

## **Shropshire Local Plan Review**

# Consultation on Preferred Sites December 2018

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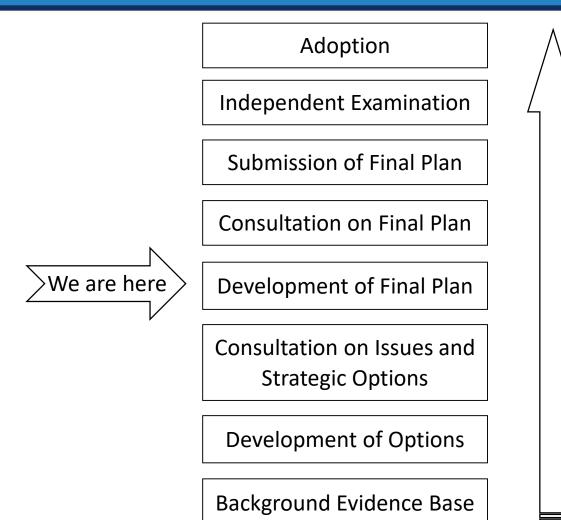
#### **Local Plan Review**



- Up to date Local Plan is a statutory requirement;
- Review will conform with national policy
- Review will maintain local management over planning decisions to 2036;
- Consulted on 'Issues & Options' in January 2017 (400 responses);
- Consulted on 'Preferred Scale & Distribution of Growth' October 2017 (600 responses)

#### **Review Process**





## Scope of Preferred Options



- Outlines a housing policy direction to improve the delivery of local housing needs (cross-subsidy);
- Establishes development guidelines and development boundaries for Shrewsbury, Principal and Key Centres and each proposed Community Hub;
- Sets out the preferred sites to deliver the preferred scale and distribution of housing and employment growth during the period to 2036;

## Proposed Growth: Shropshire



#### **Key Proposals:**

- Housing growth of 28,750 dwellings, (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;
- Balanced employment growth to deliver around 300 hectares of employment (around 223 hectares already committed);

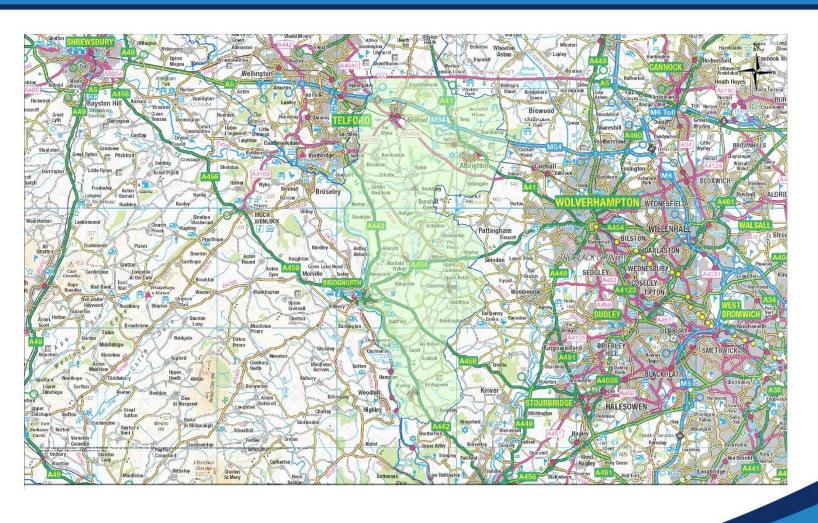
# Proposed Growth - Shropshire



- An 'Urban Focused' distribution of development:
  - Shrewsbury around 30%
  - Principal Centres around 24.5%
  - Key Centres around 18%
  - Rural Areas around 27.5%
- Potential for development at strategic sites such as Ironbridge Power Station and Clive Barracks, and potential new Garden Village settlements in strategic locations

#### **Green Belt Review**





## Cross – Subsidy Exception Sites 🐰



Delivering affordable housing is challenged by :

- Land availability;
- Funding / economics of development;
- Public perception
- Willingness of landowner

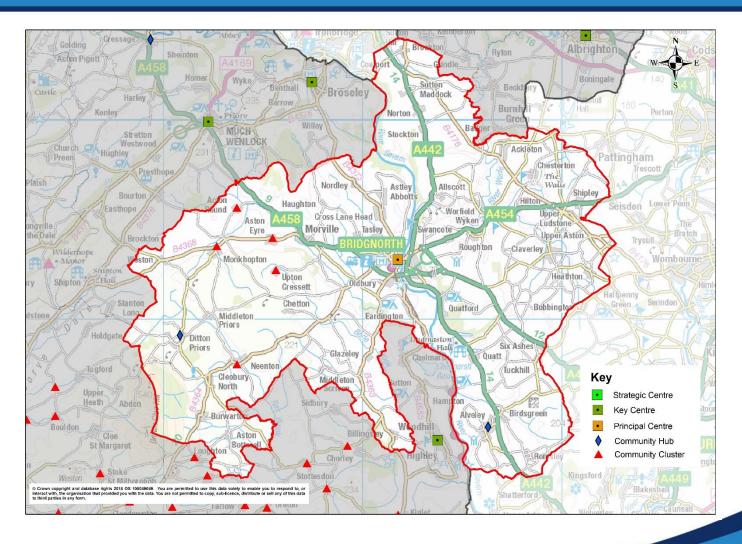
Cross-subsidy is a mechanism to deliver more affordable housing, but allowing an element of low cost or open market.

#### **Options:**

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

## Bridgnorth Area





## Bridgnorth – Key Issues



- Identified from previous public consultation responses and discussion with the Town Council and local business organisations:
  - Help existing employers to stay when they grow;
  - Promote training and higher skilled local jobs;
  - Urgent need for low cost housing for local employees;
  - Protect town and support tourism;
  - Need hotel / conference facilities;
  - Traffic management Park & Ride from east?
  - Improve local infrastructure

# Bridgnorth – Development Guidelines Shropshire

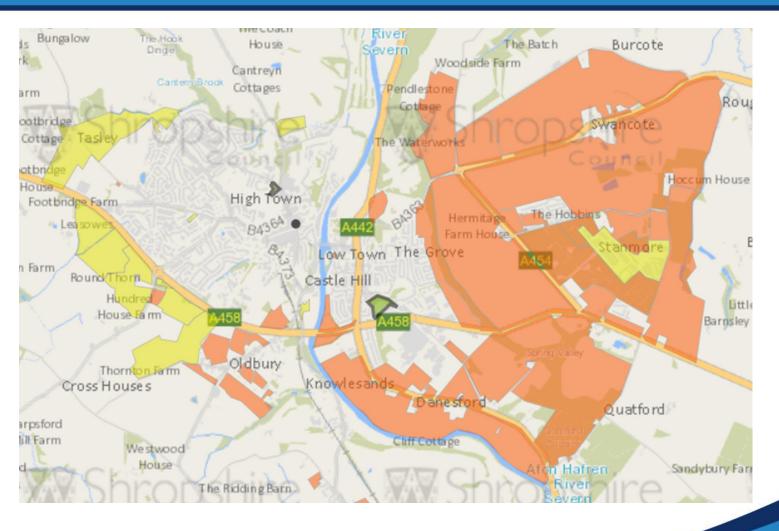


Housing	Number of houses
Preferred housing guideline 2016-2036	1,500
Houses completed in 2016-17	23
Houses commitments* since April 2016	565
Remainder required to be delivered	912
Housing to be Allocated	850
Balance/Windfall Allowance	62

Employment	Approx. Floorspace (Ha)
Employment land guideline for balanced growth 2016-2036	16
Additional provision to address local circumstances	12
Completions and commitments	12
Employment development shortfall	16
Employment land to be allocated	16

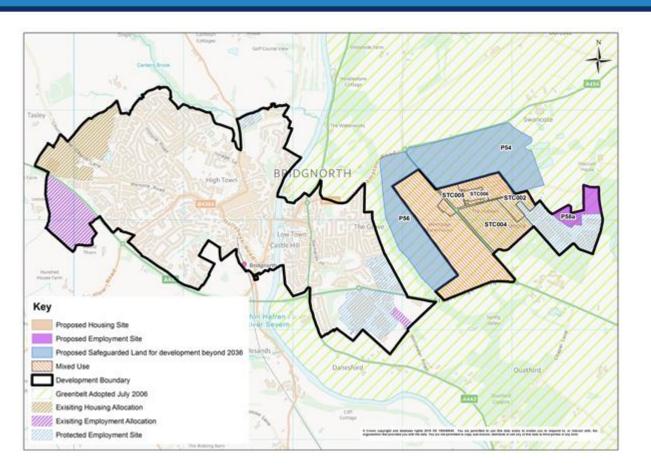
#### **Bridgnorth Promoted Sites**





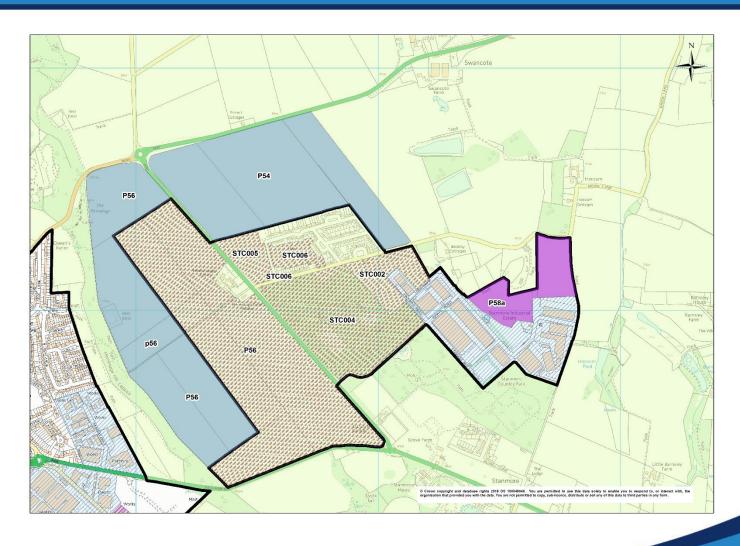
## Bridgnorth: Preferred Strategy





# Bridgnorth: Preferred Strategy





# Stanmore Proposal



#### Land Allocated for Development 2016 - 2036:

Use	Area (Ha)	Housing
Housing;	29	850 homes
Employment;	16	
Local centre	5	
Green Infrastructure (GI)	36	

#### Land Safeguarded for Development beyond 2036:

Site Reference	Site Area (Ha)	Site Guidelines
P56 (part);	32	<ul> <li>Safeguarded for future Housing</li> </ul>
P54 (part);	48	<ul> <li>Safeguarded for future employment</li> </ul>

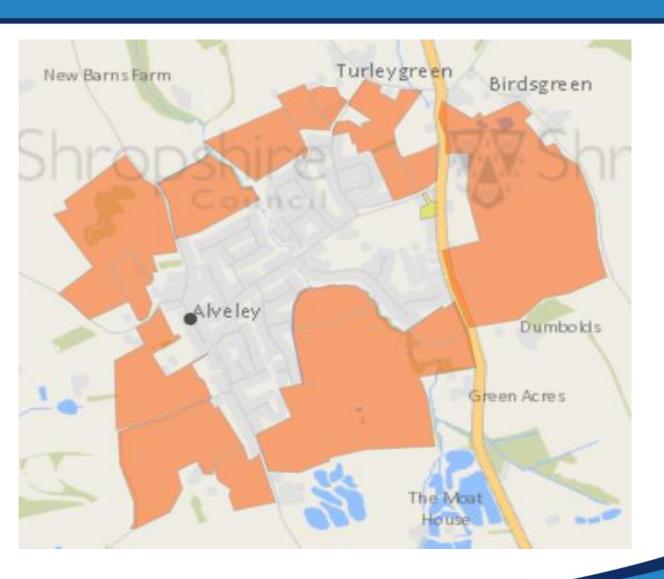
#### Stanmore Proposal



- mixed-use 'garden settlement' including housing, employment, a local centre and local services to help meet the needs of existing residents and to serve the new development proposed;
- Prioritise low cost, key worker and employee housing;
- Provide expansion space for key local employers, starter and growon space for other local firms;
- extend country park onto adjacent land and improve links to the town and the wider countryside;
- Improvements will be required to the highway network, waste water treatment and other utilities;
- potential to establish a park and ride site to serve Bridgnorth from the east;
- protect ancient woodland and heritage assets on Hermitage
- Release of Green belt land will require 'Exceptional Circumstances to be established.

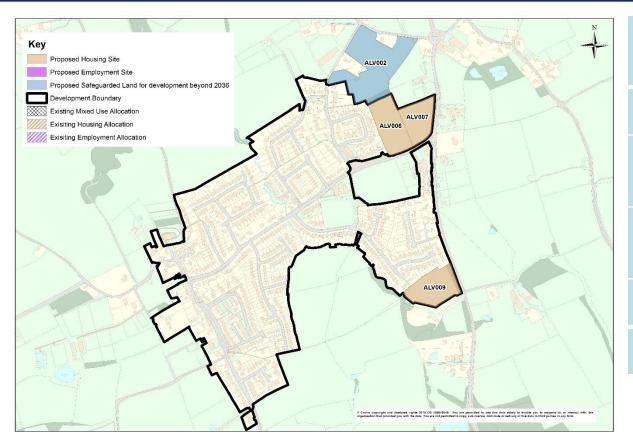
#### **Alveley Promoted Sites**





# Alveley: Preferred Strategy





	Number of Dwellings
Preferred dwelling guideline 2016-2036	131
Commitments & Completions as at 31st March 2017*	32
Remaining dwelling requirement to be identified	100
Dwellings to be allocated	70
Balance/Windfall allowance**	30

# Alveley: Site Guidelines



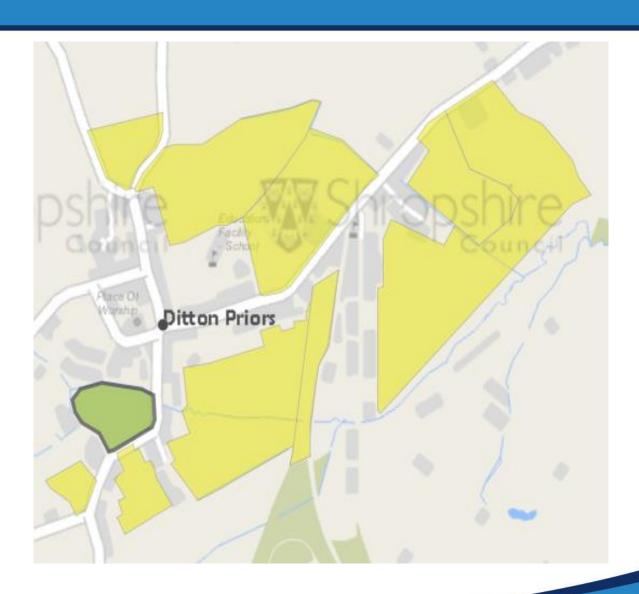
Site Location	Area (Ha)	Approx. Capacity	Site Guidelines
Land north of Daddlebrook Road and west of A442	2.5	35	low housing capacity since allocated for mixed use with some market housing to enable provision of replacement and improved community sports and recreation facilities. Protect access to potential future development land;
Land Adjacent to The Cleckars	1.4	35	The public right of way which crosses the site would need to be taken into account in scheme design. Introduction of footway/ speed limit extension and traffic calming. Site capacity will be impacted by the need safeguard mature trees and hedgerows and any ecological interest

#### Land Safeguarded for Development beyond 2036:

<b>Site Location</b>	Site Area (Ha)	Site Guidelines
Land off Cooks	3	Safeguarded for future housing development
Cross		

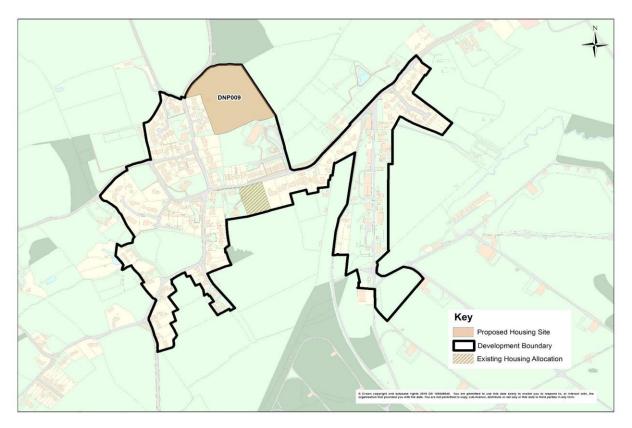
#### **Ditton Priors Promoted Sites**





# Ditton Priors: Preferred Strategy





	Number of houses
Housing guideline to 2036	64
Housing	24
commitments since April 2016	
Remainder	40
required to be delivered	
Housing to be Allocated	40
Balance/Windfall	0
Allowance	

## Ditton Priors: Site Guidelines



Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
Land off Derrington Road, Adjacent to Brown Clee Primary School, Ditton Priors	2.0	40	Subject to securing a new access to and parking for the primary school. The design and layout of development may need to take into account surface water flood risk.

# **Proposed Community Clusters**



#### **Bridgnorth**

- Acton Round, Aston Eyre, Monkhopton and Upton Cressett
- Neenton

#### Consultation



- Consultation to run between 29<sup>th</sup> November and 8<sup>th</sup>
   February
- Response form available to fill in at: <a href="https://www.shropshire.gov.uk/get-involved/local-plan-review-preferred-sites-consultation/">https://www.shropshire.gov.uk/get-involved/local-plan-review-preferred-sites-consultation/</a>
- Or email responses to: <u>planning.policy@shropshire.gov.uk</u>
- Electronic responses Preferred;
- Request to register for email updates at: <u>planning.policy@shropshire.gov.uk</u>