

Shropshire Local Plan Review

Consultation on Preferred Sites

November 2018 – January 2019

Local Plan Review



- Current Local Plan (Core Strategy and SAMDev Plan) provides growth to 2026
- Review is a statutory duty;
- Conform with national planning policy;
- Delivers proposals to 2036;
- Maintain a five year housing land supply

Timeframe



Still in Pre-Submission consultation stage (January 2017 – October 2019)

'Final Plan' - expected late 2019

Independent Examination – 2020

Adoption - Late 2020

Proposed Growth: Shropshire



Key Proposals:

Consulted on in 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

Scope of Current Consultation



- Preferred Hierarchy of settlements
 - Shrewsbury
 - Principal Centres
 - Key Centres
 - Community Hubs
 - Community Clusters
- Preferred development guidelines and 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);

Shrewsbury Place Plan Area



Settlement Type	Settlement Name		
Strategic Centre:	Shrewsbury		
Proposed Community Hubs:	 Bayston Hill Bicton Bomere Heath Cross Houses Dorrington Ford Hanwood Longden Nesscliffe 		
Proposed Community Clusters:	 Albrighton Four Crosses area Grafton and Newbanks Hook-a-Gate, Annscroft and Longden Common Montford Bridge West Uffington 		

Community Hub



Identified using an agreed methodology looking a levels of service provision locally:

- Primary Services
 - Nursery/Pre-school, Primary school. NHS GP Surgery, Convenience Store, Post office, Community hall
- Secondary Services
 - Secondary school, library, NHS Hospital/Dentist,
 Chemist/Pharmacy, Supermarket, Bank, Public House, Place of Workshop, Leisure centre, children's playground, outdoor sports facility, amenity green space

Broadband and local employment opportunities also considered

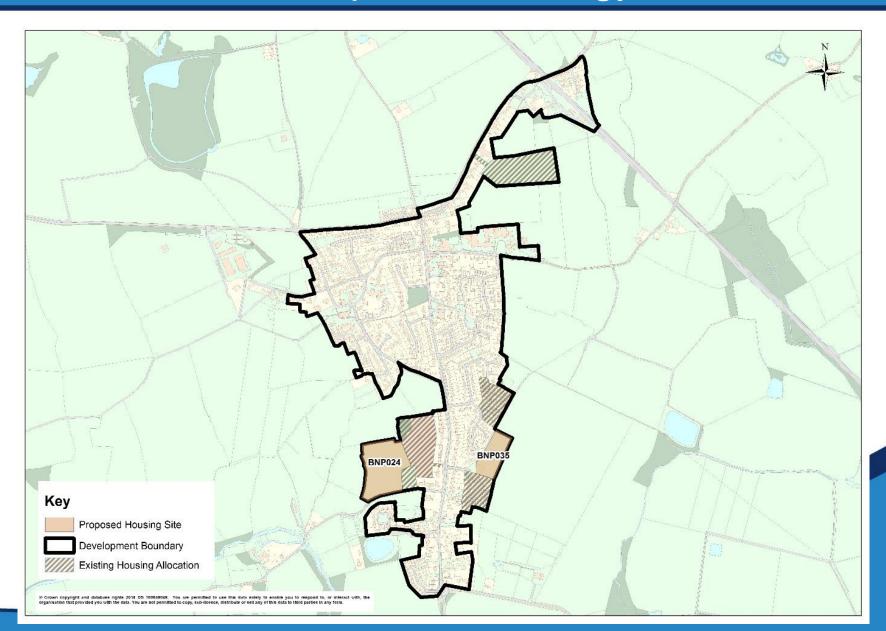
Baschurch – Proposed Strategy



	Number of Dwellings
Preferred dwelling guideline 2016-2036	360
Dwellings completed in 2016-17	48
Dwellings committed as at 31st March 2017	224
Remaining dwelling requirement to be identified	88
Dwellings to be allocated	55
Balance/Windfall allowance	33

Baschurch – Proposed Strategy





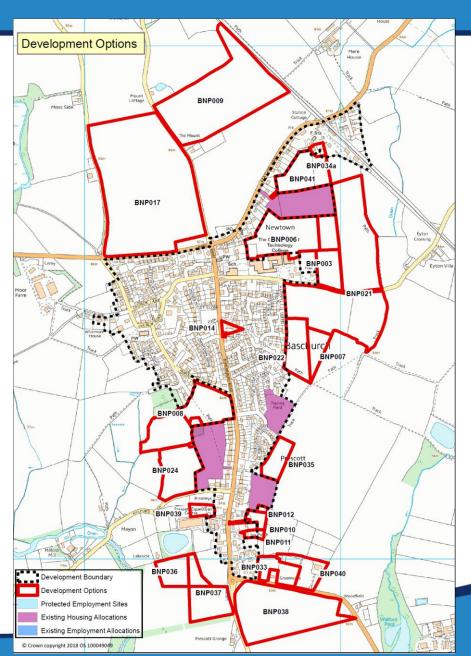
Baschurch – Proposed Strategy



Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
BNP024	Land to the west of Shrewsbury Road, Baschurch	3.1	35 dwellings	Development to use the existing vehicular access through the recently developed site off Shrewsbury Road (14/01123/OUT). Site to be developed at a low density and to include significant open space to reflect the character of its 'edge of village' location. Development to further support the delivery of the medical practice on the adjoining land. Enhancements to the main access junction onto Shrewsbury Road will be sought. It is considered there may be a further opportunity to develop land to the west of this site (not currently available) in order to provide a comprehensive scheme.
BNP035	Land to the East of Prescott Fields, Baschurch	1.2	20 dwellings	Development to provide for a low density scheme which will include: the delivery of a firm development edge to the eastern part of the site to ensure development is suitably contained; contribution to local highway improvements in order to secure a safe access.

Baschurch – Site Options Considered





Bicton – Proposed Strategy

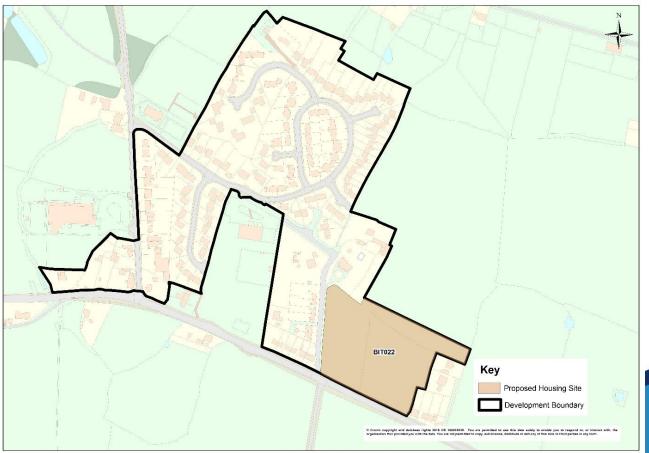


	Number of Dwellings
Preferred dwelling guideline 2016-2036	30
Dwellings completed in 2016-17*	1
Dwellings committed as at 31st March 2017*	2
Remaining dwelling requirement to be identified	27
Dwellings to be allocated	15
Balance/Windfall allowance**	12

Bicton – Proposed Strategy

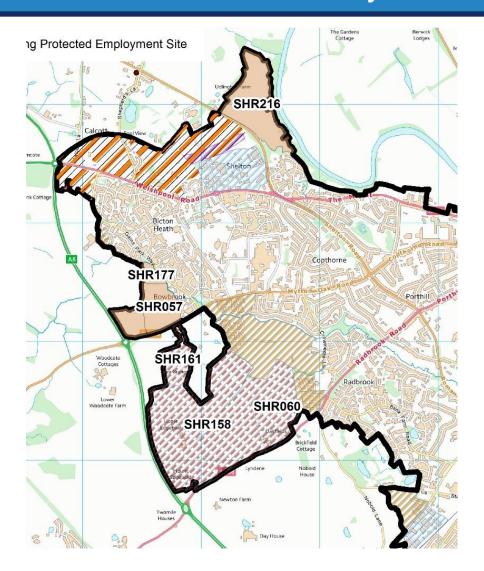


Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
BIT022	Land East of Villa Farm, Bicton	1.8	15 dwellings	Development to be accessed from the B4380. Local highway improvements will be required to support development, including the relocation of 30mph zone other and traffic calming measures.



Related Shrewsbury Preferred Sites





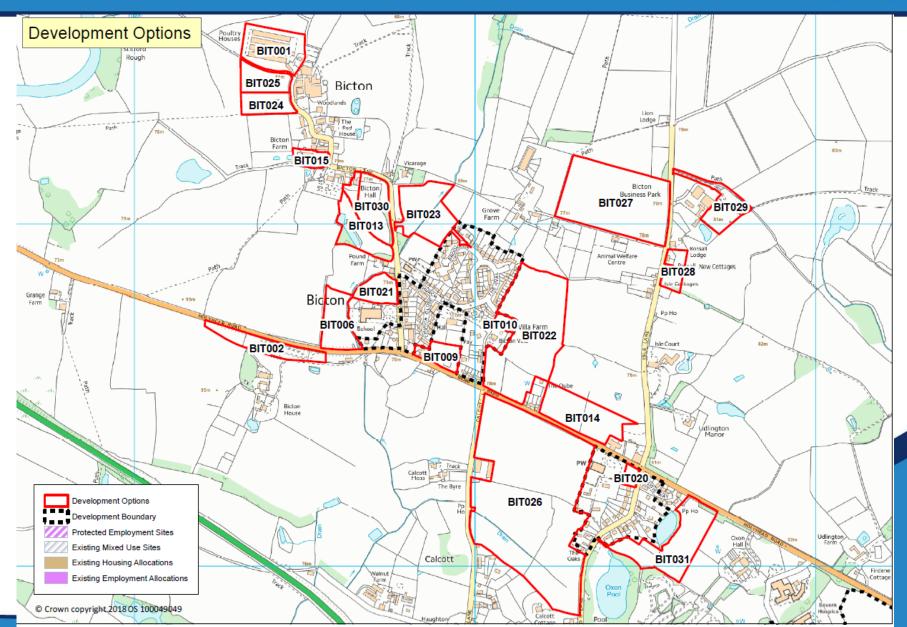
SHR158/060/161 – Land between Mytton Oak Road and Hanwood Road

SHR057/177 – Land north of Mytton Oak Road

SHR216 – Land at Holyhead Road (mostly in Bicton Parish)

Bicton – Site Options Considered Shropshire





Bomere Heath – Proposed Strategy



	Number of Dwellings
Preferred dwelling guideline 2016-2036	110
Dwellings completed in 2016-17*	0
Dwellings committed as at 31st March 2017*	40
Remaining dwelling requirement to be identified	70
Dwellings to be allocated	55
Balance/Windfall allowance**	15

Bomere Heath – Proposed Strategy Shropshire

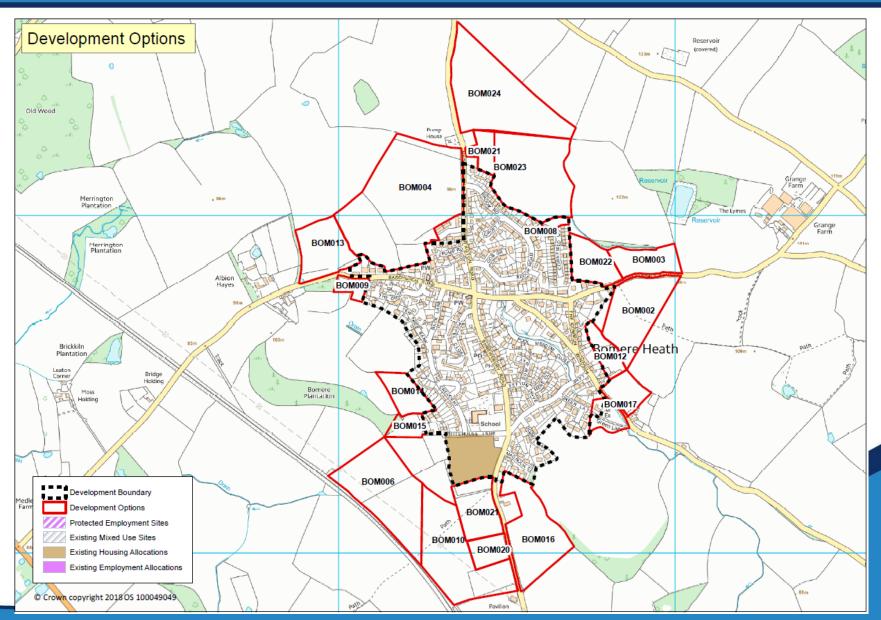


Bomere Heath – Proposed Strategy Shropshire

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
BOM019	Land West of Shrewsbury Road (phase 1)	2	40 dwellings	Development to be accessed from Shrewsbury Road. Relocation of 30mph zone and potentially other traffic calming measures to be considered. Development to include a new pedestrian footpath linking the site to the services in the village.
BOM020	Land West of Shrewsbury Road (phase 2)	0.8	15 dwellings	Development to follow the development of BOM019, with the potential to share the vehicular access. Relocation of 30mph zone and potentially other traffic calming measures to be considered. Development to include a new pedestrian footpath through BOM019 linking the site to the services in the village.

Bomere Heath – Site Options Considered





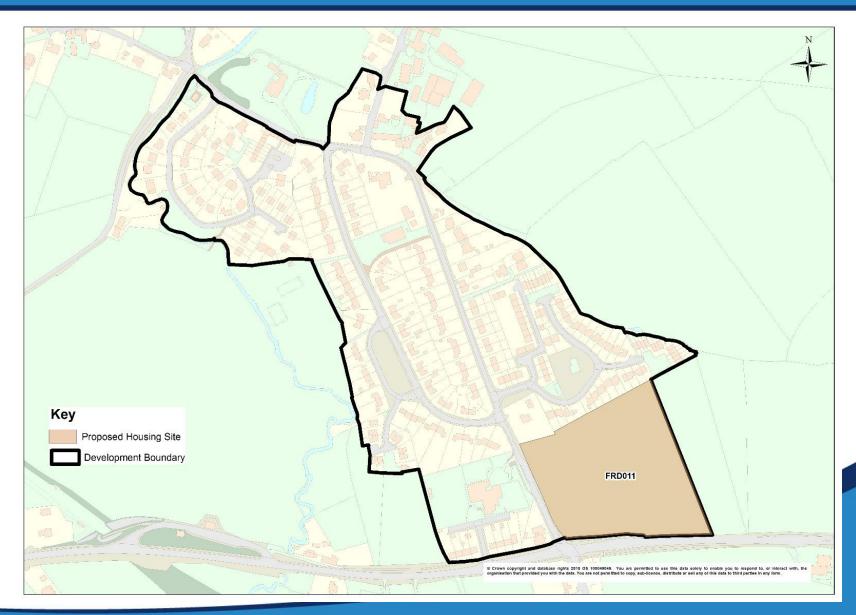
Ford – Proposed Strategy



	Number of Dwellings
Preferred dwelling guideline 2016-2036	100
Dwellings completed in 2016-17*	3
Dwellings committed as at 31st March 2017*	28
Remaining dwelling requirement to be identified	69
Dwellings to be allocated	50
Balance/Windfall allowance**	19

Ford - Proposed Strategy





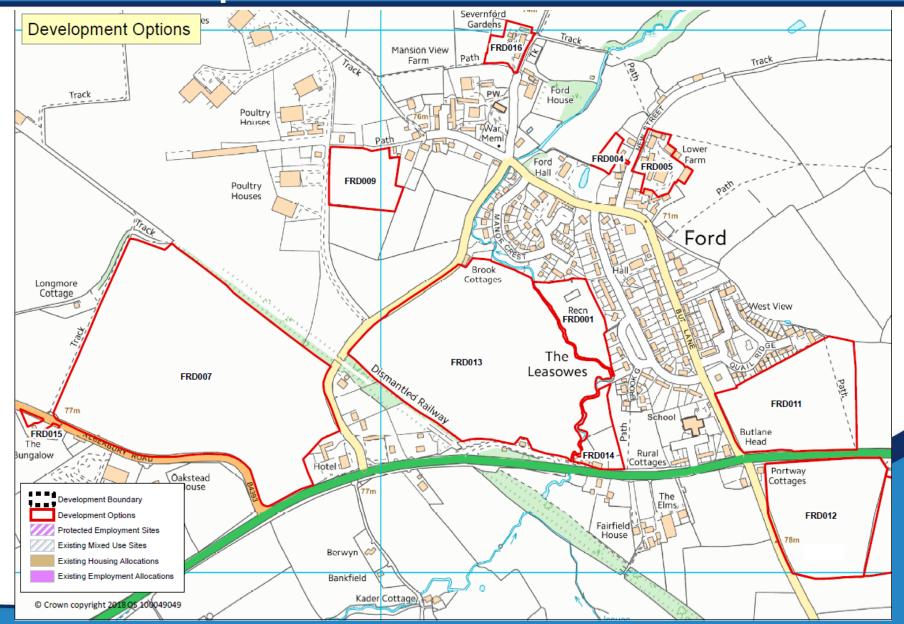
Ford – Proposed Strategy



Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
FRD011	Land at A458 and But Lane	4.1	50 dwellings	To satisfy national and local heritage policies through a heritage assessment, delivering good contemporary design with appropriate use of materials, layout, landscaping and open space. Relevant supporting studies should be undertaken particularly transport assessments, ecology, tree and hedgerow surveys, flood risk and drainage with their recommendations clearly reflected in the proposed development scheme. This should include a suitable access to the highway network with pedestrian and cycling access linking to local networks.

Ford – Options Considered





Nesscliffe – Proposed Strategy Shropshire

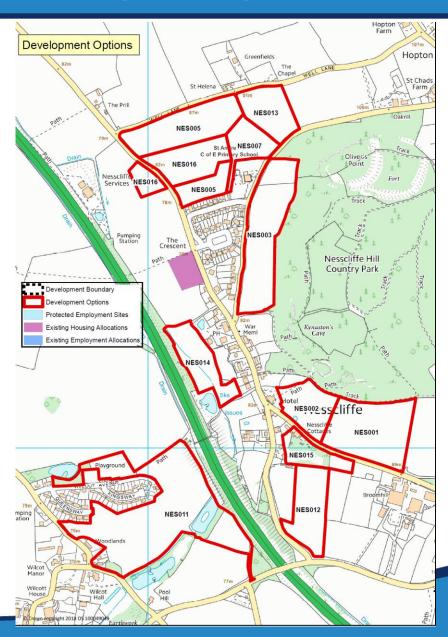


	Number of Dwellings
Preferred dwelling guideline 2016-2036	120
Dwellings completed in 2016-17*	1
Dwellings committed as at 31st March 2017*	105
Remaining dwelling requirement to be identified	14
Dwellings to be Allocated	0
Balance**	14



Nesscliffe – Sites Considered





Community Clusters



- Community Clusters proposed in the Shrewsbury North Place Plan Area are as follows:
- Albrighton
- Four Crosses area
- Grafton and Newbanks
- Montford Bridge West
- Uffington
- 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
- Infill development and cross-subsidy site opportunities

Site Assessments



Stage 1: Strategic Land Availability Assessment

High level assessment - Is it available and potentially suitable?

Stage 2: Identifies Significant Constraints

Is the site is 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

Cross – Subsidy Exception Sites



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, but allowing an element of low cost or open market.

Options:

- Bespoke site by site assessments;
- Set percentages based on county wide viability report

Consultation



- Cabinet agreed the document for consultation on 7th November
- Consultation to run between 29th November 2018 and 8th February 2019
- SALC Meetings, Place Plan area meetings
- http://shropshire.gov.uk/get-involved/local-planreview-preferred-sites-consultation/