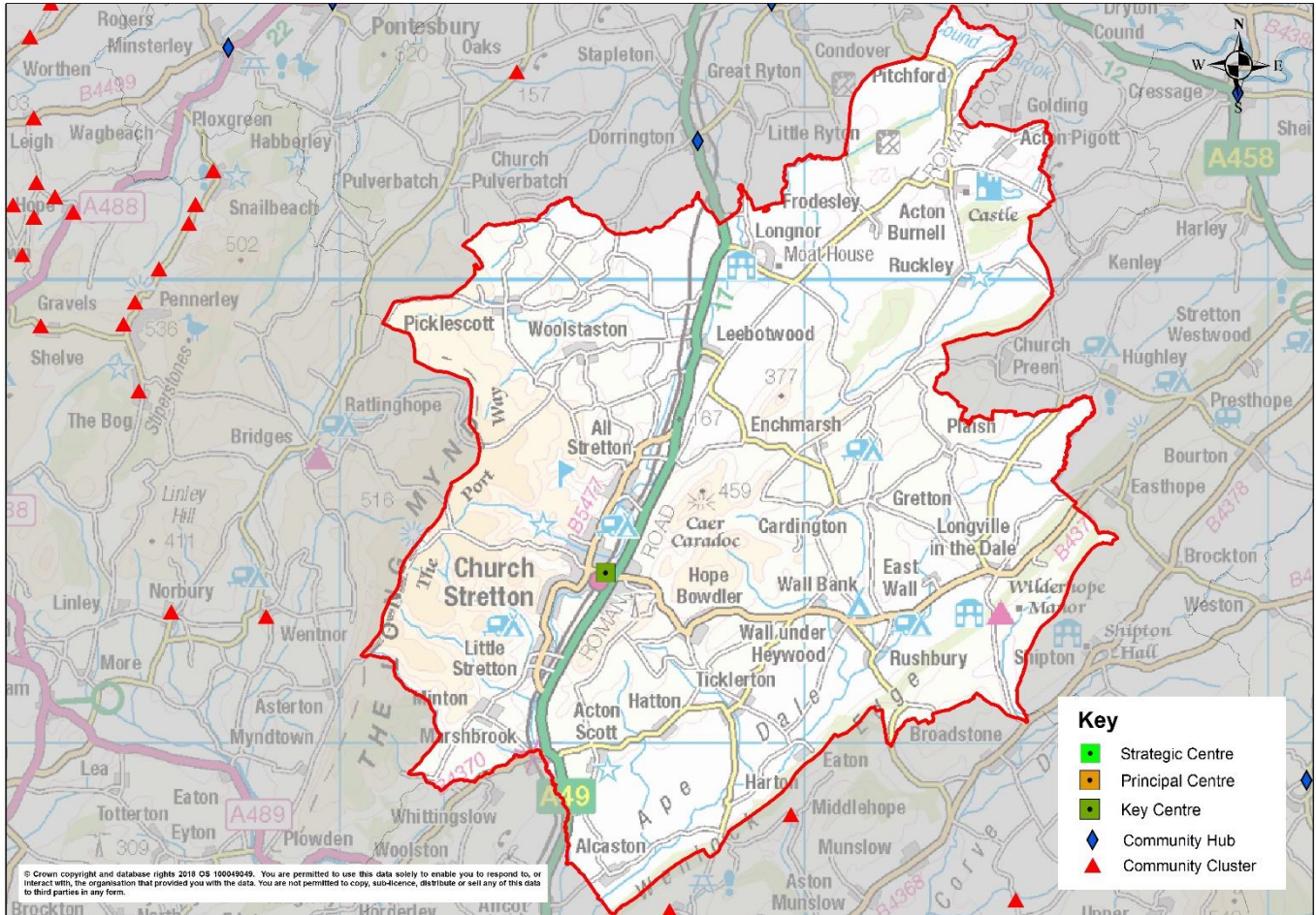


## 8. Church Stretton Place Plan Area

8.1. The Church Stretton Place Plan Area is located in south Shropshire. The Place Plan area contains the Key Centre of Church Stretton and numerous other small villages and hamlets.



Settlement Type	Settlement Name
<b>Key Centre:</b>	Church Stretton
<b>Community Hubs:</b>	N/A
<b>Community Clusters:</b>	N/A

8.2. All settlements in the Church Stretton area (other than Church Stretton itself) are 'countryside' for planning policy purposes. This means that new development is strictly controlled in accordance with national and local planning policies. New housing will only be permitted in exceptional circumstances.

## Key Centre: Church Stretton

- 8.3. Church Stretton has been identified as a proposed key centre. The town lies in a valley on the A49 in south Shropshire between Shrewsbury and Ludlow. In 2016, the town had an estimated population of 3,936 people and contained 1,987 dwellings. The demographic profile shows that it has a significantly higher proportion of people aged over 65 than in England and the lowest proportion of people of working age (43.7%) in the county (Shropshire has 60% as a whole).
- 8.4. A greater number of Church Stretton household spaces are detached properties (52.2%) compared to Shropshire as a whole (39.5%). Fewer household spaces are semi-detached (21.6%) than in the rest of the county (33.4%).
- 8.5. Church Stretton is the only town in the Shropshire Hills Area of Outstanding Natural Beauty (AONB). The town's development from a medieval settlement to spa resort in the late 19<sup>th</sup> century has left a legacy of fine period buildings. These, along with the Long Mynd to the west and Stretton Hills to the east, combine to create an attractive, high quality environment which is a popular tourist and retirement destination.
- 8.6. The three largest employment sectors (in order) in Church Stretton are retail; education; and accommodation and food services. Together these account for 42.1% of employment. These sectors have a higher share of the local economy than in the rest of Shropshire. More than four-fifths of businesses in the town employ less than 5 people. An additional 8% employ between 5 and 9. Less than 5% have a workforce of 20 or more
- 8.7. A detailed profile of Church Stretton is available here:  
<https://shropshire.gov.uk/media/9683/church-stretton.pdf>
- 8.8. There are strong environmental constraints to development in Church Stretton. The valley floor to the north and south of the town centre is prone to flooding and there are numerous heritage and national and local biodiversity designations including; a large Conservation Area covering much of the historic built form; a cluster of grade II Listed Buildings along the High Street; Scheduled Monuments at Caer Caradoc, Novers Hill, Bodbury Ring and Brockhurst Castle; the Long Mynd SSSI; Coppice Leasowes Local Nature Reserve and several large Local Wildlife Sites on the Stretton Hills, two of which contain ancient woodland.
- 8.9. Key planning issues for Church Stretton include the need to; safeguard the high quality natural and built environment; provide more affordable and low-cost market housing and deliver diversified employment opportunities.
- 8.10. Identified critical infrastructure requirements for Church Stretton include:
- Assessment of the sewerage network capacity.
  - Junction capacity, sustainability and safety improvements to facilitate specific development sites.
- 8.11. Identified priority infrastructure requirements include:
- A review of primary and secondary school places to ensure sufficient provision.
  - Provision and maintenance of facilities and equipment for sport, recreation and leisure.

- Production of Operational Flood Response Plan.
- Local highway improvements, including speed and safety, public realm enhancements and sustainable travel.

8.12. As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

### ***Development Strategy***

8.13. Church Stretton will act as a Key Centre and contribute towards the strategic growth objectives in the south of the County.

8.14. The Local Plan Review will seek to achieve balanced housing and employment growth within Church Stretton, through the provision of around 250 dwellings and around 3 hectares of employment development between 2016 and 2036.

8.15. In 2016-17, nine dwellings were completed and a further 110 dwellings were committed through planning permission, prior approval or site allocation. Therefore, a further 131 dwellings will need to be identified on new sites to support the housing growth objectives of the Local Plan Review.

8.16. Between 2006/07 and 2016/17 the average housing delivery rate in Church Stretton was 13 dwellings per year. The annual build rate required over the Local Plan Review period is 13 dwellings per year. This is considered realistic and deliverable, given the recent completion rates in the town.

8.17. As of 1<sup>st</sup> April 2016 there was one hectare of land committed for employment in Church Stretton. Therefore an additional 2 ha needs to be delivered to support the employment development objectives for the town. No employment allocations are proposed as it is considered that appropriate employment land will be achieved through windfall development. Proposals to develop a minimum of 2 hectares of additional employment land will be supported on appropriate sites consistent with criteria-based Local Plan policies to deliver the preferred level of employment development in the town.

8.18. Additional land opportunities will need to recognise the town's location within the Shropshire Hills AONB, flood risk in the town centre and to the north and south of the town, as well as the need to safeguard the significance/special interest of a range of nationally and locally designated historic and natural assets.

#### *Summary of residential requirements*

	Number of Dwellings
Preferred dwelling guideline 2016-2036	250
Dwellings completed in 2016-17*	9
Dwellings committed as at 31 <sup>st</sup> March 2017*	110
Remaining dwelling requirement to be identified	131
Dwellings to be allocated	110
Balance/Windfall allowance**	21

\*Analysis of Housing Supply as at 31<sup>st</sup> 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*

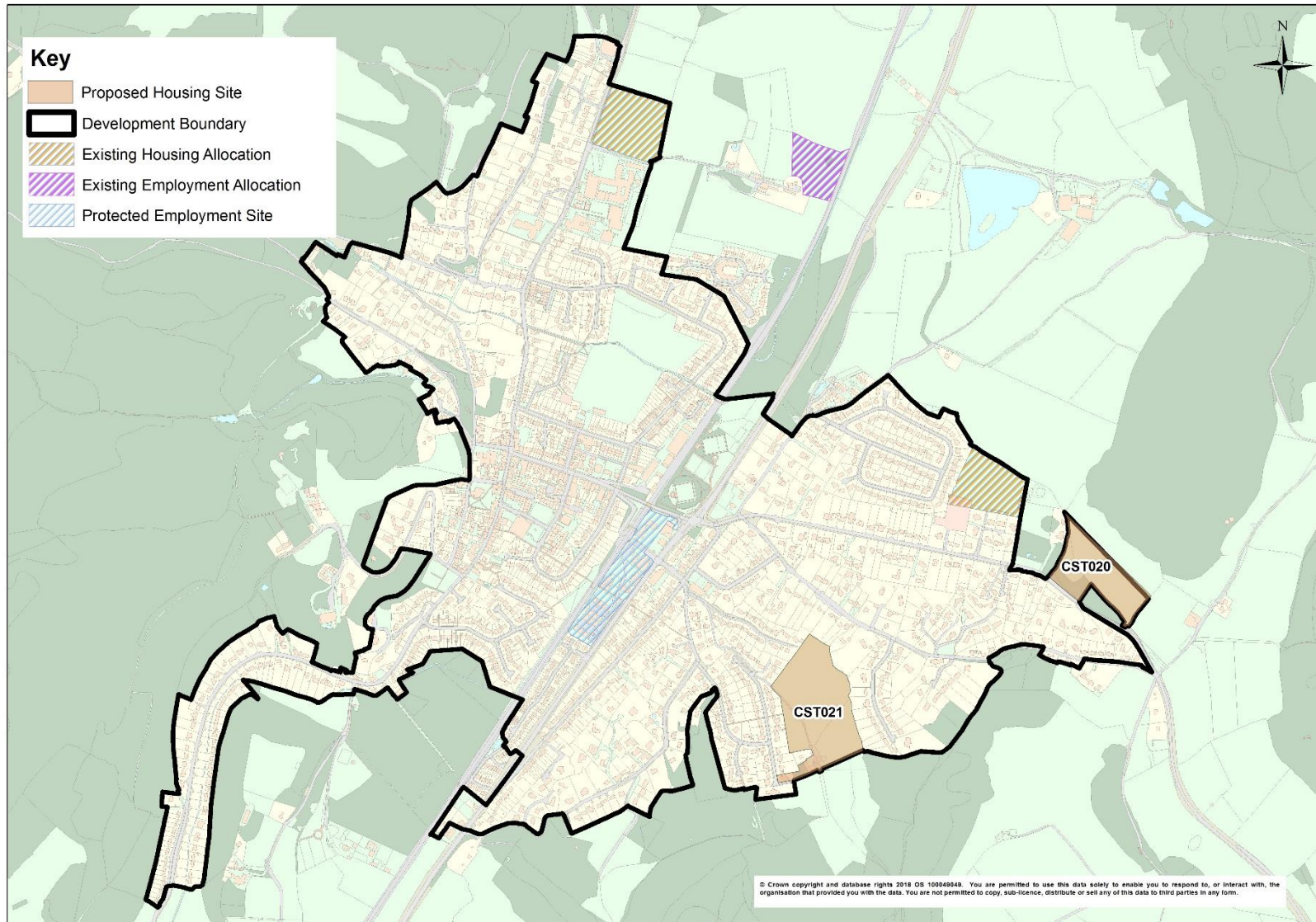
	Employment Land (Ha)
Preferred employment land guideline 2016-2036	3
Commitments and allocations as at 31 <sup>st</sup> March 2017*	1
Employment land shortfall	2
Employment land to be allocated	0
Balance/Windfall allowance**	2

*\*Analysis of Employment Supply at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

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

## Proposed Development Boundary and Preferred Site Allocations

8.19. The map below identifies the location of the preferred site allocations and the proposed development boundary for Church Stretton:



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

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
<b>CST020 (part)</b>	Land NW of Gaerstone Farm, Church Stretton	Area proposed for allocation is 2.39ha  (total site area is 4.02 ha)	40 dwellings	<p>The unallocated part of the promoted site must provide a landscape buffer to the Ancient Woodland on Helmeth Hill. Guidance is available in Natural England and Forestry Commission Standing advice on development near Ancient Woodland This woodland is also a Wildlife Site and is subject to a Tree Preservation Order. The landscape buffer should include sympathetic habitat creation measures.</p> <p>Additionally, the whole of the promoted site is within an Environmental Network so the design and layout of development must include habitats which maintain and enhance the links between Helmeth Hill and Hazler Hill. The woodland along the southern boundary of the site should be retained as part of this. Other mature trees and hedgerows should be retained and integrated into the green links through the site.</p> <p>A HRA will be needed for in-combination recreational impact on the Stiperstones and Hollies SAC. Depending on the outcome, mitigation measures for any impact are likely to be delivered through an increase in the amount of open space provided by the development. The southern part of the allocated site is in a Conservation Area. A Heritage Assessment (HA) will be needed to determine the effect of development on this designated asset and set out measures to avoid adverse effects. A desk based archaeological assessment should be included in the HA for earthworks showing on the Historic Environment Record. The design, layout and materials used in the development should be of a high quality and be informed by the HA.</p> <p>Vehicular and pedestrian access to the site will be via Sandford Avenue. A pedestrian crossing to the footway on the opposite side of Sandford Avenue will be needed. A review of the extent of the existing speed limit will also need to be carried out.</p> <p>Open space provision should be located on the more elevated and sensitive elements of the sites to the north and east. Open space provision should also integrate into the green links through the site.</p> <p>Mature trees and hedgerows should be retained and again integrated into the green links through the site.</p> <p>Other relevant supporting studies should be undertaken and their recommendations implemented.</p>

<b>CST021</b>	Snatchfield Farm, Church Stretton	4.29	70	<p>Site should be accessed via Chelmick Drive (this will involve the demolition of a bungalow in site promoter's ownership).</p> <p>A HRA will be needed for in-combination recreational impact on the Stiperstones and Hollies SAC. Depending on the outcome, mitigation measures for any impact are likely to be delivered through an increase in the amount of open space provided by the development.</p> <p>A detailed botanical survey to determine whether rush pasture priority habitat is present will be needed. If so, then policy MD12 which prevents significant adverse effect on such habitats will apply. Damper grassland and channels should be retained along the eastern boundary and linked to the Environmental Network to the south west and south east.</p> <p>Mature trees along the site's eastern and northern boundaries should be retained and given an adequate buffer. Links between these and the woodland to the south of the site boundary should be maintained and the off-site woodland buffered through landscaping.</p> <p>The line of the Jack Mytton Way through the site must be retained and buffered through sympathetic landscaping.</p> <p>A Heritage Assessment (HA) will be needed to determine the effect of development on setting of the adjacent Conservation Area and set out measures to avoid adverse effects. A desk based archaeological assessment should be included in the HA for earthworks showing on the Historic Environment Record. The design, layout and materials used in the development should be of a high quality and be informed by the HA.</p> <p>Residential development should be limited to that part of the site located outside the 1 in 1,000 year surface flood risk zone.</p> <p>Any other relevant supporting studies should be undertaken and their recommendations implemented.</p>
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## **Community Hubs**

- 8.21. 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/>
- 8.22. No Community Hubs have been identified within the Church Stretton Place Plan area.

## **Community Clusters**

- 8.23. 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.
- 8.24. Based on the responses received during previous stages of consultation on the Local Plan Review, there are no Community Clusters in the Church Stretton area.
- 8.25. 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>