

# **Shropshire Local Plan Review**

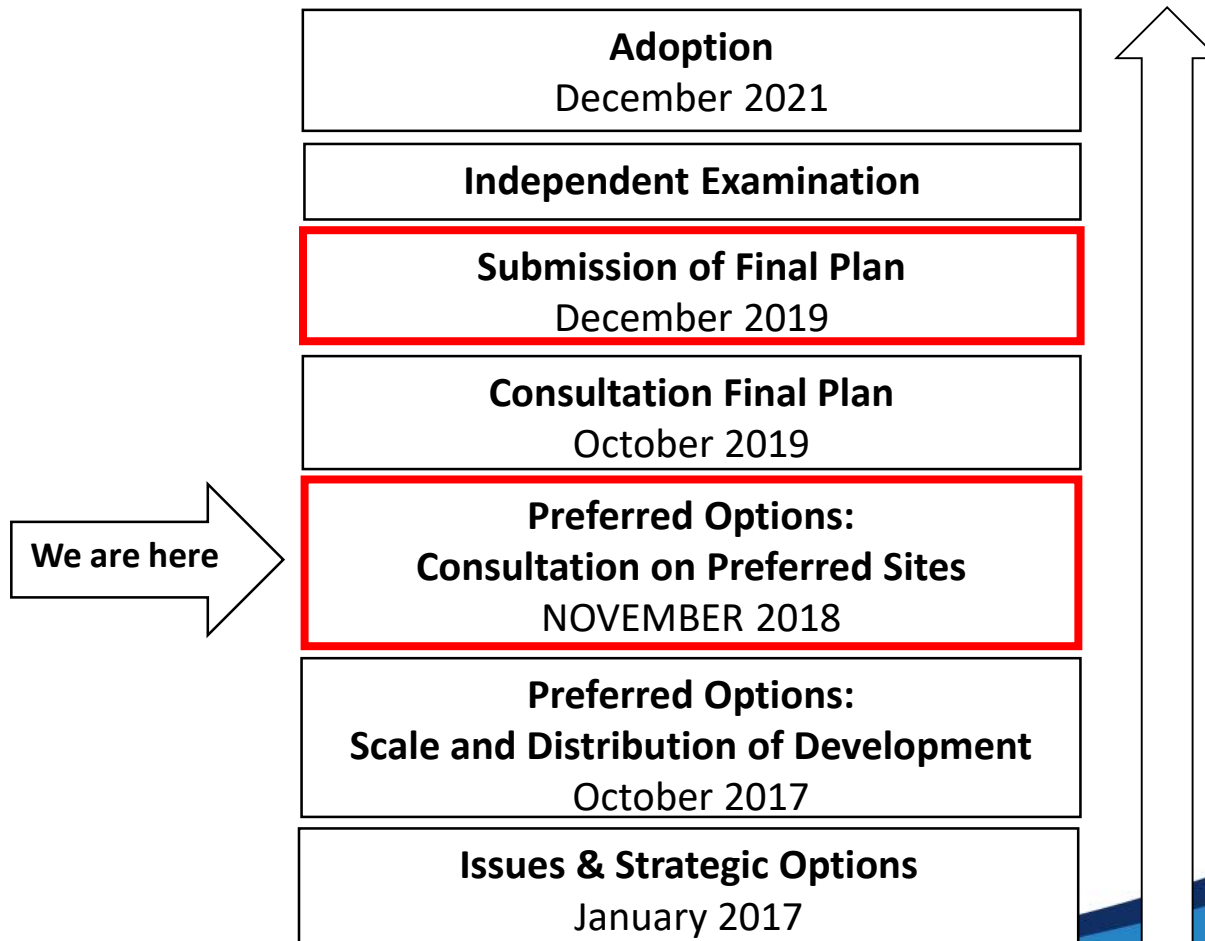
Consultation on Preferred Sites:  
SHIFNAL

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# Local Development Scheme

The Local Development Scheme is the project plan for the Local Plan Review available at:  
<https://shropshire.gov.uk/planning-policy/local-planning/local-development-scheme-lds/>



## Shropshire Development Plan - timeframes

- **Core Strategy** 2006 – 2026
- **SAMDev Plan** 2006 – 2026
- **Shifnal Neighbourhood Plan** 2014 – 2026

*Fulfilling the objectives of the Shifnal Neighbourhood Plan is challenging when looking so far into the future!*

- **Local Plan Review** 2016 – 2036
- **Green Belt Review** 2016 – 2056

## 1. Short Term Objectives:

- Lower housing numbers to 2036
- More employment land to improve balance
- Delivery of planned infrastructure

## 2. Long Term Objectives:

- Safeguard land for balanced growth after 2036
- Deliver strategic highway improvements

## Shifnal Strategy in Numbers

*However, we might secure significant periods of respite from development!*

| Housing                             | Dwellings | Average Delivery |
|-------------------------------------|-----------|------------------|
| Local Plan Review housing guideline | 1,500     |                  |
| Completions 2016 - 2018             | 380       | 190 per year     |
| Remaining Requirement               | 1,120     |                  |
| Permissions                         | 804       | < 6 years        |
| New allocations                     | 316       |                  |

| Employment                              | Hectares | Average Delivery |
|-----------------------------------------|----------|------------------|
| Local Plan Review employment guideline  | 16       |                  |
| Completions and Commitments 2016 - 2018 | 2.2      | nominal          |
| Remaining Requirement                   | 14       | unknown          |

*At current rates, Shifnal's housing guideline would be completed by 2024.*

*Provides over 10 years for the sustainable balance of employment development.*

*The challenge will be showing that adequate provision is made beyond 2036.*

*This has to respond to the needs and demands placed on the town.*

## Shifnal Profile : Opportunities

drawing on **Shifnal Neighbourhood Plan**: <https://shropshire.gov.uk/planning-policy/neighbourhood-and-community-led-plans/neighbourhood-planning/shifnal-neighbourhood-plan/>

and **Market Town Profile**: <https://shropshire.gov.uk/information-intelligence-and-insight/facts-and-figures/area-profiles/market-town-profiles/>

- Located on the M54 with access to three local railway stations;
- Shifnal offers a 'village' environment close to Telford and Wolverhampton;
- Employed residents are predominantly in the private sector and full time;
- Population has relatively lower average age (44 years) and a higher proportion of working age than many areas of Shropshire;
- predominantly comprises areas amongst the least deprived in the UK;
- Shifnal has an attractive environment:
  - historic town recognised through 2 Conservation areas
  - Attractive areas of housing offering a range and choice of dwellings
  - distinctive town centre with many independent retailers

## Shifnal Profile : Challenges

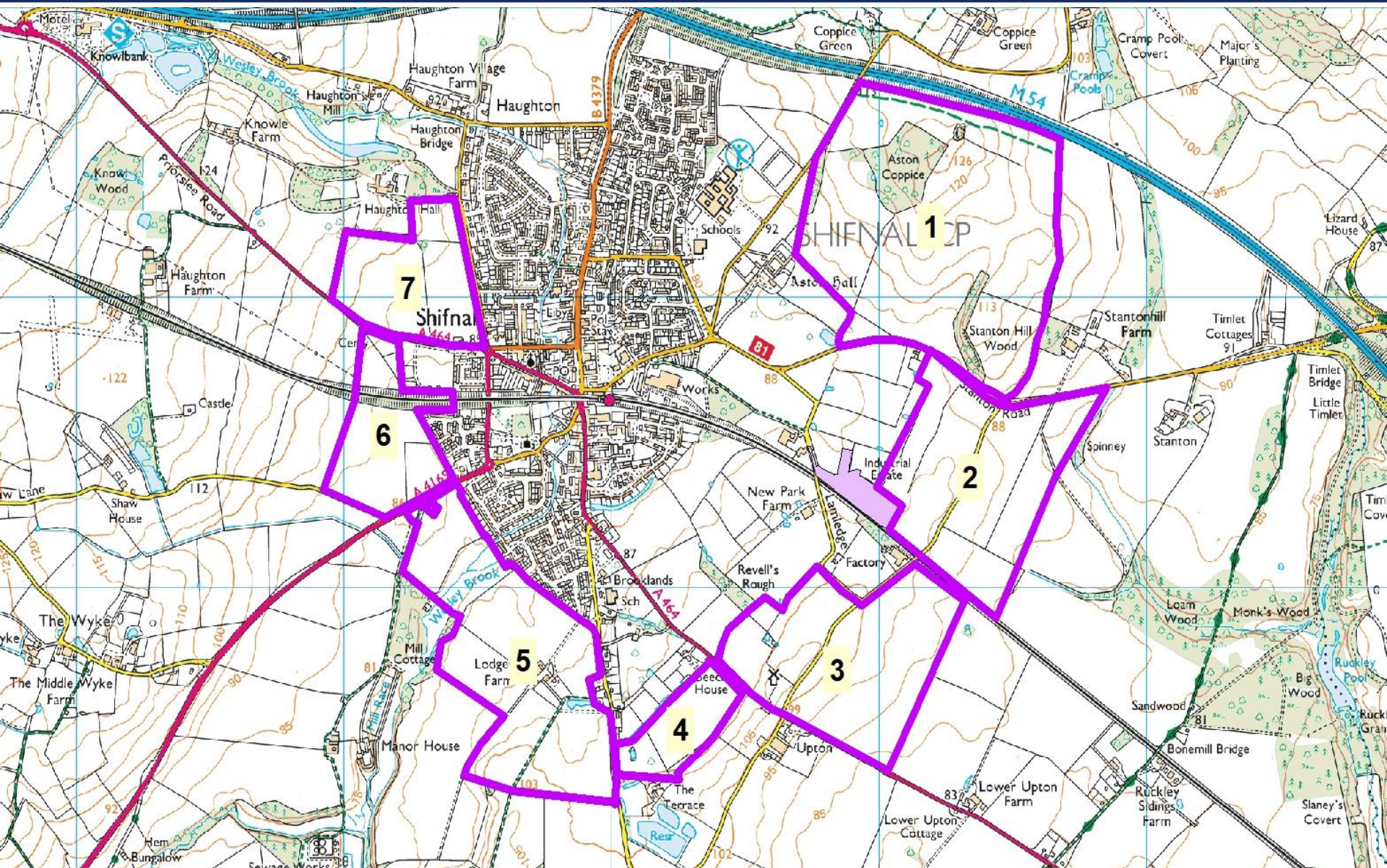
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- high level of out-commuting with only 20% of residents employed locally;
- little new employment land made available in the town to support its economic sustainability and no existing good quality employment areas;
- high car dependence and many activities focused outside the town;  
Telford/Knowle Bank Services affects range & capacity of commercial services;
- Community service issues (e.g. health) addressed in response to demand;
- highway network has limited capacity with significant on-street parking
  - future development needs to create greater capacity in the network
- located on watercourse catchments in need of investment in the drainage network and management of flood risks.



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# Shifnal Options Appraisal

| Options | Address                         | Scale * |      | Significant factors affecting the suitability of the land |            |           |         |          |            |                     |
|---------|---------------------------------|---------|------|-----------------------------------------------------------|------------|-----------|---------|----------|------------|---------------------|
|         |                                 | (dws)   | (ha) | Site Promoter                                             | Green Belt | Landscape | Ecology | Heritage | Flood Risk | Net Highway Impacts |
| 1       | Coppice Green Lane              | 2,000   |      | Ruckley Estate                                            |            |           |         |          |            |                     |
| 2       | Stanton Road                    |         | 38   | Ruckley Estate                                            |            |           |         |          |            |                     |
| 3 NEW   | Upton Lane                      | 1,068   | ?    | Nurton Developments                                       |            |           |         |          |            |                     |
| 4       | Lodge Hill<br>(1,823 dwellings) | 233     |      | Miller Homes                                              |            |           |         |          |            |                     |
| 5       |                                 | 1,135   |      | Wallace Land Investments                                  |            |           |         |          |            |                     |
| 6       |                                 | 455     |      | Wallace Land Investments / Lord Stafford                  |            |           |         |          |            |                     |
| 7       | Haughton Lane                   | 488     |      | Not Promoted                                              |            |           |         |          |            |                     |

\* Scale of housing development based on 25 dwellings / hectare.

Effects of Significant Factors:

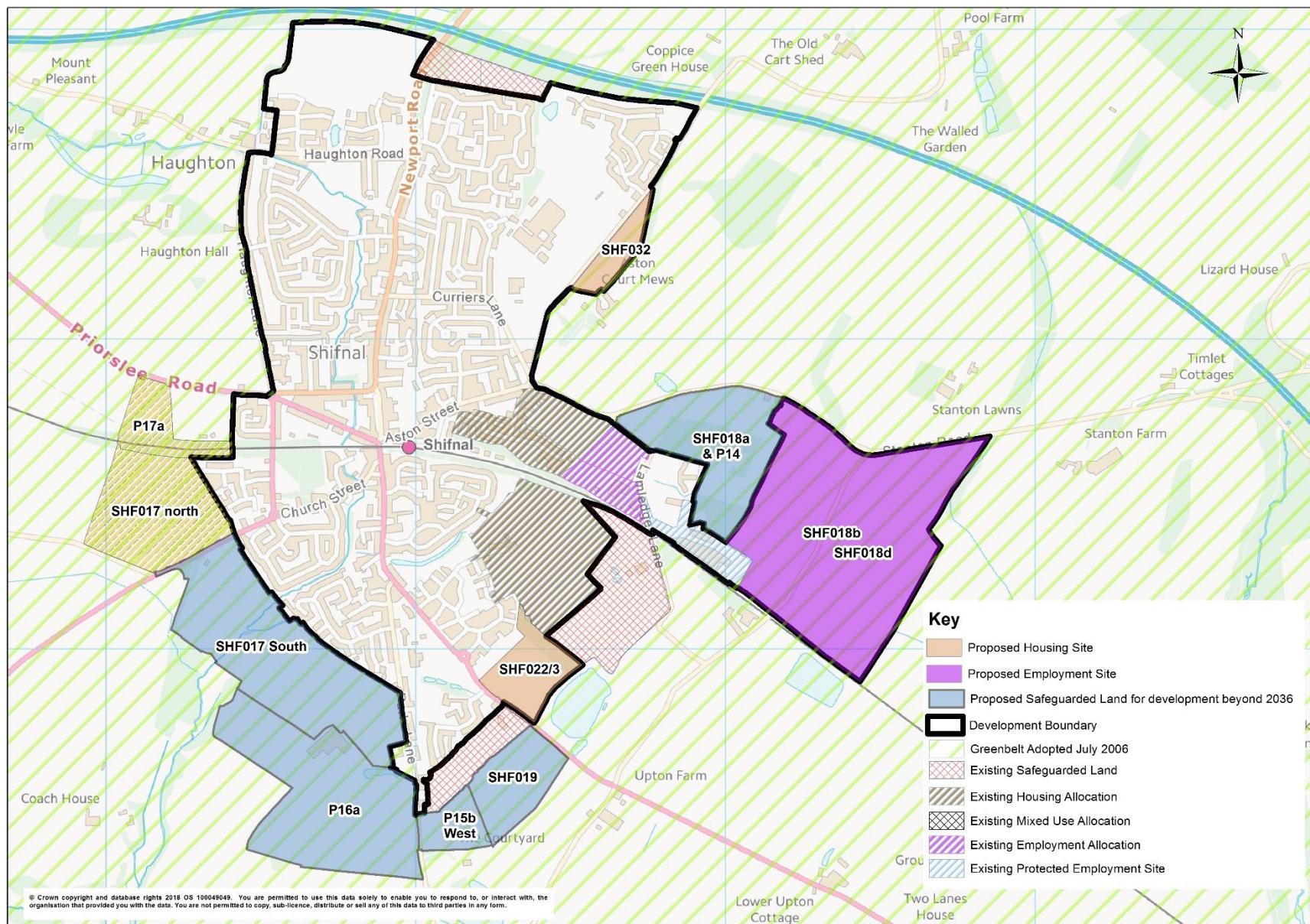


Low or Medium

Medium-High

High or Very High

# Shifnal Strategy



# Shifnal Strategy



# QUESTIONS ?

## Consultation webpage:

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

## Consultation Form:

[16. Preferred Sites Questionnaire - Shifnal Place Plan Area.pdf](#)

**Consultation Question 45 : Shifnal**