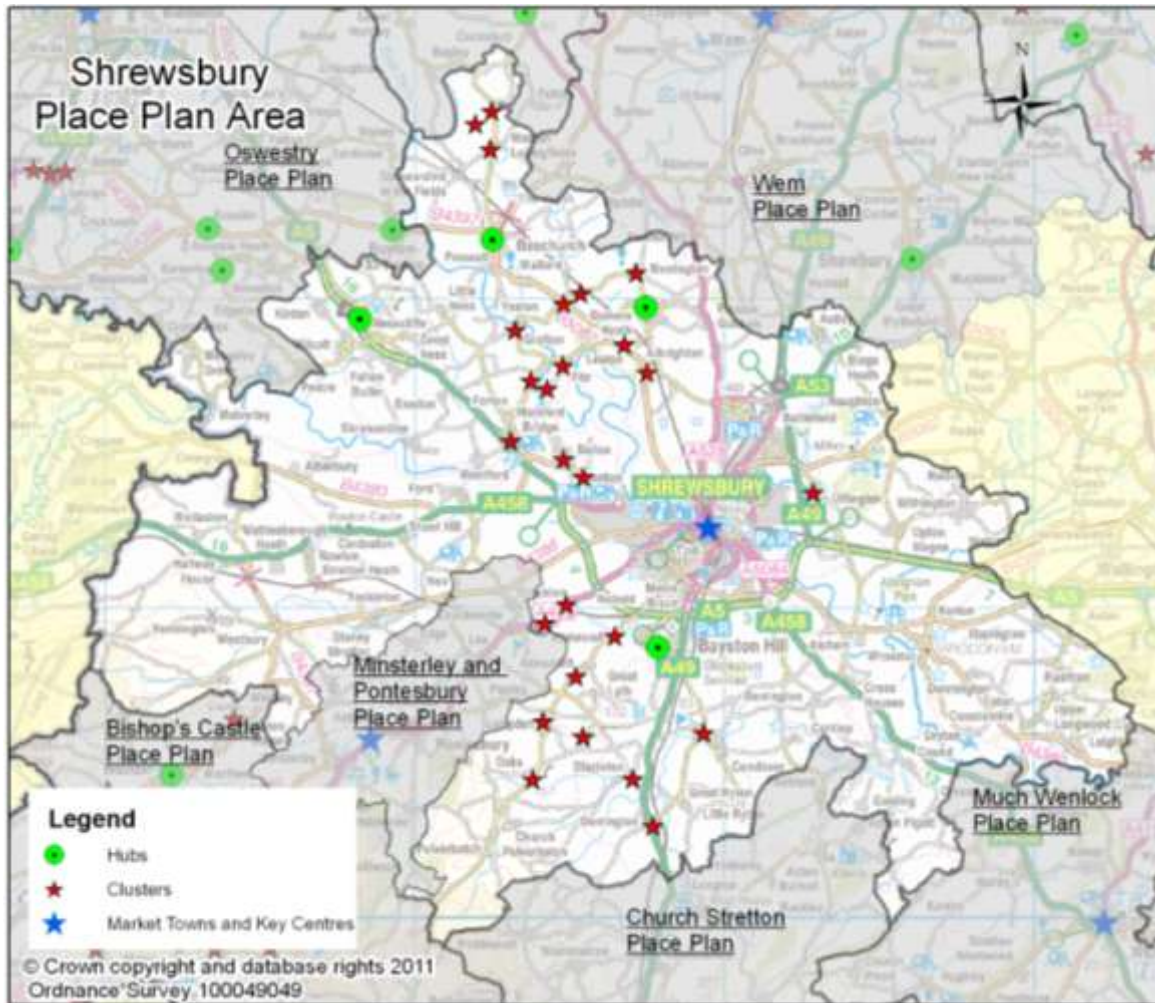


Shrewsbury



Key Centre:	Shrewsbury
Community Hubs:	Baschurch; Bayston Hill; Bomere Heath (in a Community Cluster with Leaton & Dunns Heath); Nesscliffe;
Community Clusters:	Bicton Village (part), Four Crosses area (part) and Montford Bridge (Montford Parish part); Dorrington, Stapleton and Condover; Grafton, Fitz, Mytton and Forton Heath; Hanwood and Hanwood Bank; Longden, Annscroft, Hook-a-Gate, Longden Common and Lower Common/Exfords Green; Merrington, Oldwoods and Walford Heath; Uffington ; Weston Common, Weston Wharf and Weston Lullingfields;
Site Allocations in the Countryside:	Gonsal Mineral Site Extension. Land adjoining Atcham Business Park, Atcham Land adjacent to Poultry Farm, Ford

If your village is not included in the list of Community Hubs or Community Clusters above, then this means that your Parish Council has not advised us to date that it wishes the village to be identified as a location for new open market housing development. The village is therefore proposed to be 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies. New housing would only be permitted in exceptional circumstances in accordance with Policies CS5 and CS11 of the Council's Core Strategy.

Infrastructure

- Information about the local infrastructure priorities, needs and aspirations for Shrewsbury and surrounding villages is available from the latest version of the Shrewsbury area 'Place Plan':
<http://www.shropshire.gov.uk/planningpolicy.nsf/open/87EA3F9BDDD9D7F480257922004CC917>
- All these issues will need careful examination when development applications are considered and development proposals will need to be discussed with relevant infrastructure providers at the earliest opportunity to understand the constraints to development.

Shrewsbury

- Shrewsbury is the County Town and a sub-regional centre for Shropshire, the Marches and mid-Wales. The town is at the fulcrum of Shropshire's road and rail transport networks, including the key east-west road and rail corridors between the West Midlands conurbation and mid-Wales, north-west Wales and Ireland, and the north-south A49 and Cardiff to Manchester rail route.
- Shrewsbury has seen continued economic growth and housing development over the last decade, with the focus of the housing development since 2001 having been brownfield sites.
- Current known 'critical' strategic and local infrastructure priorities include the improvement of the Shrewsbury A5/A49 Bypass junctions, Phases 6 and 8 of the Shropshire Groundwater Scheme, sewer network upgrades in the town centre and various electricity Grid supply and substation works.
- The Shrewsbury and surrounding area Place Plan details when each of these infrastructure requirements are needed, based on demand, and how each will be delivered. The Place Plans are reviewed and updated annually to reflect changing infrastructure needs and priorities within each locality.

Development Strategy

- Policy CS1 of the Core Strategy sets out Shrewsbury's role as a sub-regional centre and Shropshire's growth point, to be the focus for significant retail, office and employment development, and accommodate approximately 25% of Shropshire's residential development over the plan period.
- Policy CS2 sets out a development strategy for the town, allowing for the provision of approximately 6,500 dwellings (325 per annum) and 90 hectares of employment land over the period 2006-2026.

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- The strategy provides for a co-ordinated approach to enable the town to achieve these significant levels of housing and economic growth linked to infrastructure improvements, whilst protecting and enhancing the town's role, character and the unique qualities of its historic built and natural environment. The strategy also sets out priorities for the allocation/release of land:
 - Making best use of previously developed land and buildings (including to provide at least 60% of the housing requirement) – part of an approach to secure the beneficial re-use of 'brownfield' sites and reduce the need for new greenfield sites;
 - Bringing forward two sustainable urban extensions providing 25% of the housing growth and 50% of the employment growth – part of an approach to secure high quality, comprehensively planned development to meet both housing and employment needs plus secure infrastructure provision;
 - Identifying other sustainable housing land releases to provide the balance of housing land required (land for approximately 1,000 homes plus additional 'reserve' sites to ensure delivery).
- The two sustainable urban extensions proposed are:
 - Shrewsbury South – land off Thieves Lane/Oteley Road, accommodating approximately 900 dwellings, 26 hectares of employment land and a new local centre;
 - Shrewsbury West – land at Bicton Heath and off Welshpool Road, accommodating approximately 720 dwellings, 9-12 hectares of employment land and health/care facilities, enhanced local centre, relocated park and ride facility and a new 'Oxon Link Road' from the A5 Churncote Island to the Holyhead Road.
- The Core Strategy identified the locations of these development areas and set out broad development objectives. These are being taken forward into the SAMDev Plan, with further detail set out under Policy Direction MD7. The extent of the areas of land proposed is identified on the maps below;
- The Town Council supports the levels of development proposed and the principle of the two sustainable urban extensions;

Housing

- Approximately 1,150 homes have already been built since 2006, with a further 1,230 with planning consent/committed – all part of the target of 60% (3,900 homes) on previously developed land. There are further significant potential 'brownfield' sites in the town which will ensure that this target will be achieved, but the strategy actively plans for greenfield development as well. The focus on brownfield sites since 2001 has achieved its aim of securing the redevelopment of previously used land in the town, but has also meant that the levels of development have been below the planned targets, as not all of the sites have come forward in line with expected timescales.
- One of these outstanding allocated sites and two other major committed brownfield sites are proposed to be identified as land allocations:
 - Land off Ellesmere Road (146 dwellings);

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- The former Tesco site, Arlington Way (106 dwellings);
- The former Gay Meadow site (179 dwellings).
- Two of these sites are now coming forward for development and so the need to show them as allocations in the Final Plan will be reviewed. In addition, a further brownfield site, but one currently outside the town development boundary, is identified at Mousecroft Lane (off Longden Road) – the concrete batching plant. The site is currently in use but is promoted for redevelopment by the owners. The Council is proposing the allocation of a greenfield site on the south side of Mousecroft Lane, off Longden Road, and the redevelopment of this industrial site for housing is seen as a complimentary proposal which would provide an opportunity to enhance the site, relieve the use of the Lane by associated HGV vehicles, and provide improved public access to associated green space.
- Land related to the Ditherington Flaxmill site, which has been the subject of a masterplanning process and has outline consent, including for 121 dwellings, is another significant brownfield development site, but it is not proposed to specifically allocate it, as it is considered that there is sufficient policy guidance in proposed Policy Direction MD4 – Key Areas of Change in Shrewsbury. There are also a number of other large and many smaller brownfield sites identified through the Strategic Housing Land Availability Assessment where it is anticipated that housing development may come forward during the plan period. The owners' plans for one or two of the larger sites may become clearer in the coming months, in which case they too may be identified in the Final Plan. However, at this stage, the balance of brownfield sites to come forward of 1,595 dwellings, averaging 106 per annum from 2011, is considered deliverable having regard to the opportunities that exist and past rates of development.
- The approach being taken to identifying the balance of greenfield housing sites required is to spread the growth over a number of sites and in a variety of directions around the edge of the town - in order to provide the market with a good range and choice of sites, to spread impacts and to take advantage of opportunities to secure linked benefits, whilst avoiding areas with major constraints.
- Shrewsbury is fortunate in that there are considerable areas of land within the Shrewsbury Bypasses which could come forward for development, providing a range of options. However, there are still significant constraints in some areas, notably the River Severn and its corridor through the town (with associated flood risk and landscape sensitivity), limitations on the capacity of the local highways network, and proximity of sites of major ecological and historical value. A high level options assessment of Shrewsbury's Direction of Growth was undertaken for the Core Strategy, linked to the need to identify major greenfield development (ShropsEV24) and supporting the identification of the two sustainable urban extensions (SUE's) proposed in the Core Strategy – Shrewsbury South and Shrewsbury West. This document, and the evidence base behind it (as subsequently updated), remains relevant to the consideration of options for site allocations.
- The principle of the two SUE's was established in the Core Strategy. Policy Direction MD7 in the Preferred Options SAMDev Plan sets out the key elements of the developments, including the provision of approximately 900 dwellings at

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Shrewsbury South and 720 dwellings at Shrewsbury West, both on a phased basis. The broad arrangement of land uses proposed is shown on separate plans in this document, and this will be refined through the preparation of masterplans, to be the subject of separate public consultation and then adoption by the Council. For Shrewsbury South, the primary residential areas are proposed to be at Sutton Grange north of Oteley Road, and between the Percy Thrower's Garden Centre and Wenlock Road south of Oteley Road. For Shrewsbury West, the residential areas are proposed to be on the north side of the Welshpool Road between Shelton Gardens and Calcott Lane.

- The sites proposed to provide the further greenfield housing land required (15% of supply - 1,000 dwellings) are set out in the table below. These are a combination of major sites which can deliver significant benefits through being larger scale co-ordinated development, and smaller, relatively well contained sites taking advantage of existing infrastructure and/or rounding off existing development areas.
- The two largest allocations are land at Bowbrook/Radbrook between the Mytton Oak and Hanwood Roads, and land at Weir Hill Farm/Robertsford House off Preston Street. The Bowbrook/Radbrook site is considered to be a logical further extension of the town to the south-west into the major area of greenfield land between the Mytton Oak and Hanwood Roads, providing the opportunity to provide a new road link between the two (as an alternative to Crowmeole Lane), a countryside park along the Rad Brook acting also as a buffer to existing housing at Falcons Way, and a 7 hectare site for community facilities to serve the long term needs of this part of the town. A total of approximately 550 houses is proposed, in three phases.
- The land at Weir Hill Farm/Robertsford House is part of a large area of land on the south-eastern side of the town. At this stage, part of the land, capable of accommodating approximately 400 dwellings in two phases, is identified, subject to highway improvements to Preston Street and the Column roundabout. However, the Council is currently exploring the inclusion of a further phase of 300-400 dwellings to the south of the identified area, subject to the provision of a new link road to London Road and associated with enabling further consolidation of and improvements to the Shrewsbury College of Arts and Technology site and facilities. This is indicated as a 'reserve' site at this stage, but could be brought forward in the Final Plan. A further site south of the Crematorium, suitable for relatively low density development of approximately 50 dwellings and accessed separately off London Road, is identified as a further 'reserve' site.
- Phasing, particularly of the larger greenfield sites, is indicated where appropriate and identified at this stage.
- The Core Strategy also indicated an intention to identify a significant quantity of 'reserve' sites (potentially an additional 15% of supply – 1,000 dwellings) in order to provide alternatives if problems were encountered with the delivery of the major allocations to the extent that there was no longer a 10 year supply of identified sites. This approach will also provide some certainty of supply beyond 2026. At this stage, the Council is identifying sufficient land to meet the overall greenfield land requirement, but only identifying the areas of land off London Road as potential 'reserve' sites (with a capacity of about 450 dwellings). The list of 'reserve' sites will be reviewed in the light of consultation responses and further

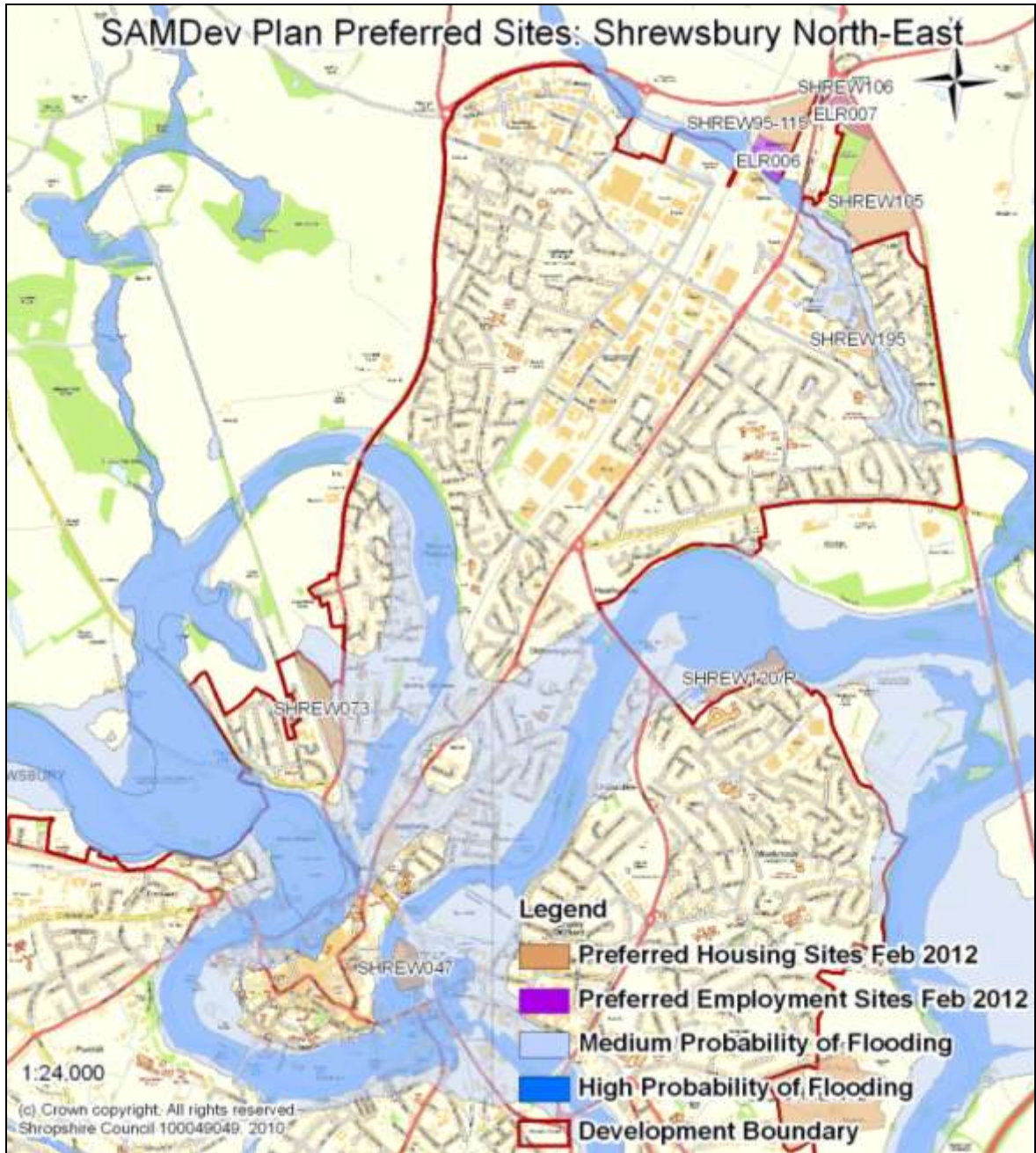
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information on the deliverability of sites, and amended as necessary in preparing the Final Plan. However, the Council does not want to unnecessarily constrain the range and choice of sites, particularly in the current economic climate, or lose potential strategic benefits linked to larger scale co-ordinated developments. This may lead to deliberate 'over-allocation' to secure delivery.

Employment Land

- The overall target for Shrewsbury of 90 hectares of employment land 2006-2026 allows for the continued growth of the town as an important sub-regional centre. There are existing commitments of approximately 55 hectares, leaving about 35 hectares to find. The proposed allocations to meet this include a new strategic employment site of some 22 hectares in the Shrewsbury South SUE – on the land between the Football Stadium, the A5 and the Garden Centre south of Oteley Road. Smaller additional areas arise from extensions to the Shrewsbury Business Park (Emstrey) and Oxon Business Park (Welshpool Road), a gateway area at the A5 Bypass Churncote Island (also part of the Shrewsbury West SUE), plus two sites off Battlefield Road.
- The approach will deliver a significant re-balancing of the geographical spread of employment land around the town, which has been dominated by development in the north of the town, and to address market demand for sites well related to the A5/A49 Bypasses including land for recycling and environmental industries to serve Shrewsbury and the Central Place Plan area. The potential over-allocation indicated in the table reflects the fact that part of the land identified at the Shrewsbury West SUE may be used partly for health/ care development and expansion of existing businesses rather than traditional employment land uses, depending on the outcome of the master planning and market testing. The Council also considers that it is important to provide an adequate range and choice of sites in order to maximise economic development potential. The employment land allocated will include provision for recycling and environmental industries especially within the South SUE.

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Housing:

	Approx. No. Houses
Shropshire/Town Council aspirations for housing 2006 – 2026	6500
Houses Built or Committed 2006-11	2265
<p>These are all brownfield sites, including the following committed sites which are proposed to be allocated (see Maps) on the basis of development in accordance with the outstanding planning consents (as may be amended) :</p>	

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<i>Land off Ellesmere Road (Site SHREW073 – Area: 3.9 ha.)</i>	146
<i>Former Tesco site, Arlington Way (Site SHREW 195 – Area: 2.1 ha.)</i>	106
<i>Former Gay Meadow (Site SHREW047 – Area: 2.8 ha.)</i>	179
New Housing Required	4,235 Plus Reserve Sites (1,000)
Additional brownfield site proposed to be allocated: <i>Land at Mousecroft Lane (Site SHREW 138 – Area: 1.6 ha.):</i> Redevelopment of existing concrete batching plant, linked to improved public access to adjoining green space.	40
Balance/ Windfall (balance of brownfield development to meet target of at least 60% of overall supply - 3,900 dwellings).	1,595
Development Boundary	Yes
Greenfield Sites Requirement	2,600 Plus Reserve Sites (1,000)
New Greenfield Sites Proposed to be Allocated	3,190 Plus Reserve:450
Greenfield Sites (See Maps)	Approx. Capacity (dwellings)
Sustainable Urban Extensions:	
<i>Shrewsbury South Sustainable Urban Extension (Sites SHREW028, 029, 075, 107, 114, and 127/ELR02 and 66):</i> Development to be in accordance with the masterplan to be adopted for the comprehensively planned, integrated and phased development of the SUE, to include the provision of a local centre combined with relocated garden centre south of Oteley Road, major green infrastructure areas, including in the Rea Brook Valley, contributions to A5 junction improvements and sustainable transport measures, linked with provision of a new strategic employment site south and east of the Football Stadium and Phase 3 of Shrewsbury Business Park off Thieves Lane.	900 (2011-2016: 400) (2016-2021: 250) (2021-2026: 250)
<i>Shrewsbury West Sustainable Urban Extension (Sites SHREW002, 035, 083, and 128/ELR64, 67, and 68):</i> Development to be in accordance with the masterplan to be adopted for the comprehensively planned, integrated and phased development of the SUE, to include the provision of	720 (2011-2016: 250) (2016-2021: 350)

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<p>a new Oxon Link Road and facilitation of the improvement of the A5 Churncote Island, the relocation of the Park and Ride facility to the west of Gains Park, sustainable transport measures, an enhanced local centre at Bicton Heath, and major landscape buffers and public open space, linked with additional employment land extending Oxon Business Park and on the gateway land by the Churncote Island, and land for additional health/care development/expansion of existing businesses off Clayton Way.</p>	<p>(2021-2026: 120)</p>
<p>Other Preferred Sites</p>	
<p><i>Bowbrook/Radbrook – land between Mytton Oak Road and Hanwood Road (Sites SHREW210/09, 030/R, 094 and 019 – Area: 36 ha):</i></p> <p>Comprehensive phased development providing a countryside park along the Rad Brook, a 7 hectare site for community facilities, and creating a road link between the Mytton Oak and Hanwood Roads.</p>	<p>550 (2011-2016: 180) (2016-2021: 200) (2021-2026: 170)</p>
<p><i>Land at Weir Hill Farm/Robertsford House, Preston Street (Site SHREW027 – Area: 17 ha):</i></p> <p>Development in two phases, subject to highway improvements to Preston Street and the Column roundabout.</p>	<p>400 (2011-2016: 200) (2016:2021: 200)</p>
<p><i>Land off Hillside Drive, Belvidere (Site SHREW016 – Area: 2.1 ha):</i></p> <p>Development subject to retention of protected trees, provision of public open space/woodland ecology area and enhancement of footpath access to Severn Way.</p>	<p>20</p>
<p><i>Land off Woodcote Way (Site SHREW120/R – Area: 1.9 ha):</i></p> <p>Development subject to a new access off Woodcote Way, provision of public open space and improved footpath link to Severn Way.</p>	<p>50</p>
<p><i>Land off Shillingston Drive (Site SHREW105 – Area: 10 ha):</i></p> <p>Development subject to creation of ecopark on eastern side and buffer to Lion Coppice.</p>	<p>250</p>
<p><i>Land west of Battlefield Road (sites SHREW095 and 115/ELR006 – Area: 6.3 ha.):</i></p> <p>Development for housing (northern part) and employment use (southern part) subject to new access off Battlefield Road,</p>	<p>100</p>
<p><i>Land west of Longden Road (Site SHREW212/09 – Area: 6.9 ha)</i></p>	<p>175</p>
<p><i>Land at Corner Farm Drive (Site SHREW023 – Area: 1.3 ha)</i></p>	<p>25</p>

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Reserve Sites	
<p><i>Land off London Road (South of Site SHREW027)</i></p> <p>The Council is currently exploring the inclusion of a further phase of 300-400 dwellings to the south of the preferred option site SHREW027 Land at Weir Hill Farm/Robertsford House, Preston Street subject to a link road to London Road and the improvement of facilities at Shrewsbury College – indicated as a ‘reserve’ site at this stage.</p>	400
<p><i>Land north of London Road (Site SHREW001 – Area: 5 ha):</i></p> <p>Low density development adjoining Crematorium site, served by a new access off London Road</p>	50
<p>Total:</p> <p>Sustainable Urban Extensions</p> <p>Other Preferred Greenfield Sites</p> <p>Reserve Greenfield Sites</p> <p>Total</p>	<p>1,620</p> <p>1,570</p> <p><u>450</u></p> <p>3,640</p>

Employment Land:

	Approx. Land (Ha)
Shropshire/Town Council aspirations 2006 – 2026	90
Built or Committed 2006-11	Approx. 55
New Employment Land Required	Approx.35
Proposed Employment Land to be Allocated	40-43
Preferred Sites (See Maps)	
<p><u><i>Shrewsbury South Sustainable Urban Extension (Sites SHREW028, 029, 075, 107, 114, and 127):</i></u></p> <p>Development to be in accordance with the masterplan to be adopted for the comprehensively planned, integrated and phased development of the SUE, to include provision of a new strategic employment site south and east of the Football Stadium (22 ha.) and Phase 3 of Shrewsbury Business Park off Thieves Lane (4 ha.).</p>	26
<p><u><i>Shrewsbury West Sustainable Urban Extension (Sites SHREW002, 035, 083, and 128):</i></u></p> <p>Development to be in accordance with the masterplan to be adopted for the comprehensively planned, integrated and phased development of the SUE, to include the provision of extension to Oxon Business Park, a gateway employment development on land by the Churncote Island, and land for additional health/care development/expansion of existing businesses off Clayton Way.</p>	9-12

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<p><i>Land west of Battlefield Road (Site SHREW095 part/ELR006):</i></p> <p>Development of southern part of site adjoining ABP premises, subject to a new access off Battlefield Road and flood mitigation in relation to the Battlefield Brook.</p>	3
<p><i>Land east of Battlefield Road (Site SHREW106/ELR007):</i></p> <p>Development of site adjoining A49/A53 junction for employment uses on gateway site, subject to satisfactory access off Battlefield Road.</p>	2

Shrewsbury South Sustainable Urban Extension



Shrewsbury West Sustainable Urban Extension



- These Plans are indicative of the broad arrangement of land uses proposed for the Sustainable Urban Extensions (SUEs), having regard to the principles set out in Policy CS2 of the Adopted Core Strategy and Preferred Policy Direction MD7 of the Site Allocations and Management of Development Plan. These land use plans are not the masterplans for the SUE's, which will be more detailed and subject to separate public consultations prior to adoption by the Council. The masterplans will incorporate buffer areas on the boundaries of the areas to be developed and between different types of land use, where appropriate. The Land Use Plans will be amended, if required, to reflect the masterplans.

Other Policy Issues

- The Proposals Map for Shrewsbury in the Final Plan will also identify:
 - areas included in the Key Areas of Change in Shrewsbury referred to in proposed Policy Direction MD4 – the 'Heart' of Shrewsbury and the Shrewsbury Northern Corridor;
 - existing major employment areas, linked to Policy Direction MD11;
 - the development boundary for the Shrewsbury urban area. The boundary proposed as the preferred option is the boundary currently shown on the former Borough Council's 2001 Local Plan. Site allocations, when confirmed, will be included within the development boundary.
 - the Primary Shopping Area, and Primary and Secondary Shopping Frontages in the town centre, linked to Policy Direction MD12. Shrewsbury is identified as a strategic centre for retail, office and other town centre uses in the Core Strategy;
 - land at Riverside proposed for the New Riverside Shopping Centre will be identified within the Primary Shopping Frontage Area and as the location for

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significant new retail floorspace to help to meet the targets for Shrewsbury set out in Core Strategy Policy CS15, and linked to proposed Policy Direction MD4 – Key Areas of Change in Shrewsbury:

Proposed Primary Shopping Area and Retail Allocations:

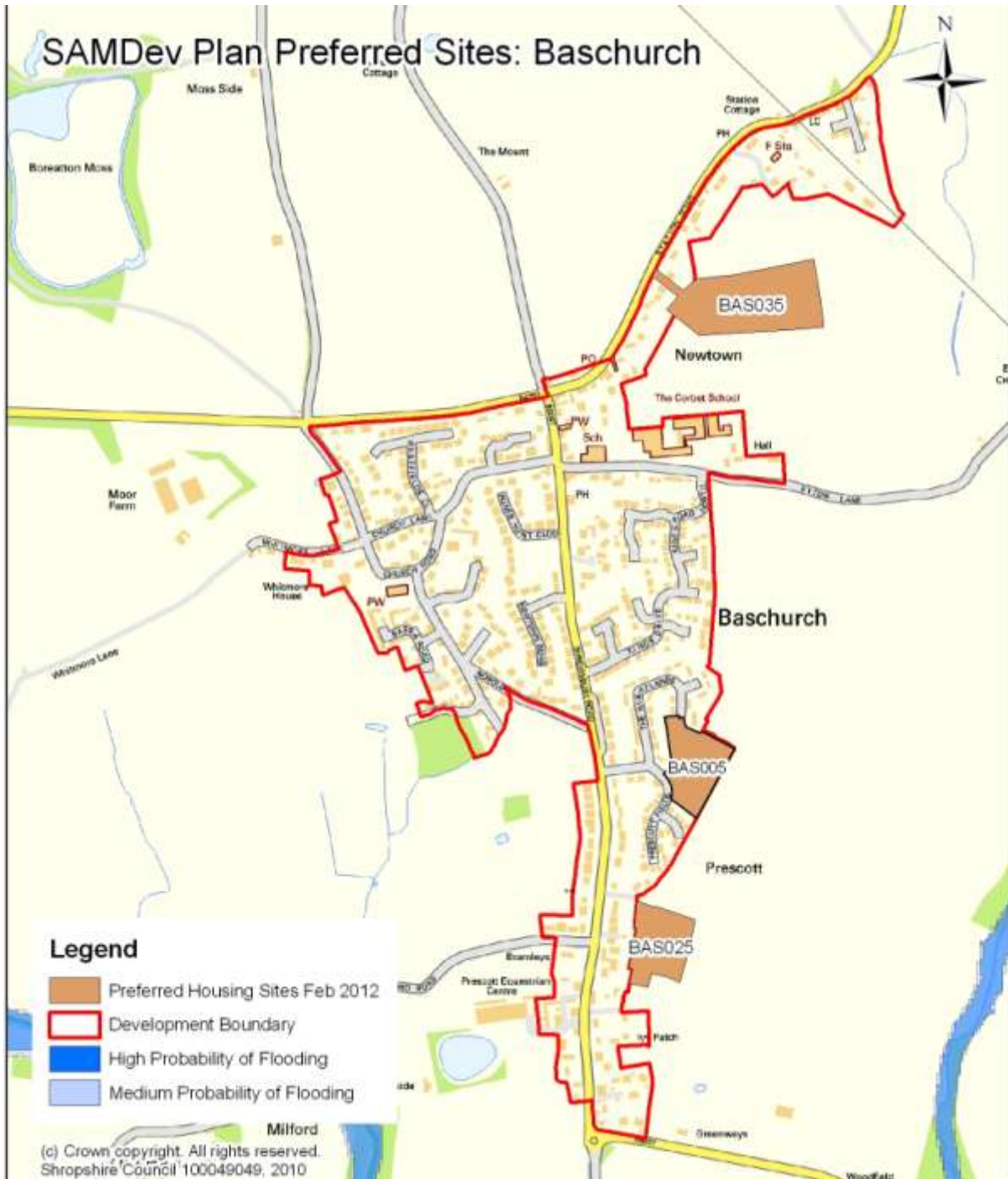


- In helping to ensure Shrewsbury meets its role as the County's strategic retail centre, it is proposed to alter extent of the town's Primary Shopping Area, and within that the extent of the primary and secondary retail frontages, and to allocate the Riverside Mall as the town's principal town centre comparison retail opportunity. These are shown on the map above.
- A planning application for the reconfiguration and redevelopment of the Riverside Mall for approximately an additional 25,000 sq.m. of comparison retail floorspace has recently been received by Shropshire Council.
- In line with evidence from the Shrewsbury Retail Study 2010 and the further update in 2011, and to support the 'town centre first' approach, it is proposed **not** to allocate any further edge of centre or out of centre sites for additional comparison (non-food) or convenience (food) retail floorspace.
- Proposals for further retail provision outside the town centre will therefore be assessed on a case-by-case basis, and will need to satisfy Policies CS2 and CS15 from the Shropshire Core Strategy, and SAMDev Policy MD12 when adopted.

Community Hubs:

Baschurch

- Baschurch is a large village located approximately 8.5 miles north of Shrewsbury and is the main village within the Parish. It has a good range of facilities and services including both a primary and secondary school together with a vibrant local community.



Development Strategy

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- Baschurch Parish Council supports the inclusion of the village as a community hub. It is proposed that a modest level of housing development would be appropriate. The total number of houses that the Parish Council would like to see is between 150 – 200. At the time of the Issues and Options consultation 32 homes had outstanding planning consent and there is an outstanding housing allocation site on land to the rear of the Wheatlands Estate for 40 dwellings and it is proposed that this allocation be carried forward for this plan period along with additional allocations on land at Station Road (BAS035) and Medley Farm (BAS025). The allocation of land at Station Road would be subject to the provision of land to enable a school ‘drop off’ zone capable of accommodation coaches and other school traffic and satisfactory highway access. No changes are proposed to the current development boundary (except that the additional proposed site allocations would be included, if confirmed).

Housing:

	Approx. No. Houses
Parish Council aspirations for housing 2010 – 2026	Approx. 150 – 200 dwellings
Proposed housing to be allocated	105
Balance/windfall (including outstanding permissions of 32)	52
Development boundary	Yes
Preferred Sites	
Land at rear of Wheatlands Estate (BAS005), 1.26 ha	40
Land at Station Road (BAS035), 2.68ha Subject to the provision of land to enable a school ‘drop off’ zone capable of accommodation coaches and other school traffic and satisfactory highway access.	40
Land to rear of Medley Farm (BAS025), 1.22 ha	25

Bayston Hill

- Bayston Hill is a large village with a good range of facilities and services located either side of the A49 just south of Shrewsbury. The village is separated from the town by the A5 Shrewsbury Bypass and the Rea Brook Valley. In addition to the A49 itself, Pulley Lane provides an important link to Shrewsbury, avoiding crossing the A5.

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Development Strategy

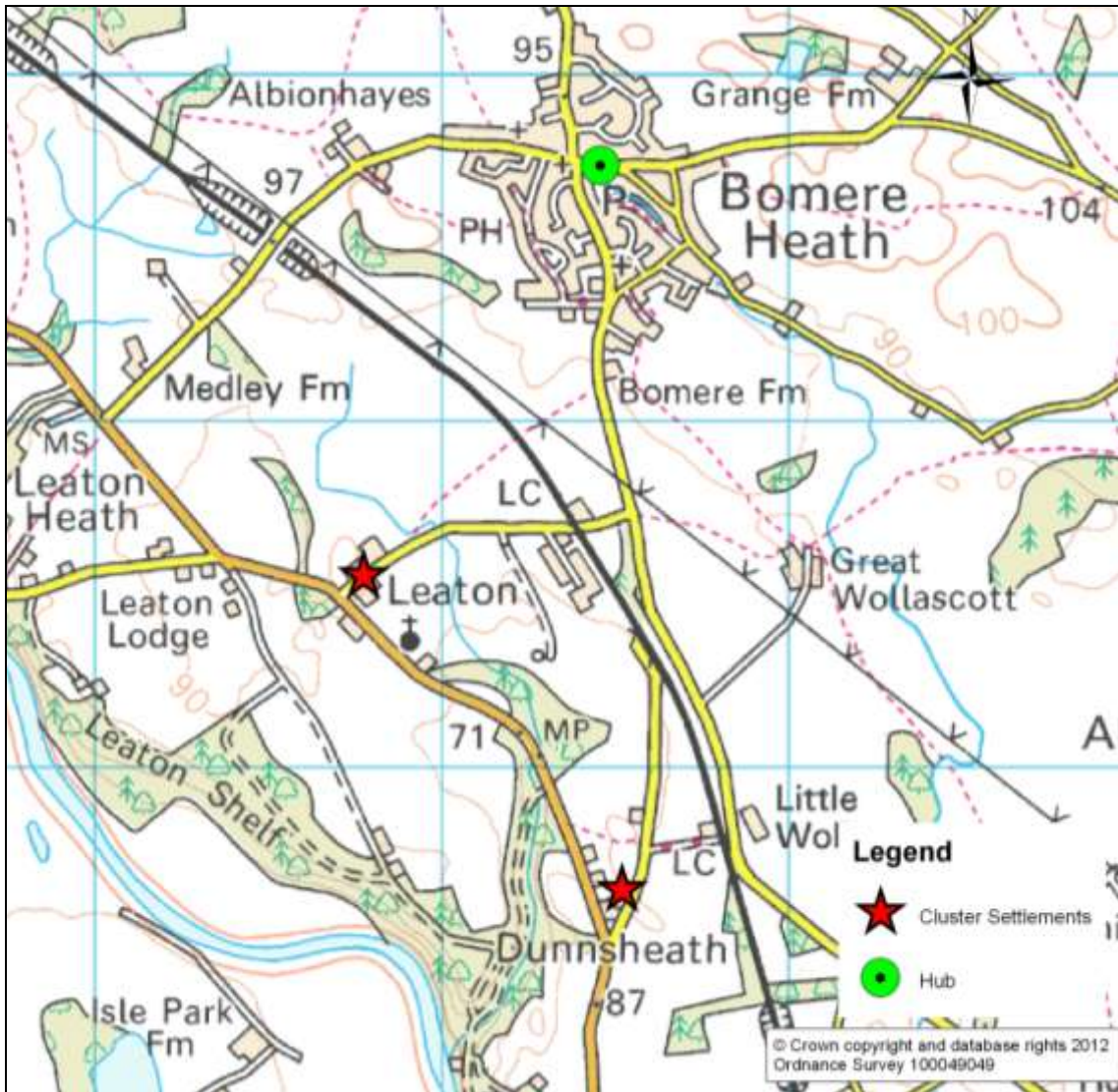
- There is a Bayston Hill Parish Plan which was reviewed in 2010. Bayston Hill Parish Council has indicated that it supports the identification of Bayston Hill as a Community Hub, with a housing target of 50-60 additional dwellings up to 2026, to be developed on sites to come forward within the existing village development boundary. Therefore, no specific sites are proposed to be allocated for development. The retention of the gap of undeveloped land between Bayston Hill and Meole Brace, Shrewsbury remains an important objective of the strategy for the village. The development boundary proposed is the same as the boundary set out in the 2001 Borough Local Plan. The Parish Council has identified the provision of affordable housing as an infrastructure requirement for the Place Plan.

Housing:

	Approx. No. Houses
Parish Council aspirations for housing 2010 – 2026	Approx. 60 dwellings
Proposed housing to be allocated	0
Balance/windfall	60
Development Boundary (see map)	Yes

Bomere Heath (with Leaton & Dunns Heath)

- Bomere Heath is the main village in the large parish of Pimhill located to the north-west of Shrewsbury. The village has a good range of facilities and services including a primary school, while there is a small industrial estate at nearby Leaton.



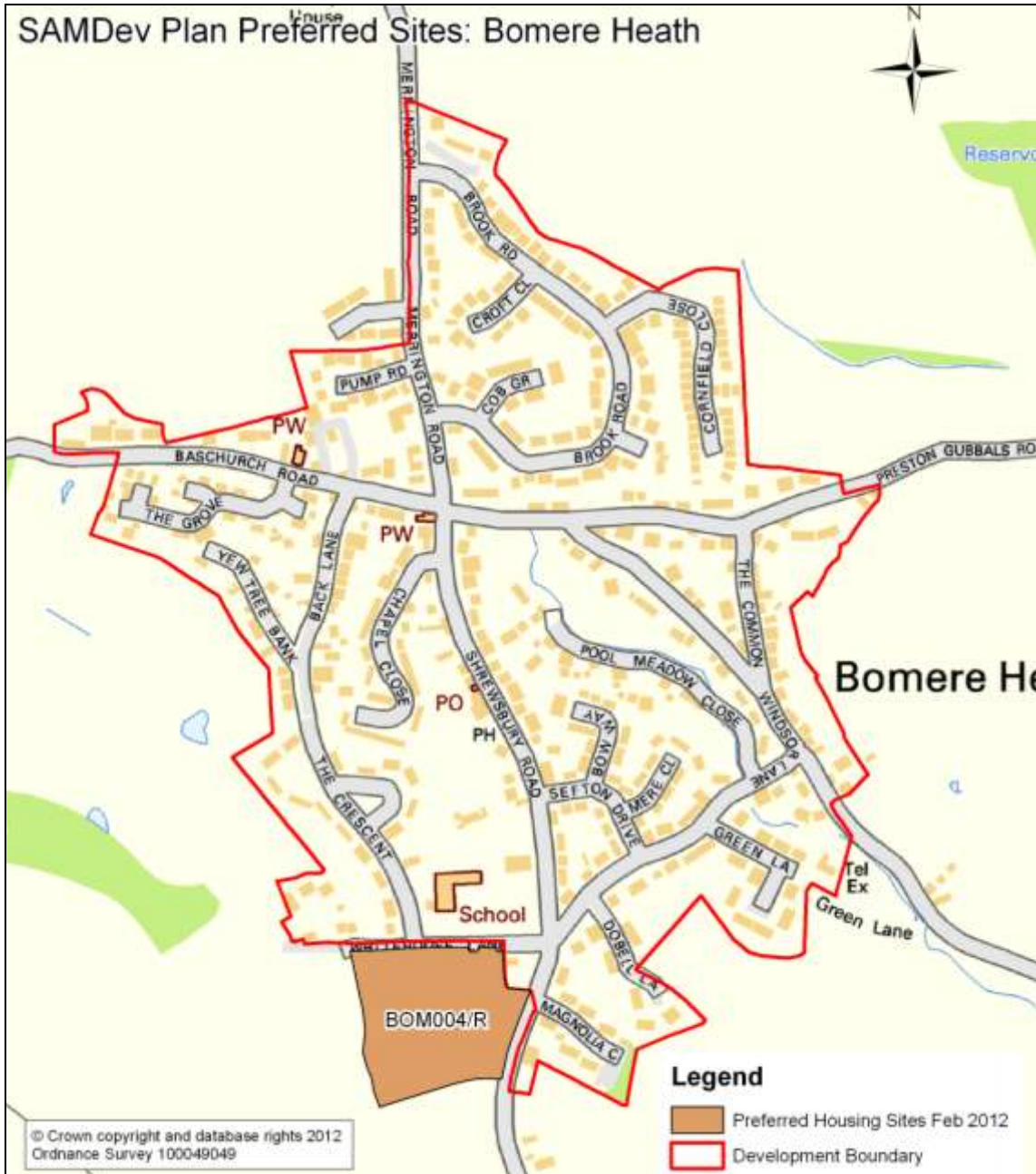
Development Strategy

- Bomere Heath and District Parish Council has indicated that it supports the identification of Bomere Heath village as a Community Hub, with Leaton and Dunns Heath in a Community Cluster with it. The Parish Council has supported a housing target of approximately 50 additional dwellings up to 2026, with one site to be put forward as an allocation for up to 30 dwellings (on the site of the old cricket ground at the corner of Whitehouse Lane and Shrewsbury Road), the remainder to come forward as windfall development. It is not proposed to identify a development boundary for Bomere Heath, Leaton or Dunns Heath. There is a Parish Plan, completed in 2006, and the Parish Council carried out a Housing

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Requirements Survey in May 2011 to provide information on the housing needs requirements of current residents.

- Bomere Heath also benefits from committed employment land at Leaton Industrial Estate (0.25ha) for general industrial uses.



Housing:

	Approx. No. Houses
Parish Council aspirations for housing 2010 – 2026	Approx. 50 dwellings
Proposed housing to be allocated	30
Development Boundary	No

Preferred Sites (see map)	
<p>Land off Shrewsbury Road, Bomere Heath (Site BOM004/R Area: 2 ha.): Subject to a new access from Shrewsbury Road, and the provision of public open space, a new footway along Shrewsbury Road and a cycle and footpath link to the football and cricket pitches to the south.</p>	<p>30</p>

Nesscliffe

- Nesscliffe is located on the former A5 between Shrewsbury and Oswestry, now benefitting from a Bypass. The village has a primary school and public house, with a service station/shop on the bypass. Nesscliffe Hill is a key landscape feature and the Nesscliffe Country Park a valued facility for residents and visitors.



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Development Strategy

- Great Ness & Little Ness Parish Council has indicated that it supports the identification of Nesscliffe village as a Community Hub. The Parish Council has supported a housing target of approximately 50 additional dwellings up to 2026, with land at the north-western end of the village between Holyhead Road and the A5 Bypass the preferred location for a site to be put forward as an allocation for 10-15 dwellings, the remainder to come forward as windfall development. Whilst the location of the proposed site allocation is shown indicatively on the plan of the village, its extent will be defined in the Final Plan following further consideration and the outcome of the consultations on the SAMDev Plan. It is not proposed to identify a development boundary for Nesscliffe. There is a Nesses Parish Plan (2004), and a Nesscliffe Housing Needs and Development Survey 2011 was conducted by the Parish Council to help to inform its views for the SAMDev Plan. The protection of the setting of Nesscliffe Hill is an important objective of the strategy for the village. The Parish Council has identified a number of infrastructure requirements for the Place Plan, including highways, parking and pedestrian crossing improvements.

Housing:

	Approx. No. Houses
Parish Council aspirations for housing 2010 – 2026	Approx. 50
Proposed housing to be allocated	10-15
Balance/windfall	35-40
Development Boundary	No
Preferred Sites (see map)	
Land West of Holyhead Road: (Site NESS004 – part. Area: 0.5-1 ha.): Development of land fronting Holyhead Road and leaving a substantial area of land between the proposed dwellings and to the A5 Bypass.	10-15

Community Clusters:

Bicton, Four Crosses area (part) and Montford Bridge (Montford Parish)

- Montford Bridge and Bicton are villages located on and linked by the former A5 Holyhead Road, west of Shrewsbury. The primary school in Bicton Village serves both communities, with other facilities including two public houses, garage, and village hall (at Bicton). The River Severn, which runs through Montford Bridge village, is the boundary between the two parishes.



Development Strategy

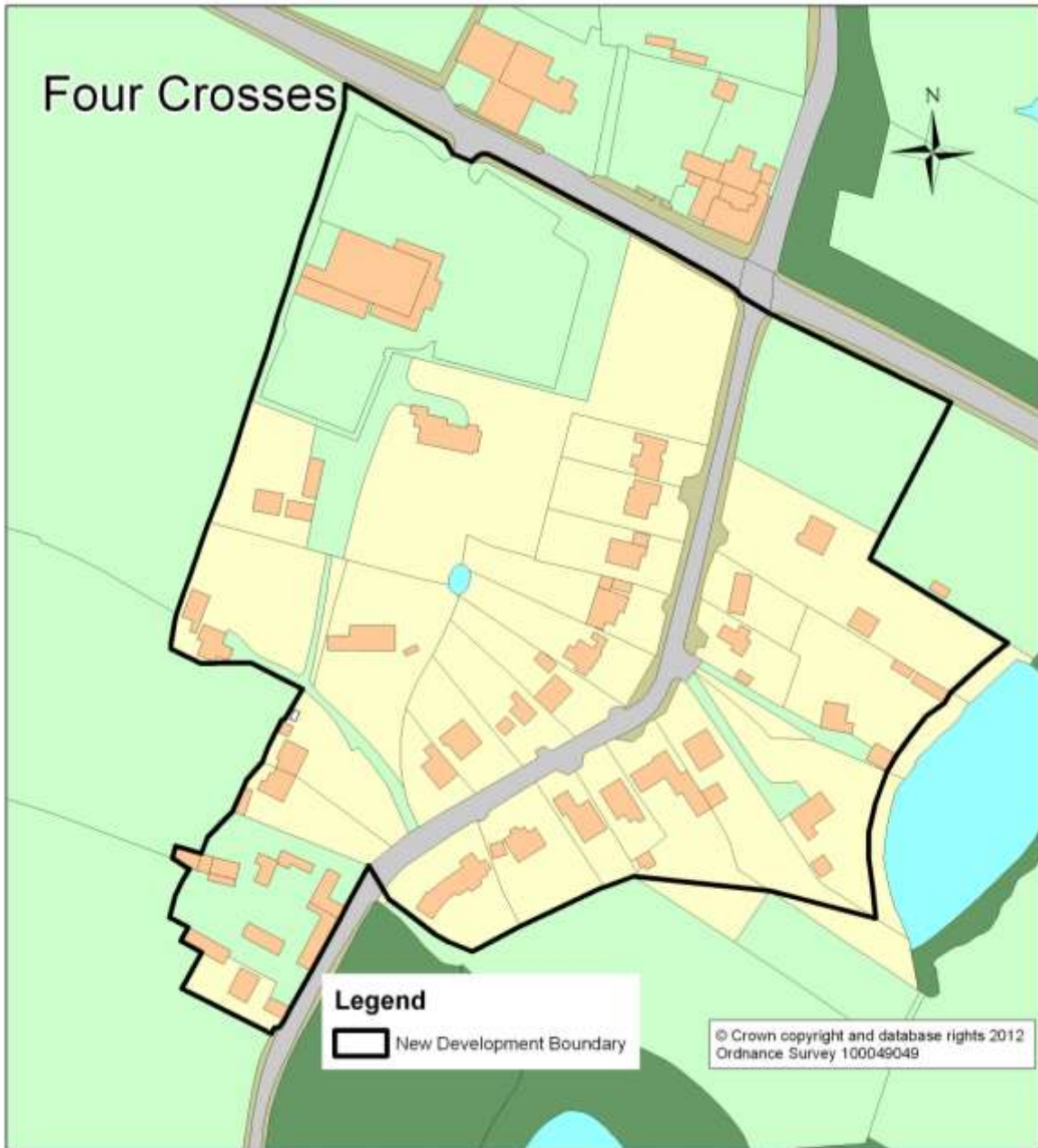
- Bicton Parish Council and Montford Parish Council have indicated that they support the identification of a Community Cluster comprising of Bicton Village, the Four Crosses area (part) and Montford Bridge (the part west of the River Severn in Montford Parish only).
- Bicton Parish Council has identified the extent of the areas of the parish - Bicton Village and part of the Four Crosses area (Shepherds Lane) - where it would support small scale development, with a target of approximately 15 additional dwellings up to 2026. These areas are defined by the proposed development boundaries shown on the map. The Parish Council carried out local consultations in 2011 in order to prepare an agreed plan for the future growth of Bicton, as a basis for responding to consultations on the SAMDev Plan by Shropshire Council.

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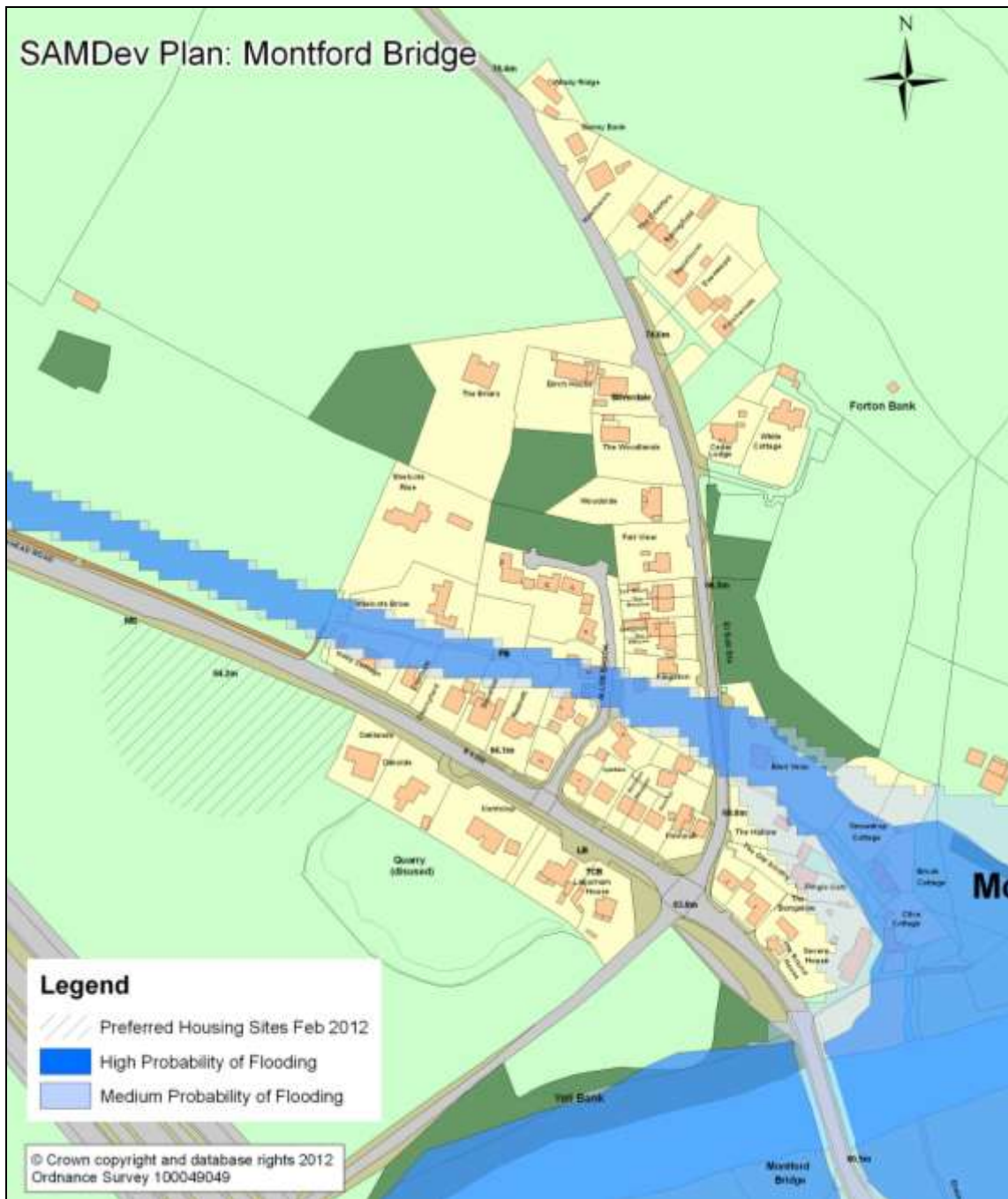
- Montford Parish Council supports limited development in the Montford Parish part of Montford Bridge – that is the part west of the River Severn. Development of approximately 15 new dwellings through limited infilling and potentially a small group of dwellings (5-8) is supported, with land south west of the Holyhead Road identified as the preferred location for the group of dwellings. This site is shown indicatively on the map of the village - its extent will be defined in the Final Plan following further consideration and the outcome of the consultations on the SAMDev Plan. It is not proposed to identify a development boundary for Montford Bridge in order to provide greater flexibility. Bicton Parish Council considers that the part of Montford Bridge in Bicton Parish should remain as 'countryside' in planning policy terms, this being an area which has seen recent development and which has limited scope for further development. There is a Montford Parish Plan (2005) and the Parish Council has a Parish Development Policy.
- The two Parish Councils have identified a number of infrastructure requirements for the Place Plan, including highways, cycle and pedestrian facility improvements.



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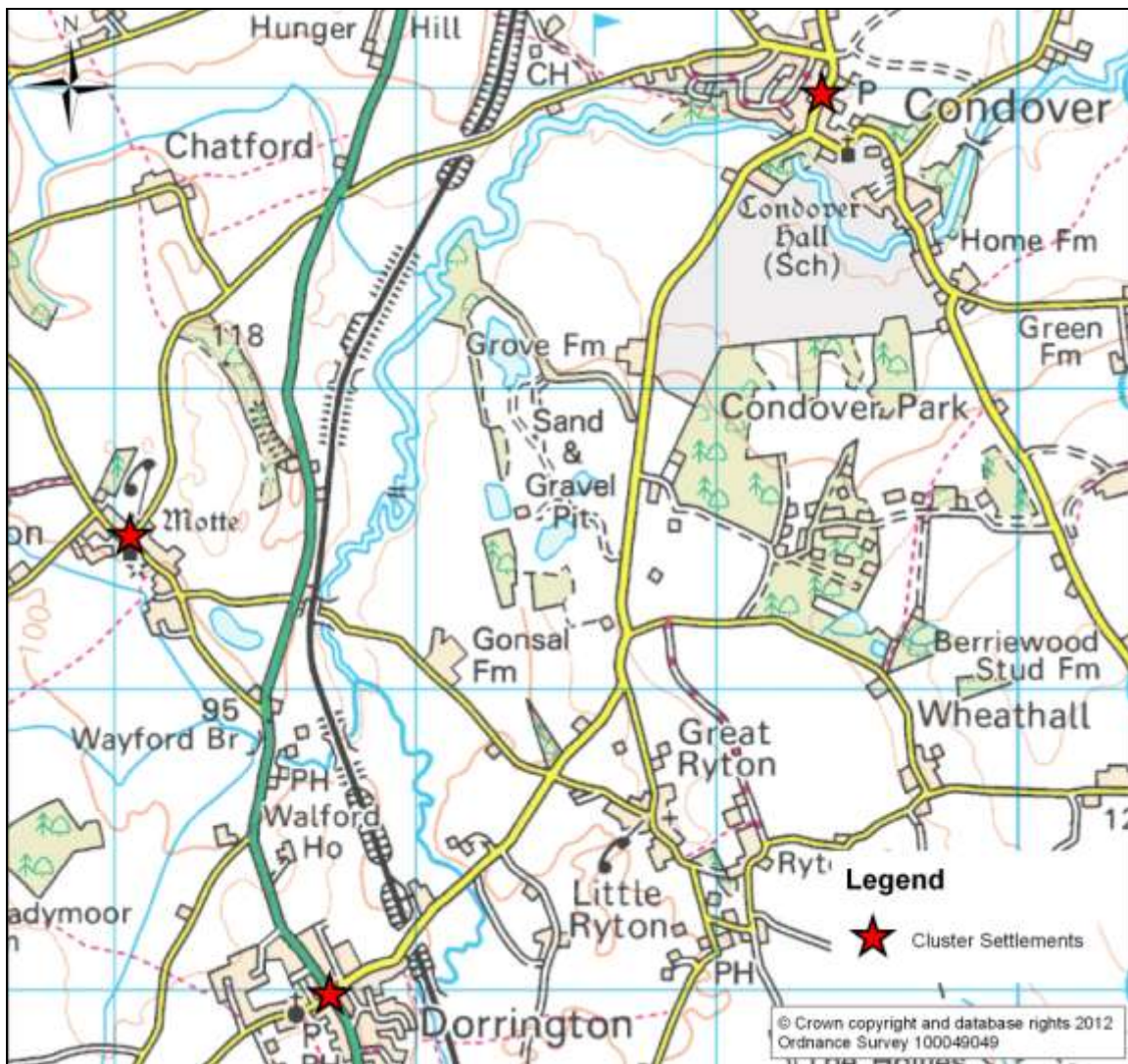


Housing:

Bicton Village and Four Crosses area (part)	
Bicton Parish Council aspirations for housing 2010 – 2026	Approx. 15 dwellings
Proposed housing to be allocated	0
Balance/windfall	15
Development Boundary (see Map)	Yes
Montford Bridge (West of River Severn)	
Montford Parish Council aspirations for housing 2010 – 2026	Approx. 10
Proposed housing to be allocated	5-8

Balance/windfall	2-5
Development Boundary	No East of River Severn to be identified as Countryside for planning policy purposes.
Preferred Site (see map)	
Land south-west of the Holyhead Road (Site MNB2 – part).	5-8

Dorrington, Stapleton and Condover



- Condover Parish is a large parish to the south of Shrewsbury which includes the villages of Condover, Dorington, Ryton and Stapleton. There are primary schools in both Condover and Dorington. Dorington, which is located on the A49, in particular has a good range of facilities and services. The parish also contains the rural Condover Industrial Estate, and the Gonsal sand and gravel extraction site. There is a conservation area in Condover.

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- The presence of the A49 has a significant impact on Dorrington, and Condover Parish Council considers that the provision of a pedestrian crossing and traffic calming in the village are priority infrastructure requirements for the Place Plan.

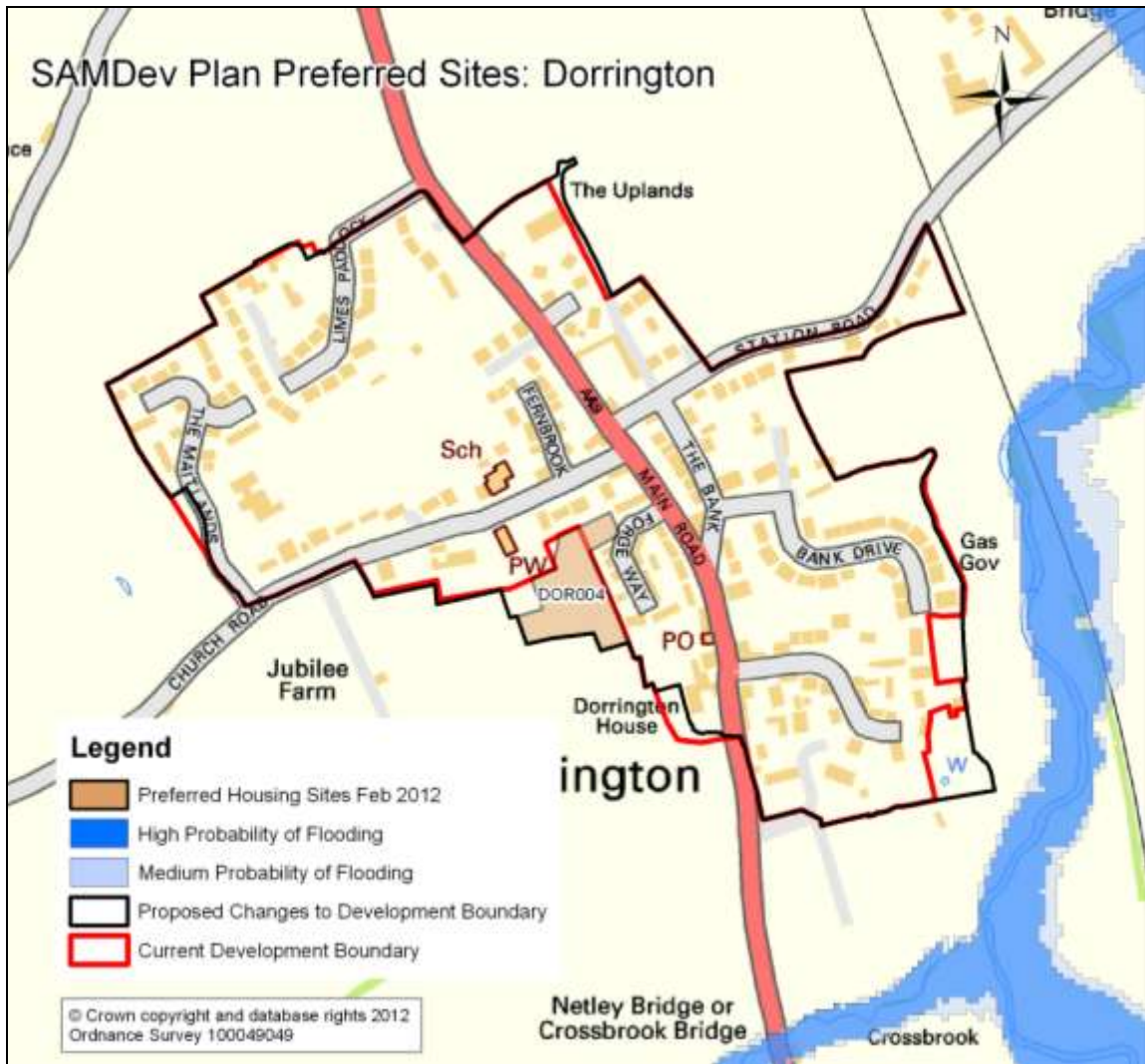
Development Strategy

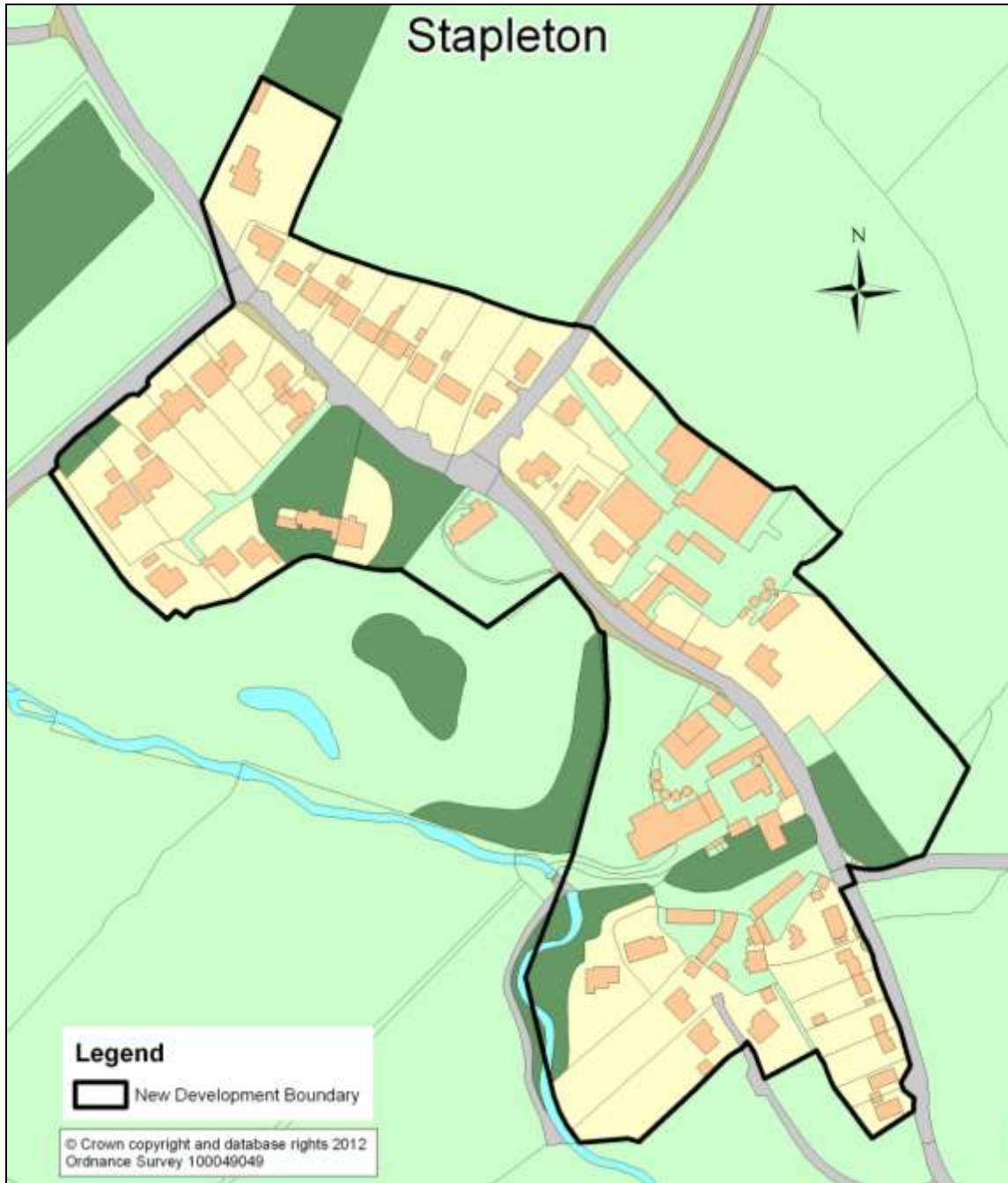
- Condover Parish Council has a Parish Plan (2009) which is supplemented by Village Design Statements for the 4 villages of Condover, Dorrington, Ryton and Stapleton (2010). The Parish Council has then given further consideration to the SAMDev Plan Issues and Options and held a consultation event for residents of Dorrington in January 2012 to help it to consider its response. This has led to amendments to the Dorrington and Stapleton Village Design Statements, and a considered position on future planning policy including the proposed identification of three of the villages - Condover, Dorrington, and Stapleton as a Community Cluster. The Parish Council considers that Ryton should remain as 'Countryside' for planning policy purposes in view of its dispersed character and the number of planning approvals that have already been granted.
- The three villages in the Community Cluster are each proposed to have housing targets and development boundaries, with specific sites identified in Condover and Dorrington, for development on a phased basis. Shropshire Council's preferred options have strong regard to the views of the Parish Council (as amended), and only differ in relation to one site in Condover, which is not considered suitable or deliverable for development, an area excluded from the development boundary at Brook Close (which the Parish Council has identified for recreational use), and one area excluded from the development boundary for Dorrington at Jubilee Farm, which is not considered to form a logical extension to the village. The Council agrees that the provision of a pedestrian crossing on the A49 in Dorrington is a high priority. The proposed site allocations would be included in the village development boundaries, if confirmed. The proposed development boundary for Condover is considerably more extensive than in the former Borough Local Plan.
- Dorrington also benefits from committed employment land at the former rail yard off Station Road (0.22ha) suitable for use by the existing businesses GB Oils or A T Wilde & Son or for general business uses.
- Proposals for an extension to the existing sand and gravel extraction site at Gonsal are set out under 'Other Allocations in the Countryside' below.

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Housing:

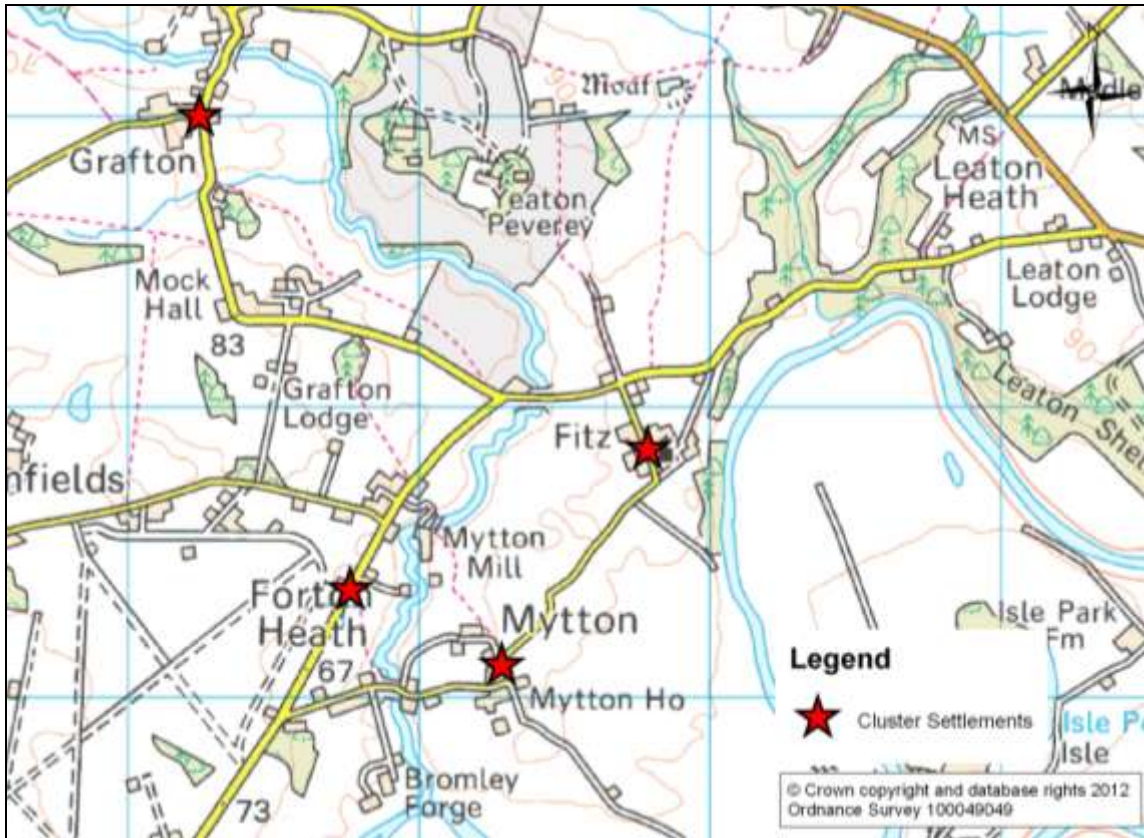
Condover	Approx. No. Houses
Parish Council aspirations for housing 2010 – 2026	20-25 dwellings
Proposed Housing to be Allocated	10-15
Balance/windfall	10-15
Development Boundary (see map)	Yes
Preferred Sites (see map)	
Land opposite School (Site CON006 – Area: 0.3)	5-10
Phased for immediate development.	2011-2016

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Land east of the Shrewsbury road (Site CON005 – Area: 0.2 ha.) Phased for later development	5-10 2016-2021
Dorrington	
Parish Council aspirations for housing 2010 – 2026	Approx. 30 dwellings
Proposed Housing to be Allocated	15
Balance/windfall	15
Development Boundary (see map)	Yes
Preferred Sites (see map)	
Land off Forge Way (Site DOR004 – part. Area: 0.6 ha.)	15
Stapleton	
Parish Council aspirations for housing 2010 – 2026	Approx. 5 dwellings
Proposed Housing to be Allocated	0
Balance/windfall	5
Development Boundary (see map)	Yes

Grafton, Fitz, Mytton and Forton Heath

- Grafton, Fitz, Mytton, and Forton Heath are small settlements in Pimhill parish to the north-west of Shrewsbury.



Development Strategy

- Bomere Heath and District Parish Council has supported the identification of Grafton, Fitz, Mytton, and Forton Heath as a Community Cluster, with a housing target of 10-25 dwellings for the period to 2026. Planning consent has since been granted for 9 dwellings (4 affordable) at Mytton Mill.

Housing:

	Approx. No. Houses
Parish Council aspirations for housing 2010 – 2026	10-25
Proposed Housing to be Allocated	0
Balance/windfall	10-25
Development Boundary	No

Hanwood and Hanwood Bank

- Hanwood and Hanwood Bank are located in the Rea Brook Valley and on the A488 south west of Shrewsbury. There are a good range of facilities and services in Hanwood, including a primary school, village hall, recreation facilities, public house, shop and post office.



Development Strategy

- Great Hanwood Parish Council has supported the identification of Hanwood and Hanwood Bank as a Community Cluster, with a site put forward for new housing development (up to 30 dwellings on a phased basis) on land to the north of the A488 immediately west of the primary school. The site is in Pontesbury parish, and has been discussed with Pontesbury Parish Council, which supports its allocation. Great Hanwood Parish Council has identified the need for speed restrictions, traffic calming, pedestrian crossings on the A488 and a footpath improvement amongst its priorities for infrastructure provision in the Place Plan, and the proposed allocation of the site proposed for development is linked to securing funding for elements of these improvements. Reference will need to be made to this in the Minsterley/Pontesbury Place Plan as well, in view of the proposed housing site being in the Pontesbury Parish.
- No changes are proposed to the current development boundary (except that the proposed site allocation would be included, if confirmed). The Parish Council supported a target of 10-50 additional dwellings to 2026. There is a Great Hanwood Parish Plan (2009).

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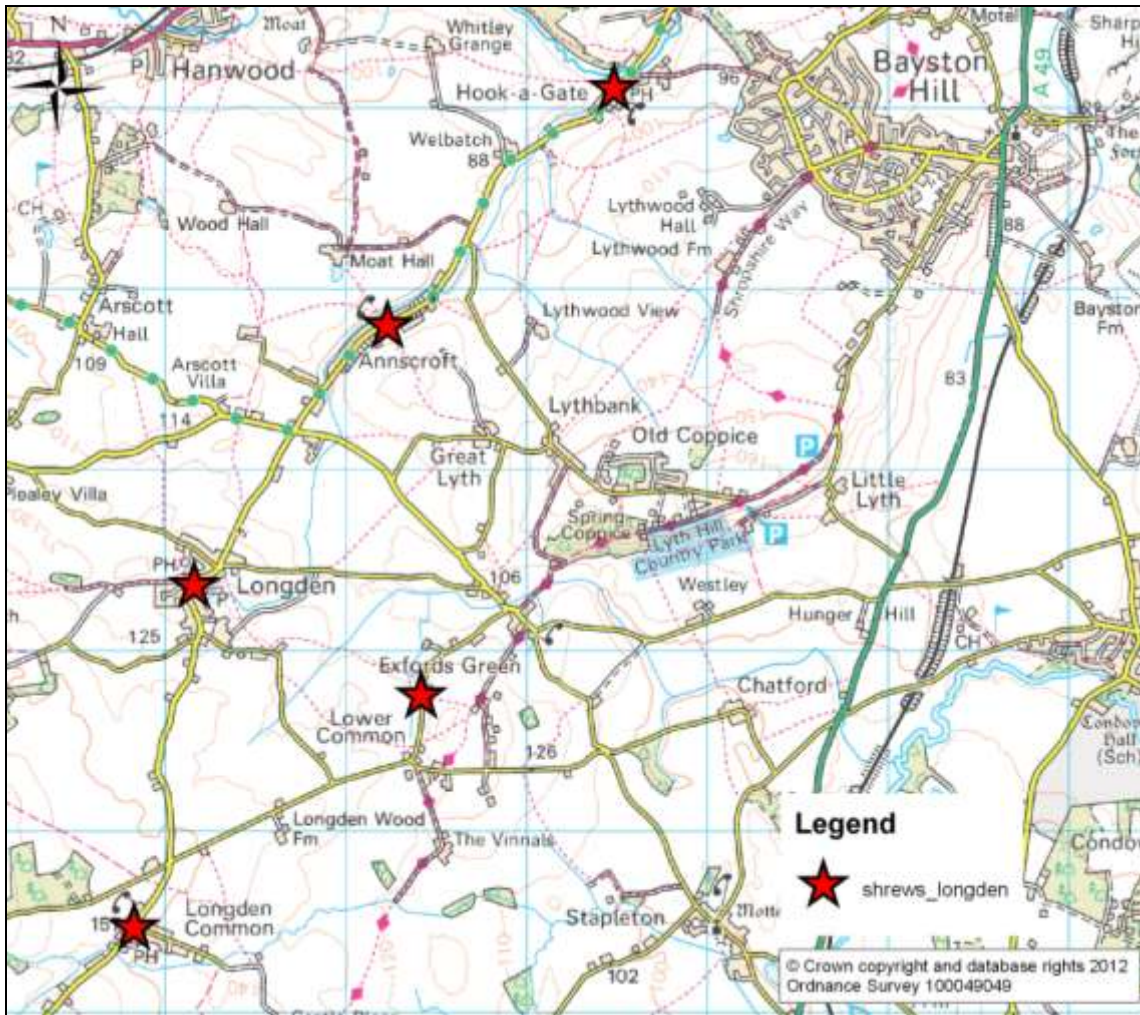


Housing:

	Approx. No. Houses
Parish Council aspirations for housing 2006 – 2026	10-50
Proposed Housing to be Allocated	30
Balance/windfall	0-20
Development Boundary	Yes
Preferred Site (See map)	
<i>Land West of School (Site HAN011/R – part. Area: 1 ha.)</i>	30
Development to be built in a minimum of 2 phases and with appropriate traffic calming measures to ensure safe access to and from the development and to reduce traffic speeds entering the village and passing the school.	2011-2016:15 2016-2021:15

Longden, Hook-a-Gate, Annscroft, Longden Common, Lower Common/Exfords Green

- The villages of Hook-a-Gate, Annscroft, Longden and Longden Common, located along the main road, together with the smaller settlements of Lower Common/Exfords Green, are in the large Longden parish, south of Shrewsbury. There is a primary school, shop and post office in Longden and public houses in Longden and Hook-a-Gate.



Development Strategy

- There is a Longden Parish Plan (2010). Following a public meeting in June 2010 and a subsequent public questionnaire survey regarding the SAMDev Plan consultation, Longden Parish Council has supported the identification of a Community Cluster of Longden, Annscroft, Hook-a-Gate, Longden Common and Lower Common/Exfords Green, and the development of an additional 10-50 houses up to 2026. The Parish Council considers Longden village to be the main focus for any development, but is seeking development through infilling and conversions rather than new site allocations, with starter or low cost homes the priority. It is not proposed to identify development boundaries for any of the

Merrington, Oldwoods and Walford Heath

- Merrington, Oldwoods and Walford Heath are small settlements in the large Pimhill parish to the north west of Shrewsbury.



Development Strategy

- Bomere Heath and District Parish Council has supported the identification of Merrington, Oldwoods and Walford Heath as a Community Cluster, and the development of an additional 10-25 dwellings for the period to 2026.

Housing:

	Approx. No. Houses
Parish Council aspirations for housing 2010 – 2026	10-25
Proposed Housing to be Allocated	0
Balance/windfall	10-25
Development Boundary	No

Uffington

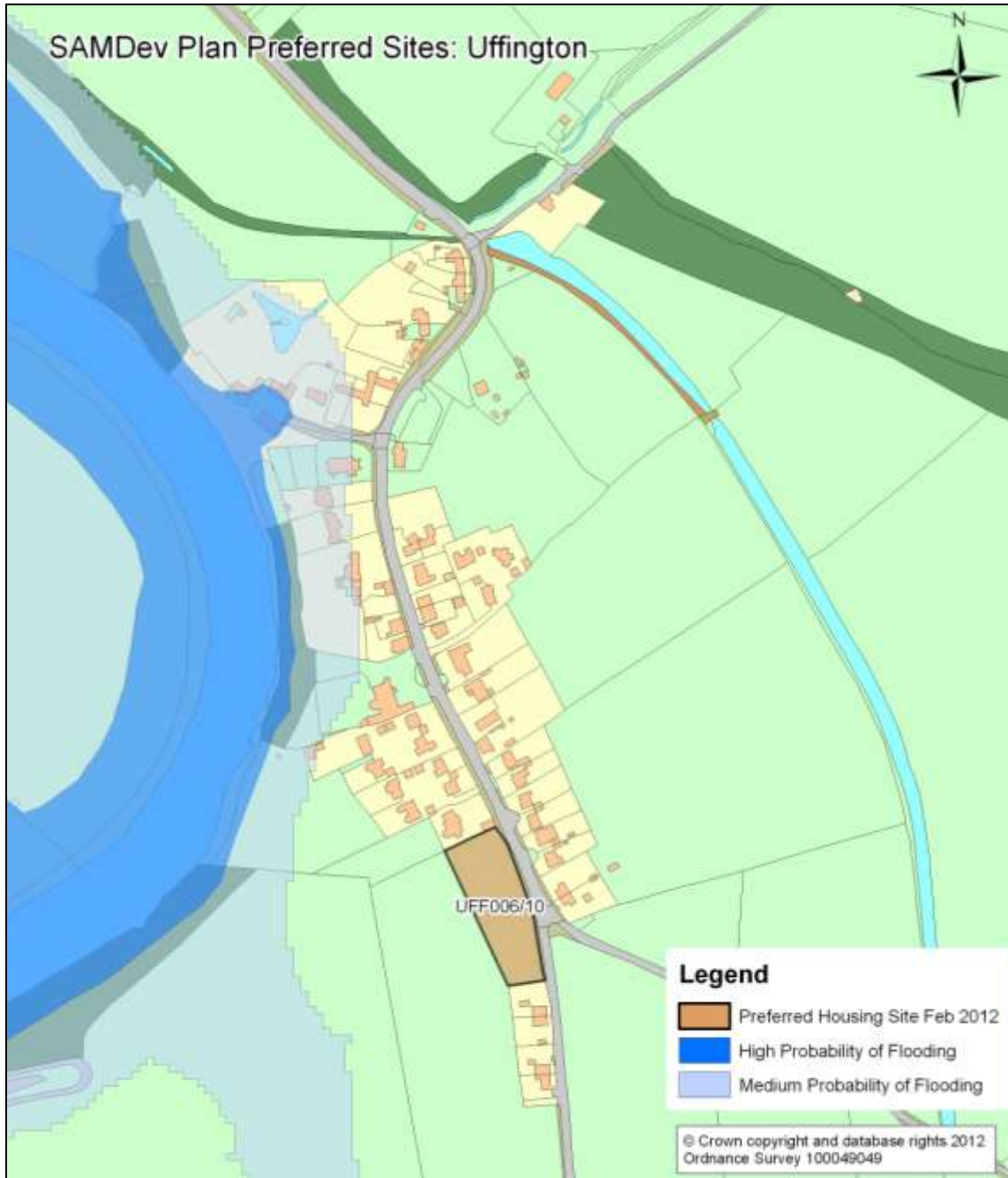
- Uffington is a small village immediately to the east of Shrewsbury. It has a public house and village hall.



Development Strategy

- Uffington Parish Council has indicated support for the identification of Uffington as a location for limited additional housing development up to 2026 – approximately 5 dwellings in total, with a specific area of land (between Manor Farm and Top Cottages) identified. Uffington is, therefore, being put forward as a 'Community Cluster' settlement, and the specific site identified is proposed as an allocation. There is an existing planning consent for an affordable housing exceptions scheme on this site, and also on another exceptions site at the northern end of the village. No development boundary is proposed.

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Housing:

	Approx. No. Houses
Parish Council aspirations for housing 2010 – 2026	Approx. 5
Proposed Housing to be Allocated	Up to 5
Balance/windfall	0-5
Development Boundary	No
Preferred Site (see map)	
Land between Manor Farm and Top Cottages (Site UFF006/10 - part)	Up to 5

Weston Lullingfields, Weston Wharf and Weston Common

- The villages of Weston Lullingfields, Weston Common and Weston Wharf are located to the north of Baschurch. Together these villages have a range of facilities including a School, a church a village hall and a limited bus service.



Development Strategy

- Baschurch Parish Council supports the inclusion of Weston Lullingfields, Weston Common and Weston Wharf villages as a community cluster. It is proposed that a limited level of housing development would be appropriate to support and enhance the existing facilities. The total number of houses that the Parish Council would like to see is between 15 – 20. The maximum number of dwelling houses on any one site is five. There will be no development boundary.

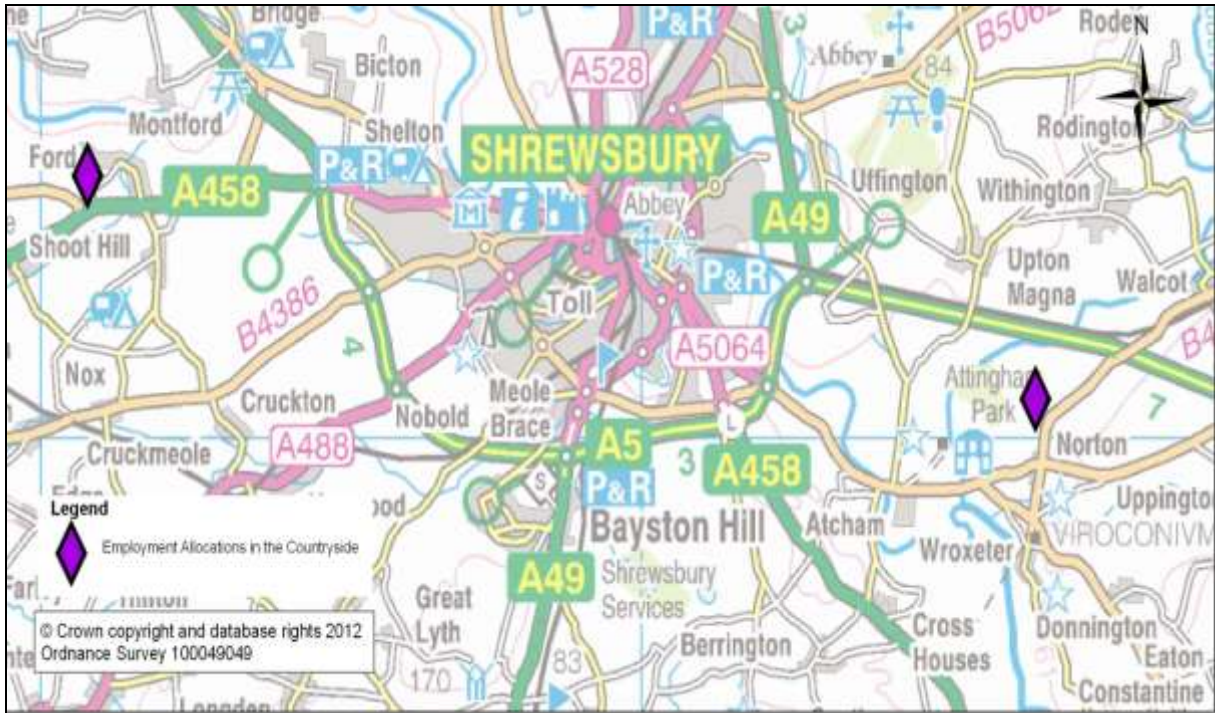
Housing:

	Approx. No. Houses
Parish Council aspirations for housing 2010 – 2026	Approx. 15 – 25
Balance/windfall	15 - 25
Proposed Housing to be Allocated	0
Development Boundary	No

Other Allocations in the Countryside:

Employment and Waste Management Development

- Employment commitments are available adjoining Atcham Business Park (0.98ha) for warehousing and general industrial uses and at Poultry Farm, Ford (5.8ha) where the available land can also accommodate specific occupiers especially waste management development or other environmental industries seeking locations close to Shrewsbury within the Central Place Plan area.



Minerals

- In addition to housing and employment land, the SAMDev Plan needs to identify preferred site allocations for sand and gravel working. Further information about the need for new mineral working is provided in Policy Direction MD 5: Sites for Sand and Gravel Working;
- In the Shrewsbury Place Plan area, a single mineral allocation is proposed to extend an existing operational site at Gonsal Farm south of Condover;

Preferred Sites:	Approx. Productive Capacity mt (million tonnes)
<p><i>Gonsal Quarry Extensions M10/11 (44.46 Ha) See Map:</i></p> <p>These extensions will support the comprehensive working of mineral resources at a well established existing quarry with good access to local markets. Further extension of the site would only be acceptable with the creation of a new access to the A49 which would deliver significant local transport</p>	1.8

