

# **Shropshire Local Plan Review**

Consultation on Preferred Sites

November 2018 to February 2019

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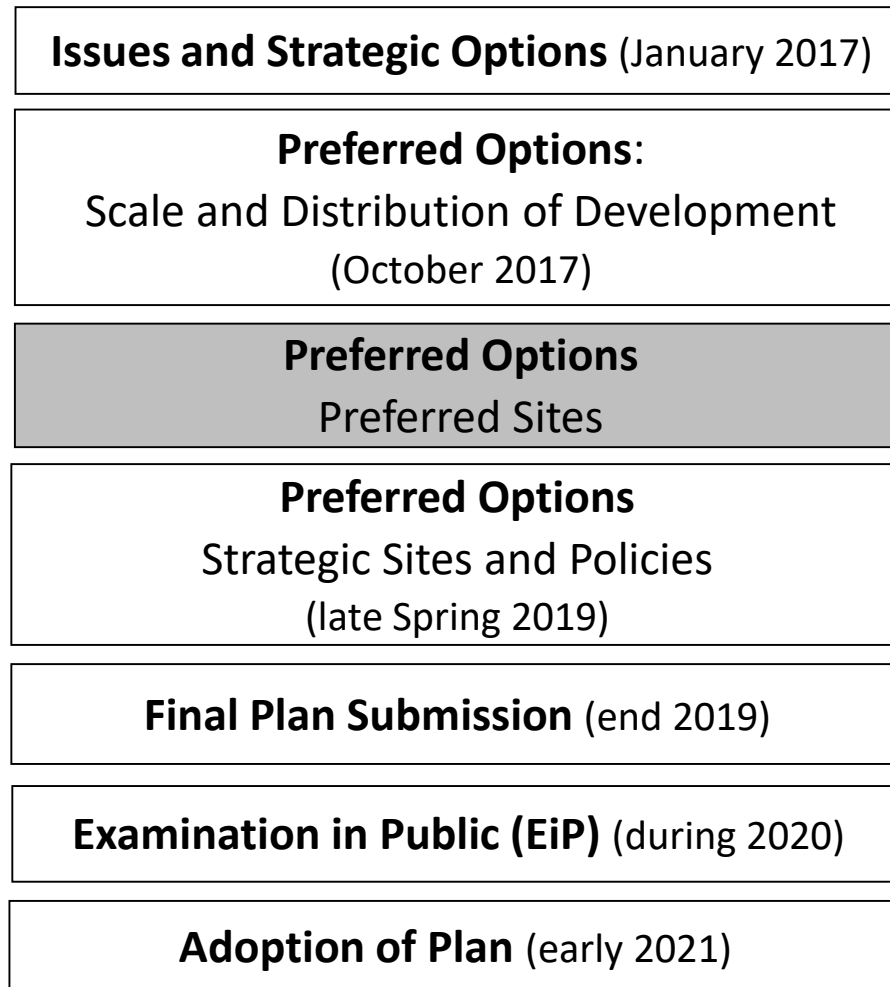
- Explain Local Plan Review process
- Set out proposals for Church Stretton
- Encourage submission of consultation responses
- Respond to queries about Local Plan

- 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 Church Stretton
- Strategic sites
- What happens next?

# Why a Local Plan Review?

- Current Local Plan: Core Strategy & SAMDev (Site Allocations and Management of Development) provides growth to 2026
- Local Plan Review extends 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 Church Stretton
  - 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 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

# Church Stretton Place Plan: Overview

- There are no proposed Community Hubs or Community Clusters in the Church Stretton Place Plan area
- Community Hubs identified through application of 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 this policy was consulted upon in October - December 2017



- The residential and employment guidelines for Church Stretton represent a share of the 18% of development directed to Key Centres (5,175 dwellings over 11 settlements)
- The housing guideline reflects constraints (particularly environmental) present within the town e.g. the AONB
- For comparison, other Key Centres outside the AONB but still subject to environmental constraints (e.g. Ellesmere) have a much higher housing guideline of (800 dwellings)

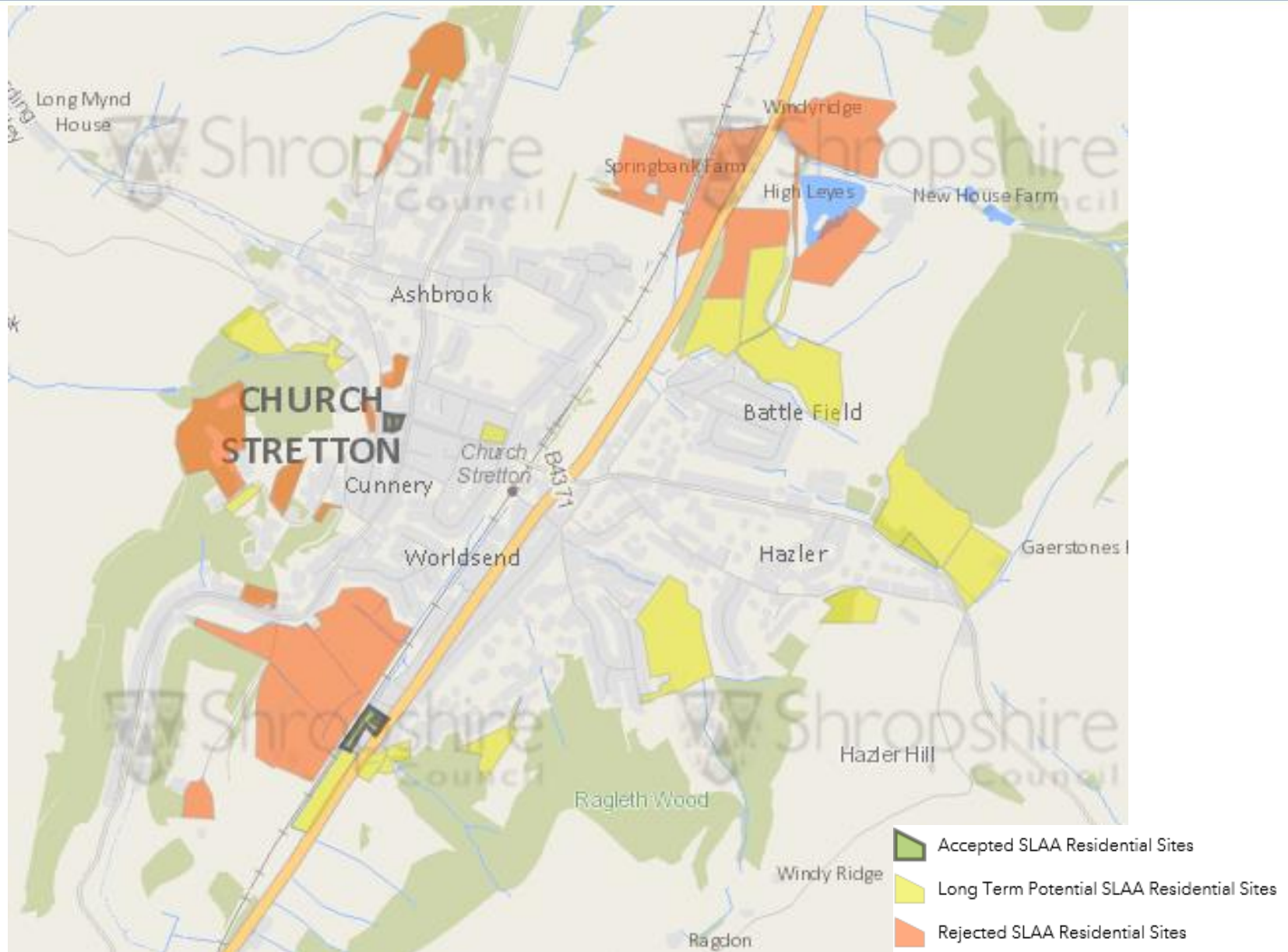
Residential Requirements	Number of Dwellings
Preferred dwelling guideline 2016-2036	250
Dwellings completed in 2016-17	8
Dwellings committed as at 31 <sup>st</sup> March 2017	110
Remaining dwelling requirement to be identified	131
<b>Dwellings to be allocated</b>	<b>110</b>
<b>Balance/Windfall allowance*</b>	<b>21</b>

*\*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	3
Commitments and allocations as at 31 <sup>st</sup> March 2017	1
Employment land shortfall	2
<b>Employment land to be allocated</b>	<b>0</b>
<b>Balance/Windfall allowance*</b>	<b>2</b>

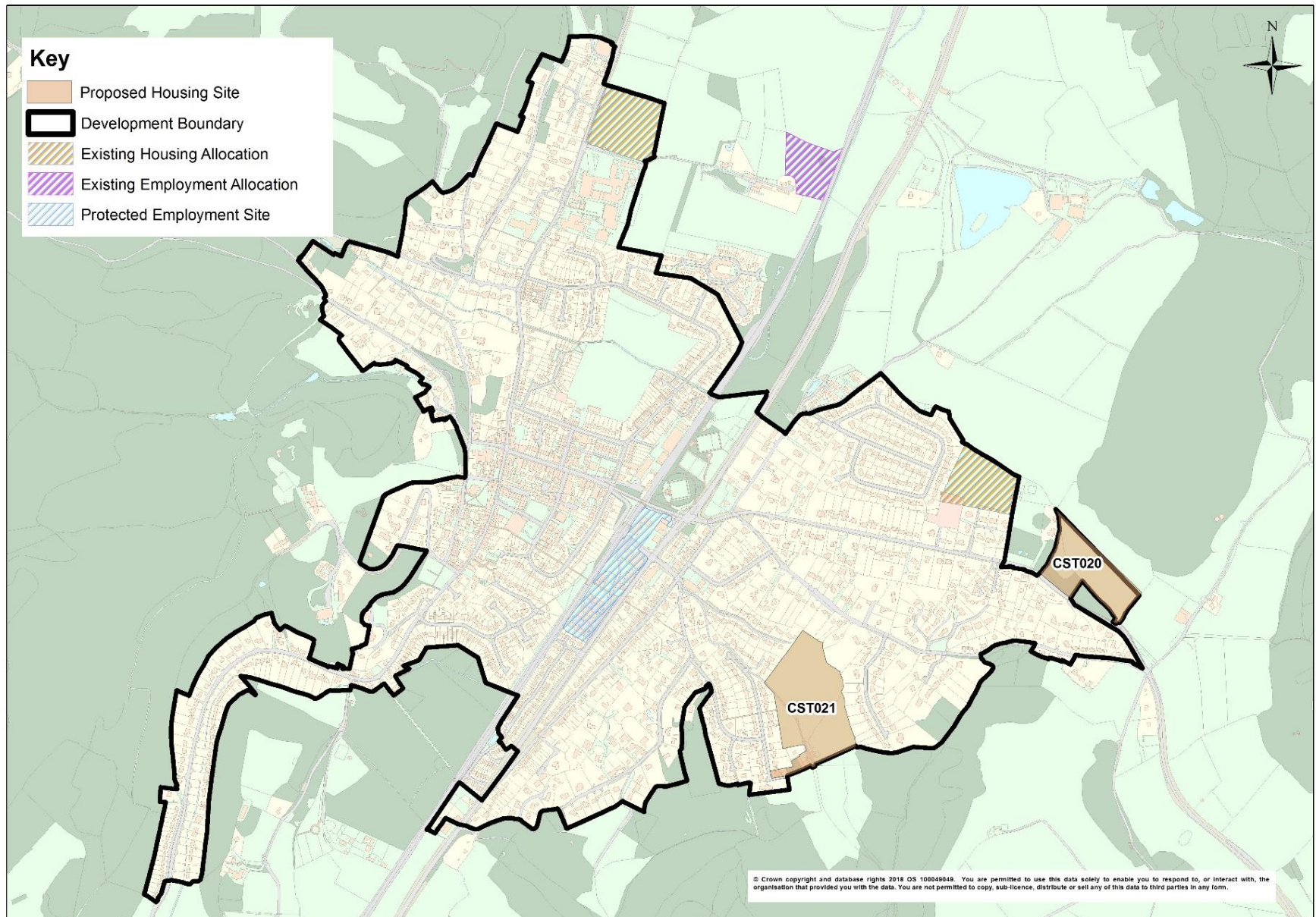
*\*Local Plan policies will allow flexibility for appropriate windfall development.*

# Church Stretton: Sites Considered





# Church Stretton: Preferred Allocations



# Church Stretton: Preferred Allocations

Site Ref	Site Location	Site Area (Ha)	Approx Capacity	Site Guideline Summary
<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	<ul style="list-style-type: none"><li>• Land north of site to form landscape buffer to Helmeth Hill.</li><li>• Green links provided through the site (linking Helmeth Hill and Hazler Hill).<ul style="list-style-type: none"><li>- Open space located on the more elevated and sensitive elements of the site.</li><li>- Mature trees/hedgerows retained.</li></ul></li><li>• Heritage Assessment to inform design, layout and materials used.</li><li>• Site access via Sandford Avenue.</li><li>• Pedestrian crossing of Sandford Avenue required.</li><li>• Extent of speed limit reviewed.</li><li>• Other relevant supporting studies (including HRA) undertaken and recommendations implemented.</li></ul>



Site Ref	Site Location	Site Area (Ha)	Approx Capacity	Site Guideline Summary
<b>CST021</b>	Snatchfield Farm, Church Stretton	4.29	70 dwellings	<ul style="list-style-type: none"><li>• Site accessed via Chelmick Drive.</li><li>• Any rush pasture priority habitat, damper grassland and channels present should be retained</li><li>• Mature trees retained/buffered and links to woodland to south maintained.</li><li>• Line of the Jack Mytton Way retained and buffered.</li><li>• Design, layout and materials used informed by a Heritage Assessment.</li><li>• Residential development limited to parts of site located outside the 1 in 1,000 year surface flood risk zone.</li><li>• Any other relevant supporting studies (including HRA, heritage assessment and botanical survey) should be undertaken and their recommendations implemented.</li></ul>

- 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 29<sup>th</sup> November 2018 **extended to 8<sup>th</sup> 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](mailto: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