

Shropshire Local Plan Review

Consultation on Preferred Sites

November 2018 to February 2019

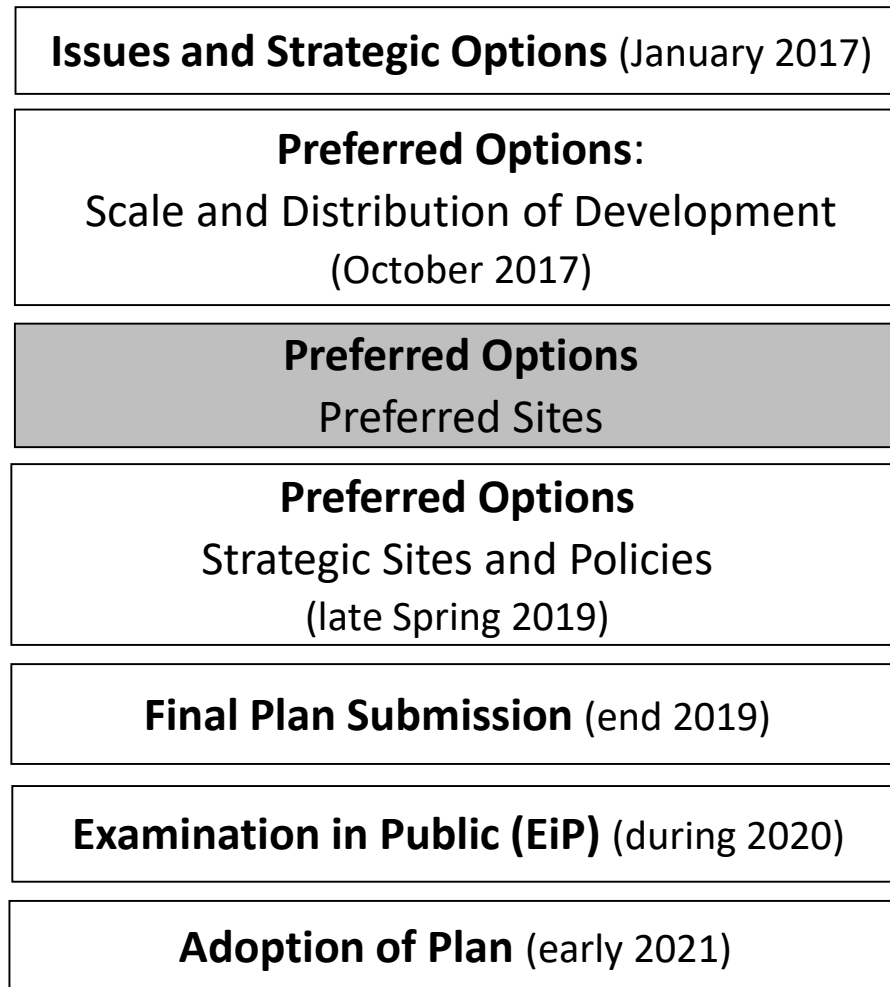
Joy Tetsill and Liam Cowden
Planning Policy Officers

- Explain Local Plan Review process
- Set out proposals for Bishop's Castle and surrounding area.
- 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 documents
- Cross-subsidy policy
- Proposed development strategy for Bishop's Castle and Community Hubs
- Strategic sites
- What happens next?

- Current Local Plan: Core Strategy & SAMDev (Site Allocations and Management of Development) provides growth to 2026
- Local Plan Review extends Plan to 2036
- Plan Review is a statutory duty
- Needed to conform with national planning policy
- Maintain a five year housing land supply & help retain local management of planning decisions

Plan Review: Process and Timescales



We are here

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.

Key Proposals

- An 'Urban Focused' distribution of development:
 - Shrewsbury - around 30%
 - Principal Centres (5) - around 24.5%
 - **Key Centres (11)** - around 18%
 - Rural Areas (including **Community Hubs** and Clusters) - 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 Bishops Castle
 - **Community Hubs** – Bucknell, Chirbury, Clun, Worthen & Brockton
 - Community Clusters
- Preferred development guidelines and proposed development boundaries for Shrewsbury, Principal and Key Centres and each proposed Community Hub
- Preferred sites to deliver housing and employment growth
- Outlines a housing policy direction to improve the delivery of local affordable housing needs (cross-subsidy exception sites)

Including:

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

- 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

Bishop's Castle Place Plan: Overview

- There are 4 proposed Community Hubs in the Bishop's Castle Place Plan area: Bucknell, Chirbury, Clun, Worthen and Brockton
- Community Hubs are identified by Shropshire Council through application of the Hierarchy of Settlements.
- Community Cluster Settlements opt-in and can still do so at this stage.
- Development within Community Clusters will be managed through a criteria based policy
- A draft of the Community Cluster policy was consulted on from October - December 2017

- The residential and employment guidelines for Bishop's Castle represent a share of the 18% of development directed to Key Centres (5,175 dwellings over 11 settlements)
- The housing guideline reflects constraints present within the town e.g. natural and historic environment
- Housing guideline takes into account the number of houses already given permission since 2016 and those allocated in SAMDev.
- The guideline is the extra houses needed on top of the numbers set out in SAMDev.

	Number of Dwellings
Preferred dwelling guideline 2016-2036	150
Dwellings completed in 2016-17*	1
Dwellings committed as at 31 st March 2017*	74
Remaining dwelling requirement to be identified	75
Dwellings to be allocated	68
Balance/Windfall allowance**	7

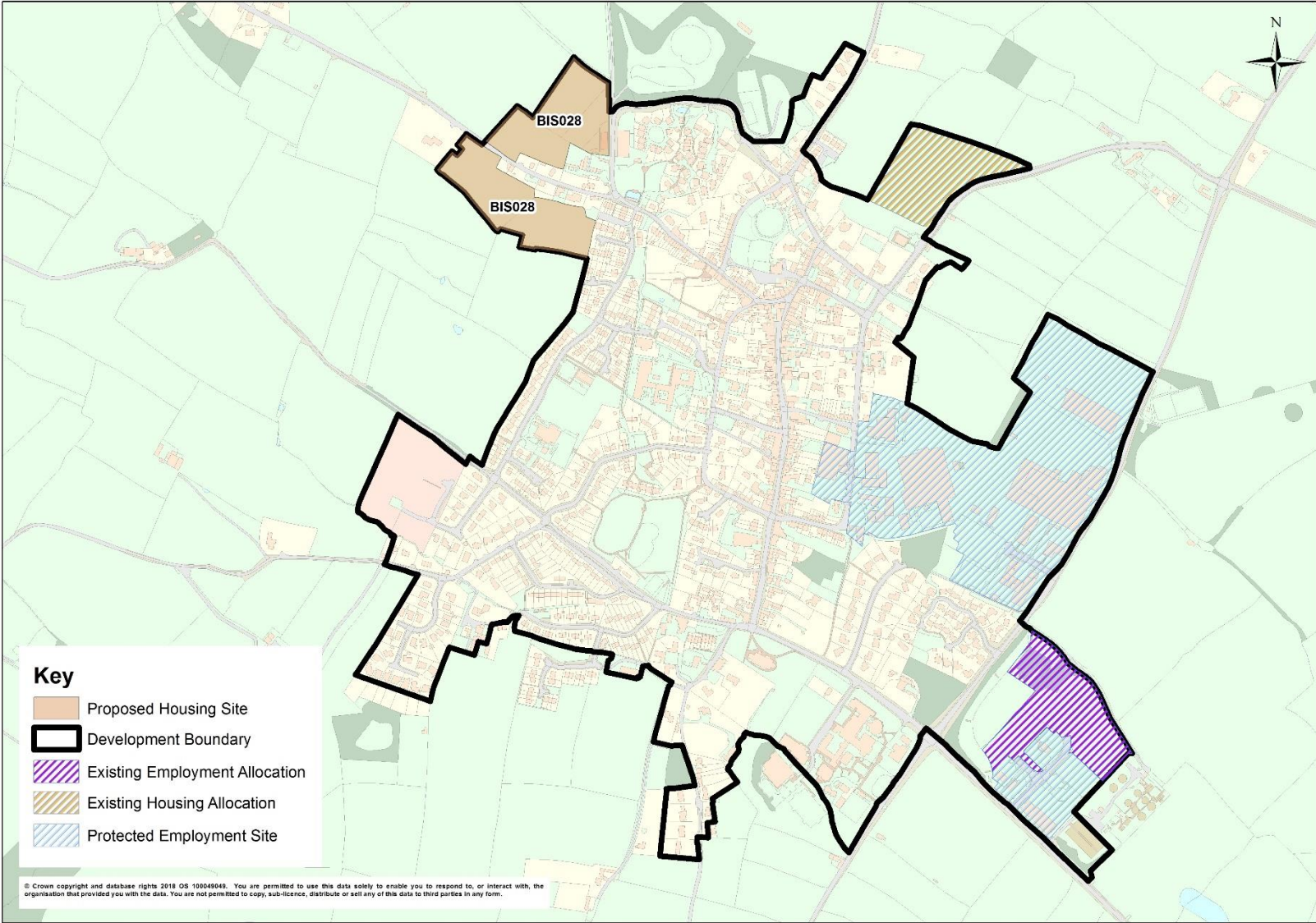
**Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.*

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

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

Bishop's Castle: Sites Considered





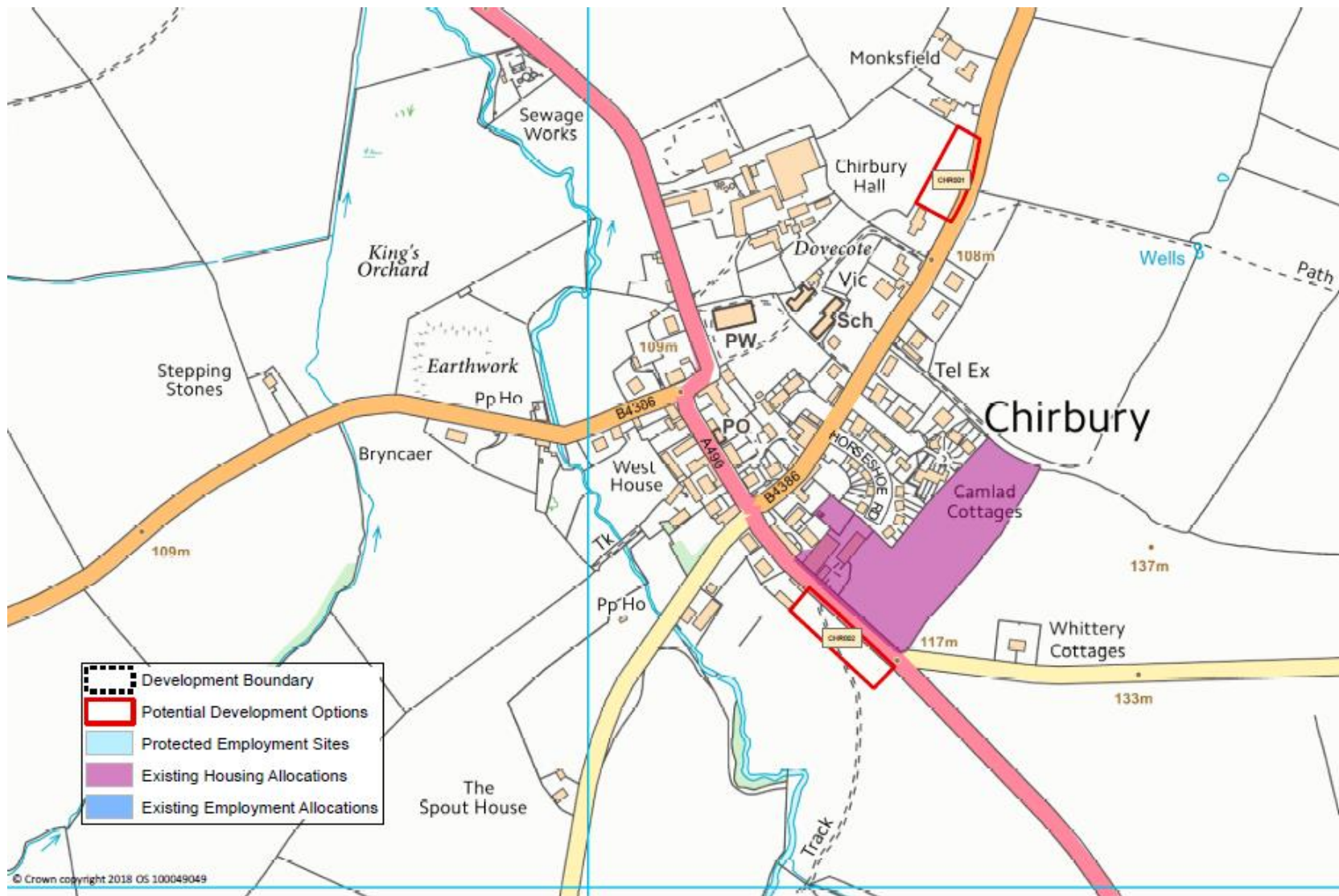
Bishop's Castle: Preferred site guidelines

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
BIS028	Land off Welsh Street	4.11	70 dwellings	<p>Access to the entire site will be provided via the Wintles estate road, which will shortly be adopted by Highways.</p> <p>Improvements should be made to Welsh Street to allow for enhanced pedestrian access into the town.</p> <p>Historic buildings on the site should be buffered, retained and sensitively converted.</p> <p>40 of around 70 dwellings (approximately 2/3 of the development) to be secured as affordable in perpetuity.</p> <p>A Habitat Regulations Assessment will be required</p> <p>Mature trees and hedgerows on the site should be retained and form the focus of green links through the site.</p> <p>Open space provision should link to and enhance these features.</p>

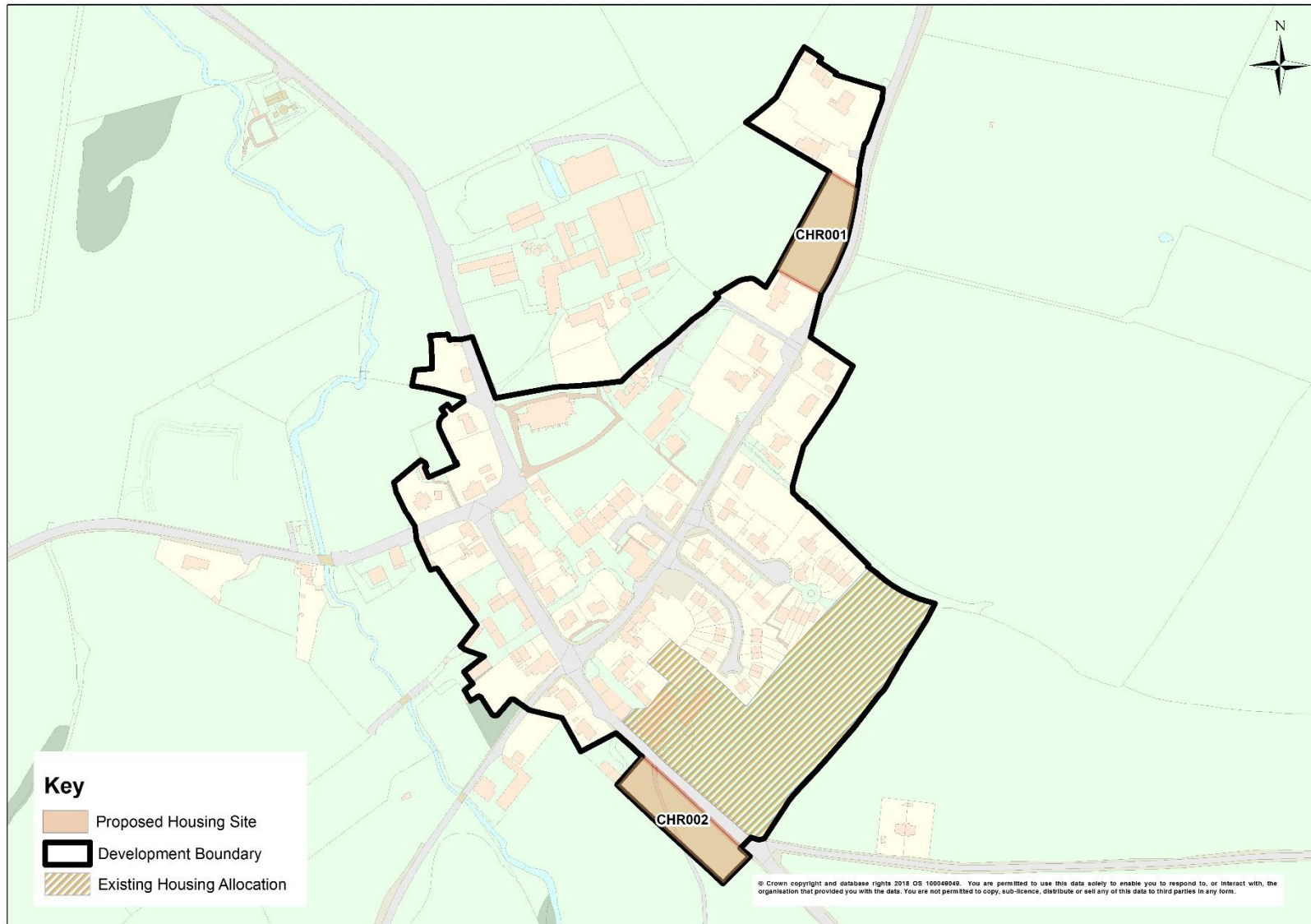
	Number of Dwellings
Preferred dwelling guideline 2016-2036	100
Dwellings completed in 2016-17*	0
Dwellings committed as at 31 st March 2017*	75
Remaining dwelling requirement to be identified	25
Dwellings to be allocated	20
Balance/Windfall allowance**	5

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

Chirbury : Sites considered



Chirbury: Preferred Sites



Chirbury: Preferred Sites Guidelines and Development Boundary

Site Reference	Site Location	Site Area (Ha)	Approx. capacity	Site Guidelines
CHR001	Land between Orchard House and Crofton, Chirbury	0.3	7 dwellings	<p>Design and layout of development should respect village character, and complement its gateway location. It should also safeguard historic environment assets and integrate into the natural environment.</p> <p>Mature trees and hedgerows should be retained where possible, compensatory planting should occur.</p> <p>A pedestrian footway should be provided along the sites' road frontage. An appropriate road crossing will also be necessary, to link into the wider pedestrian network.</p>
CHR002	Land south of the A490, Chirbury	0.3	7 dwellings	<p>Design and layout of development should respect village character, and complement its gateway location. It should also safeguard historic environment assets and integrate into the natural environment.</p> <p>The 30mph zone should be extended to reflect the extent of this site (and the existing allocation to the north).</p> <p>A continuous footway should be provided along the sites' road frontage and into the village.</p> <p>Mature trees and hedgerows should be retained where possible, compensatory planting should occur.</p>

Worthen and Brockton: Preferred Strategy

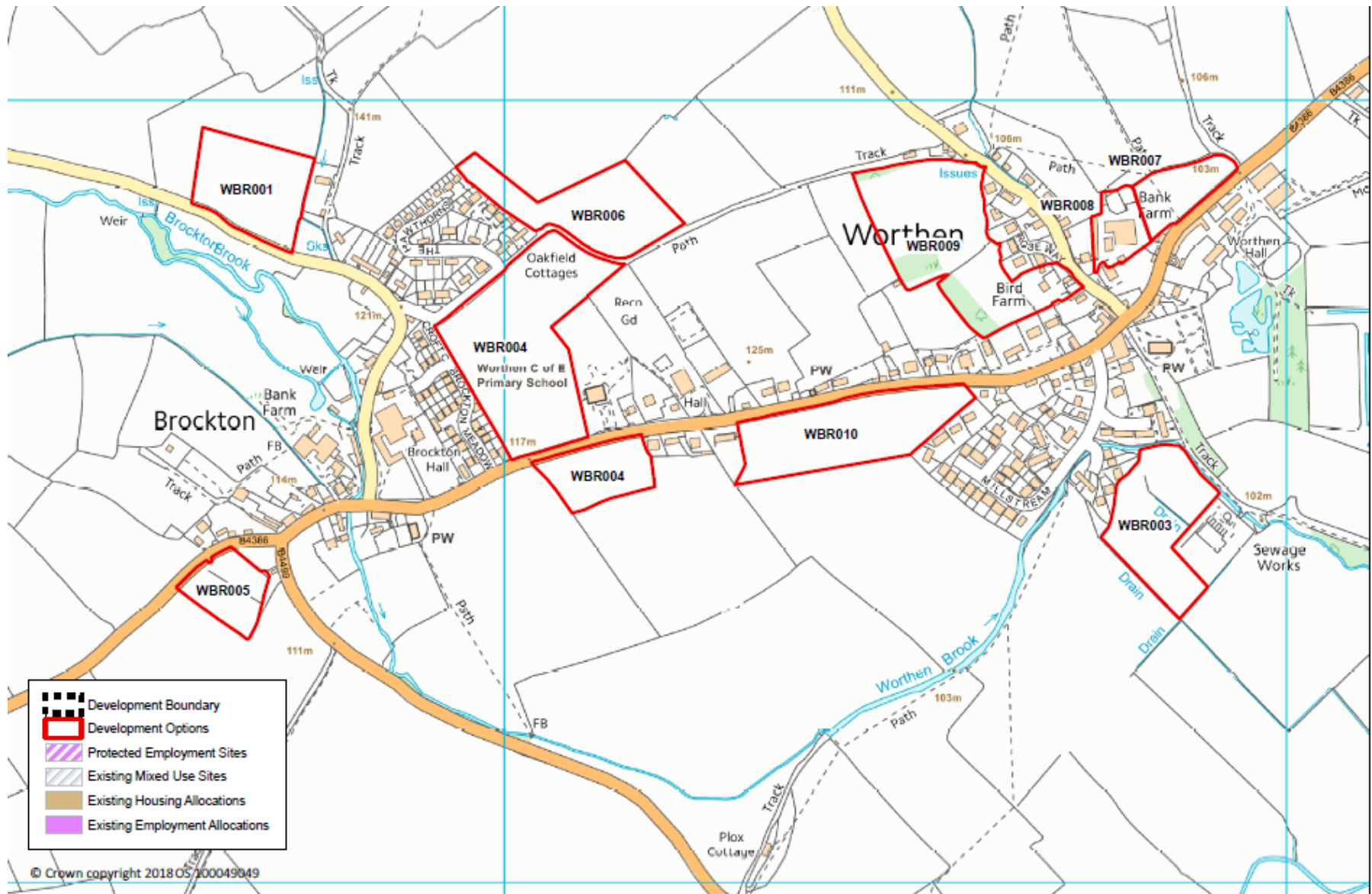
	Number of Dwellings
Preferred dwelling guideline 2016-2036	35
Dwellings completed in 2016-17*	-1
Dwellings committed as at 31st March 2017*	8
Remaining dwelling requirement to be identified	28
Dwellings to be allocated	25
Balance/Windfall allowance**	3

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

Worthen and Brockton: Sites considered



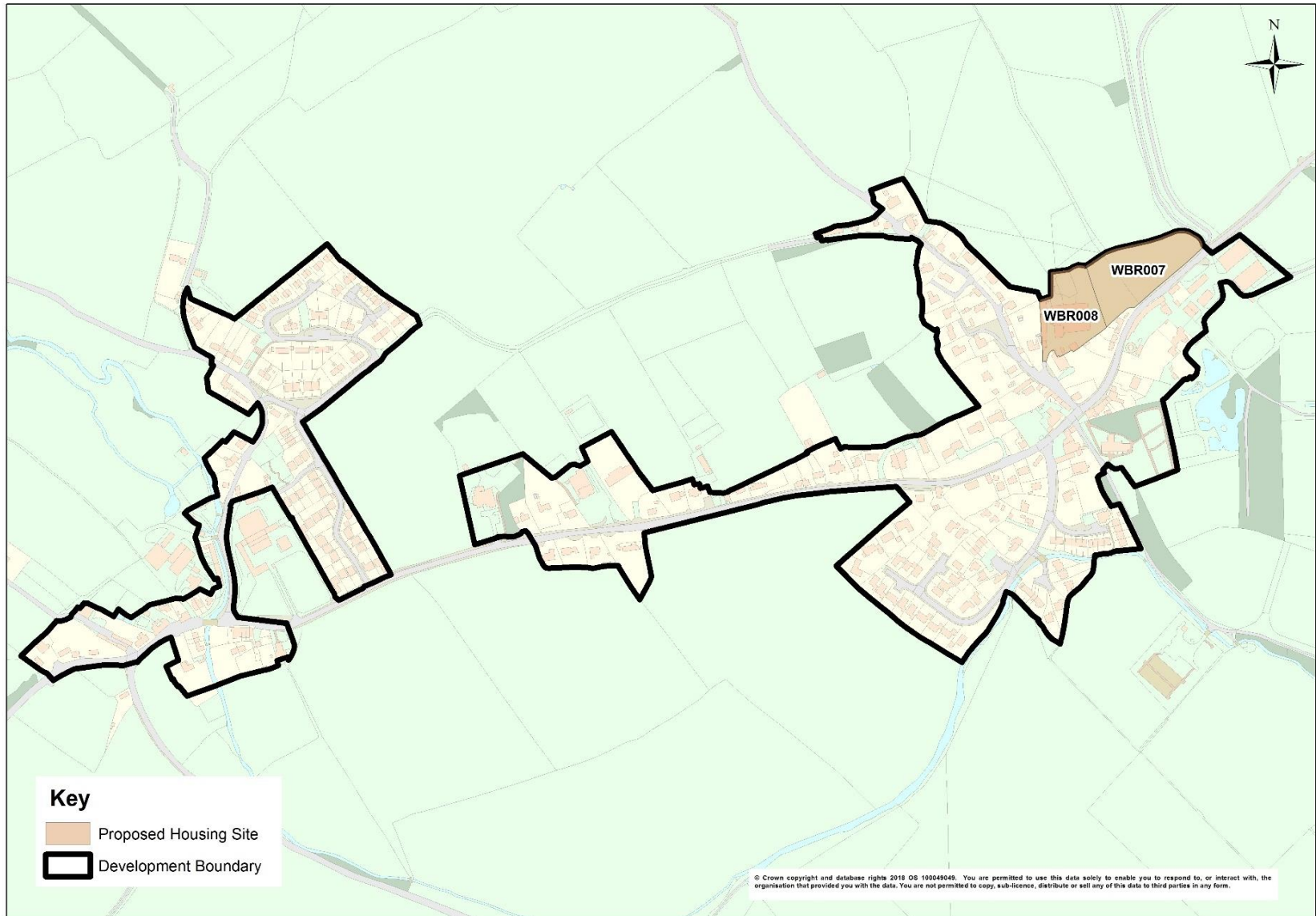
Shropshire
Council



Worthen and Brockton: Preferred Sites and Development Boundary



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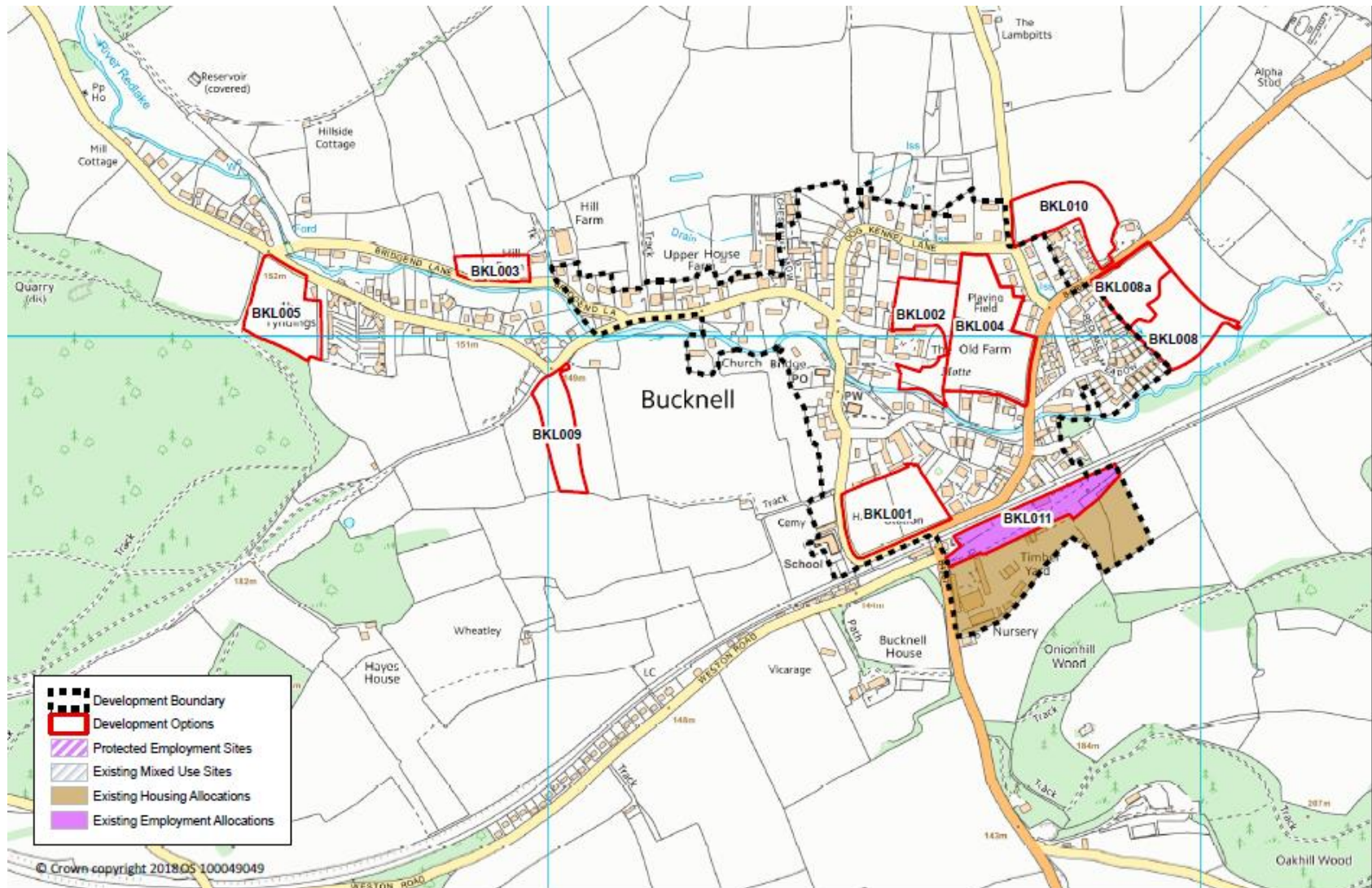
Worthen and Brockton: Preferred Sites Guidelines

Site Reference	Site Location	Site Area (Ha)	Approx. Capacity	Site Guidelines
WBR007 and WBR008	Land at Bank Farm, Worthen	1.3	25 dwellings	<p>Vehicular access will be provided from an appropriate location onto the B4386. Pedestrian access will be provided via Back Lane.</p> <p>The 30mph speed limit should be extended to reflect the extent of this site, and appropriate associated traffic calming delivered.</p> <p>A Heritage Assessment needed for Bank Farm. Development should retain and sensitively convert the remaining historic farm buildings if at all possible..</p> <p>Much of the site boundary is mature native species hedgerow. The layout and density of the site needs to incorporate these features</p> <p>Remediation of contaminated land is likely to be necessary Residential development should be limited to those parts of the sites located outside the 1 in 1,000 year surface flood risk zone.</p> <p>The Public Right of Way across the site should be retained as part of the design of the development.</p>

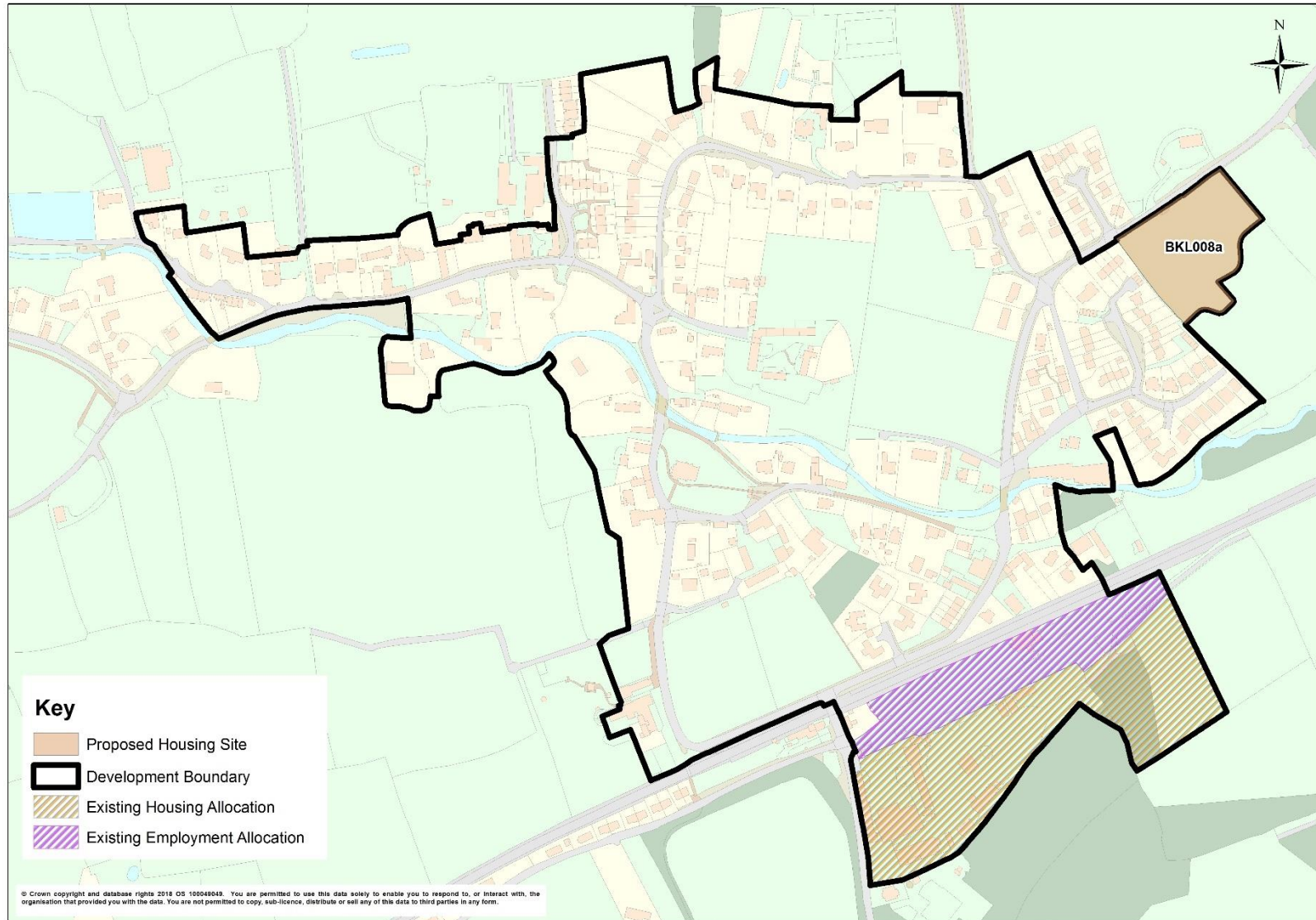
	Number of Dwellings
Preferred dwelling guideline 2016-2036	100
Dwellings completed in 2016-17*	0
Dwellings committed as at 31 st March 2017*	75
Remaining dwelling requirement to be identified	25
Dwellings to be allocated	20
Balance/Windfall allowance**	5

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

Bucknell: Sites considered



Bucknell: Preferred Site and Development Boundary



Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
BKL008a	Land adjoining B4367 and Redlake Meadow (northern portion)	0.8	20 dwellings	<p>To deliver good contemporary design, appropriate use of materials layout, and landscaping to respect the setting of the site within the AONB and countryside.</p> <p>Investigation of highway capacity, ecology, flood risk and drainage is required.</p> <p>HRA is required for the protection of priority habitat and protected species and for water quality impacts on the River Clun SAC possibly leading to mitigation measures including the phasing of development.</p>

Clun: Preferred Strategy

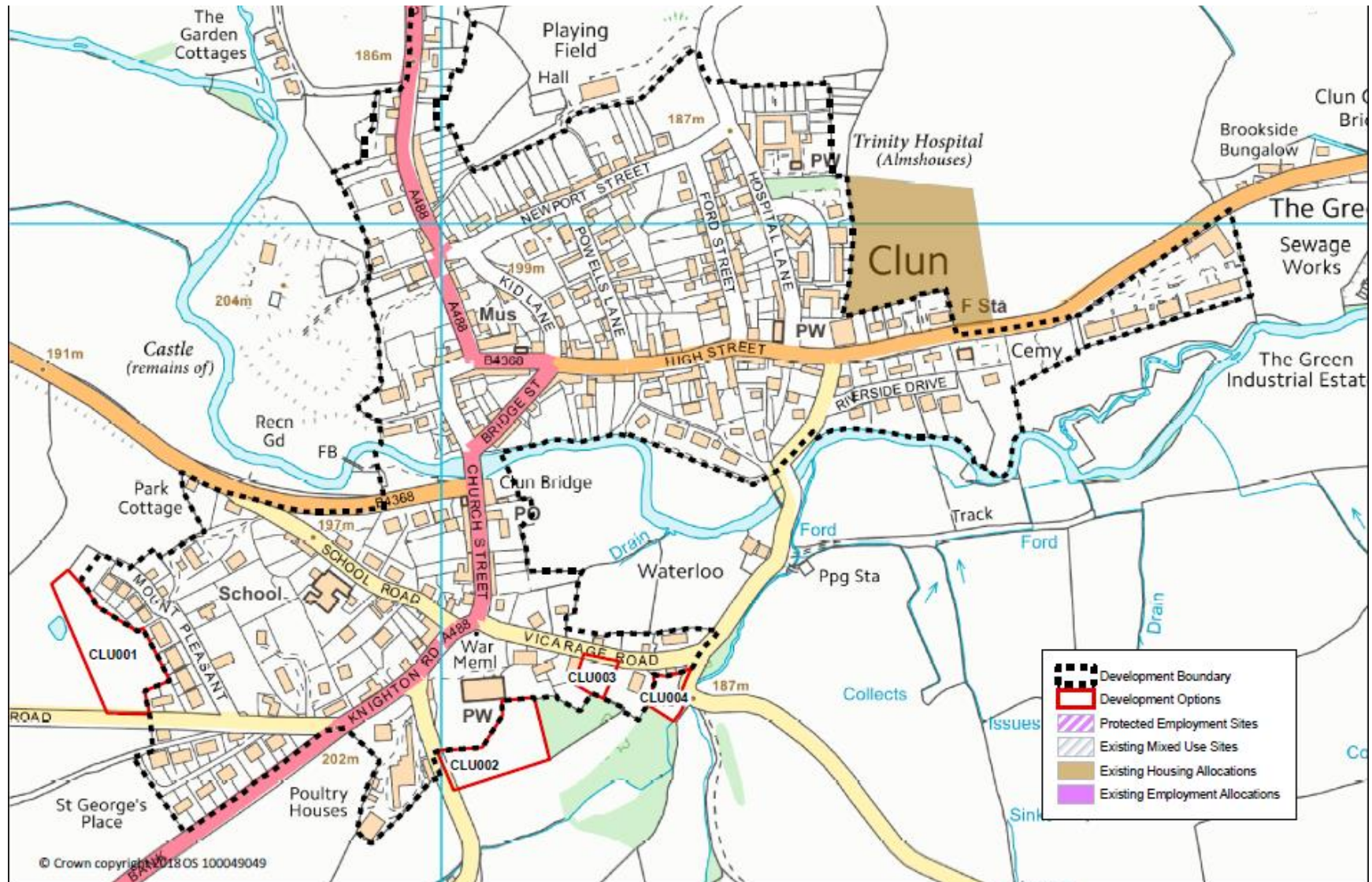
	Number of Dwellings
Preferred dwelling guideline 2016-2036	95
Dwellings completed in 2016-17*	4
Dwellings committed as at 31st March 2017*	63
Remaining dwelling requirement to be identified	28
Dwellings to be allocated	20
Balance/Windfall allowance**	8

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

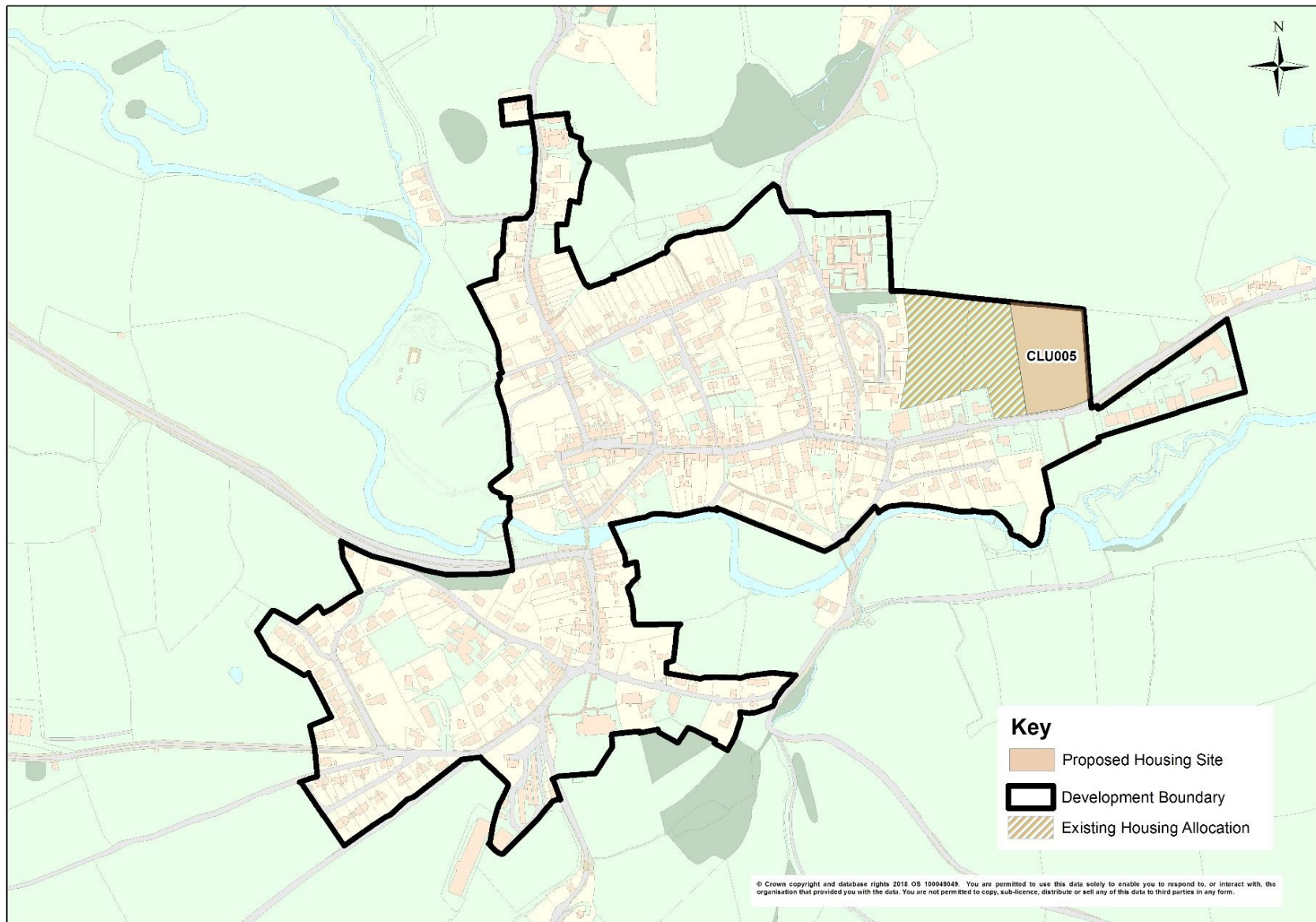
Clun: Sites considered



Clun: Sites considered



Clun: Preferred Site



Clun: Preferred Site Guidelines

Site Ref	Site Location	Site Area (Ha)	Approx. Capacity	Site Guidelines
CLU005 (extension of existing allocation CLUN002)	Land at Turnpike Meadow, Clun	1.0	20 dwellings (total site capacity 80+ dwellings)	<p>To satisfy national and local heritage policies through an heritage assessment, delivering good contemporary design with appropriate use of materials, layout, landscaping and open space.</p> <p>Relevant supporting studies should be undertaken particularly transport assessments, ecology, tree and hedgerow surveys, flood risk and drainage with their recommendations clearly reflected in the proposed development scheme.</p> <p>HRA is also required for water quality impacts on the River Clun SAC possibly leading to mitigation measures including the phasing of development. This should include a suitable access to the highway network with pedestrian and cycling routes linking to local networks.</p>

- 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 (Bishop's Castle area is questionnaire 03) are 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