

Shropshire Local Plan Review

Consultation on Preferred Sites

November 2018 to January 2019

- Why are we doing a Local Plan Review?
- Timeframes
- Proposed strategy for Shropshire
- Scope of current consultation
- Cross-subsidy policy
- Proposed development strategies for:
 - Market Drayton;
 - Hinstock;
 - Hodnet;
 - Woore/Irelands Cross

Why a Local Plan Review?

- Current Local Plan (Core Strategy & SAMDev Plan) provides growth to 2026, the 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

- **Currently in the Pre-Submission consultation stages (January 2017 – October 2019)**
- 'Final Plan' – expected late 2019
- Independent Examination – expected during 2020
- Adoption – expected late 2020

Key Proposals:

Consulted on in October - December 2017

- 'High' 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)
- Urban Focus

- **Preferred hierarchy of settlements:**
 - **Shrewsbury**
 - **Principal Centres**
 - **Key Centres**
 - **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:

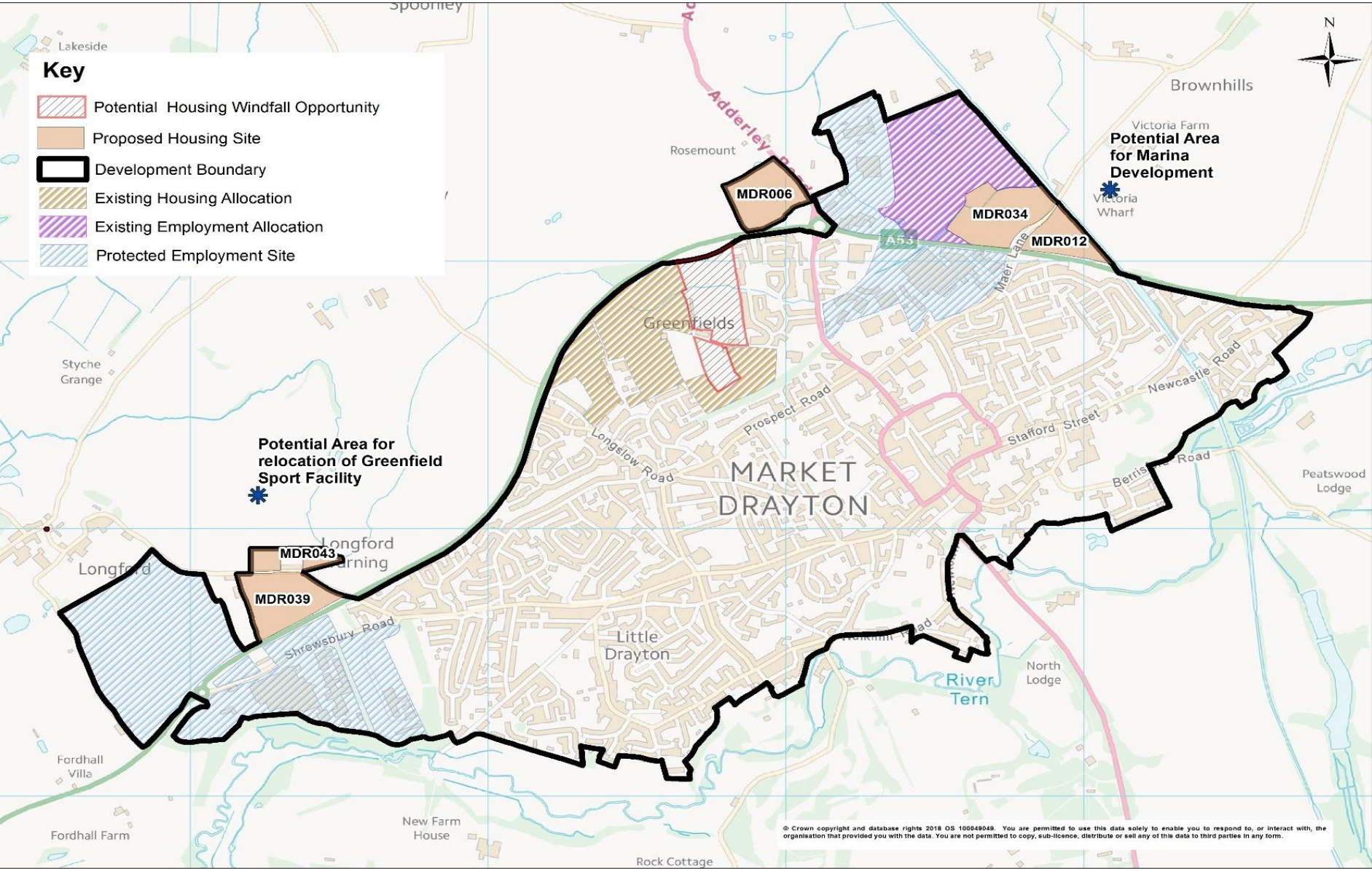
- Full Objectively Assessed Housing Need (FOAHN)
- Strategic Land Availability Assessment (SLAA)
- Site Assessments
- Hierarchy of Settlements
- Productivity Growth Forecast
- Landscape and Visual Impact Assessment
- Greenbelt Assessment / Review
- Strategic Flood Risk Assessment

	Number of Dwellings
Preferred dwelling guideline 2016-2036	1,200
Dwellings completed in 2016-17*	20
Dwellings committed as at 31 st March 2017*	539
Remaining dwelling requirement to be identified	641
Estimated amount of housing to be delivered through sites identified in the proposed Market Drayton Neighbourhood Plan (including windfall delivery at the Greenfields Sports Facility).	500
Additional housing proposed to be allocated in the Local Plan Review	125
Balance/Windfall allowance**	16

Summary of employment land requirements

	Employment Land (Ha)
Preferred employment land guideline 2016-2036	13
Commitments and allocations as at 31 st March 2017*	35
Employment land shortfall	0
Employment land to be allocated	0
Balance/Windfall allowance**	0

Market Drayton – Preferred Strategy



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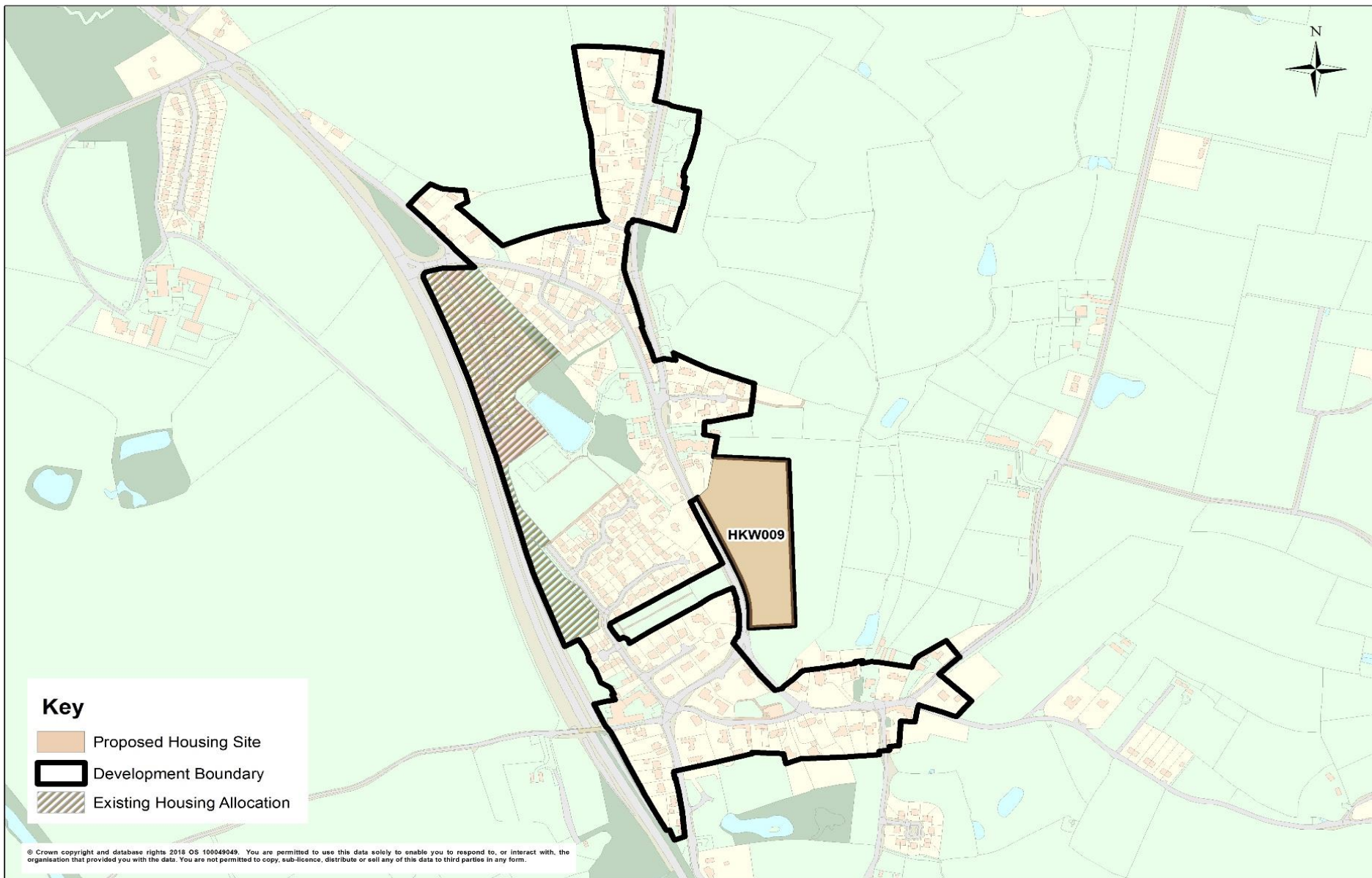
Market Drayton – Preferred Strategy

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
MDR012	Land to the east of Maer Lane, north of the A53	2.9	70 dwellings	This site is proposed in the Draft Market Drayton Neighbourhood Plan which includes draft guidelines for development. Development will be supported where it comes forward as part of a comprehensive development through a masterplan in association with a proposal for a marina on the area of land identified on the map below.
MDR034	Land to the west of Maer Lane, north of the A53	5.67	120 dwellings	This site is proposed in the Draft Market Drayton Neighbourhood Plan which includes draft guidelines for development. Development will be supported where it comes forward as part of a comprehensive development through a masterplan in association with a proposal for a marina on the area of land identified on the map below. Flood risk issues need to be taken account within the design and layout of the site and have been taken into account in reducing expectations on the site's delivery.
MDR039 / MDR043	Land at Longford Turning	6.96	150 dwellings	This site is proposed in the Draft Market Drayton Neighbourhood Plan which includes draft guidelines for development Housing development is subject to it supporting the delivery of the proposed formal and informal recreation proposal (the relocated Greenfields Sports Facility) through improving accessibility, the construction of a public footway and cycleway along the northern edge of the site, improved traffic management.
MDR006	Land adjoining Adderley Road, Market Drayton	4.55	125 dwellings	Vehicular access through the introduction of a priority controlled junction onto A529 Adderley Road. Pedestrian / cycle linkages into Market Drayton will be upgraded, including the provision of two new sections of footway along with the introduction of a signal controlled pedestrian crossing on the A53 western arm of the roundabout.

Hinstock – Development Strategy

	Number of Dwellings
Preferred dwelling guideline 2016-2036	155
Dwellings completed in 2016-17*	0
Dwellings committed as at 31 st March 2017*	106
Remaining dwelling requirement to be identified	49
Dwellings to be allocated	35
Balance/Windfall allowance**	14

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
HKW009	Land at School Bank Road, Hinstock	1.8	35 dwellings	Development to include an access from School Bank Road. Development should respect its location adjacent to the historic core of the village.



Hodnet – Development Strategy

	Number of Dwellings
Preferred dwelling guideline 2016-2036	105
Dwellings completed in 2016-17*	0
Dwellings committed as at 31 st March 2017*	53
Remaining dwelling requirement to be identified	52
Dwellings to be allocated	40
Balance/Windfall allowance**	12

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
HHH001 and HHH014	Land adjacent to the Primary School and The Grove, Hodnet	3.13	40	Development could achieve a vehicular access off either Shrewsbury Street or through the Grove. Development to provide for open space and a mix of tenures in line with any identified local housing needs.

Hodnet – Development Strategy



Key

-  Proposed Housing Site
-  Development Boundary
-  Existing Housing Allocation

Stage 1: Strategic Land Availability Assessment

High level assessment - Is it available and potentially suitable?

Stage 2: Identifies Significant Constraints

Is the site located within flood zones 2 and/or 3?

Does the site include identified open space?

Will the topography of the site impede development?

Is the site separated from the built form of the settlement?

Stage 3: Detailed site selection process on remaining sites

Informed by:

- Highways, Heritage, Landscape and Visual Impact, Public Protection

- Community Clusters proposed in the Market Drayton Place Plan Area are as follows:
 - Marchamley, Peplow and Wollerton
 - Bletchley, Longford, Longslow, Moreton Say, Adderley and Norton in Hales
- Settlements can continue to opt-in or opt-out 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

- 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

- Cabinet agreed the document for consultation on 7th November 2018
- Consultation to run between **29th November 2018 and 31st January 2019**
- SALC Meetings and Place Plan Area meetings
- Full consultation document and Place Plan Area specific sub-questionnaires available on the Shropshire Council website
- Full questionnaire and Place Plan Area specific sub-questionnaires available on the Shropshire Council website

<https://shropshire.gov.uk/get-involved/local-plan-review-preferred-sites-consultation/>