropshire Council has prepared a new draft Shropshire Local Plan, which is currently the subject of Government for examination.
- 1.18. The draft Shropshire Local Plan proposes: a new vision and framework for the future development of Shropshire to 2038; addresses needs and opportunities in relation to housing, the local economy, community facilities and infrastructure; and seeks to safeguard the environment, enable adaptation to climate change and helps to secure high-quality and accessible design.
- 1.19. It contains:
- a. Draft strategic policies which set the priorities and framework for the Local Plan.
 - b. Draft 'strategic' implementation policies and more 'detailed' draft policies for managing development.
 - c. Draft settlement policies which provide draft strategies and draft guidelines for the settlements of Shropshire, including where appropriate identifying draft proposed site allocations.
 - d. Draft strategic settlement and draft strategic site policies which identify these draft proposed sites and provide draft strategies and draft guidelines for their development.
- 1.20. Upon adoption the policies of the Shropshire Local Plan will replace the policies of the Core Strategy and SAMDev Plan, except for the SAMDev site allocations which have yet to be delivered, which will be 'saved' and therefore continue to form part of the Development Plan. The policies and proposals within adopted Neighbourhood Plans which conform with the Shropshire Local Plan will also continue to apply.

What is the next Local Plan?

- 1.21. In late 2024, Government introduced an updated National Planning Policy Framework (NPPF) and new 'standard methodology' for assessing local housing need.
- 1.22. This new 'standard methodology' results in a significant uplift to local housing need in many parts of the Country, including Shropshire. Indeed, within Shropshire local housing need increased from 1,070 dwellings per annum to 1,994 dwellings per annum.
- 1.23. The updated NPPF included a series of transitional arrangements. This included a requirement to "*begin work on a new plan, under the revised*

plan-making system provided for under the Levelling Up and Regeneration Act 2023 (as soon as the relevant provisions are brought into force in 2025)”, in circumstances where a draft Local Plan was submitted for examination on or before 12 March 2025 and meets less than 80% of the new local housing need. This requirement applies in Shropshire.

- 1.24. As such the Council is required to begin work on the next Local Plan, under the revised plan-making system, once the relevant provisions are brought into force in 2025.
- 1.25. The Council understands Government is intending to bring into force the revised system in Summer/Autumn of 2025.

2. Purpose and Content of this Local Development Scheme

- 2.1. This document is Shropshire Council's 'Project Plan' for plan-making over the period from early 2025 to early 2028. Its main purposes are:
 - a. To inform the community and other stakeholders of the current Development Plan documents for the area.
 - b. To establish the Council's priorities for the preparation of Development Plan documents and associated work programmes.
 - c. To inform the community and other stakeholders of the timescales they can expect for the preparation and adoption of new Development Plan documents for the area.

- 2.2. As such, this LDS sets out:
 - a. The current documents which make up the statutory Development Plan for Shropshire.
 - b. The Development Plan documents that are to be prepared over the forthcoming 3-year period and confirm which existing policies will be replaced and which may be 'saved'.
 - c. Supplementary Planning Documents (SPD's) that are to be prepared over the forthcoming 3-year period to clarify and provide further guidance. Please Note: SPD's provide guidance to support the application of policies in the Development Plan, but are not themselves part of the Development Plan.
 - d. The subject matter and the geographical area to which each document to be prepared relates.
 - e. The arrangements for monitoring of the Development Plan.
 - f. Which organisation is to lead the process of producing each document and which, if any, are to be prepared jointly with other Local Planning Authorities.

3. The Adopted Development Plan for Shropshire

- 3.1. The adopted Development Plan for Shropshire comprises the Core Strategy (adopted 2011); the Site Allocations and Management of Development (SAMDev) Plan (adopted 2015); and 'made' Neighbourhood Plans.

Core Strategy

- 3.2. The Core Strategy establishes the Council's vision, strategic objectives and broad spatial strategy to guide future development and growth in Shropshire to 2026.
- 3.3. In doing so, the Core Strategy identifies key strategic sites for development; sets out a settlement hierarchy, with criteria-based policies to enable development to come forward; provides strategic guidance for development management in conjunction with national and other guidance; and sets out an investment/implementation plan, including priorities and mechanisms for infrastructure delivery.
- 3.4. The Core Strategy underwent independent examination during 2010, during which it was found to be 'sound' and 'legally compliant'. It was adopted by Shropshire Council in March 2011.
- 3.5. Further information on the adopted Core Strategy and the document itself can be found on the Shropshire Council website via:
<https://shropshire.gov.uk/planning-policy/local-planning/core-strategy-2006-2026/>

Site Allocations and Management of Development (SAMDev) Plan

- 3.6. The SAMDev Plan seeks to deliver the vision, strategic objectives and broad spatial strategy identified within the Core Strategy (2011) through the identification of site allocations for development and policies to appraise development proposals.
- 3.7. Although strategic site allocations were established in the Core Strategy, it was considered necessary to ensure sufficient land was allocated specifically to meet Shropshire's needs for housing, employment, retail and services. Importantly, it is not the intention of either the Core Strategy or SAMDev Plan to identify every site for development over the period to 2026, as criteria-based policies within them provide a framework for additional sites to come forward.
- 3.8. Similarly, it was also considered important to ensure the range of strategic policies in the Core Strategy were complemented by a suite of more detailed policies, to inform the determination of planning applications. In this way, a comprehensive policy framework can be established to enable a 'development management' approach to development.

- 3.9. The SAMDev Plan is accompanied by a Policies Map which illustrates geographically the scope of policies within the Development Plan, including the location and extent of site allocations.
- 3.10. The SAMDev Plan was examined during 2014 found to be 'sound' and 'legally compliant'. It was adopted by Shropshire Council in December 2015.
- 3.11. Further information on the SAMDev Plan, the document itself and associated Policies Map can be found on the Shropshire Council website via: <http://shropshire.gov.uk/planning-policy/local-plan/samdev-plan-2006-2026/>

Neighbourhood Plans

- 3.12. Town and Parish Councils can prepare Neighbourhood Plans (Neighbourhood Development Plans) putting in place policies to guide the future development of the area.
- 3.13. Shropshire Council has a legal duty to support the preparation of any Neighbourhood Plans, including through provision of:
 - a. Available information and evidence.
 - b. Advice on sustainability assessment.
 - c. Habitats regulations assessment (where required).
 - d. Appointment of a suitable person to publicly examine the document.
 - e. Subject to the conclusions of the examination, making necessary amendments to the document.
 - f. Subject to the conclusions of the examination, organising and holding a referendum within the area covered by the Neighbourhood Plan. This is because before a Neighbourhood Plan is adopted it must be subject to a referendum - if over 50% of the votes are in favour the Shropshire Council has a duty to 'make' (adopt) the Neighbourhood Plan.
 - g. Subject to the conclusions of the referendum, undertaking the duty to 'make' (adopt) the Neighbourhood Plan.
- 3.14. 'Made' Neighbourhood Plans for Shropshire currently comprise those for Bishop's Castle, Broseley, Cleobury Mortimer, Pontesbury, Shifnal, Stoke upon Tern, Three Parishes, and Woore. A range of other Neighbourhood Plans are also 'in development' across Shropshire.
- 3.15. Any Neighbourhood Plan must be in general conformity with 'strategic policies' in the adopted Development Plan, 'strategic policies' within emerging Development Plan documents and with national policy.
- 3.16. For this reason, Neighbourhood Plans are not able to propose lower levels of development than those set out in adopted / emerging Development Plan documents or to 'de-allocate' site allocations. However, they can propose higher levels of development for an area or

identify additional site allocations, to support the achievement of strategic or local priorities.

- 3.17. Further information on neighbourhood planning, 'made' Neighbourhood Plans and 'in development' Neighbourhood Plans is available on the Shropshire Council website via: <https://shropshire.gov.uk/planning-policy/neighbourhood-and-community-led-plans/>

4. Key Supporting Documents

- 4.1. The adopted Development Plan is supported by a number of key documents. This includes:

Local Development Scheme

- 4.2. The Council's 'Project Plan' for plan-making - this document.
- 4.3. Please Note: Government is currently progressing a new plan-making system, which may result in the LDS process being replaced by an equivalent process. The Council anticipate further information on this proposal alongside that on the wider proposals for the new plan-making system.

Statement of Community Involvement

- 4.4. The Statement of Community Involvement details how Shropshire Council intends to engage communities and organisations on planning issues across the County.
- 4.5. It includes information on how the Council will achieve continuous and meaningful involvement of communities and organisations in plan-making, with the intention of seeking to understand key issues and helping to build consensus regarding proposals.
- 4.6. The document also includes information on how the Council will involve communities and organisations in the determination of individual planning applications.
- 4.7. Please Note: Government is currently progressing a new plan-making system, which may result in the Statement of Community Involvement process being replaced by an equivalent process. The Council anticipate further information on this proposal alongside that on the wider proposals for the new plan-making system.

- 4.8. The latest Statement of Community Involvement for Shropshire was formally adopted by Shropshire Council on 30 June 2021. It is available via the Shropshire Council website at:

<https://shropshire.gov.uk/planning-policy/local-planning/statement-of-community-involvement/>

Sustainability Appraisal

- 4.9. A Sustainability Appraisal (SA) is a systematic process that must be carried out during the preparation of Development Plan documents. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.

- 4.10. As such, SA provides an opportunity to consider:
- a. How a plan contributes to improvements in environmental, social and economic conditions.
 - b. Any significant adverse effects that a plan might have.
 - c. Opportunities to amend proposals in a plan to avoid any significant adverse effects.
 - d. Opportunities to propose mitigation measures to counter any remaining significant adverse effects.
- 4.11. When Shropshire Council undertakes an SA it incorporates the requirements of Strategic Environmental Assessment (SEA), which focuses on the environmental affects of Development Plan documents. This approach is consistent with best practice guidance provided by Government.
- 4.12. Shropshire Council undertakes SA to inform each stage of plan-making. This culminates in an Environmental Report, which assesses the 'final draft' of a Development Plan document and summarises the SA process undertaken in its production.
- 4.13. Please Note: Government is currently progressing a new plan-making system, which may result in the SA process being replaced by an Environmental Outcomes process. The Council anticipate further information on this proposal alongside that on the wider proposals for the new plan-making system.
- 4.14. Further information on SA undertaken by the Council is available using the links provided to the various Development Plan documents.

Habitats Regulations Assessment

- 4.15. Habitats Regulations Assessment (HRA) assesses the implications of proposals within Development Plan documents for 'European Sites' in and adjoining the Plan Area.
- 4.16. In the context of HRA, 'European Sites' are Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites. They also include proposed SAC's, potential SPA's, and proposed Ramsar sites.
- 4.17. The HRA process can have up to 3 stages. These stages are:
- a. Screening: To assess if proposals are likely to have a significant effects on a 'European Sites' conservation objectives. If it is concluded that there is no likelihood of significant effects, the HRA concludes at this stage.
 - b. Appropriate assessment: To assess likely significant effects of proposals on 'European Sites' in more detail and identify ways to avoid or minimise these effects. If there is no way to avoid or minimise these effects then ordinarily proposals should not proceed, the exception is where the derogation test can be passed.

- c. Derogation: To consider if proposals that would have an adverse effect on a European site qualify for an exemption.
- 4.18. Shropshire Council undertakes HRA to inform each stage of plan-making. This culminates in a HRA Report, which assesses the 'final draft' of a Development Plan document. Where necessary, this process will include Appropriate Assessment and could in theory include the Derogation Assessment.
- 4.19. Further information on HRA undertaken by the Council is available using the links provided to the various Development Plan documents.

Supplementary Planning Documents

- 4.20. Supplementary Planning Documents (SPD's) provide further guidance to support the understanding and application of policies in the adopted Development Plan.
- 4.21. SPD's represent material considerations when making decisions on planning applications, but are not themselves part of the adopted Development Plan and therefore cannot introduce new policy.
- 4.22. SPD's currently adopted by the Council are the Developer Contributions SPD (2011), the Sustainable Design SPD (2011); Type and Affordability of Housing SPD (2012); and the Ironbridge Gorge World Heritage Site SPD (2023).
- 4.23. The Council also has a range of other guidance documents, which also constitute material considerations in decision making. This includes the Pontcysyllte Aqueduct and Canal World Heritage Site SPD (2011)¹; Design Guidance on Shrewsbury Battlefield (2020); Guidance Note on Development in the River Clun Catchment (2023); Guidance Note on Ammonia Emissions (2023); and Guidance Note on Environmental Networks (2013).
- 4.24. Further SPD's are likely to be prepared following the adoption of the draft Shropshire Local Plan, to support its implementation.
- 4.25. Further information on Shropshire Council's SPD's can be found via: <https://shropshire.gov.uk/planning-policy/supplementary-planning-documents-spds/>

Authority Monitoring Report

- 4.26. An Authority Monitoring Report (AMR) is a key mechanism utilised by the Council to monitor the effectiveness of the policies and proposals in the adopted Development Plan.

¹ Jointly prepared with Wrexham and Denbighshire Council's in Wales, so not formally adopted by Shropshire Council in recognition of the differences between the English and Welsh planning systems.

- 4.27. In this way, it also informs the development of policies and proposals in future Development Plan documents.
- 4.28. Shropshire Council will aim to prepare an AMR covering the previous financial year (1 April to 31 March) before the end of the subsequent financial year.
- 4.29. The task of monitoring and producing an AMR forms a part of the process of maintaining an up-to-date evidence base and tracking plan-making progress.
- 4.30. The AMR will include:
- a. A review of the area's characteristics, including: a social, environmental, economic, physical and demographic background; and local indicators on particular local issues, concerns or policy objectives.
 - b. An assessment of the use and effectiveness of policies within the adopted Development Plan.
 - c. A review progress made in any ongoing plan-making, based on achievement of targets and milestones set out in the LDS. Where such targets and milestones are not being achieved, it will consider the reasons why.
 - d. Actions required to address any identified issues, including through preparation of new Development Plan documents. Please Note: the AMR itself will not revise or amend policies, but it will set out the steps the Council will take to address those issues.
- 4.31. The latest AMR covers the financial year 2019-2020, covering the period prior to the Formal Regulation 19 Consultation on the draft Shropshire Local Plan for examination. It is supported by other documents which monitor the effects of the adopted Local Plan and informed the preparation of the draft Shropshire Local Plan.
- 4.32. Further information on monitoring and site assessment is available on the Shropshire Council website at:
<https://www.shropshire.gov.uk/planning-policy/monitoring-and-site-assessment/>

5. Community Infrastructure Levy

- 5.1. The Community Infrastructure Levy (CIL) is a charge on new development to help fund supporting infrastructure. The CIL process is closely related to, but not part of, the statutory planning framework. Statute for CIL is provided within the Community Infrastructure Levy Regulations 2010 (as amended).
- 5.2. CIL only applies in areas where the Council has consulted on and approved a Charging Schedule, which sets out its levy rates. These rates can be based on the size, type and location of new development. Once introduced, the actual liability is calculated using the Gross Internal Area (GIA) of a development.
- 5.3. In order to secure necessary infrastructure funding, Shropshire Council adopted a CIL Charging Schedule on the 1st January 2012. This Charging Schedule sets out CIL rates per square metre of floorspace for all open market residential development only.
- 5.4. Through annual indexation, CIL charging schedules are kept up-to-date. However, the Council may consider a review of its adopted CIL Charging Schedule alongside the next Local Plan Review. This decision will be informed by such factors as changes in national legislation and local viability evidence.
- 5.5. Further information on CIL can be found on the Shropshire Council website via: <http://shropshire.gov.uk/CIL>

6. Preparation of the Development Plan and Related Documents – The Current System

Introduction

- 6.1. This section of the LDS summarises the processes involved in preparing Development Plan documents and related documents under the current plan-making system.
- 6.2. Please Note: Government is intending to bring into force a revised plan-making system in Summer/Autumn of 2025.

Key Stages in Preparing A Local Plan

- 6.3. The Local Plan is prepared by Shropshire Council and is subject to independent examination by the Planning Inspectorate.
- 6.4. The key stages of preparing a Local Plan under the current plan-making system comprise:

Stage	Summary
1.Pre-Production	Evidence gathering stage to develop the evidence base to inform the preparation of a 'sound' Local Plan.
2. Production	Preparation of Issues and Options and potentially additional Preferred Option stages, by involving the community and other stakeholders and consultation on these. A final or Pre-Submission draft version of the Local Plan is prepared for gathering representations on 'soundness' for the Examination. Should significant new issues be raised there is the opportunity to go back to a previous stage before submitting the Local Plan for Examination to the Secretary of State in the light of the representations received.
3. Examination	Independent examination by a Planning Inspector to consider the 'soundness' and legal compliance of the Plan.
4. Adoption	The Inspector prepares a report possibly with modifications to make the Local Plan sound which may require further consultation. Once undertaken if required the Council adopted and publish the Local Plan.

Key Stages in Preparing A Neighbourhood Plan

6.5. Neighbourhood Plans are prepared by local communities and subject to testing by an independent examiner.

6.6. Key stages of preparing a Neighbourhood Plan under the current plan-making system (Shropshire Council understands this process will not be subject to change as part of the new plan-making system) comprise:

Stage	Summary
1.Designation	The qualifying body submits an application to designate a neighbourhood area to the local planning authority, which publicises and consults on the area application for minimum of 6 weeks.
2. Production	The qualifying body develops proposals advised by the local planning authority. This comprises: <ul style="list-style-type: none"> • Gathering baseline information and evidence. • Engaging and consulting with those living and working in the neighbourhood area and those with an interest in or affected by the proposals (e.g. service providers). • Talking to land owners and the development industry. • Identifying and assessing options. • Determining whether a plan (or order) is likely to have significant environmental effect. • Starting to prepare proposals documents.
3. Pre-Submission Consultation	The qualifying body invites representations on the draft plan and considers consultation responses and amends it if appropriate. The qualifying body prepared a consultation statement.
4. Submission to the Local Planning Authority	The qualifying body submits the plan to the local planning authority, which checks that submitted proposal complies with all relevant legislation. If the local planning authority finds that the plan or order meets the legal requirements it: <ul style="list-style-type: none"> • Publicises the proposal for minimum 6 weeks and invites representations. • Notifies consultation bodies referred to in the consultation statement. • Appoints an independent examiner (with the agreement of the qualifying body).
5. Independent Examination	The local planning authority sends the draft plan and representations to the independent examiner, who undertakes examination and issues a report to the local planning authority and qualifying body. The local planning authority publishes the report and reaches its own view on whether to send the plan to referendum.
6. Referendum and Making the Neighbourhood Plan	Shropshire Council publishes an information statement and notice of referendum. Polling takes place and results are declared. Subject to the results, the local planning authority 'makes' the neighbourhood plan, bringing it into force.

Key Stages in Preparing Supplementary Planning Documents

- 6.7. More detailed advice or guidance on the policies in the Development Plan may be provided through the preparation of Supplementary Planning Documents (SPD's) which are subject to rigorous community involvement, but are not subject to independent testing and do not form part of the statutory Development Plan.
- 6.8. Under the current plan-making system, the process of preparing SPD's is shorter and does not involve independent examination. The key stages involve:

Stage	Summary
1. Preparation of Draft SPD	Includes evidence gathering and the involvement of the community and stakeholders from an early stage.
2. Consultation on Draft SPD	Representations invited on a published draft.
3. Adoption	Council considers representations received and finalises SPD before adoption.

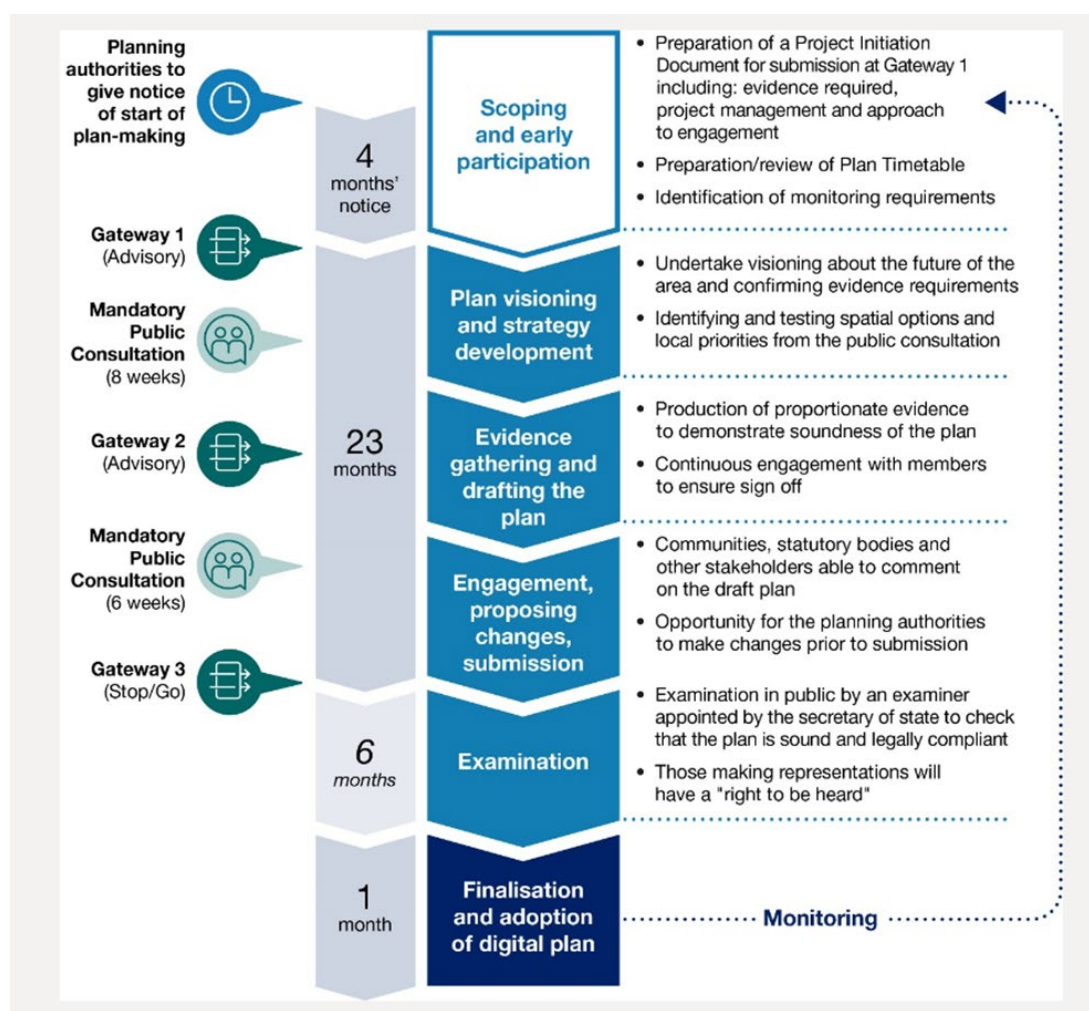
7. Preparation of the Development Plan and Related Documents – The New System

Introduction

- 7.1. Government is intending to bring into force a revised plan-making system in Summer/Autumn of 2025, but currently the key stages involved in this process are not yet finalised.

Consultation Proposals

- 7.2. To inform revisions to the plan-making system, in 2023 Government undertook consultation, including identification of a proposed approach.
- 7.3. These proposals are summarised in the diagram below. However, it is important to note that Shropshire Council is currently uncertain what changes (if any) Government will introduce to these proposals when introduced, based on responses to this consultation:



- 7.4. Further information on this consultation on Government's proposals on reform to plan-making are available at: <https://gov.uk/government/consultations/plan-making-reforms-consultation-on-implementation>

8. Development Plan Document Preparation

Overview

- 8.1. This section of the LDS details the Development Plan Documents that the Council anticipates will be progressed over the next three year period.

Ongoing Local Plan Review

- 8.2. The Council commenced the ongoing Local Plan Review in order to provide further certainty and clarity for development and investment.
- 8.3. This approach was considered responsive to Paragraphs 15 (which confirms the principle that the planning system should be genuinely plan-led) and 32-34 (which outline expectations for the preparation and review of plans) of the NPPF and the commitment within Paragraph 1.13 of the adopted SAMDev Plan.
- 8.4. Following a series of Regulation 18 (plan-making) and a Regulation 19 (pre-submission) consultations, the Council submitted a draft Local Plan for examination on the 3rd September 2021.
- 8.5. Stage 1 Hearing Sessions focusing on legal and strategic issues (including strategic policies) were undertaken in July 2022 and January 2023. The Planning Inspectors subsequently issued their Interim Findings (ID28) in February 2023.
- 8.6. Stage 2 Hearing Sessions consisting of further consideration of strategic issues (including strategic policies) and the more detailed settlement and development management policies commenced in October, but were subsequently paused by the Inspectors due to soundness concerns.
- 8.7. The Council's proposed approach to responding to these soundness concerns is to be considered by Cabinet on the 12th February 2025.
- 8.8. The timetable identified within this LDS (Table 2: Preparation Programme) aligns with this proposed approach. Importantly, this timetable may be subject to further change in response to the ongoing examination. The LDS will therefore be kept under regular review.
- 8.9. The content and programme for review and production of this Local Plan and associated evidence base are set out in the Schedule of Proposed Documents (Table 1) and subsequently within the Individual Document Profiles.

Next Local Plan Review

- 8.10. In late 2024, Government introduced an updated National Planning Policy Framework (NPPF) and new 'standard methodology' for assessing local housing need.

- 8.11. This new 'standard methodology' results in a significant uplift to local housing need in many parts of the Country, including Shropshire. Indeed, within Shropshire local housing need increased from 1,070 dwellings per annum to 1,994 dwellings per annum.
- 8.12. The updated NPPF included a series of transitional arrangements. This included a requirement to "*begin work on a new plan, under the revised plan-making system provided for under the Levelling Up and Regeneration Act 2023 (as soon as the relevant provisions are brought into force in 2025)*", in circumstances where a draft Local Plan was submitted for examination on or before 12 March 2025 and meets less than 80% of the new local housing need. This requirement applies in Shropshire.
- 8.13. As such the Council is required to begin work on the next Local Plan, under the revised plan-making system, once the relevant provisions are brought into force in 2025.
- 8.14. The Council understands Government is intending to bring into force the revised system in Summer/Autumn of 2025.
- 8.15. The timetable identified within this LDS (Table 2: Preparation Programme) aligns with the transitional arrangements in the NPPF and seeks to reflect best available information on the likely new plan-making system, specifically that previously consulted upon.
- 8.16. Importantly, this timetable may be subject to change for a variety of reasons, including changes to timescales for introduction of the new plan-making system, the requirements of the new plan-making system and variation from that previously consulted upon, the conclusions of the evidence base, wider changes in national government policy and guidance, and availability of Council resources. The LDS will therefore be kept under regular review.
- 8.17. The content and programme for review and production of the next Local Plan and associated evidence base are set out in the Schedule of Proposed Documents (Table 1) and subsequently within the Individual Document Profiles.

Neighbourhood Plan

- 8.18. A range of Neighbourhood Plans are currently 'in development' across Shropshire. Furthermore, whilst it is the local community (via the accountable body) rather than Shropshire Council which determines if a Neighbourhood Plan is to be progressed and if so processes and timescales up to submission, the Council anticipates further Neighbourhood Plans will progress over the next three year period.
- 8.19. Further information on 'in development' Neighbourhood Plans is available on the Shropshire Council website via:
<https://shropshire.gov.uk/planning-policy/neighbourhood-and-community-led-plans/>

Table 1: Schedule of Proposed Development Plan Documents

Document Title	Status	Brief Description	Chain of Conformity	Proposed Date of:		
				Commencement	Submission to Secretary of State	Adoption
Draft Shropshire Local Plan (2016-2038)	Development Plan Document	Document providing a positive vision and objectives for the future Shropshire for the period 2016-2038. Provides a policy framework and identifies site allocations to meet housing and economic needs and social and environmental priorities.	General conformity with National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG)	January 2017	September 2021	Summer 2026
Next Local Plan (2025-2045)	Development Plan Document	Document providing a positive vision and objectives for the future Shropshire for the period 2025-2045. Provides a policy framework and identifies site allocations to meet housing and economic needs and social and environmental priorities.	General conformity with National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG)	Notification: Autumn 2025 Formal Commencement: Winter 2026	Autumn 2027	Summer 2028
Neighbourhood Plans	Development Plan Document	Neighbourhood Plans setting out local objectives, development management policies and allocations.	Core Strategy, SAMDev Plan, future Local Plan documents.	Neighbourhood Plans are prepared by qualifying bodies that represent the local community (appropriately supported by Shropshire Council). The document is subject to testing by an independent examiner. Timescales to the point of submission to the Council are determined by the relevant qualifying body, informed by consideration of requirements and guidance. Following appointment of an examiner, timescales determined by the examiner. Council responsible for referendum and subsequent adoption timescales.		

9. Plan Preparation Programme – Timescales and Key Milestones

- 9.1. This section of the LDS details the timescales and key milestones for Development Plan Documents that the Council intends to progress over the next three year period.
- 9.2. The Council acknowledges the Plan Preparation Programme includes a challenging expectation that the current and next Local Plan Review process will 'overlap', but this is a requirement of the transitional arrangements within the NPPF.
- 9.3. Please Note: Timescales detailed within the next Local Plan Review align with the plan-making process Government previously consulted upon.

Table 2: Plan Preparation Programme

Project Plan	2025												2026												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Current Local Plan Review (2016-2038)																									
Draft Local Plan (2016-2038)						C 2	2				5	5			C	2	2			®	©6	P			
Sustainability Appraisal						C 2	2								C	2	2								
Habitats Regulations Assessment															C	2	2								
Next Local Plan Review (2025-2045)																									
Draft Local Plan (2025-2045)											1												C	2	2
Environmental Outcomes Assessment																							C	2	2
Habitats Regulations Assessment																							C	2	2
Monitoring																									
Authority Monitoring Report			P																				P		
Five Year Housing Land Supply			P																				P		
Local Aggregates Assessment			P									P													P

Project Plan Continued	2027												2028											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul					
Current Local Plan Review (2016-2038)																								
Draft Local Plan (2016-2038)																								
Sustainability Appraisal																								
Habitats Regulations Assessment																								
Next Local Plan Review (2025-2045)																								
Draft Local Plan (2025-2045)						3						C	2	2	3	4		5	5	5	®	©6P		
Environmental Outcomes Assessment												C	2	2										
Habitats Regulations Assessment												C	2	2										
Monitoring																								
Authority Monitoring Report			P																				P	
Five Year Housing Land Supply			P																				P	
Local Aggregates Assessment												P												

Plan-Making Stages

	Preparation and pre-production stage
	Production stage
	Examination stage
	Post-examination stage
	Adoption

Sustainability Appraisal (SA) / Environmental Outcomes Stages

	Assessment of reasonable options and effects of proposals
	Draft Environmental Report
	Final Environmental Report

Habitats Regulation Assessment Stages

	Screening and where necessary appropriate assessment of proposals
	Draft Report
	Final Report

Plan-Making Milestones

1	Commencement of plan-making
2	Consultation
3	Gateway Checks
4	Submission to Secretary of State
5	Anticipated hearing dates
6	Anticipated adoption

Plan-Making Decision Requirements

C	Cabinet
©	Council
®	Inspectors Report
P	Publication

10. Document Profiles

10.1. This section of the LDS provides more comprehensive profiles of the Development Plan Documents to be progressed by the Council over the next three year period.

Current Local Plan Review (2016-2038)

Document Overview	
<i>Role & subject:</i>	Sets out the vision, objectives, targets and spatial strategy for the development of Shropshire together with site allocations to meet development requirements for this period and detailed development management policies.
<i>Geographical area:</i>	Shropshire
<i>Status:</i>	Statutory Development Plan Document
<i>Conformity:</i>	General conformity with NPPF and NPPG
Timetable	
<i>Commence preparation</i>	January 2017
<i>Consultation on Issues & Options</i>	January 2017
<i>Targeted engagement on Preferred Options</i>	October 2017 – September 2019
<i>Publication of Pre-Submission draft Plan</i>	December 2020
<i>Submission to Sectary of State</i>	September 2021
<i>Examination</i>	September 2021 – December 2025
<i>Inspector’s Report</i>	June 2026
<i>Adoption</i>	July 2026
Arrangements for Production	
<i>Lead for production process</i>	Planning Policy & Strategy Manager

<i>Political management arrangements</i>	Local Plan Member Group, Cabinet & Council
<i>Resource requirements</i>	Core Planning Policy staff supported by contractors and by staff across a wide range of other council services.
<i>Habitat Regulations Assessment and Sustainability Appraisal (incorporating Strategic Environmental Assessment).</i>	Habitats Regulations Assessment and Sustainability Appraisal (incorporating Strategic Environmental Assessment) to be carried out in-house.
<i>Evidence Base</i>	Resource data held by Councils, statutory bodies, consultation responses.
<i>Involvement of stakeholders & the community</i>	Compliance with the published Statement of Community Involvement (SCI) and Duty to Co-operate requirements.
Monitoring and Review	
<i>Monitoring requirements</i>	Monitored on an annual basis through the Authority Monitoring Report and subject to review if the monitoring highlights a need.
<i>Review timescale</i>	Transitional arrangements within the NPPF require a review to commence as soon as the relevant provisions are brought into force in 2025.

Next Local Plan Review (2025-2045)

Document Overview	
<i>Role & subject:</i>	Sets out the vision, objectives, targets and spatial strategy for the development of Shropshire together with site allocations to meet development requirements for this period and detailed development management policies.
<i>Geographical area:</i>	Shropshire
<i>Status:</i>	Statutory Development Plan Document

<i>Conformity:</i>	General conformity with NPPF and NPPG
Timetable	
<i>Notification of Intention to Commence:</i>	October 2025 (linked to relevant provisions for the new plan-making system being brought into force).
Formal Commencement:	February 2026
<i>First Consultation Stage (equivalent to Issues and Preferred Options):</i>	November 2026 – December 2026
<i>Second Consultation Stage (equivalent to Pre-Submission Consultation):</i>	November 2027 – December 2027
<i>Submission to Secretary of State</i>	January 2028
<i>Examination</i>	January 2028 – June 2028
<i>Inspector’s Report</i>	June 2028
<i>Adoption</i>	July 2028
Arrangements for Production	
<i>Lead for production process</i>	Planning Policy & Strategy Manager
<i>Political management arrangements</i>	Local Plan Member Group, Cabinet & Council
<i>Resource requirements</i>	Core Planning Policy staff supported by staff across a wide range of other council services. Consultants to undertake specific technical assessments.
<i>Habitat Regulations Assessment and Environmental Outcomes Reporting</i>	Habitats Regulations Assessment and Environmental Outcomes Reporting processes (or equivalent) to be determined.
<i>Evidence Base</i>	Data held by the Council and statutory bodies. Information gathered through consultation responses and evidence production exercises.

	Assessment work undertaken by the Council and/or consultants appointed to undertake specific technical assessments.
<i>Involvement of stakeholders & the community</i>	Compliance with the published Statement of Community Involvement (or equivalent) and Duty to Co-operate requirements.
Monitoring and Review	
<i>Monitoring requirements</i>	Monitored on an annual basis through the Authority Monitoring Report and subject to review if the monitoring highlights a need.
<i>Review timescale</i>	The document will be formally reviewed at least once every five years. Decisions on the necessity of an early review and the extent of any review process will be informed by best available evidence.

11. Risk Management

- 11.1. The *Risk Management Log* summarises analysis of the areas of uncertainty and risk facing production of Development Plan Documents detailed within this LDS which are anticipated to progress over the next three year period.
- 11.2. Where possible, before the *Risk Management Log* was finalised, the Council identified risk management opportunities to eliminate or minimise risks, which are embedded within the proposals for Development Plan Document preparation and identification of associated timescales and key milestones.
- 11.3. However, as detailed within the *Risk Management Log*, the Council have identified a number of significant risks that could impact upon the delivery of these Development Plan Documents.
- 11.4. Whilst proposed responses or mitigation measures have been set out, seeking where possible to manage these risks, some areas of risk are outside the Council's control – particularly timescales and processes associated with the new plan-making system and new financial pressures, which could curtail many of the proposed mitigation measures.
- 11.5. In conclusion, the risk assessment would suggest that the Development Plan Document programme remains extremely challenging.
- 11.6. Therefore, where individual document production milestones are missed it could be difficult to 'get back on track' without impacting on other elements of the overall programme.
- 11.7. The most fundamental overall mitigation measure that can be made is to ensure sufficient resources are available throughout the timescale of the LDS and to build-in realistic document production timescales into this LDS at the outset.

Table 3: Development Plan Document Risk Management Log

Area of Uncertainty/Risk		Effect	Likelihood	Impact	Total Risk Score	Response / Counter Measures
1	Revision/change of LDS.	<ul style="list-style-type: none"> Approval of LDS delayed. Causes slippage in overall Local Plan programme. 	4	3	12 (medium)	<ul style="list-style-type: none"> Close relationship and advocacy with members and directors.
2	Constrained Council financial resources – insufficient budgetary provision to adequately finance Local Plan Review project. Rising Inspectorate fees are also noted.	<ul style="list-style-type: none"> Work cannot be progressed to published timescales. Objectives on quality compromised. 	3	4	12 (medium)	<ul style="list-style-type: none"> A strong a case for setting an appropriate budget to deliver Local Plan and costs/budget kept under review. Use of funding for Service improvements. Maximise use of matrix management to draw on suitable staff resources within the Council. Expand partnership working to draw upon the skills and resources within other organisations. Review LDS timetables where necessary.
3	Lack of in-house skills for specialised areas of policy work/background studies.	<ul style="list-style-type: none"> Slow progress causing a slippage in programme. Evidence base challenged or undermined. Quality compromised. 	4	3	12 (medium)	<ul style="list-style-type: none"> Obtain training for areas where expertise is lacking. Review the adequacy of staffing as part of annual service reviews. Expand partnership working. Seek to 'draw-in' support from the 'Planning Advisory Service' (PAS). In some cases it will be more efficient to engage consultants where specialist skills are required to short timescales and in-house development is unrealistic.
4	Project Team required to contribute to other work priorities (e.g. planning appeals and infrastructure planning).	<ul style="list-style-type: none"> Diverts Team from Local Plan causing a slippage in programme. 	4	3	12 (medium)	<ul style="list-style-type: none"> Make Local Plan a Corporate Priority. Identify key staff to be 'shielded' from other work. Increase size of team.
5	Staff turnover and recruitment difficulties. Some staff turnover might be expected over the LDS period and this could have a considerable impact.	<ul style="list-style-type: none"> Reduced capacity causing slippage in programme or failure to prepare Local Plan. 	3	4	12 (medium)	<ul style="list-style-type: none"> Take prompt action to fill vacancies, with staff with required skills. Pay recruitment/ retention incentives. Where recruitment difficulties are encountered, consider interim arrangements such as temporary appointments, use of agency staff or secondment of staff.

Area of Uncertainty/Risk		Effect	Likelihood	Impact	Total Risk Score	Response / Counter Measures
6	Staff absence (e.g. long term sickness, maternity leave).	<ul style="list-style-type: none"> Reduced capacity causing slippage in programme or failure to prepare Local Plan. 	4	3	12 (medium)	<ul style="list-style-type: none"> Consider interim arrangements such as temporary appointments, buying in agency staff or secondment of staff. The adequacy of staffing levels will be evaluated through the monitoring of the preparation of the Local Plan.
7	Joint working with other internal departments and / or external authorities causes delay.	<ul style="list-style-type: none"> Causes a slippage in programme. 	4	3	12 (medium)	<ul style="list-style-type: none"> Where possible, ensure that timescales for the Local Plan Review realistically reflect partner organisations ability to contribute to joint working. Ensure commitment to milestone dates and resource allocation is obtained from relevant parties in advance in particular HE, NE and EA. Consider involvement mechanisms carefully, seeking to ensure stakeholders feel engagement is worthwhile. Consider ways to help improve the ability of local stakeholders to get involved and where possible will look to achieve efficiencies by linking with Community Enablement Team processes for example.
8	Volume of work greater than anticipated (e.g. higher level of representations than expected).	<ul style="list-style-type: none"> Causes slippage in programme. 	4	3	12 (medium)	<ul style="list-style-type: none"> Where possible, ensure timetable is realistic but has some flexibility built in. Monitor progress against LDS. Consider additional resources.
9	Uncertainty associated with the processes and requirements of the forthcoming new plan-making process.	<ul style="list-style-type: none"> Slow progress causing a slippage in programme. Evidence base challenged or undermined. Quality compromised. 	3	4	12 (medium)	<ul style="list-style-type: none"> Seek to 'draw-in' support from the 'Planning Advisory Service' (PAS). Utilise best practice and national templates (where available) to support the process.

Area of Uncertainty/Risk		Effect	Likelihood	Impact	Total Risk Score	Response / Counter Measures
10	Achievability of timescales associated with the new plan-making process.	<ul style="list-style-type: none"> • Work cannot be progressed to published timescales. • Objectives on quality compromised. 	3	4	12 (medium)	<ul style="list-style-type: none"> • A strong a case for setting an appropriate budget to deliver Local Plan and costs/budget kept under review. • Ensure Local Plan is founded on a robust but proportionate evidence base. • Utilise best practice and national templates (where available) to support the process. • Review LDS timetables where necessary.
11	Planning Inspectorate unable to meet the timescale for examination and/or reporting. Risk considered to increase under new plan making process.	<ul style="list-style-type: none"> • Examination and/or report is delayed. • Key milestones in programme not met. 	3	3	9 (medium)	<ul style="list-style-type: none"> • Once the LDS is in place there is a Service Level Agreement with PINS regarding the proposed public examination dates within it. • Close liaison with PINS to ensure early warning of any problems. • Experience has shown PINS delays inevitably occur during examination, which can lead to uncertainty with decision taking and at appeal.
12	Political considerations – all key Local Plan preparation steps involve Member decisions. Reports also need to be prepared around a month before the date of decision.	<ul style="list-style-type: none"> • Change in membership of Local Plan Member Group. • Change in approach / priorities arising from new members. 	2	3	6 (low)	<ul style="list-style-type: none"> • Lead-in-time to member decisions has been allowed for in all document timetables in this LDS. • Members involved in the Local Plan preparation process in order to provide ownership, leadership and commitment to future implementation. • It is proposed that quarterly performance against these indicators will be included in the Council’s performance management framework.
13	Local Plan Review found unsound.	<ul style="list-style-type: none"> • Local Plan cannot be adopted without significant additional work 	2	4	8 (medium)	<ul style="list-style-type: none"> • Ensure Local Plan is founded on a robust evidence base and environmental assessment and well audited community and stakeholder engagement. • Keep in view best practice elsewhere. • Obtain training for areas where expertise is lacking.

Area of Uncertainty/Risk		Effect	Likelihood	Impact	Total Risk Score	Response / Counter Measures
14	Legal challenge on procedural grounds	<ul style="list-style-type: none"> Adopted Local Plan quashed. Additional workload. 	2	4	8 (medium)	<ul style="list-style-type: none"> Ensure all relevant regulatory procedures are complied with.
15	National planning policy changes.	<ul style="list-style-type: none"> Uncertainty & delay. Need to revise scope, content or timetable for review. 	3	3	9 (medium)	<ul style="list-style-type: none"> Officer level / political engagement with CLG. Careful project design and management, including particularly the measures identified under 2-10 above.

Risk Matrix

Risk Impact	5					
	4					
	3					
	2					
	1					
		1	2	3	4	5
RISK LIKELIHOOD						

15 - 25	High	Immediate Senior Management action
8 - 12	Medium	Manage closely at Directorate, or equivalent level
4 - 6	Low	Continue to manage at Manager level
1 - 4	Very Low	Continue to manage at Service level

Likelihood Definitions

Score	Likelihood	Definitions (replacing all previous)
1	Rare/ Highly Unlikely	It is unlikely that the event will occur
2	Possible	It is likely that this event will occur but not within the next year
3	Likely	There is a fair chance (50:50) that this event will occur within the next year
4	Almost Certain	The event will almost certainly occur within the next six months
5	Certain	The event has occurred or will almost certainly occur within the next three months

Impact Definitions

Score	Impact	Definitions (replacing all previous)
1	Negligible	<ul style="list-style-type: none"> • Day to day operational problems • Budgetary issues that can be resolved within Service
2	Minor	<ul style="list-style-type: none"> • Manageable disruption to services • Noticeable internal impact, but the Service would remain on course to achieve priorities • Budgetary issues that can be resolved within Service Management Team • Localised reputational damage • Isolated complaints • Minor Injury to employees or those in the Council's care
3	Significant	<ul style="list-style-type: none"> • Significant loss, delay or interruption to services • Disruption to one critical Council Service for more than 48hrs • Non-delivery of corporate and service plan objectives • Significant stakeholder concern • Attracting short term media attention and potential for litigation/ prosecution from legislative or regulatory bodies • Long term regional damage to reputation • Budgetary issues that can be resolved at Directorate level. • Serious Injury to employees or those in the Council's care • Significant complaints

Score	Impact	Definitions (replacing all previous)
4	Major	<ul style="list-style-type: none"> • Widespread medium to long term impact on operational efficiency, performance and reputation. • Major disruption to Council’s critical services for more than 48hrs (e.g. major ICT failure) • Breach of legal or contractual obligation attracting medium-term attention of legislative or regulatory bodies. • Adverse coverage in National Press/Front page news locally • Budgetary issues that can only be resolved by Section 151 Officer / Chief Executive / Members • Serious Injury to employees or those in the Council’s care
5	Critical	<ul style="list-style-type: none"> • Potential to threaten the existence of a service/s • Death of employees or those in the Council’s care • Inability to function effectively, Council-wide • Service delivery has to be taken over by Central Government • Front page news story in National Press • Serious breach of legal or contractual obligation resulting in National impact with rapid intervention of legislative or regulatory bodies. • Extensive adverse media interest. • Budgetary intervention at national level