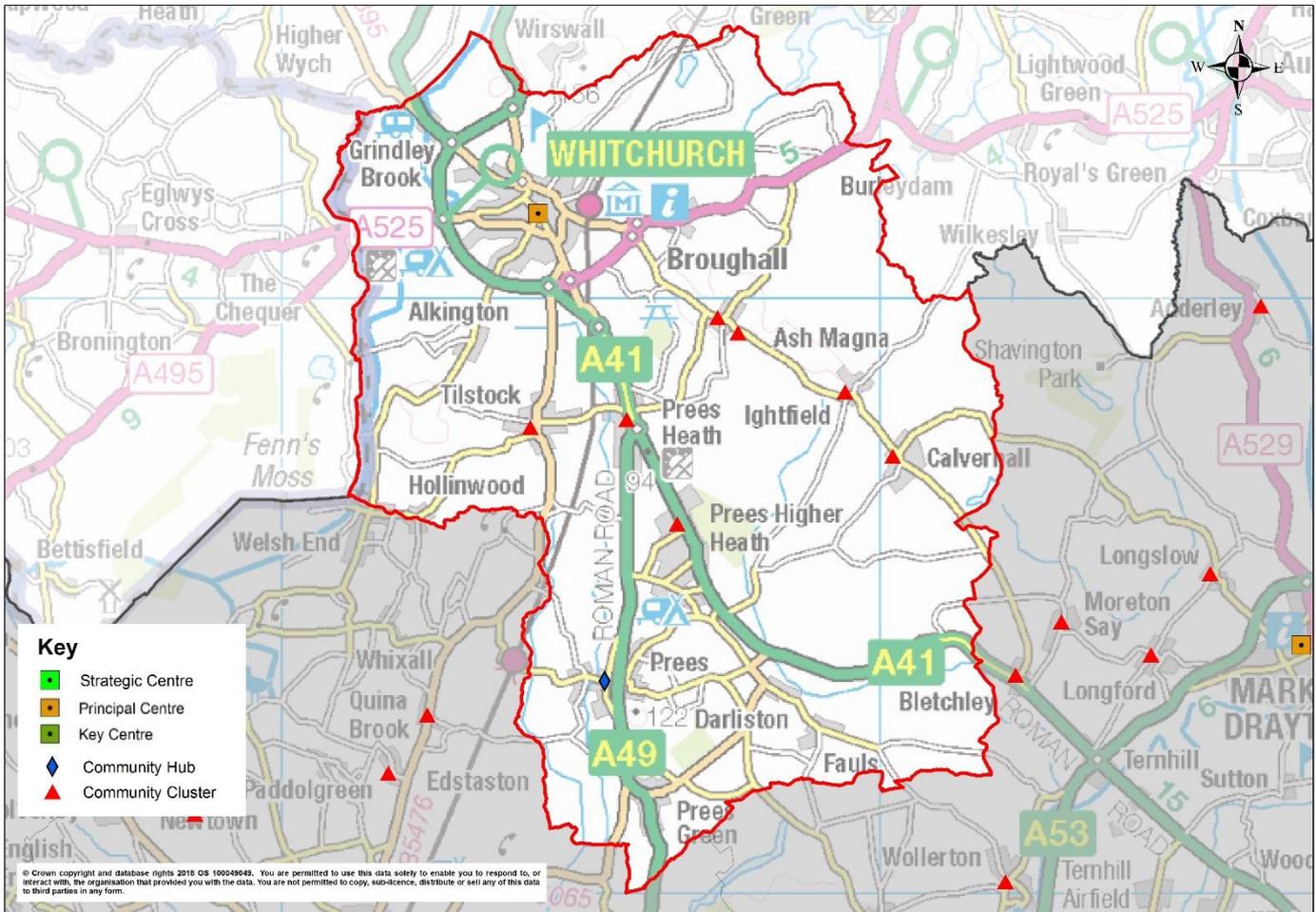


21. Whitchurch Place Plan Area

21.1. The Whitchurch Place Plan Area is located in north-east Shropshire. The Place Plan area contains the Principal Centre of Whitchurch, the proposed Community Hub of Prees and numerous small villages and hamlets.



Settlement Type	Settlement Name
Key Centre:	Whitchurch
Community Hubs:	Prees
Community Clusters:	Tilstock, Ash Magna/Ash Parva, Prees Heath, Ightfield and Calverhall

21.2. If your village is not included in the list of proposed Community Hubs or Community Clusters above, then this means that it will be 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies.

Principal Centre: Whitchurch

- 21.3. Whitchurch is one of Shropshire's largest settlements. As such it is identified as a Principal Centre within the Local Plan Review, recognising the settlement's excellent location on the transport network, its wide range of facilities, services and infrastructure, as well as the presence of significant existing and planned employment areas.
- 21.4. The Town Council has been developing its Town Plan which will identify a number of key local priorities. Whilst the Town Plan is yet to be published it is understood that early consultation has identified the importance of improving visitor accommodation, improving economic opportunities, providing enhancements to green networks and creating new pedestrian and disabled access to the eastern platform at the railway station.
- 21.5. A Local Economic Growth Strategy is also being prepared for Whitchurch which will set out Shropshire Council's local economic delivery plan in this area, helping the council to address priorities outlined in the overarching Economic Growth Strategy at a local level. This strategy will also have a key role in supporting existing business growth and attracting new business and investment into not just the town but also the surrounding areas.

Development Strategy

- 21.6. Whitchurch will act as a Principal Centre and contribute towards the strategic growth objectives in the north-east of the County. The Local Plan Review will seek to achieve balanced housing and employment growth within Whitchurch, through the provision of around 1,600 dwellings and around 17 hectares of employment development between 2016 and 2036.
- 21.7. In the first year of the Plan period (2016-2017) 90 dwellings were completed and a further 956 dwellings were committed through planning permission, prior approval or site allocation. Therefore, opportunities for around a further 550 dwellings will need to be identified through the Local Plan Review, through either new site allocations or windfall development.
- 21.8. There is a very significant committed site at Tilstock Road which will provide around 500 dwellings. This site is already allocated in the current SAMDev Plan and benefits from outline planning permission, and it is expected this site will begin delivery in 2019. It will be important that any new allocations do not compromise the delivery of this major scheme.
- 21.9. The proposed strategy therefore focusses on the delivery of a range of medium sized development sites in order to provide options which complement the delivery of the Tilstock Road site, whilst ensuring the benefits and impacts of development are spread out. Where appropriate it is proposed the development sites can contribute towards meeting some of the emerging objectives of the Whitchurch Town Plan.
- 21.10. The town already has two significant employment allocations still to be delivered at Waymills and Heath Road which together make up around 20 hectares. It is therefore not proposed to allocate additional employment land subject to an employment land review.

21.11. It is recognised there may need to be improvements to infrastructure provision to support additional growth. Scottish Power are currently planning a significant upgrade to the electricity supply in the north of the County which, subject to approval by the National Infrastructure Planning Unit, will increase capacity in Whitchurch by 2022. The Council will continue to liaise with other critical infrastructure providers, including water companies, the Clinical Commissioning Group (CCG) and the Local Education Authority to ensure housing and employment delivery is sustainable.

Summary of residential requirements

	Number of Dwellings
Preferred dwelling guideline 2016-2036	1,600
Dwellings completed in 2016-17*	90
Dwellings committed as at 31 st March 2017*	956
Remaining dwelling requirement to be identified	554
Dwellings to be allocated	440
Balance/Windfall allowance**	114

**Analysis of Housing Supply as at 31st March 2018 will be provided towards the end of 2018.*

***Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.*

Summary of employment land requirements

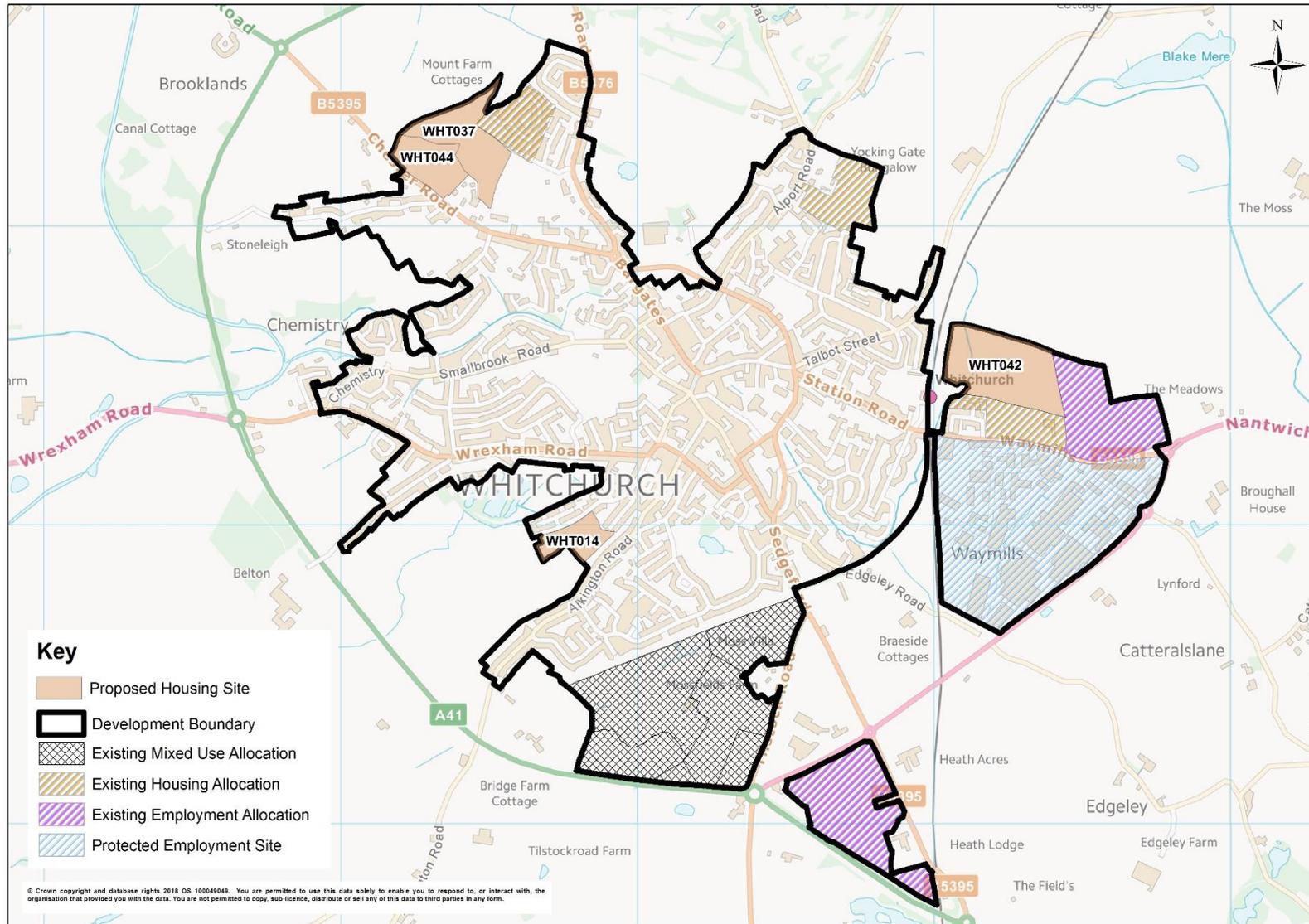
	Employment Land (Ha)
Preferred employment land guideline 2016-2036	17
Commitments and allocations as at 31 st March 2017*	20
Employment land shortfall	0
Employment land to be allocated	0
Balance/Windfall allowance**	0

** Analysis of Employment Supply at 31st March 2018 will be provided towards the end of 2018.*

***Local Plan policies will allow flexibility for appropriate windfall development.*

Preferred Development Boundary and Allocations

21.12. The map below identifies the location of the preferred allocations and the proposed development boundary for Whitchurch.



21.13. The table below provides information on each of the preferred allocations:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
WHT037 and WHT044	Land to the north of Chester Road, Whitchurch	8.57	190 dwellings	Development to be delivered in a comprehensive manner in order to ensure sustainable development. Development to deliver a vehicular route to an adoptable standard through the existing Mount Farm development off Tarporley Road through to Chester Road, as well as supporting opportunities to encourage increased pedestrian and cycle access. Relevant supporting studies should be undertaken in order to support the delivery of the scheme.
WHT014	Land at Liverpool Road, Whitchurch	2.23	70 dwellings	Development to deliver local highway improvements to the Liverpool Road/Wrexham Road junction. Appropriate landscape buffering to the south of the site should be provided to protect the amenity of existing housing at Alkington Road. Site layout, design and housing type should respond to the natural topography of the site.
WHT042	Land North of Waymills (Phase 2), Whitchurch	8.20	180 dwellings	Development to provide a second phase to the existing mixed use allocation north of Waymills (shown on the map below). It is envisaged this will provide a natural extension to the existing allocated site and will provide further cross-subsidy support for the delivery of allocated employment land to the east. Development to facilitate improved pedestrian access to the east railway platform. Development will need to include suitable landscaping between the residential and employment parcels of the site, and support any further enhancements to green infrastructure.

Community Hubs

- 21.14. Shropshire Council has undertaken an assessment of the local services, facilities, employment and public transport links available within rural settlements, in order to identify those which are considered to function as Community Hubs. This assessment is summarised within the Hierarchy of Settlements evidence base document available via the Shropshire Council website at: <http://shropshire.gov.uk/planning-policy/local-plan/local-plan-partial-review-2016-2036/>
- 21.15. The village of Prees is being proposed as a Community Hub within the Whitchurch Place Plan area.

Prees

- 21.16. Prees is a large village off the A41 south of Whitchurch. The village has a good range of services and facilities, as is already identified as the focus of a Community Cluster along with Prees Higher Heath in the SAMDev Plan, and as such has already seen some recent development take place.

Development Strategy

- 21.17. Over the period to 2036, it is considered Prees should provide around an additional 64 dwellings to supplement the existing committed sites. This level of additional growth will provide an opportunity to deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements where these are required as a result of development. Consideration has been given to the relatively high level of commitments in the village when establishing this additional housing requirement.
- 21.18. Delivery will primarily be through development of a single site to the north of the village on land to the west of Whitchurch Road between the new medical facility and Tudor House at the existing development edge. It is considered this site provides a natural extension to the village, within easy walking distance of the village's services.

Summary of residential requirements

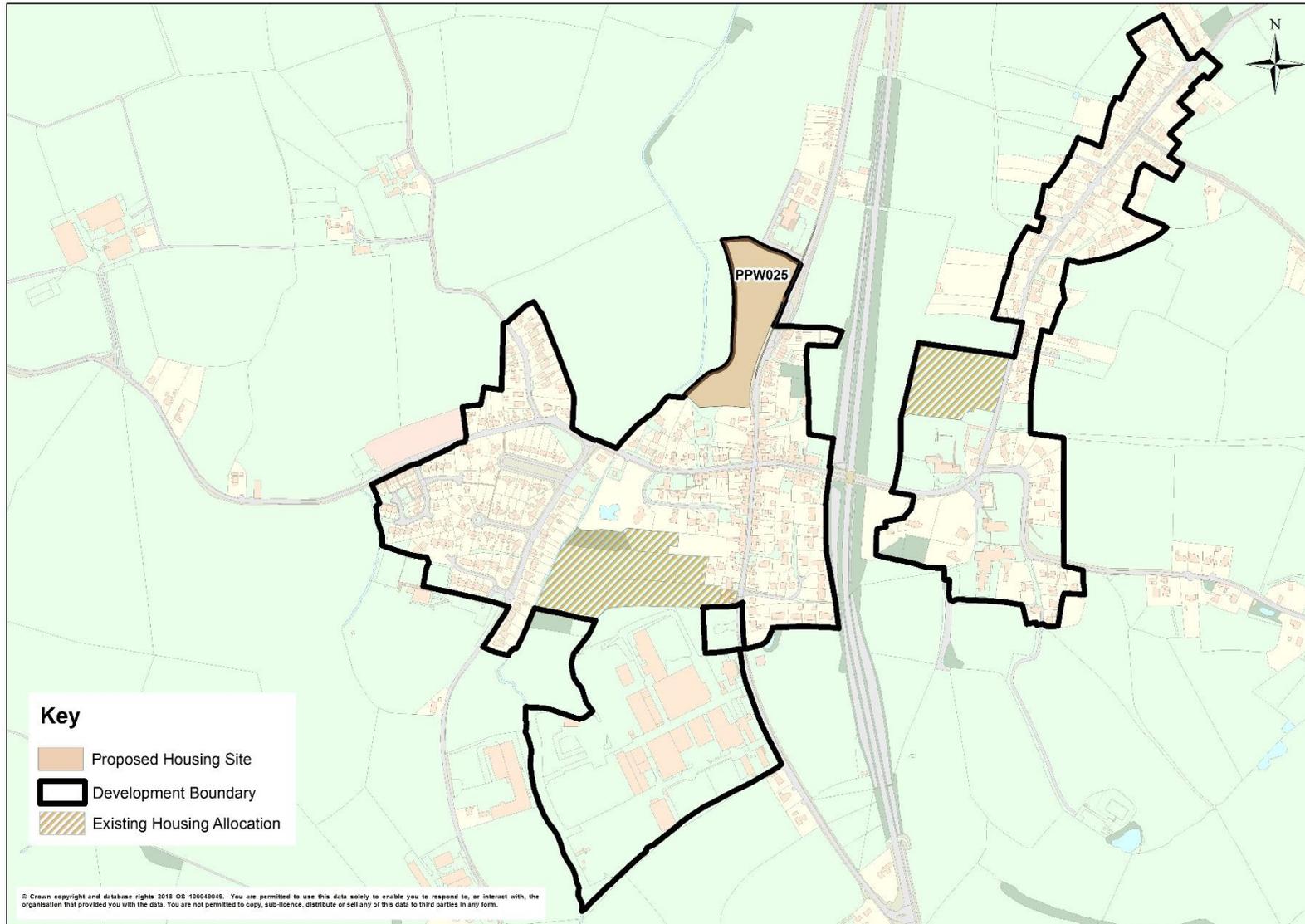
	Number of Dwellings
Preferred dwelling guideline 2016-2036	170
Dwellings completed in 2016-17*	8
Dwellings committed as at 31 st March 2017*	98
Remaining dwelling requirement to be identified	64
Dwellings to be allocated	35
Balance/Windfall allowance**	29

*Analysis of Housing Supply as at 31st March 2018 will be provided towards the end of 2018.

**Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

Preferred Development Boundary and Allocation

21.19. The map below identifies the location of the preferred allocation and the proposed development boundary for Prees:



21.20. The table below provides information on the preferred allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
PPW025	Land North of Tudor House, Prees	1.74	35 dwellings	The site will be served from a vehicular access from Whitchurch Road. The site is to include a mix of dwelling types to reflect local housing needs, including bungalows. Open space and play facilities will be provided on site. The site is outside the local flood risk area.

Community Clusters

21.21. The identification of Community Clusters will primarily be based on the aspirations of those communities, as expressed by their Parish Council(s)/Parish Meeting(s). Regard will also be given to the Local Plan Review evidence base and the views expressed by promoters of sites, residents and other stakeholders.

21.22. Based on the responses received during previous stages of consultation on the Local Plan Review, the following Community Clusters are proposed to be designated in the Whitchurch Place Plan area:

- Tilstock, Ash Magna/Ash Parva, Prees Heath, Ightfield and Calverhall

21.23. Within Community Clusters, it is proposed that a criteria based policy will manage development. A draft of this policy was provided within the previous Preferred Scale and Distribution of Development Consultation Document, available to view at:

<https://shropshire.gov.uk/media/7632/preferred-options-consultation-final.pdf>