

Shropshire Local Plan Review

Consultation on Preferred Sites December 2018

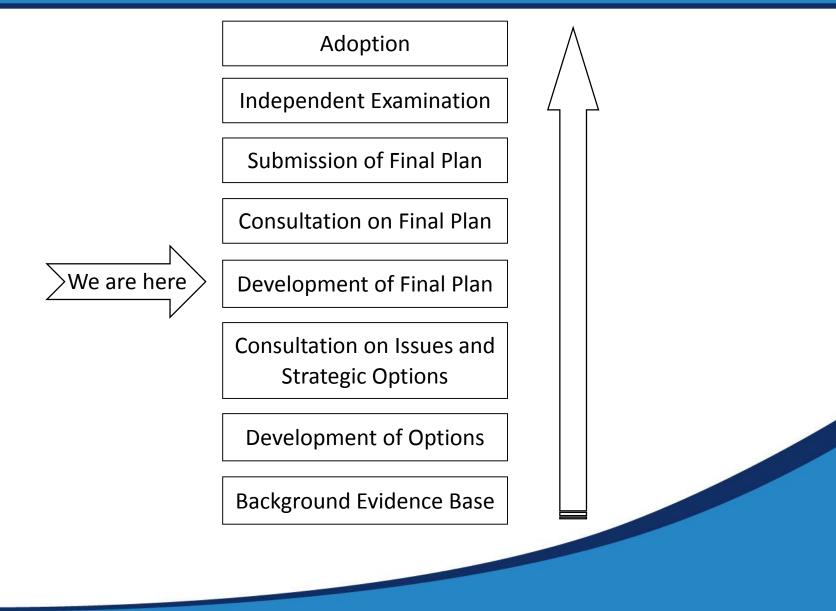
Adrian Cooper Planning Policy & Strategy Manager



- 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;
- Still in Pre-Submission consultation stage
- 'Final Plan' expected late 2019
- Independent Examination 2019
- Adoption Late 2020

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;

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

- 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

Cross – Subsidy Exception Sites

Delivering affordable housing is challenged by :

Shro

- 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

Oswestry Promoted Sites





Legend

SLAA Residential Sites



Accepted SLAA Residential Sites

Long Term Potential SLAA Residential Sites

Rejected SLAA Residential Sites

https://shropshire.maps.arcg is.com/apps/webappviewer/i ndex.html?id=3fdc4125b786 41c2a5c7a1c48d77d504

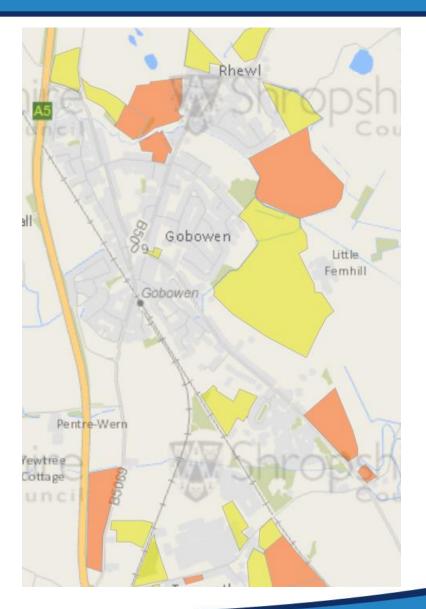
Oswestry: Preferred Strategy

The Old Vicarage Yewtree Cottage Key Pentre Cleddar PKH03* Proposed Housing Site Proposed Employment Site Pentre-clawdd Development Boundary 11 Sustainable Urban Extensions ×*** Existing Mixed Use Allocation 111 Existing Housing Allocation //// Existing Employment Allocation Protected Employment Site DWALLT ROES OSVESTRY OSW017 Morda Weston Buckley

	Number of Dwellings
Preferred dwelling guideline 2016-2036	1,800
Dwellings completed in 2016- 17*	47
Dwellings committed as at 31 st March 2017*	1,524
Remaining dwelling requirement to be identified	229
Dwellings to be allocated	200
Balance/Windfall allowance**	29

Gobowen Promoted Sites





Legend

SLAA Residential Sites

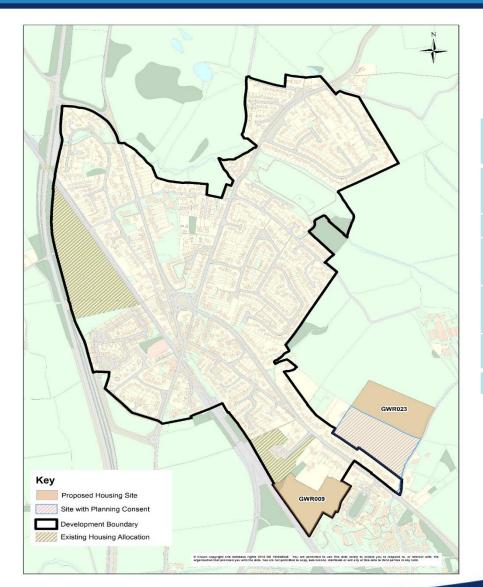


Accepted SLAA Residential Sites

Long Term Potential SLAA Residential Sites

Gobowen: Preferred Strategy





	Number of Dwellings
Preferred dwelling guideline 2016-2036	390
Dwellings completed in 2016-17*	5
Dwellings committed as at 31 st March 2017*	266
Remaining dwelling requirement to be identified	119
Dwellings to be allocated	100
Balance/Windfall allowance**	19

Kinnerley Promoted Sites

Shropshire



Legend

SLAA Residential Sites



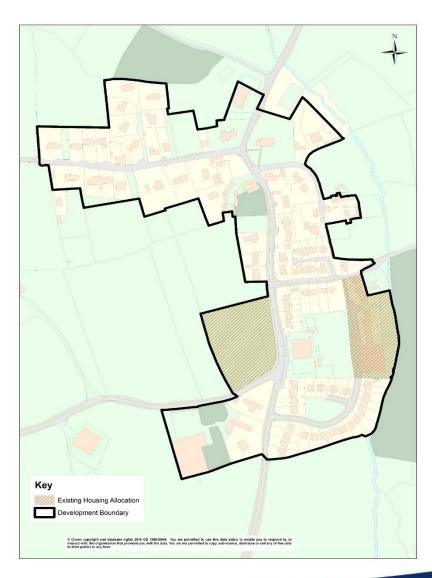
Accepted SLAA Residential Sites

Long Term Potential SLAA Residential Sites



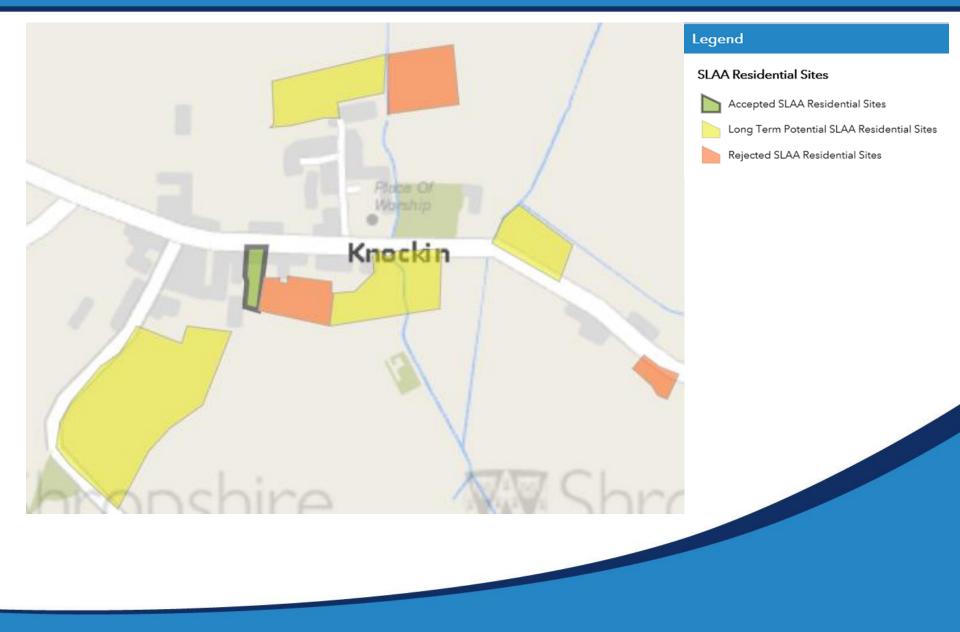
Kinnerley: Preferred Strategy





	Number of Dwellings
Preferred dwelling guideline 2016- 2036	60
Dwellings completed in 2016-17*	1
Dwellings committed as at 31 st March 2017*	36
Remaining dwelling requirement to be identified	23
Dwellings to be allocated	0
Balance/Windfall allowance**	23

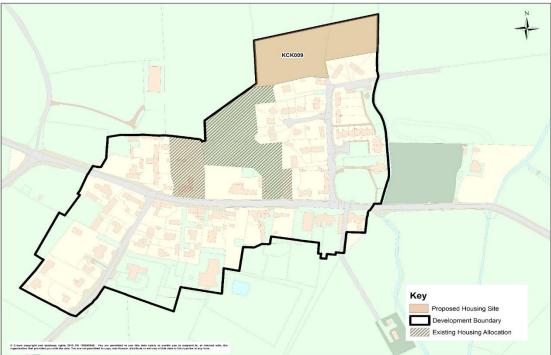
Knockin Promoted Sites



Knockin: Preferred Strategy



	Number of Dwellings
Preferred dwelling guideline 2016-2036	55
Dwellings completed in 2016-17*	0
Dwellings committed as at 31 st March 2017*	24
Remaining dwelling requirement to be identified	31
Dwellings to be allocated	25
Balance/Windfall allowance**	6



Llanymynech Promoted Sites

Shropshire



Legend

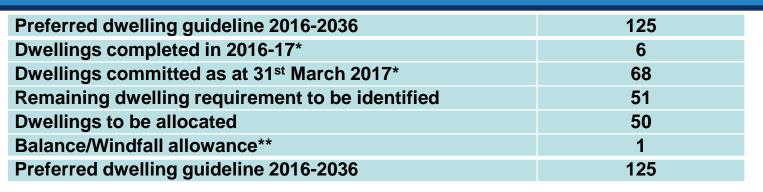
SLAA Residential Sites

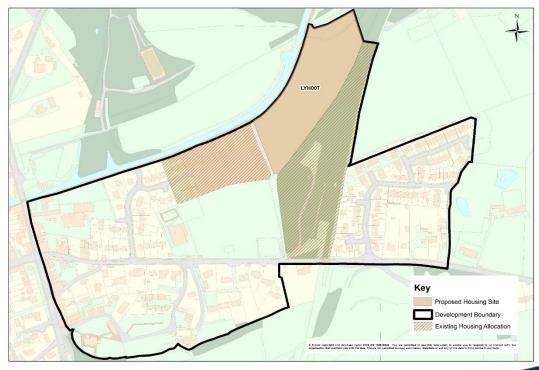


Accepted SLAA Residential Sites

Long Term Potential SLAA Residential Sites

Llanymynech: Preferred Strategy





Pant Promoted Sites





Legend

SLAA Residential Sites

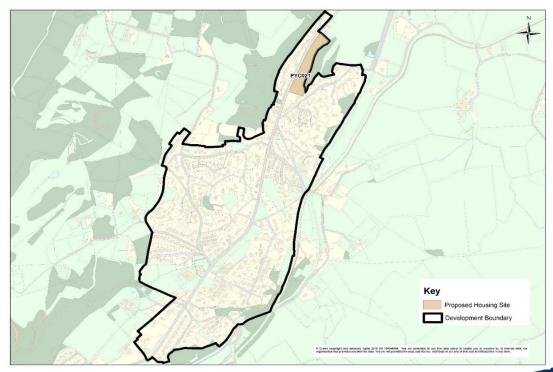


Accepted SLAA Residential Sites

Long Term Potential SLAA Residential Sites

Pant: Preferred Strategy

Preferred dwelling guideline 2016-2036	70
Dwellings completed in 2016-17*	1
Dwellings committed as at 31 st March 2017*	17
Remaining dwelling requirement to be identified	52
Dwellings to be allocated	45
Balance/Windfall allowance**	7
Preferred dwelling guideline 2016-2036	70



Ruyton Promoted Sites

Shropshire Council



SLAA Residential Sites

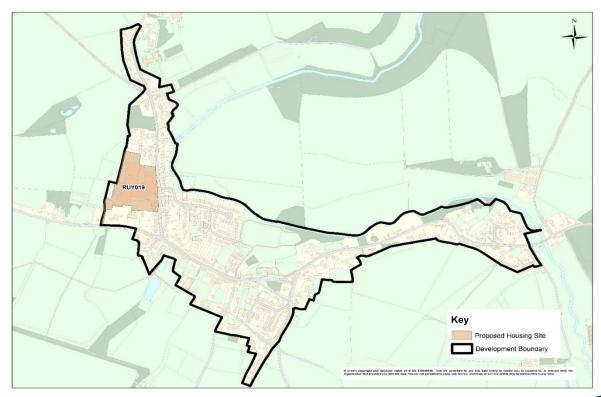
Accepted SLAA Residential Sites

Long Term Potential SLAA Residential Sites

Ruyton XI Towns: Preferred Strategy

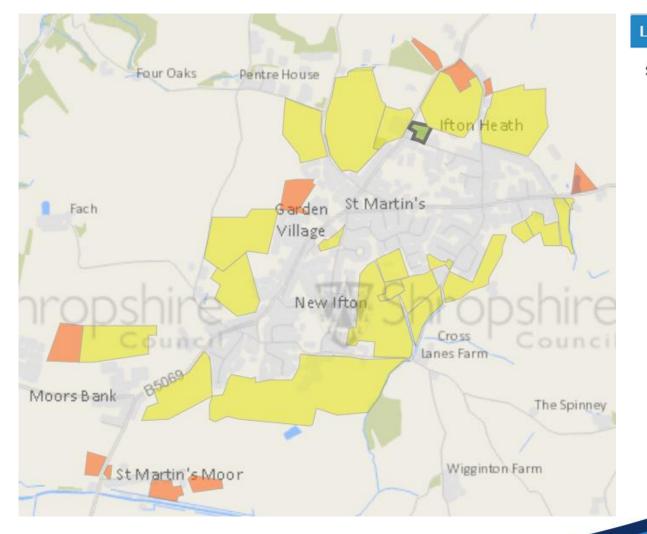


Preferred dwelling guideline 2016-2036	125
Dwellings completed in 2016-17*	8
Dwellings committed as at 31 st March 2017*	14
Remaining dwelling requirement to be identified	103
Dwellings to be allocated	65
Balance/Windfall allowance**	38



St Martins Promoted Sites

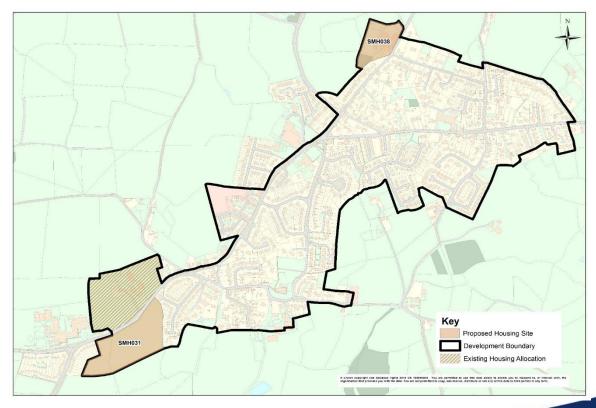
Shropshire



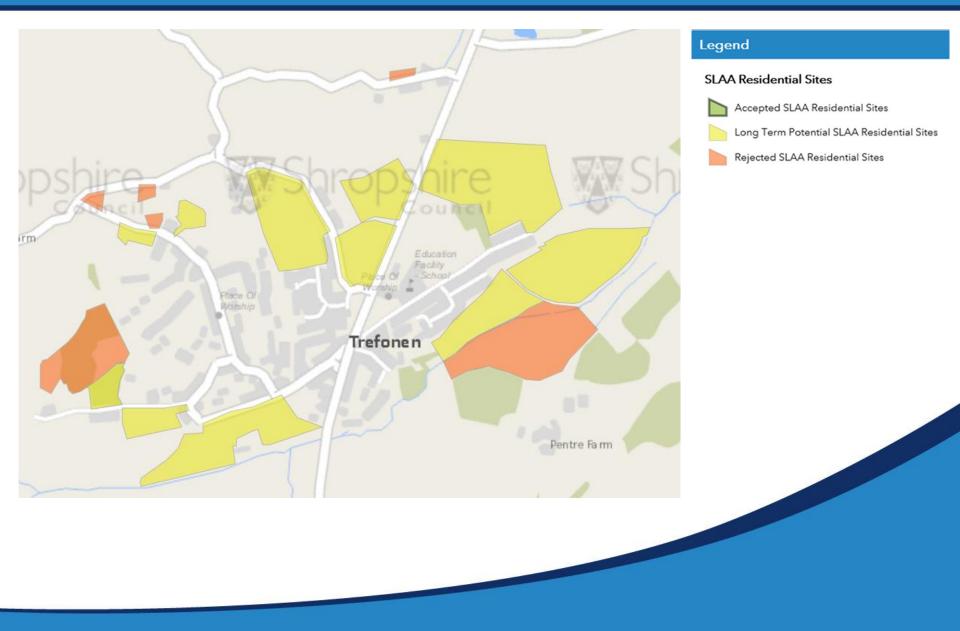
Legend SLAA Residential Sites Accepted SLAA Residential Sites Long Term Potential SLAA Residential Sites

St Martins: Preferred Strategy

Preferred dwelling guideline 2016-2036	355
Dwellings completed in 2016-17*	44
Dwellings committed as at 31 st March 2017*	175
Remaining dwelling requirement to be identified	136
Dwellings to be allocated	95
Balance/Windfall allowance**	41

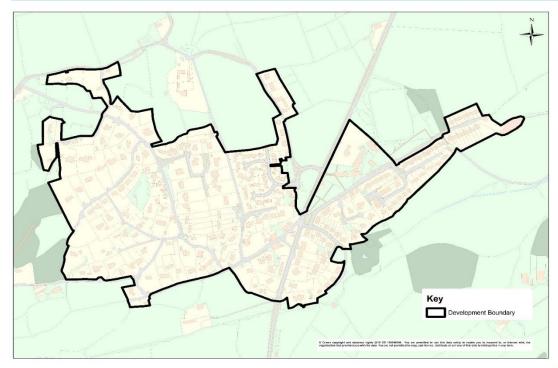


Trefonen Promoted Sites



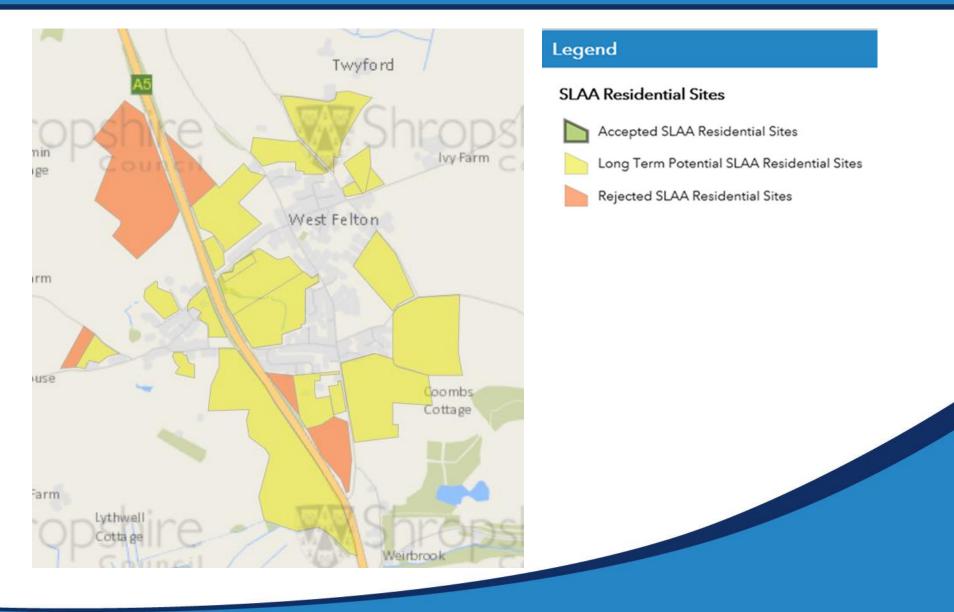
Trefonen: Preferred Strategy

	Number of Dwellings
Preferred dwelling guideline 2016-2036	55
Dwellings completed in 2016-17*	0
Dwellings committed as at 31 st March 2017*	5
Remaining dwelling requirement to be identified	50
Dwellings to be allocated	0
Balance/Windfall allowance**	50



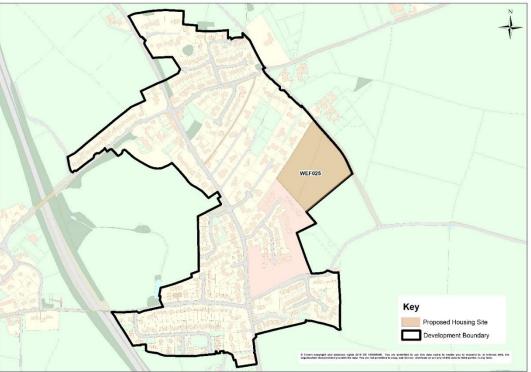
West Felton Promoted Sites



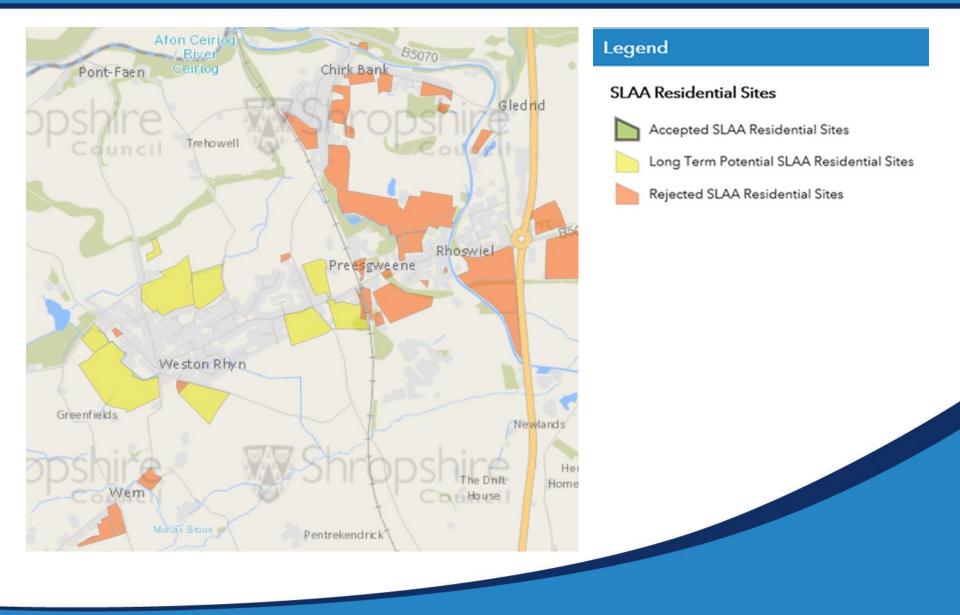


West Felton: Preferred Strategy Shropshire

	Number of Dwellings
Preferred dwelling guideline 2016-2036	130
Dwellings completed in 2016-17*	1
Dwellings committed as at 31 st March 2017*	65
Remaining dwelling requirement to be identified	64
Dwellings to be allocated	60
Ralance/Windfall allowance**	4

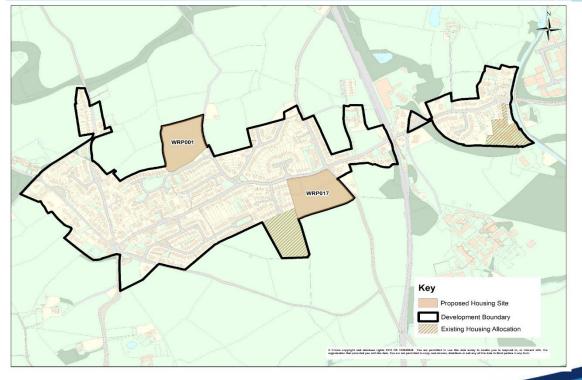


Weston Rhyn Promoted Sites



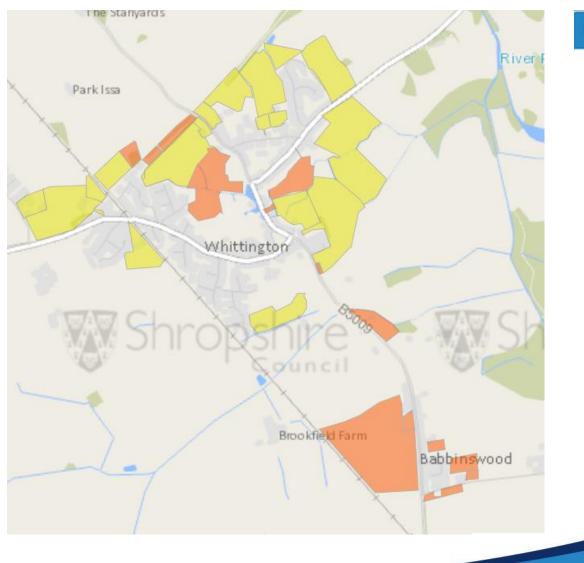
Weston Rhyn: Preferred Strategy Shropshire

	Number of Dwellings
Preferred dwelling guideline 2016-2036	155
Dwellings completed in 2016-17*	8
Dwellings committed as at 31 st March 2017*	46
Remaining dwelling requirement to be identified	101
Dwellings to be allocated	100
Balance/Windfall allowance**	1



Whittington Promoted Sites

Shropshire



Legend

SLAA Residential Sites



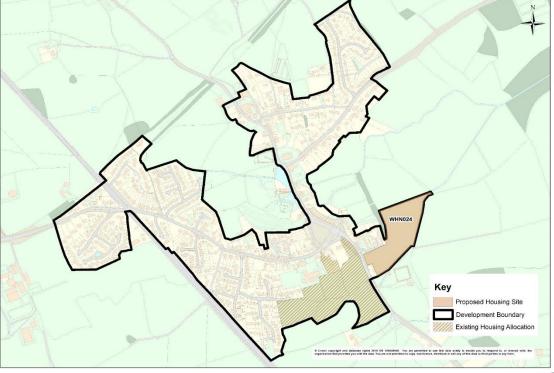
Accepted SLAA Residential Sites

Long Term Potential SLAA Residential Sites

Whittington: Preferred Strategy



	Number of Dwellings
Preferred dwelling guideline 2016-2036	200
Dwellings completed in 2016-17*	16
Dwellings committed as at 31 st March 2017*	95
Remaining dwelling requirement to be identified	89
Dwellings to be allocated	70
Ralance/Windfall allowance**	19



Oswestry

- Maesbrook, Dovaston and Knockin Heath
- Llanyblodwel, Porthywaen Dolgoch, Llynclys and Bryn Melyn

- Park Hall, Hindford, Babbinswood and Lower Frankton
- Selattyn, Upper/Middle/Lower Hengoed and Pant Glas
- Rhoswiel, Wern and Chirk Bank





- Cabinet agreed the document for consultation on 7th November
- Consultation to run between 29th November and 8th
 February
- Consultation Meetings by Place Plan area