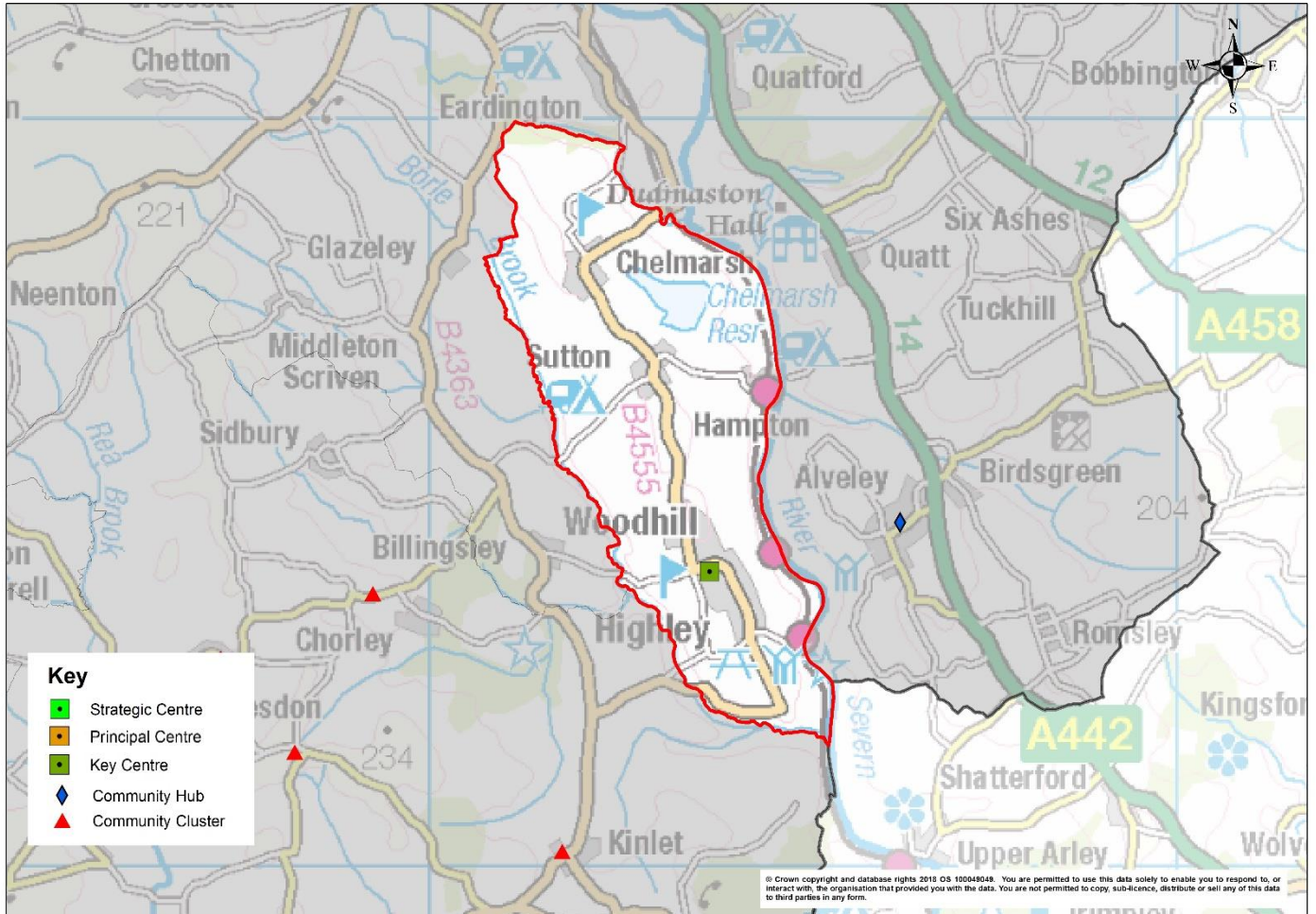


12. Highley Place Plan Area

12.1. The Highley Place Plan Area is located in north-west Shropshire. The Place Plan area contains the Key Centre of Highley and numerous small villages and hamlets.



Settlement Type	Settlement Name
Key Centre:	Highley
Community Hubs:	N/A
Community Clusters:	N/A

12.2. 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.

Key Centre: Highley

- 12.3. Highley has been identified as a proposed key centre. The settlement lies to the south-east of Shropshire, seven miles south of Bridgnorth and within commuting distance of Kidderminster.
- 12.4. In 2016, Highley's estimated population was 3,195 people and it contained an estimated 1,462 dwellings. Highley generally has an older age structure and a smaller percentage of its population of working age (approximately 50% of the population) than the average for Shropshire (approximately 60%), the West Midlands (approximately 62%) and Great Britain (approximately 63%).
- 12.5. Highley is a linear settlement, spread over a mile on the B4555 on a ridge above the River Severn. It has a mining heritage. The river separates Highley from Alveley to the east, apart from a footbridge that provides pedestrian access.
- 12.6. The housing site allocated within the current Local Plan (Land off Rhea Hall/Coronation Street) and a large windfall site at Jubilee Drive have both been completed. A further windfall site at The Cedars, Bridgnorth Road is currently being developed.
- 12.7. Identified critical infrastructure priorities for Highley include:
 - Assessment of the need for additional primary and secondary school provision.
 - Local and strategic highway improvements.
 - Addressing the parking provision for the medical centre.
 - Provision of additional leisure, recreation and amenity facilities.
- 12.8. Further information on infrastructure constraints and priorities are available within the Highley Place Plan. As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.
- 12.9. A detailed profile of the key centre of Highley is available here:
<https://shropshire.gov.uk/media/9685/highley.pdf>

Development Strategy

- 12.10. Highley will act as a key centre and contribute towards the strategic growth objectives in the east of the County.
- 12.11. The Local Plan Review will seek to achieve balanced housing and employment growth within Highley, through the provision of around 250 dwellings and around 3 hectares of employment development between 2016 and 2036.
- 12.12. In 2016-17, 59 dwellings were completed and a further 69 dwellings were committed through planning permission, prior approval or site allocation. Therefore, a further 122 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.
- 12.13. Between 2006/07 and 2016/17 the average housing delivery rate in Highley was some 15 dwellings per year. This is comparable with the annual build rate required over the Local Plan Review period of some 13 dwellings per year.

- 12.14. Around 2 hectares of employment land is already committed in Highley, through planning permission, prior approval or site allocation. Therefore, a minimum of 1 hectare of additional employment land will need to be identified to achieve the preferred level of employment development in the settlement.
- 12.15. Additional land opportunities will need to recognise the constraints caused by the distance of Highley's connections to the main transport network and its relatively limited employment offer. Furthermore, the settlement stands on a prominent ridge above the Severn Valley, in an area of attractive landscape and contains a number of heritage assets. Therefore, new development needs to be located and designed with these considerations in mind.
- 12.16. It is proposed that one site will be allocated for residential development. This site is located to the east of the settlement and benefits from good links into the town centre. The site will deliver a mix of house types including bungalows and an extra care scheme.
- 12.17. No employment allocations are proposed as it is considered that appropriate employment land will be achieved through windfall development.

Summary of residential requirements

	Number of Dwellings
Preferred dwelling guideline 2016-2036	250
Dwellings completed in 2016-17*	59
Dwellings committed as at 31 st March 2017*	69
Remaining dwelling requirement to be identified	122
Dwellings to be allocated	120
Balance/Windfall allowance**	2

**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

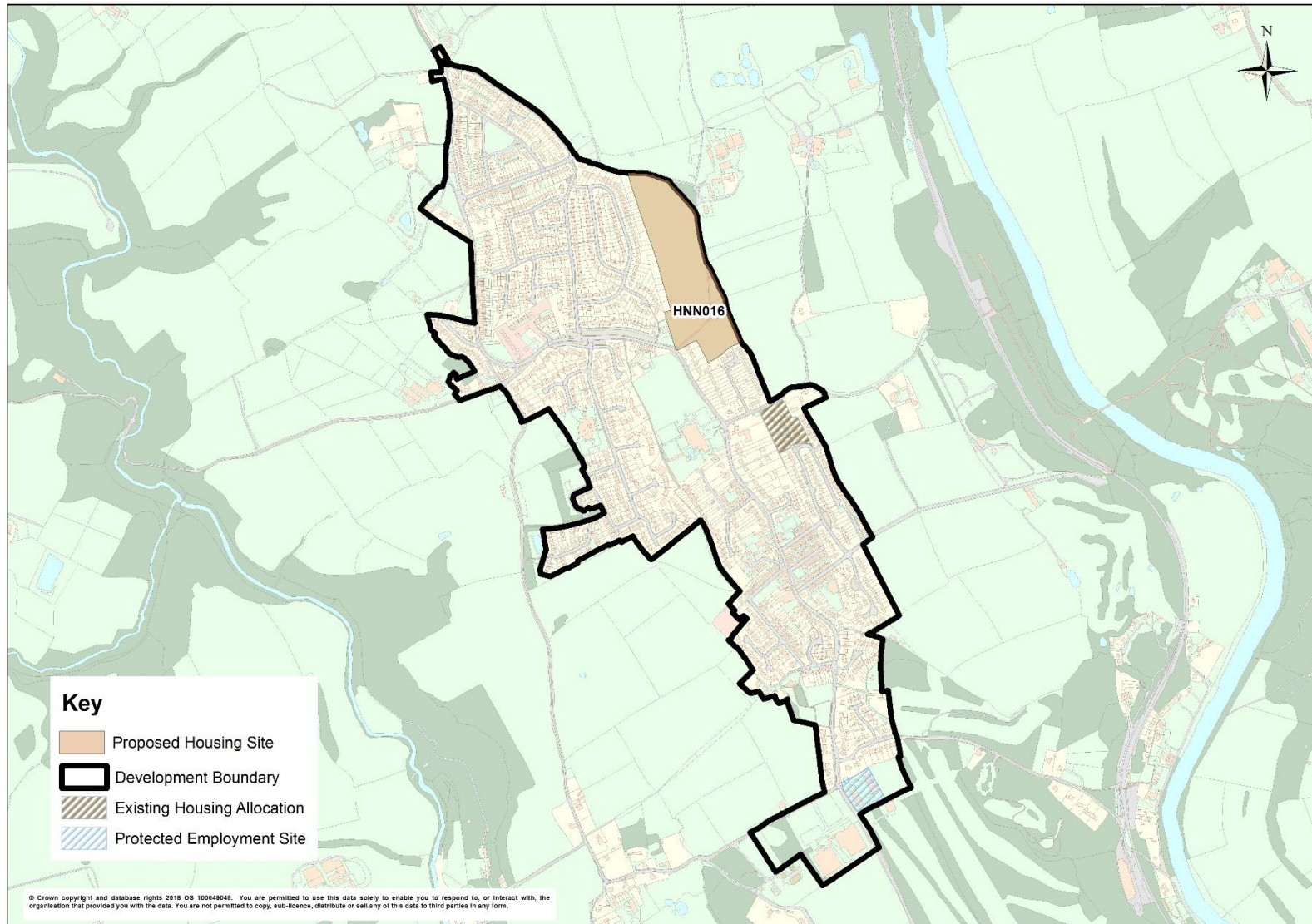
	Employment Land (Ha)
Preferred employment land guideline 2016-2036	3
Commitments and allocations as at 31 st March 2017*	2
Employment land shortfall	1
Employment land to be allocated	0
Balance/Windfall allowance**	1

**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.*

Proposed Development Boundary and Preferred Site Allocation

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



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

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
HNN016	Land South of Oak Street, Highley	5.42	70 dwellings and 50 extra-care apartments	<p>A mixed use residential allocation consisting of:</p> <ul style="list-style-type: none"> • Around 10 bungalows on the southern-most element of the site, south of the access point; • A 50 bedroom extra-care facility on the southern element of the site, north of the access point. • Around 60 dwellings on the northern element of the site. <p>An extra care scheme is considered to meet local needs and will also provide additional employment within the settlement.</p> <p>Similarly, there is considered to be local demand for bungalows and the southern-most element of the site is considered most sensitive to overlooking.</p> <p>A pedestrian crossing of Bridgnorth Road should be provided at an appropriate location in proximity of the site.</p> <p>On-site open space provision should consist of areas suitable for general recreation; young person's play space; allotments; and semi-natural areas, linking to existing hedgerows and woodland to the north.</p> <p>Open space provision should provide biodiversity enhancements and be easily accessible for residents on the site and within the surrounding area.</p> <p>All hedgerows, tree lines and mature trees on the site should be retained.</p> <p>Design and layout will need to reflect the sites location within the setting of Grade II listed Hazelwell's Farm House.</p> <p>Residential development should be limited to those elements of the sites located outside the 1,000 year surface flood risk zone.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p>

Community Hubs

- 12.20. 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/>
- 12.21. No proposed Community Hubs have been identified within the Highley Place Plan area.

Community Clusters

- 12.22. 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.
- 12.23. Based on the responses received during previous stages of consultation on the Local Plan Review, no Community Clusters are proposed to be designated in the Highley Place Plan area.
- 12.24. 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>