

Shropshire Local Plan Review

Consultation on Preferred Sites

November 2018 to January 2019

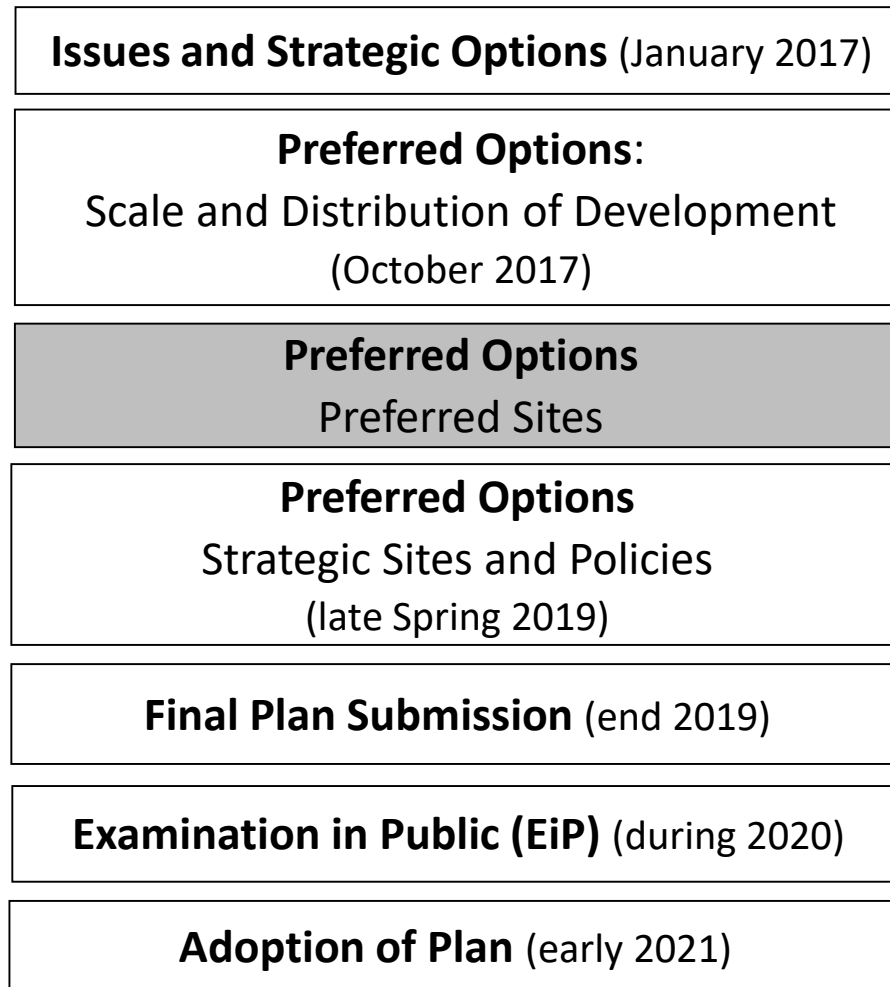
- Explain Local Plan Review process
- Set out proposals for Albrighton
- Encourage submission of consultation responses
- Respond to queries about Local Plan

- Why are we doing a Local Plan Review?
- Timeframes and review process
- Proposed strategy for Shropshire
- Scope of current consultation
- Overview of evidence base - including Green Belt
- Cross-subsidy policy
- Proposed development strategy for Albrighton
- Community Hubs - Cosford
- Community Clusters
- Strategic Sites
- What happens next?

Why a Local Plan Review?

- Current Local Plan (Core Strategy & SAMDev Plan) provides growth to 2026.
- Local Plan review will extend this to 2036
- Review is a statutory duty
- Conform with national planning policy
- Maintain a five year housing land supply & help retain local management of planning decisions

Plan Review: Process and Timescales



Evidence

Key Proposals

- Housing growth of 28,750 dwellings for Shropshire as a whole (average delivery rate of 1,430 per year)
- Existing housing completions, commitments and allocations amount to around 18,500 dwellings, so the net additional housing now required is **around 10,250 dwellings** up to 2036
- Balanced employment growth to deliver around 300 hectares of employment. Around 223 hectares already committed, so an **extra 77ha** 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

Outlines:

- Preferred hierarchy of settlements:
 - Shrewsbury
 - Principal Centres
 - **Key Centres – including Albrighton**
 - Community Hubs
 - Community Clusters
- Preferred development guidelines and proposed development boundaries for Shrewsbury, Principal and Key Centres and each proposed Community Hub
- Preferred sites to deliver the preferred scale and distribution of housing and employment growth during the period to 2036
- Outlines a housing policy direction to improve the delivery of local affordable housing needs (cross-subsidy)

Including:

- Full Objectively Assessed Housing Need (FOAHN)
- Strategic Land Availability Assessment (SLAA)
- Site Assessments
- Hierarchy of Settlements
- Productivity Growth Forecast
- Landscape and Visual Impact Assessment
- Green Belt Assessment / Review
- Strategic Flood Risk Assessment

Green Belt Assessment & Review



- Green Belt last evaluated to inform Bridgnorth Local Plan (2006)
- **Green Belt Assessment** considers performance against Green Belt purposes
- **Green Belt Review** considers harm of release
- Assessment & Review directly informed site assessment process
- To justify Green Belt release, exceptional circumstances need to be demonstrated
- Green Belt release should offer enhancement of remaining Green Belt
- Local Plan is considered the appropriate mechanism for release

- Delivering affordable housing is challenged by:
 - Land availability
 - Funding / economics of development
 - Public perception
 - Willingness of landowner
- Cross-subsidy is a mechanism to deliver more affordable housing, by allowing an element of low cost or open market

Cross Subsidy Policy Options:

- Bespoke site by site assessments;
- Set percentages based on county-wide viability report

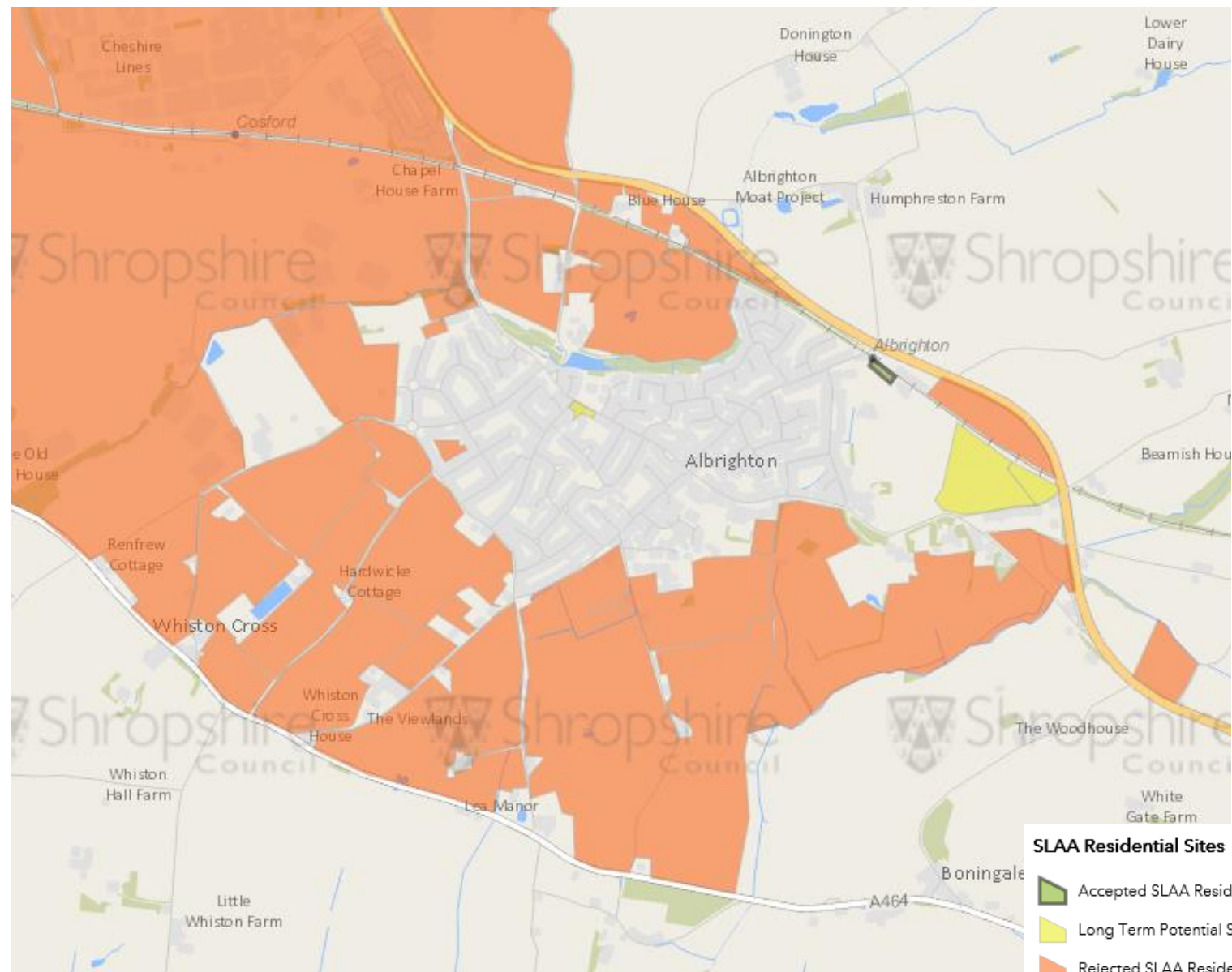
Residential Requirements	Number of Dwellings
Preferred dwelling guideline 2016-2036	500
Dwellings completed in 2016-17	12
Dwellings committed as at 31 st March 2017	247
Remaining dwelling requirement to be identified	241
Dwellings to be allocated	195
Balance/Windfall allowance*	46

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

Employment Requirements	Number of Hectares
Preferred employment guideline 2016-2036	5
Commitments and allocations as at 31 st March 2017	0
Employment land shortfall	5
Employment land to be allocated	0
Balance/Windfall allowance*	5

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

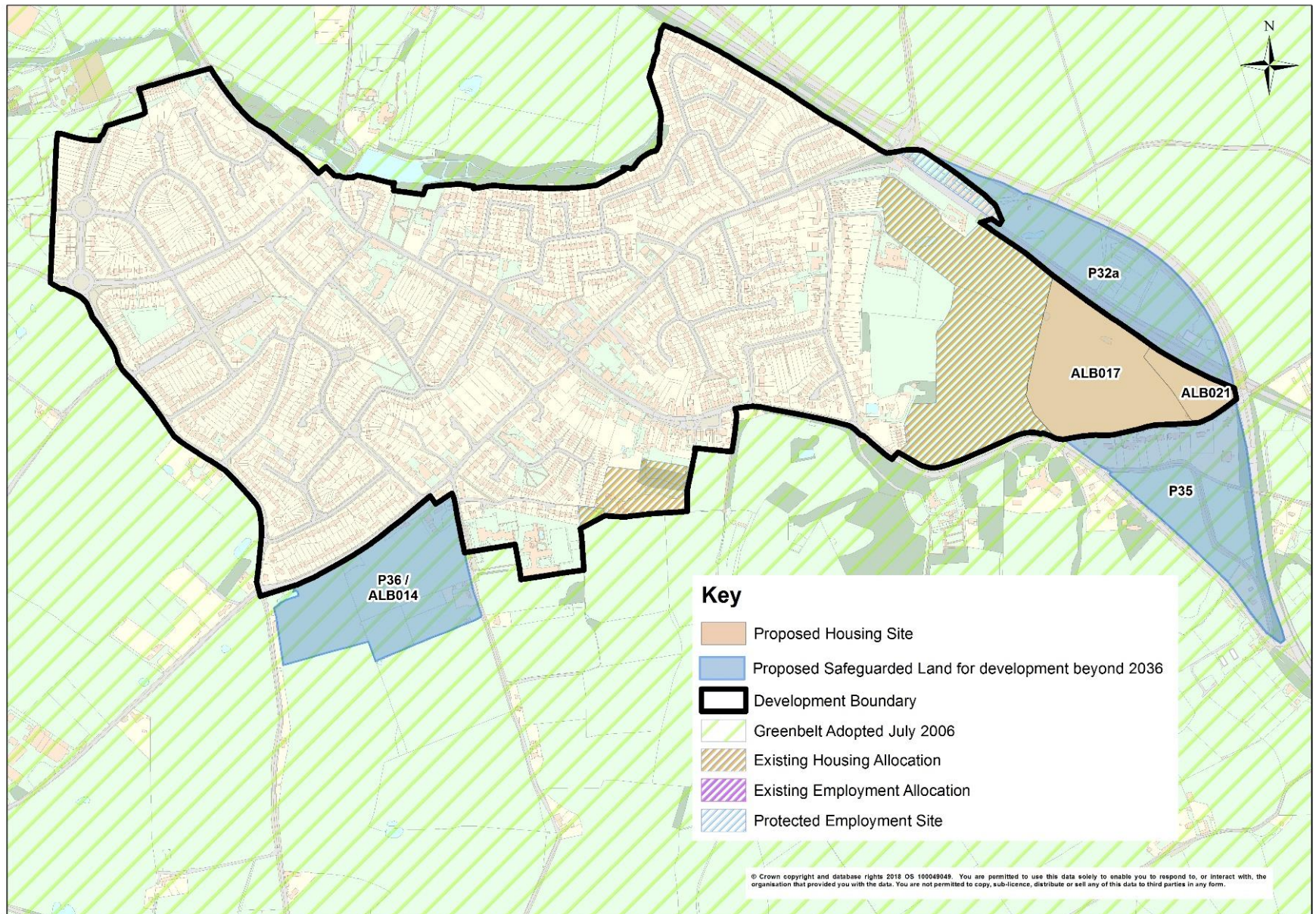
Albrighton – Sites Considered



Albrightton – Preferred Allocations and Safeguarded Land



Shropshire
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Albrighton – Preferred Allocations

- Preferred Allocations are on land currently safeguarded for future development.

Site Ref	Site Location	Site Area (Ha)	Approx Capacity	Site Guideline Summary
ALB017	Land north of Kingswood Road, Albrighton	5.49	165 dwellings	<ul style="list-style-type: none">•Comprehensive masterplan produced.•Links (access and green infrastructure) between the sites and the current SAMDev allocation to the west.•Roundabout access off Kingswood.•Proportional contribution to infrastructure.•30mph zone extended.
ALB021	Land North of Beamish Lane, Albrighton	1.04	30 dwellings	<ul style="list-style-type: none">•Assessment and potential closure of Beamish Lane/A41 junction.•Buffer of the railway line.•If possible, pond, trees and hedgerows retained.•Residential development limited to elements of the sites outside the 1,000 year surface flood risk zone.•Relevant supporting studies undertaken and recommendations implemented.

- Preferred Safeguarded Land seeks to complement Preferred Allocations, providing for long term growth beyond 2036.
- It largely consists of land considered to have a lesser harm on the Green Belt if released.
- Locations also informed by the wider considerations within the Site Assessment process.

Site Ref	Site Location	Site Area (Ha)	Likely Use
P36 (northern portion, including ALB014)	Land at Cross Road, Albrighton	6.98	Residential and Community Uses
P35 (eastern portion)	Land bounded by Kingswood Road, High House Lane & Albrighton By-Pass	6.56	Residential Uses
P32a	Land between the Albrighton By-Pass and the Railway Line, north east of Albrighton	6.32	Maintain Existing & Employment Uses

- The built form of Cosford is focused around the RAF base
- RAF Cosford is a major developed site within the Green Belt in the current Local Plan
- As Cosford offers a wide range of services and facilities, it nominally performs the role of Community Hub
- However, many of the services and facilities are only available to military personnel/families or associated with the RAF base
- Growth potential identified in the Cosford area for a mixed use strategic development site to complement RAF Cosford
- **Potential for land allocations will be addressed within the strategic sites consultation, expected in late Spring 2019**

- Settlements can continue to opt-in as Community Clusters
- Development within Community Clusters will be managed through a criteria based policy
- A draft of this policy was consulted upon in October - December 2017

- In addition to planned growth in existing towns, several new planned settlements have been proposed as part of the Local Plan Review at:
 - Ironbridge Power Station
 - Clive Barracks, Tern Hill
 - North of RAF Cosford at M54 junction 3
- Potential to deliver additional strategic employment and housing growth as planned communities or ‘Garden Villages’, including e.g. new health and education infrastructure
- Separate consultation on these proposals in late Spring 2019

What happens next?

- Consultation from 29th November 2018 **extended to 8th February 2019**
- Public Meeting for each Place Plan Area
- Full consultation document and questionnaire, plus Place Plan area specific extracts of document and questionnaire available on the Get Involved part of the Shropshire Council website:
<https://shropshire.gov.uk/get-involved/local-plan-review-preferred-sites-consultation/>
- Completed questionnaires can be submitted by email or post to:
Email: planningpolicy@shropshire.gov.uk
Post: Shropshire Council, Planning Policy & Strategy Team, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND
- All responses considered by Council and summary of issues raised published and used to inform next stages of the Plan
- Further stages of consultation during 2019
- Ultimately, any outstanding objections will be considered by an independent Planning Inspector as part of the formal Examination of the Plan during 2020