

Shropshire Local Plan Review

Consultation on Preferred Sites

November 2018 to January 2019

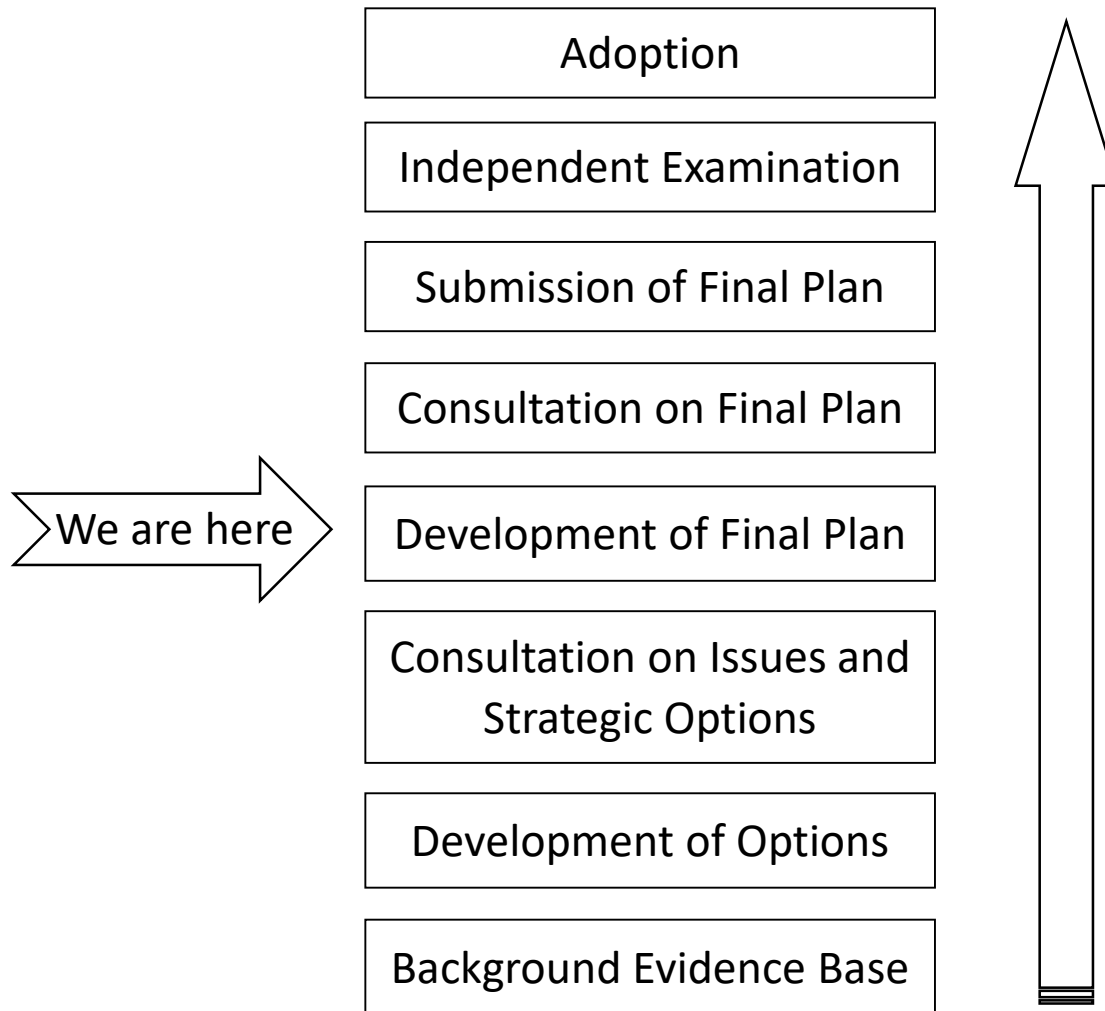
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Senior Policy Officer

- 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
- Place Plan Area characteristics
- Proposed development strategies for Minsterley and Pontesbury
- What happens next?

- 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 & help retain local management of planning decisions

- **Currently in the Pre-Submission consultation stages (January 2017 – October 2019)**
- 'Final Plan' – expected late 2019
- Independent Examination – expected during 2020
- Adoption – expected early 2021



Key Proposals *(Consulted on in October - December 2017):*

- 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 Focused’ distribution of development

- 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

- **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

- 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 on exception sites
- Potential delivery by Registered Providers, community led schemes, small scale developers, local housing company

Minsterley and Pontesbury Place Plan Area

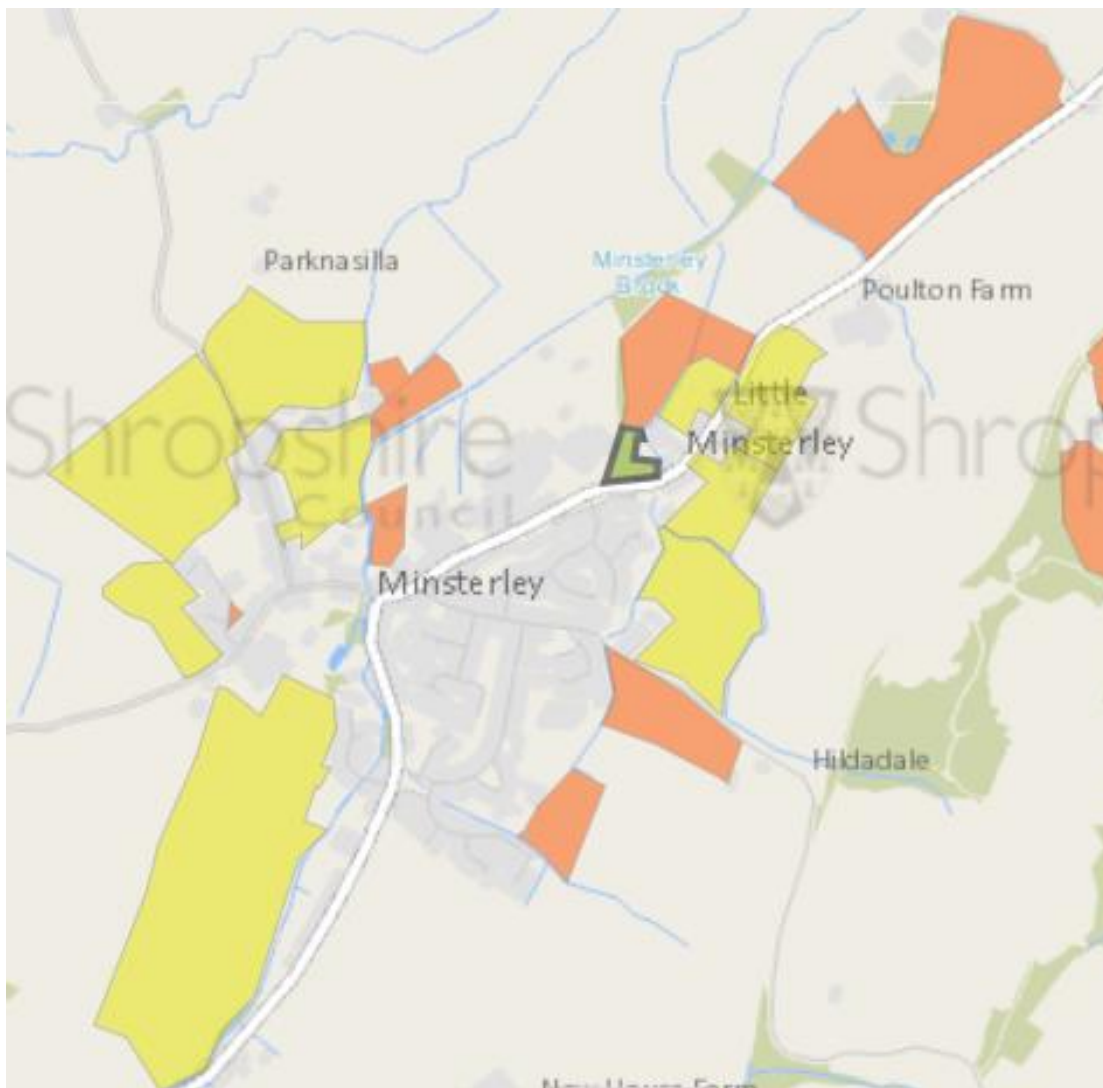


- **Minsterley and Pontesbury** currently a joint Key Centre - **proposed as individual Community Hubs** in Settlement Hierarchy
- Numerous smaller settlements (e.g. Cruckton, Plealey, Asterley, Habberley) - none are Community Cluster settlements and countryside policies apply.
- Settlements can opt-in as Community Clusters
- Hanwood Community Hub adjoins the Place Plan area. Development to serve Hanwood was previously addressed by a SAMDev site allocation in Pontesbury Parish. **No additional allocations for Hanwood are currently proposed.**

Residential Requirements	Number of Dwellings
Preferred dwelling guideline 2016-2036	155
Dwellings completed in 2016-17	24
Dwellings committed as at 31st March 2017	89
Remaining dwelling requirement to be identified	42
Dwellings to be allocated	20
Balance/Windfall allowance*	22




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

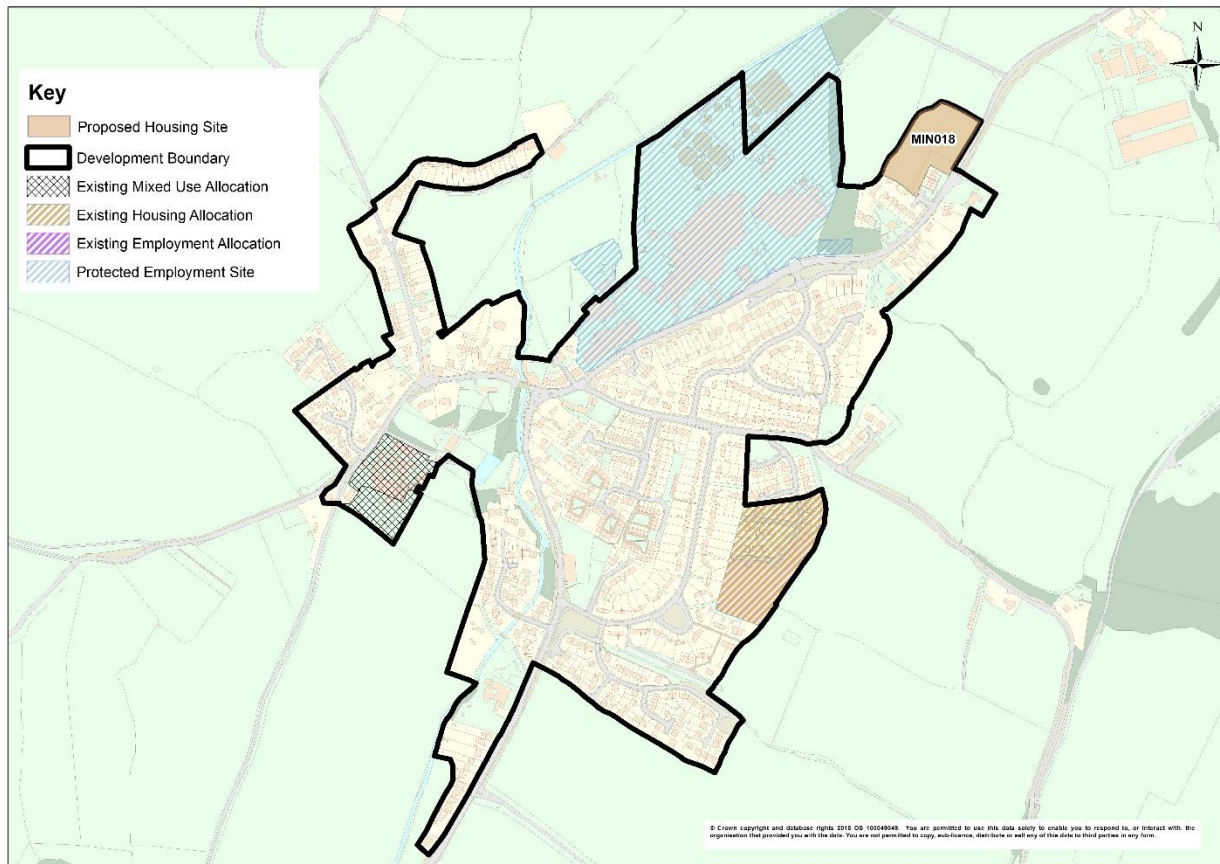
Minsterley Promoted Sites



Legend

SLAA Residential Sites

-  Accepted SLAA Residential Sites
-  Long Term Potential SLAA Residential Sites
-  Rejected SLAA Residential Sites



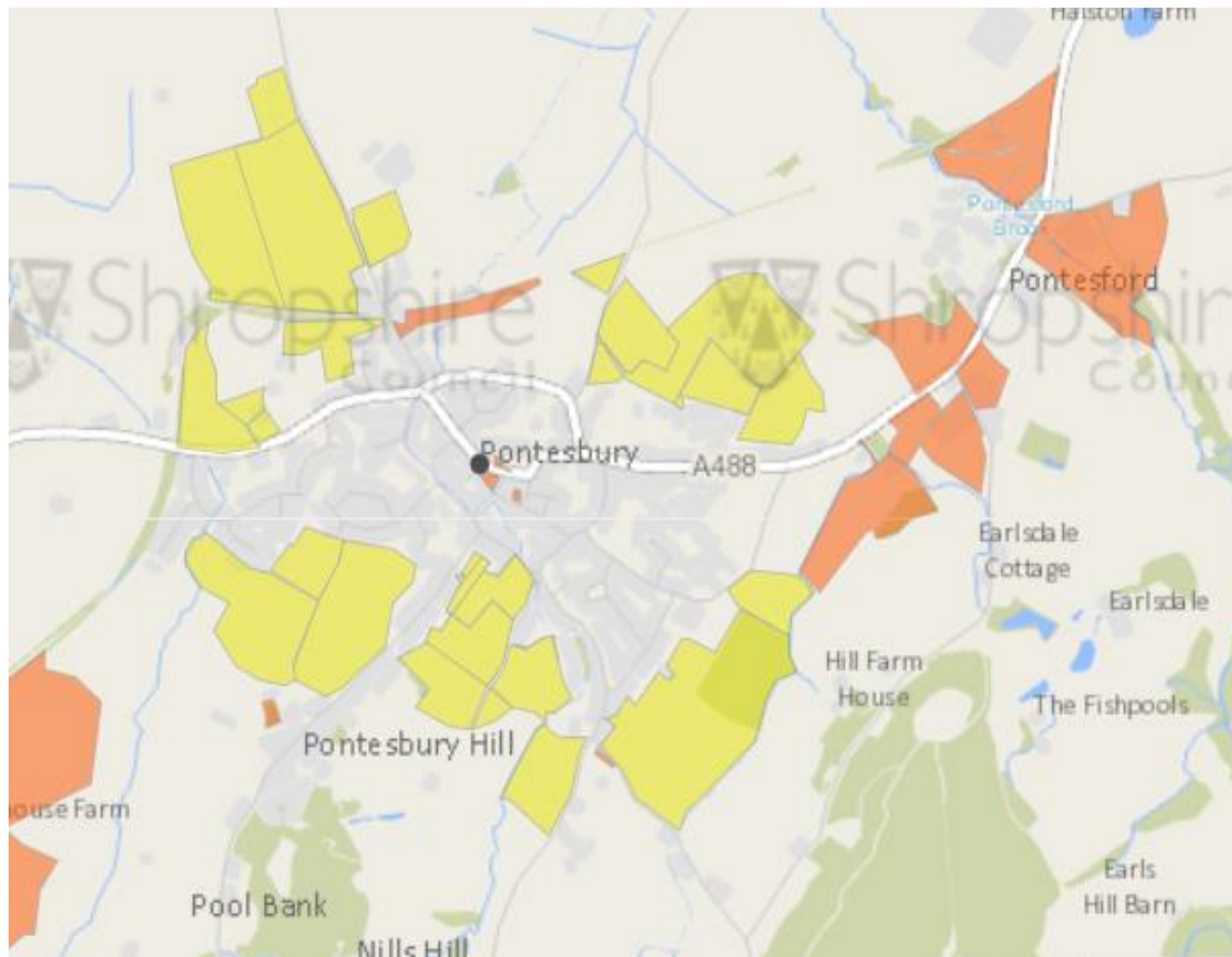
MIN018- Land off A488, identified as preferred site

- Approximate capacity 20 dwellings on 1.1.ha
- Development and access restricted to land outside area of flood risk
- Traffic calming & pedestrian access improvements required

Residential Requirements	Number of Dwellings
Preferred dwelling guideline 2016-2036	175
Dwellings completed in 2016-17	7
Dwellings committed as at 31st March 2017	106
Remaining dwelling requirement to be identified	62
Dwellings to be allocated	40
Balance/Windfall allowance*	22




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

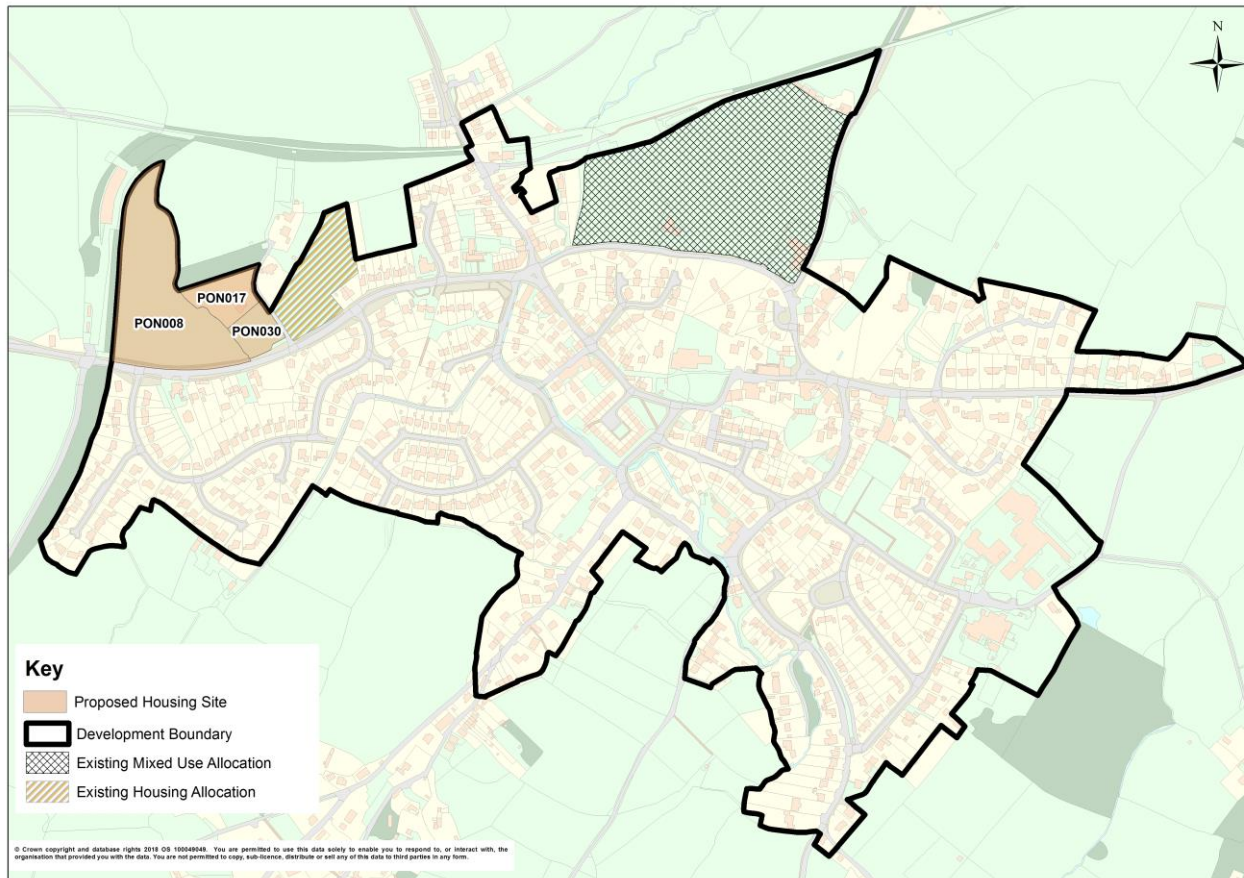
Pontesbury Promoted Sites



Legend

SLAA Residential Sites

-  Accepted SLAA Residential Sites
-  Long Term Potential SLAA Residential Sites
-  Rejected SLAA Residential Sites



PON008, PON017 & PON030

Minsterley Road,
identified as
preferred site
Approximate
capacity 40
dwellings on
2.7.ha

- Design and layout to reflect flood risk, topography, trees, hedgerows , ecological interest as informed by relevant studies
- Improved site access required with consideration to potential to deliver roundabout

- 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

- Cabinet agreed the document for consultation on 7th November 2018
- Consultation to run between **29th November 2018 and 31st January 2019**
- Various Place Plan Area meetings - Shrewsbury South Rural Meeting to be held 7pm on **24th January 2018** at The Guildhall, Frankwell, Shrewsbury
- Full consultation document and questionnaire, together with Place Plan Area specific document and sub-questionnaires available on the Shropshire Council website <https://shropshire.gov.uk/get-involved/local-plan-review-preferred-sites-consultation/>

- Consultation on ‘strategic sites’ (e.g. Ironbridge Power Station) late Spring 2019;
- Formal consultation on full draft late 2019;
- Outstanding objections will be considered by an independent planning inspector as part of the formal ‘Examination’ of the Plan during 2020

Q & A