

**Shropshire Local Plan Review
Consultation on Preferred Sites**

Consultation Period: Thursday 29 November 2018 – Thursday 31 January 2019

Scope of the consultation

Topic of this consultation:	This consultation document seeks views on preferred site allocations for the review of the Shropshire Local Plan. The document: 1. Outlines a Housing policy direction to improve the delivery of local housing needs; 2. Establishes development guidelines and development boundaries for Shrewsbury, Principal and Key Centres and each proposed Community Hub; 3. Sets out the preferred sites to deliver the preferred scale and distribution of housing and employment growth during the period to 2036.
Scope of this consultation:	We are seeking views of all parties with an interest in the preferred development strategy and sites in these identified locations, so that relevant views and evidence can be taken into account in deciding the best way forward.
Geography:	These proposals relate to the administrative area of Shropshire Council.
Impact assessment:	The Preferred Sites consultation document has been subject to Sustainability Appraisal; has been screened under The Conservation of Habitats and Species Regulations 2010; and has been subject to an Equality and Social Inclusion Impact Assessment (ESIIA). The reports of these assessments are available on the Council's website.
Duration:	This consultation will run from Thursday 29 th November 2018 and will conclude on Thursday 31 st January 2019.
After the consultation:	We plan to issue a summary of responses on the Council's website within three months of the closing date of the consultation.

How to respond to this consultation

The consultation will be undertaken in line with the standards set out in the Council's published Statement of Community Involvement (SCI) and national guidance.

Consultation documents will be made available on the Shropshire Council web-site, and paper copies will be provided at libraries and council offices in the main towns.

A significant number of organisations and individuals will be notified directly of the publication of the consultation documents by email in accordance with the SCI.

To respond to this consultation, please use the questionnaire available on the Shropshire Council website at: www.shropshire.gov.uk/local-plan-consultation

Once completed, this questionnaire can be submitted by:

Email to: planningpolicy@shropshire.gov.uk or

Post to: Shropshire Council, Planning Policy & Strategy Team, Shirehall, Shrewsbury, SY2 6ND

Confidentiality and data protection

Information provided in response to this consultation, including personal information, may be subject to publication or disclosure in accordance with the access to information legislation (primarily the Freedom of Information Act 2000, the Data Protection Act 2018 and the Environmental Information Regulations 2004).

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1. Introduction

Preferred Site Allocations

- 1.1 This consultation invites feedback on the preferred sites which are required to deliver the preferred development strategy for Shropshire for the period 2016-2036. Shropshire Council consulted on the preferred development strategy for Shropshire in October 2017.
- 1.2 This draft consultation document:
 - a. Outlines a housing policy direction to improve the delivery of local housing needs
 - b. Establishes development guidelines and development boundaries for Shrewsbury, Principal and Key Centres and each proposed Community Hub;
 - c. Sets out the preferred sites to deliver the preferred scale and distribution of housing and employment growth during the period to 2036;

Preferred Development Strategy

The preferred development strategy seeks to make the best use of the strategic advantages of Shropshire's geographic location to support a sustainable pattern of future growth over the period 2016-36 and to support the growth aspirations of neighbouring areas, particularly in the north and east of the County. The preferred strategy will help support the 'step change' in economic productivity and quality of employment which is set out in our new Economic Growth Strategy.

The key proposals are:

- **'High' housing growth of 28,750 dwellings, equivalent to an average delivery rate of 1,430 dwellings per year for the whole of Shropshire;**
- **Existing housing completions, commitments and allocations amount to around 18,500 dwellings, so the net additional housing now required is around 10,250 dwellings;**
- **Balanced employment growth to deliver around 300 hectares of employment development at an average rate of 15 hectares of employment land per year;**
- **The existing employment land supply amounts to 223ha, giving a net requirement for around 80ha of new employment land. However, this is a minimum requirement and some additional land over and above this minimum is likely to be needed;**
- **An 'Urban Focused' distribution of development:**
 - Shrewsbury – around 30%
 - Principal Centres – around 24.5%
 - Key Centres – around 18%
 - Rural Areas – around 27.5%
- **Development at strategic sites such as Ironbridge Power Station and Clive Barracks, and potential new Garden Village settlements in strategic locations;**

- **Potential release of Green Belt land to support our long term sustainability;**
- **Identify named Community Hubs with individual development guidelines and boundaries and site allocation where appropriate;**
- **Maintain existing and create new Community Clusters where Parish Councils have chosen to 'opt-in'. Apply criteria-based policies to manage development in Community Clusters; and**
- **Continue to strictly control new market housing in the countryside whilst supporting new affordable housing for local needs and small scale employment opportunities in appropriate locations.**

Why are we reviewing the Local Plan?

- 1.3 The Shropshire Local Plan currently comprises the Core Strategy (adopted 2011) and the Site Allocations and Management of Development (SAMDev) Plan (adopted 2015), together with the adopted Neighbourhood Plans for Much Wenlock and Shifnal. These documents set out proposals for the use of land and policies to guide future development in order to help to deliver sustainable growth in Shropshire for the period up to 2026.
- 1.4 Local Planning Authorities are required to keep under review any matters that may affect the development of its area. Shropshire Council has determined to undertake a Local Plan Review in order to; allow the consideration of updated information on development needs within the Country; reflect changes to national policy and our local strategies; to extend the Plan period to 2036; and to provide a plan which will help to support growth and maintain local control over planning decisions during the period to 2036. Maintaining an up to date Local Plan will support local growth by generating certainty for investment in local development and infrastructure through a policy framework that establishes an up to date and objective assessment of development needs and supports sustainable development in Shropshire during the period to 2036.
- 1.5 The overall strategic approach of focusing growth in Shropshire's Strategic Centre; Principal Centres and Key Centres, whilst enabling some controlled development in rural areas to maintain local sustainability, remains the preferred development strategy. Many of the existing policies in the Core Strategy and SAMDev do not need to be amended and will be carried forward as part of the new Plan. The review will therefore focus on key areas of change, including options for the level and distribution of new housing and strategies for employment growth during the period to 2036, together with any amended policies and new site allocations which are needed to demonstrate that these requirements can be delivered. The existing Core Strategy and SAMDev Plan will remain in force until any new Plan is adopted. This is anticipated to occur during 2019-20.
- 1.6 The product of the review will be a new Local Plan document which merges the Core Strategy & SAMDev Plans and contains both strategic policies and more applied policies which primarily inform planning decisions, together with existing (and unimplemented) sites and new site allocations.

Strategic Objectives of the Local Plan Review

- 1.7 The strategic objectives, policies and proposals in the current Local Plan have either been in place since the adoption of the Core Strategy in 2011 or since the adoption of the SAMDev Plan in 2015. It is considered that many of the objectives of the current Local Plan remain relevant to the sustainable development of Shropshire during the extended Plan period to 2036.
- 1.8 The following strategic objectives are proposed for the Local Plan Review:
- i. Provide an appropriate development strategy for Shropshire for the period 2016-2036 within an up to date Development Plan for Shropshire which is fully compliant with the National Planning Policy Framework (NPPF);
 - ii. Ensure a deliverable Development Plan for Shropshire which secures a five year land supply for both housing and employment development and maintains the primacy of the Local Plan in decision making, in accordance with the up to date policy framework of the Plan;
 - iii. Support the development of sustainable communities which are thriving, inclusive and safe, ensuring that people in all areas of Shropshire have access to decent affordable homes, jobs, education and training and the resources necessary to start well, live well and age well (Core Strategy Objective 1);
 - iv. Develop the roles of Shrewsbury as a sub-regional 'Strategic Centre', and Shropshire's Principal and Key Centres as more sustainable and self-sufficient settlements, providing the main focus for new housing, employment and infrastructure development (Core Strategy Objective 2);
 - v. Support rural communities through the delivery of local housing and employment opportunities appropriate to the role, size and function of each settlement (Core Strategy Objective 3);
 - vi. Promote sustainable economic development and growth by providing a flexible and responsive supply of employment land and premises, and the development of further/higher education and training opportunities, to support business development, satisfy the changing needs and demands of the Shropshire economy, promote inward investment, and help generate skilled, well paid employment opportunities (Core Strategy Objective 6);
 - vii. Support the development of sustainable tourism, rural enterprise, broadband connectivity, diversification of the rural economy, and the continued importance of farming and agriculture (Core Strategy Objective 7).
 - viii. Promote high quality design and ensure that development responds to its local context and creates safe, accessible and attractive places (adapted from Core Strategy Objective 10);
 - ix. Ensure that the character, quality and diversity of Shropshire's built, natural and historic environment are protected, enhanced and, where possible, restored, in a way that respects landscape character, biodiversity, heritage values, and local distinctiveness, and contributes to wider environmental networks across the County (Core Strategy Objective 11);
 - x. Improve the quantity, quality and accessibility of multifunctional open space, rights of way, and sport, recreation and cultural facilities to provide

varied opportunities for people of all ages to enjoy physical activity, cultural activities and lifetime learning, helping to improve health and well-being (Core Strategy Objective 12).

Strategic Context

- 1.9 Shropshire is a large, diverse but predominantly rural, inland County. However, Shropshire does not operate in isolation; it is influenced by cross boundary interactions with adjacent areas including Herefordshire, Worcestershire, the Borough of Telford and Wrekin, Staffordshire, the West Midlands conurbation, Cheshire and areas across the English-Welsh border. These include: cross border service provision such as shopping, health, education and leisure; transport links and commuting patterns; any inter-dependencies between housing markets and economic areas; and protection of the Green Belt and our landscape, historic and natural environments. These interactions are the subject of on-going discussions with neighbouring planning authorities under our 'Duty to Co-operate'. The spatial context for the Local Plan Review is described in detail in the Authority Monitoring Report (AMR) which is available on the Council's web pages. More detailed facts, figures and trends concerning the Shropshire context are also available on the Council's webpages at: <http://shropshire.gov.uk/facts-and-figures>

Shropshire: Strategic Challenges and Opportunities

- 1.10 The existing Local Plan and particularly the Core Strategy was prepared against the backdrop of the global economic recession which significantly affected the economies of both the UK and Shropshire. The current Local Plan sought to assist economic recovery and this has now started to take effect across Shropshire under the positive influence of its objectives, policies and development strategies.
- 1.11 The influence of the Local Plan and the resurgence of demand and investment in Shropshire have coincided with proposed national infrastructure and investment programmes within the UK economy, which present further opportunities for Shropshire. The national agenda for political and administrative devolution has brought forward the Combined Authority for the West Midlands conurbation and the drive towards establishing the Midlands Engine to channel investment into the region. This agenda has also created further opportunities associated with the earlier devolution of authority to Greater Manchester, as part of the drive to create the Northern Powerhouse, providing a second route to channel investment into the west and north of England.
- 1.12 These emerging channels for investment are expected to be helpfully drawn together by the national infrastructure investment in the High Speed 2 (HS2) rail link, providing a rapid transit route between the south-east region and the regions of the north to encourage investors to look beyond the London conurbation and the Home Counties. HS2 will deliver a close link to Shropshire through the proposed interchange in Cheshire. This will provide a further channel for investment through a proposed investment zone located around the Northern Gateway centred on Crewe.

- 1.13 The emergence of these exciting investment opportunities in the sub-regions around Shropshire is timely and supports the decision to undertake an early Local Plan Review. The Local Plan Review will therefore ensure that future housing and employment land requirements and policies help meet Shropshire's future needs and capture the opportunities in and around the County.
- 1.14 The past few years have seen a change in Shropshire's fortunes with the scale of investment evident in the widespread resurgence of residential development and key investments by existing businesses across the County. This resurgence in the County was set against the backdrop of the healthy projections for the UK economy for over 2% growth through 2017. However, the national economy and the fortunes of the County may be further challenged by the decision to leave the European Community as a result of the outcome of the referendum on membership of the EU in the summer of 2016 and the negotiations on the UK exit strategy which have now commenced. These factors also influence the scope of the Local Plan Review.
- 1.15 In light of this context, the following strategic opportunities and challenges have been identified:

Opportunities

- i. The Combined Authority for the West Midlands brings together the metropolitan authorities within adjoining areas to drive forward the Midlands Engine. Shropshire has the potential to benefit from this enterprise via the M54 corridor and the strategic highway network linking together key investment locations at Wolverhampton, Telford, Shifnal, Albrighton and Bridgnorth; at major redevelopment locations which include Clive Barracks, Tern Hill near Market Drayton and the former Ironbridge Power Station; and at those created around RAF Cosford;
- ii. The Northern Powerhouse and Northern Gateway together aim to re-invigorate the North West region. The Northern Gateway will drive the creation of an investment zone around the HS2 interchange at Crewe with the effects extending through physical proximity and journey time/distance into the Shropshire economy. This is expected to create direct opportunities for the northern market towns of Whitchurch, Market Drayton and Wem.
- iii. The positive effects of the northern investment potential will also be experienced through the rail network with the potential to influence other areas of the County.
- iv. The opportunities created through these external influences are expected to enhance the investments being delivered within Shropshire and in the adjoining areas of the Local Enterprise Partnership in Telford & Wrekin and Hereford. The joint working within this partnership will be led and influenced through the Strategic Economic Plan being refreshed along with Shropshire Local Plan Review.

Challenges

- i. The focus of the HS2 investment will be located to the north of Shropshire and will attract significant interest from other sub-regions similarly affected by this nationally significant infrastructure investment. Shropshire needs to

be able to understand the nature of the demands to be created by HS2 and ensure that some of these investment needs are met within the County.

- ii. Shropshire recognises the opportunities to be derived from other national and sub-regional investments and from the investment and potential of its own vibrant local economy. The County places a premium on the promotion of economic growth but will need to understand and address the barriers to investment and growth to translate this demand into employment and prosperity.
- iii. Shrewsbury and Oswestry as the main centres for economic investment expect to see their current principal employment sites come to completion during the Plan period to 2036. Whilst new land is available in these locations and in other Principal and Key Centres, there is a need to further replenish the supply and bring forward a readily available supply of accessed and serviced land for investment.

Evidence Base

- 1.16 The Local Plan Review will be informed by an extensive evidence base which will be made available via the Council's webpages at:
<http://shropshire.gov.uk/planning-policy/local-plan/local-plan-partial-review-2016-2036/>

Sustainability Appraisal and Habitat Regulations Assessment

- 1.17 The Preferred Sites consultation document has been subject to Sustainability Appraisal in line with the Environmental Assessment of Plans and Programmes Regulations 2004. A report of the appraisal will be available during the consultation period on the Council's webpage for its Local Plan evidence base.
- 1.18 The Preferred Options: Scale and Distribution of Development document has also been screened under The Conservation of Habitats and Species Regulations 2010 (as amended) and a Preferred Options: Scale and Distribution of Development Habitats Regulations Assessment (HRA) Screening Report will be available during the consultation period on the Council's webpage for its Local Plan evidence base. This has identified potential impacts on Natura 2000 sites arising from increased recreational pressure, water quality and air pollution. Further work to investigate these will be carried out via targeted consultation of the HRA Screening Report with Natural England, Natural Resources Wales and the Environment Agency.

Consultation on Preferred Scale and Distribution

- 1.19 Shropshire Council consulted on preferred options for the scale and distribution of future growth in October 2017. A summary of the responses to this consultation are available on the Shropshire Council website at:
www.shropshire.gov.uk/media/9632/preferred-scale-and-distribution-of-development-consultation-response-summary.pdf

- 1.20 The current document has taken into account the responses which were received and sets out preferred sites to deliver the Council's preferred scale and distribution of growth.

Hierarchy of Settlements

- 1.21 The Community Hubs identified in this consultation are derived from the application of the 'Hierarchy of Settlements' methodology previously adopted by the Council's Cabinet in October 2017. This methodology has been applied using the best available information about local facilities, services and infrastructure, including feedback from previous consultation and informal consultation with representatives of the local community. The threshold for the identification of a settlement as a Community Hub remains unchanged from that on which we previously consulted in October 2017.

Identification of Preferred Sites

- 1.22 Around 2,000 sites have been identified by the Council for potential allocation including responses to a 'call for sites' in January 2017 and previous stages of consultation on the Local Plan Review. These sites have been carefully assessed using a detailed assessment framework which has been applied consistently across the county. This framework has used available evidence from a variety of sources to assess the suitability of each site. The guidelines which accompany each site identify known infrastructure issues and mitigation measures, although it is expected that these will be further refined before the new Local Plan is submitted for examination.
- 1.23 The site assessment process has consisted of three key stages, these are:
1. Stage 1: The Strategic Land Availability Assessment (SLAA). This consisted of a strategic screen and review of sites.
 2. Stage 2: Detailed screen of sites. This screening exercise was informed by consideration of a sites availability, size and whether there were obvious physical, heritage or environmental constraints present, based on the strategic assessment undertaken within the SLAA.
 3. Stage 3: Detailed site review. This stage was informed by assessments undertaken by Highways; Heritage; Ecology; Trees; and Public Protection Officers; various studies, including a Landscape and Visual Sensitivity Study and Strategic Flood Risk Assessment; consideration of infrastructure requirements and opportunities; and other strategic considerations and professional judgement.

Call for Sites – Gypsies and Travellers

- 1.24 As well as making provision for traditional 'bricks and mortar' dwellings, national planning policy places a requirement on local authorities to plan for and meet evidenced pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople to address the likely permanent and transit site accommodation needs of their area over the Plan period.
- 1.25 Some general provision has been made in recent years through the expansion of existing Council sites and through private sites brought forward through the

planning application process. However, there remains a requirement for a permanent site for Travelling Showpeople; site(s) for transit provision; and potentially the need for more general provision.

- 1.26 The search for appropriate sites for transit and Travelling Showpeople is ongoing, however in order to seek to provide a range of deliverable options for all types of sites a specific call for gypsy and traveller sites will occur alongside this consultation.

What Happens Next?

- 1.27 We will publish a summary of the responses to this Preferred Options consultation on our web pages. The comments we receive will be used to inform the further development of the Local Plan Review.

2. Delivering Local Housing Needs

Cross subsidy Exception Sites

Explanation

- 2.1. Ordinarily, local needs affordable housing will be met through the delivery of exception site development with a mixture of low cost home ownership (usually shared ownership) and rented tenure, or as otherwise indicated by evidence of a Housing Need Survey. However, the reality of bringing exception sites forward is challenged by a number of issues including; availability of land, complexities of funding, economics of development, public perception and willingness of a land owner to release land. Paragraph 77 of the NPPF encourages Local Planning Authorities to support various opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and to consider whether allowing some market housing on these sites would better facilitate this. The open market housing is justified in terms of enabling affordable housing, through cross subsidy, to be delivered, not vice versa.
- 2.2. On a cross subsidy site a proportion of the housing on the exception site would be a form of low cost or open market home ownership of sufficient value to the developer to allow them to 'cross subsidise' the affordable homes on the same site, which without such cross subsidy would be unviable. The number of market homes proposed would be the minimum necessary to deliver the affordable element of the scheme that addresses the affordable housing needs of the local community. This approach could increase the number of sites coming forward as exception sites as landowners may be encouraged to dispose of land partly to provide affordable dwellings as the inclusion of market value homes could be seen to incentivise the early release of land.
- 2.3. Cross subsidy schemes could increase the range of low cost home ownership options, including the supply of suitable plots for the single plot exception scheme (build your own affordable home) together with discounted sale dwellings, shared ownership dwellings and entry level homes to buy. The site would also include a level of rented accommodation to reflect local need.

Delivery Mechanism

- 2.4. It is envisaged that this approach is both proactive and reactive and provides flexibility for a range of mechanisms to be delivered by: a) Registered Providers; b) Small scale developers/landowners; c) Community-Led schemes; and/or d) a Local Housing Company. Schemes will only be supported where they can demonstrate identified housing need including the market element of the proposal.

Financial

- 2.5. Considerations to be applied:
 - i. It is acknowledged that there is likely to be significant variations to both the number of market houses required and the sale value of the market

housing needed to deliver the affordable and low-cost home ownership dwellings. Viability will be assessed on a site by site basis to ensure that the emphasis is on the delivery of affordable homes.

OR

- ii. based on set percentages of each tenure irrelevant of site viability but influenced by county wide viability report undertaken as part of the Plan Review

Site location

- 2.6. The sites will be regarded as exception sites and will need to meet the criteria in terms of site suitability and sustainability; the approach to rural development aligns itself with that proposed in the review of the local plan in regard to hubs and clusters. All sites will be subject to Development Management considerations.

3. Settlement Strategies

3.1. The table below identifies proposed housing guidelines for the Strategic Centre, Principal Centres, Key Centres and proposed Community Hubs for the period from 2016 to 2036. It also identifies the completions achieved within the first year of the Local Plan Review period (2016/17); existing commitments (sites with Planning Permission, Prior Approval or Allocation within the current Local Plan, as at the 31st March 2017); the capacity of any preferred allocations with each settlement; and the resultant windfall allowance:

Proposed Residential Guidelines 2016-2036						
Settlement	Proposed Housing Guideline 2016-36	Completions in the Plan Period (2016/17)	Existing Commitments & Allocations (at 31 st March 2017)	Additional Provision Required	Capacity of Proposed Housing Allocations	Remaining Windfall Allowance
Strategic Centre						
Shrewsbury	8,625	733	4,246	3,646	2,150	1,496
Principal Centres						
Bridgnorth	1,500	23	565	912	850	62
Ludlow	1,000	14	840	146	84	62
Market Drayton	1,200	20	539	641	625 ¹	16
Oswestry	1,800	47	1,524	229	200	29
Whitchurch	1,600	90	956	554	440	114
Key Centres						
Albrighton	500	12	247	241	195	46
Bishop's Castle	150	1	74	75	68	7
Broseley	250	42	145	63	55	8
Church Stretton	250	9	110	131	110	21
Cleobury Mortimer	200	1	61	138	138 ²	
Craven Arms	500	32	377	911	0	91
Ellesmere	800	38	602	160	160	0
Highley	250	59	69	122	120	2
Much Wenlock	150	0	45	105	80	25
Shifnal	1,500	197	987	328	180	148
Wem	600	64	231	305	210	95

¹This consists of the estimated amount of housing to be delivered through sites identified in the proposed Market Drayton Neighbourhood Plan (500 dwellings) and additional housing proposed to be allocated through the Local Plan Review.

²The amount of development to be delivered through site allocations and through windfall development will be determined by the Cleobury Mortimer Neighbourhood Plan.

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Proposed Residential Guidelines 2016-2036						
Settlement	Proposed Housing Guideline 2016-36	Completions in the Plan Period (2016/17)	Existing Commitments & Allocations (at 31 st March 2017)	Additional Provision Required	Capacity of Proposed Housing Allocations	Remaining Windfall Allowance
Community Hubs						
Bishop's Castle Place Plan Area						
Bucknell	100	0	75	25	20	5
Chirbury	45	0	29	16	14	2
Clun	95	4	63	28	20	8
Worthen and Brockton	35	-1	8	28	25	3
Bridgnorth Place Plan Area						
Alveley	130	6	25	100	70	29
Ditton Priors	65	0	24	40	40	1
Ludlow Place Plan Area						
Burford	100	1	3	96	96 ³	
Clee Hill	75	2	47	26	20	6
Market Drayton Place Plan Area						
Hinstock	155	0	106	49	35	14
Hodnet	105	0	53	52	40	12
Woore, Irelands Cross and Pipe Gate	88	0	58	30	0	30
Minsterley and Pontesbury Place Plan Area						
Minsterley	155	24	89	42	20	22
Pontesbury	175	7	106	62	40	22
Much Wenlock Place Plan Area						
Cressage	80	0	2	78	65	13
Oswestry Place Plan Area						
Gobowen	390	5	266	119	100	19
Kinnerley	60	1	36	23	0	23
Knockin	55	0	24	31	25	6
Llanymynech	125	6	68	51	50	51
Pant	70	1	17	52	45	7
Ruyton XI Towns	125	8	14	103	65	38
St Martins	355	44	175	136	95	41

³The matter of future land allocations for housing and employment development in Burford will be clarified in a later consultation on the Local Plan review.

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Proposed Residential Guidelines 2016-2036						
Settlement	Proposed Housing Guideline 2016-36	Completions in the Plan Period (2016/17)	Existing Commitments & Allocations (at 31 st March 2017)	Additional Provision Required	Capacity of Proposed Housing Allocations	Remaining Windfall Allowance
Trefonen	55	0	5	50	0	50
West Felton	130	1	65	64	60	4
Weston Rhyn	155	8	46	101	100	1
Whittington	200	16	95	89	70	19
Shrewsbury Place Plan Area						
Baschurch	360	48	224	88	55	33
Bayston Hill	200	10	19	171	150-160	11-21
Bicton	30	1	2	27	15	12
Bomere Heath	110	0	40	70	55	15
Cross Houses	130	0	78	52	40	12
Dorrington	150	13	64	69	69 ⁴	
Ford	100	3	28	69	50	19
Hanwood	50	0	35	15	0	15
Longden	50	14	12	24	0	24
Nesscliffe	120	1	105	14	0	14
Wem Place Plan Area						
Clive	40	0	2	38	25	13
Hadnall	125	8	65	52	40	12
Shawbury	150	1	55	94	80	14
Whitchurch Place Plan Area						
Prees	170	8	98	64	35	29

⁴The amount of development to be delivered through site allocations and through windfall development will be determined by the Condover Parish Neighbourhood Plan.

3.2. The table below identifies proposed employment land guidelines for the Strategic, Principal and Key Centres for the period from 2016 to 2036. It also identifies existing commitments (sites with Planning Permission, Prior Approval or Allocation within the current Local Plan, as at the 31st March 2017); the capacity of any preferred allocations within each settlement; and the resultant windfall allowance:

Proposed Employment Land Guidelines 2016-2036					
Settlement	Proposed Employment Guideline 2016-36 (ha)	Existing Commitments and Allocations (ha)	Additional Provision Required (ha)	Capacity of Proposed Employment Allocations (ha)	Remaining Windfall Requirement (ha)
Strategic Centre					
Shrewsbury	91	41	50	65	0
Principal Centres					
Bridgnorth	28 ⁵	12	16	16	0
Ludlow	11	7	4	4	0
Market Drayton	13	35	0	0	0
Oswestry	19	57	0	0	0
Whitchurch	17	20	0	0	0
Key Centres					
Albrighton	5	0	5	0	5 ⁶
Bishop's Castle	2	3	0	0	0
Broseley	3	1	2	0	2
Church Stretton	3	1	2	0	2
Cleobury Mortimer	2	1	1	1 ⁷	0
Craven Arms	5	14	0	0	0
Ellesmere	8	9	0	0	0
Highley	3	2	1	0	1
Much Wenlock	2	1.5	0.5	0	0.5
Shifnal	40 ⁸	2	38	38	0
Wem	6	4	2	0	2

⁵This consists of the preferred employment land guideline and identified additional provision to address local circumstances.

⁶It is proposed that no land will be allocated for employment development at Albrighton within the Local Plan Review, rather the need for additional employment land will be assessed in the context of proposals for the development of a strategic development site in the M54 corridor, which will be addressed within a future stage of consultation.

⁷The amount of development to be delivered through site allocations and through windfall development will be determined by the Cleobury Mortimer Neighbourhood Plan.

⁸This consists of the preferred employment land guideline and identified additional provision to address local circumstances.