

# **Shropshire Local Plan Review**

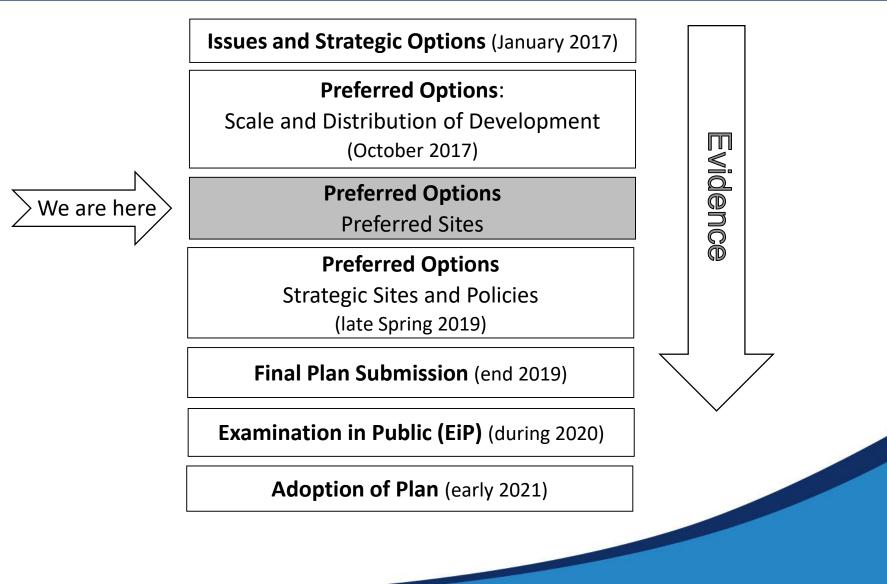
# **Consultation on Preferred Sites**

# November 2018 – January 2019

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

# Plan Review: Process and Timescales





# Proposals Already Consulted On Shropshire

#### Key Proposals

- Housing growth of 28,750 dwellings for Shropshire as a whole (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 up to 2036
- Balanced employment growth to deliver around 300 hectares of employment. Around 223 hectares already committed, so at least an extra 77ha needed
- An 'Urban Focused' distribution of development:
  - Shrewsbury around 30%
  - Principal Centres around 24.5%
  - Key Centres around 18%
  - Rural Areas around 27.5%

# **Scope of Current Consultation**



Outlines:

- A housing policy direction to improve the delivery of local affordable housing needs (cross-subsidy)
- 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

# **Cross-Subsidy Exception Sites**

- Shropshire
- 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

## **Shrewsbury Place Plan Area**



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

# **Community Hubs**



- 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, Petrol Station Community Hall
- Secondary Services
  - Secondary School, Library, NHS Hospital, NHS Dentist, Chemist/Pharmacy, Supermarket, Bank, Public House, Place of Workshop, Leisure Centre, Children's Playground, Outdoor Sports Facility, Amenity Green Space
- Public transport, broadband and local employment opportunities also considered

## **Site Assessments**



#### **Stage 1: Strategic Land Availability Assessment**

• High level assessment - Is it available and potentially suitable?

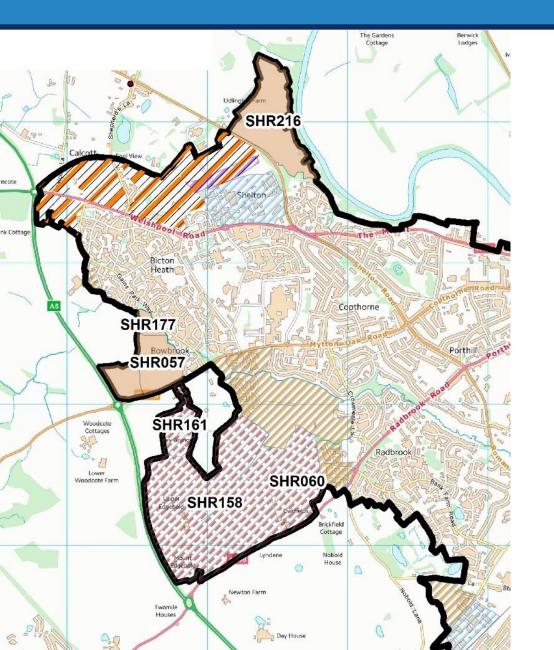
#### **Stage 2: Identifies Significant Constraints**

- 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

## **Shrewsbury – Preferred Allocations**



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

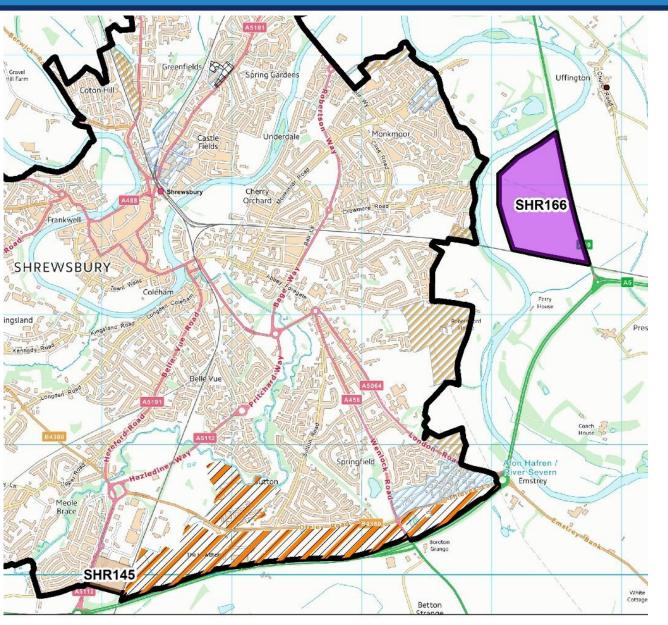
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SHR057/177 – Land north of Mytton Oak Road

SHR216 – Land at Holyhead Road

## **Shrewsbury – Preferred Allocations**





**SHR145** – Land South of Meole Brace Retail Park

**SHR166** – Land to the West of the A49 (employment)

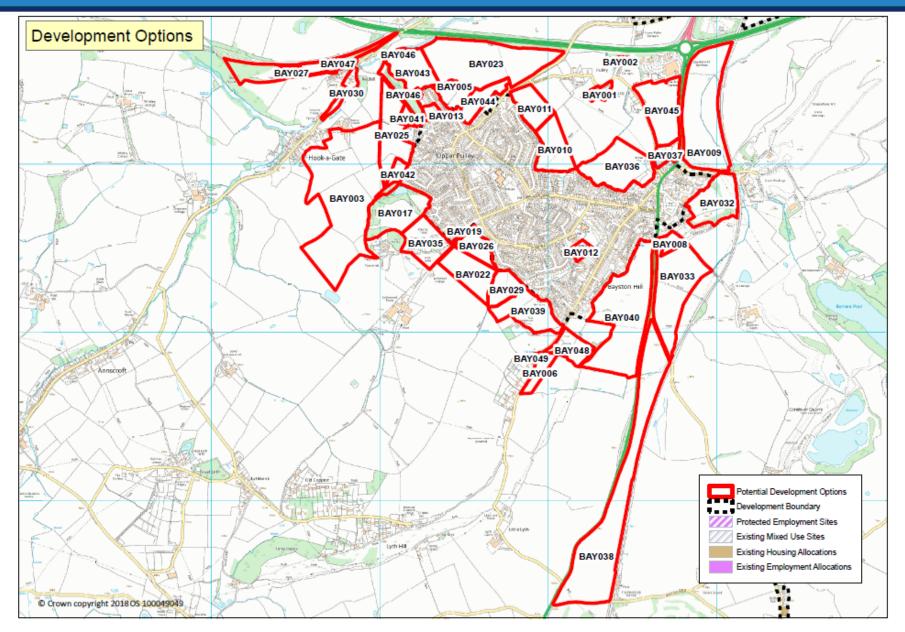
| Residential Requirements                              | Number of Dwellings |
|---|---------------------|
| Preferred dwelling guideline 2016-2036                | 200                 |
| Dwellings completed in 2016-17                        | 10                  |
| Dwellings committed as at 31 <sup>st</sup> March 2017 | 19                  |
| Remaining dwelling requirement to be identified       | 171                 |
| Dwellings to be allocated                             | 150-160             |
| Balance/Windfall allowance*                           | 11-21               |

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

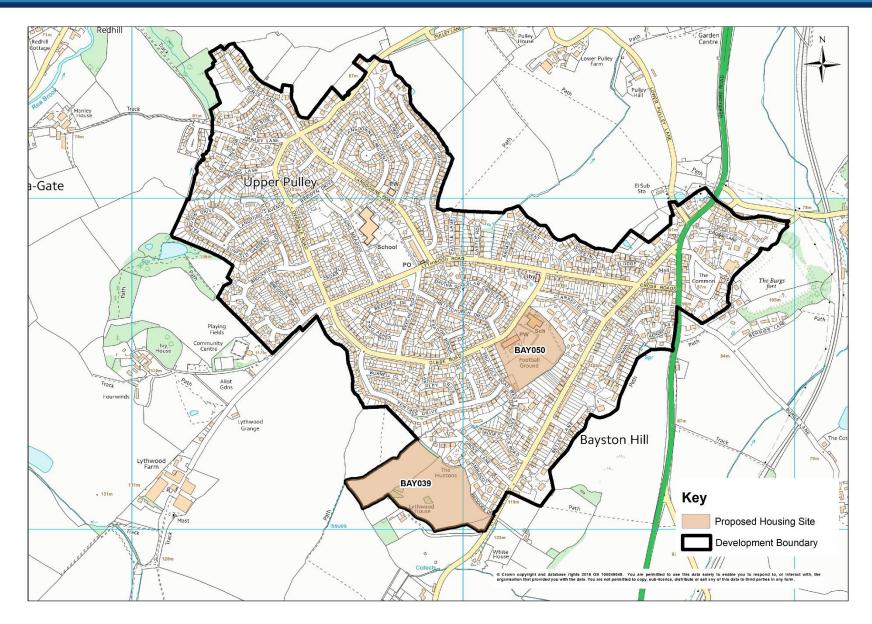
### **Bayston Hill – Sites Considered**

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## **Bayston Hill – Preferred Allocations**





## **Bayston Hill – Preferred Allocations**

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| Site Ref                | Site Location                                      | Site Area<br>(Ha) | Approx<br>Capacity | Site Guideline Summary  |
|-------------------------|--|-------------------|--------------------|---|
| BAY039                  | Land off Lyth<br>Hill Road,<br>Bayston Hill        | 6.09              | 100<br>dwellings   | <ul> <li>Housing mix to reflect local need.</li> </ul>  |
|                         |  |                   |                    | <ul> <li>New estate road to replace Beddoes Drive.</li> </ul>   |
|                         |  |                   |                    | <ul> <li>Footpath provided on sites eastern frontage &amp; to Grove Lane.</li> </ul>  |
|                         |  |                   |                    | <ul> <li>Strong and significant natural site boundaries provided.</li> </ul>  |
|                         |  |                   |                    | <ul> <li>Watercourse on sites northern boundary ecologically buffered<br/>and if possible de-culverted (east-west green link).</li> </ul> |
|                         |  |                   |                    | <ul> <li>Trees and hedgerows retained (north-south green link).</li> </ul>  |
|                         |  |                   |                    | <ul> <li>Central green space/pocket park and attenuation pond<br/>provided.</li> </ul>  |
|                         |  |                   |                    | <ul> <li>Residential development limited to areas outside 1,000 year<br/>surface flood risk zone.</li> </ul>                              |
|                         |  |                   |                    | <ul> <li>Relevant supporting studies (including traffic assessment and<br/>HRA) undertaken and recommendations implemented.</li> </ul>    |
| BAY050 Oaklar<br>School | Former<br>Oaklands<br>School Site,<br>Bayston Hill | 3.1               | 50-60<br>dwellings | <ul> <li>Significant area of open space forms the focus for<br/>development.</li> </ul>   |
|                         |  |                   |                    | <ul> <li>Existing trees and hedgerows retained and new trees<br/>planted.</li> </ul>  |
|                         |  |                   |                    | <ul> <li>Community Hub to be provided.</li> </ul>   |
|                         |  |                   |                    | <ul> <li>Parking provided to serve church and new Community Hub.</li> </ul>   |
|                         |  |                   |                    | <ul> <li>Relevant supporting studies undertaken and</li> </ul>  |
|                         |  |                   |                    | recommendations implemented.  |



| Residential Requirements                              | Number of Dwellings |
|---|---------------------|
| Preferred dwelling guideline 2016-2036                | 150                 |
| Dwellings completed in 2016-17                        | 13                  |
| Dwellings committed as at 31 <sup>st</sup> March 2017 | 64                  |
| Remaining dwelling requirement to be identified       | 69                  |
|   | To be determined in |
| Dwellings to be allocated                             | the Condover        |
|   | Neighbourhood Plan  |
|   | To be determined in |
| Balance/Windfall allowance*                           | the Condover        |
|   | Neighbourhood Plan  |

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

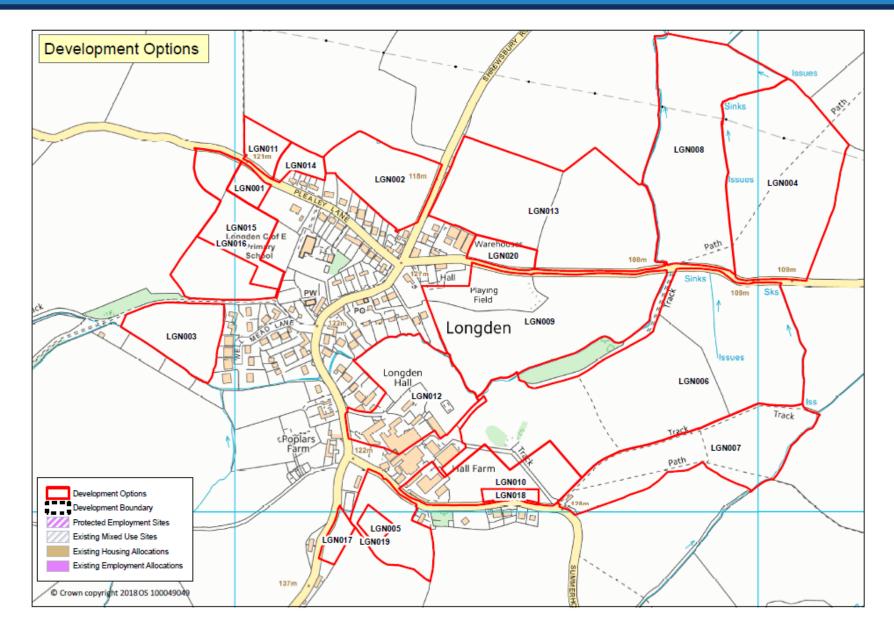
| Residential Requirements                              | Number of Dwellings |
|---|---------------------|
| Preferred dwelling guideline 2016-2036                | 50                  |
| Dwellings completed in 2016-17                        | 14                  |
| Dwellings committed as at 31 <sup>st</sup> March 2017 | 12                  |
| Remaining dwelling requirement to be identified       | 24                  |
| Dwellings to be allocated                             | 0                   |
| Balance/Windfall allowance*                           | 24                  |

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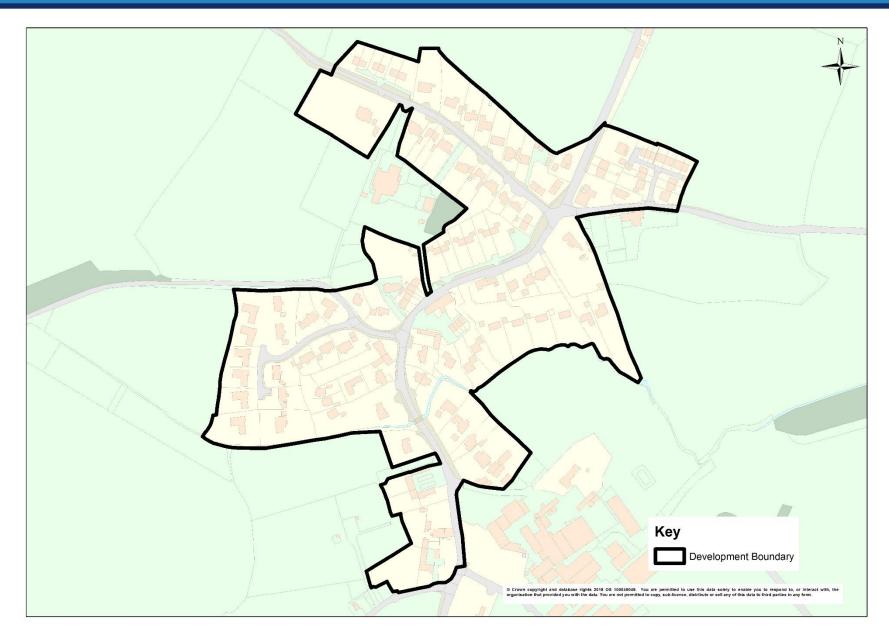
#### Longden – Sites Considered





## Longden – Preferred Strategy





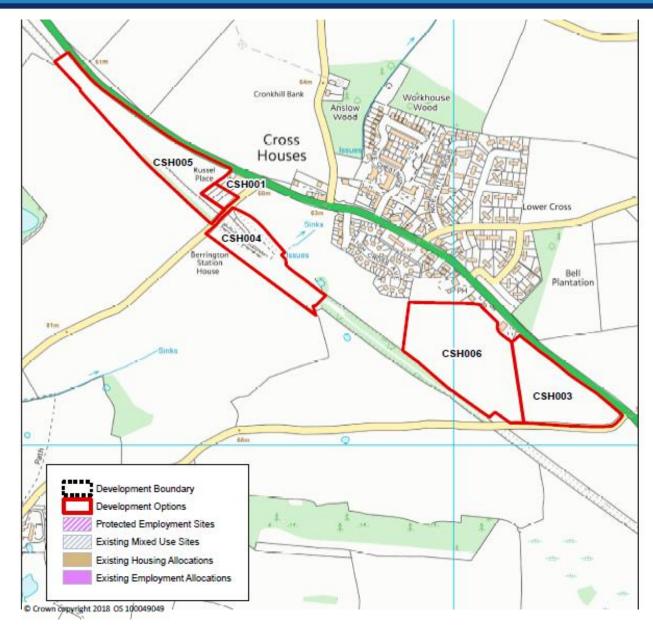
| Residential Requirements                              | Number of Dwellings |
|---|---------------------|
| Preferred dwelling guideline 2016-2036                | 130                 |
| Dwellings completed in 2016-17                        | 0                   |
| Dwellings committed as at 31 <sup>st</sup> March 2017 | 78                  |
| Remaining dwelling requirement to be identified       | 52                  |
| Dwellings to be allocated                             | 40                  |
| Balance/Windfall allowance*                           | 12                  |

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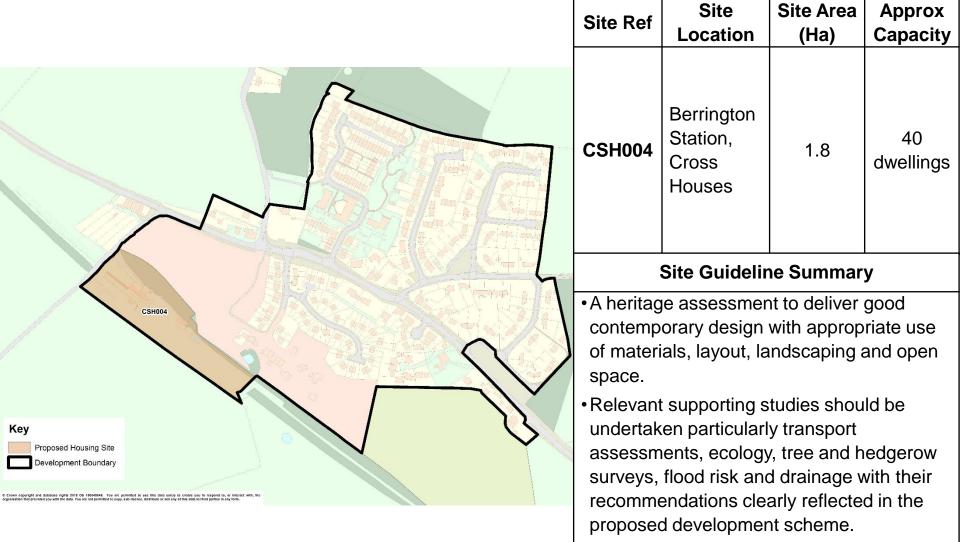
#### **Cross Houses – Sites Considered**





## **Cross Houses – Preferred Allocation**





• A suitable access to the highway network with pedestrian and cycling access linking to local networks.

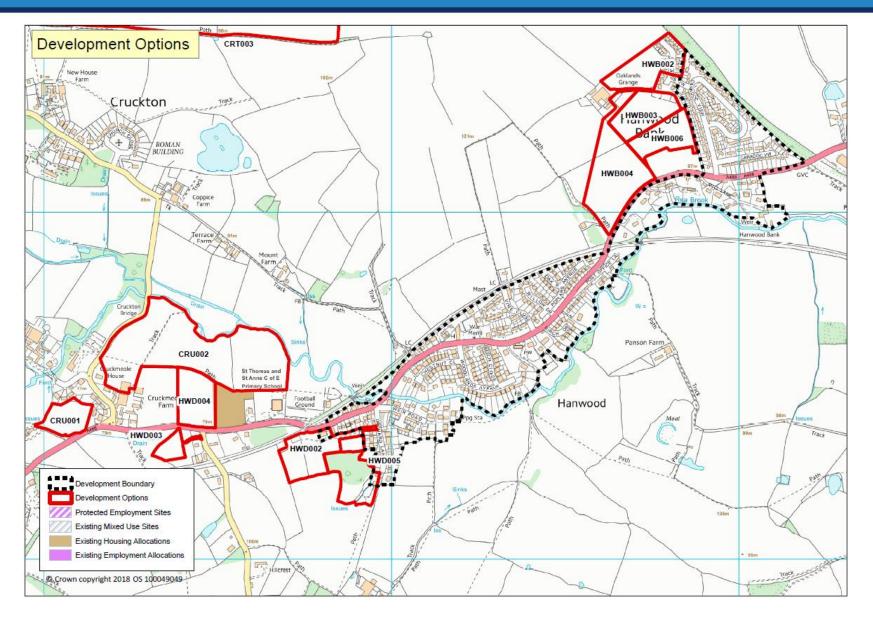
| Residential Requirements                              | Number of Dwellings |
|---|---------------------|
| Preferred dwelling guideline 2016-2036                | 50                  |
| Dwellings completed in 2016-17                        | 0                   |
| Dwellings committed as at 31 <sup>st</sup> March 2017 | 35                  |
| Remaining dwelling requirement to be identified       | 15                  |
| Dwellings to be allocated                             | 0                   |
| Balance/Windfall allowance*                           | 15                  |

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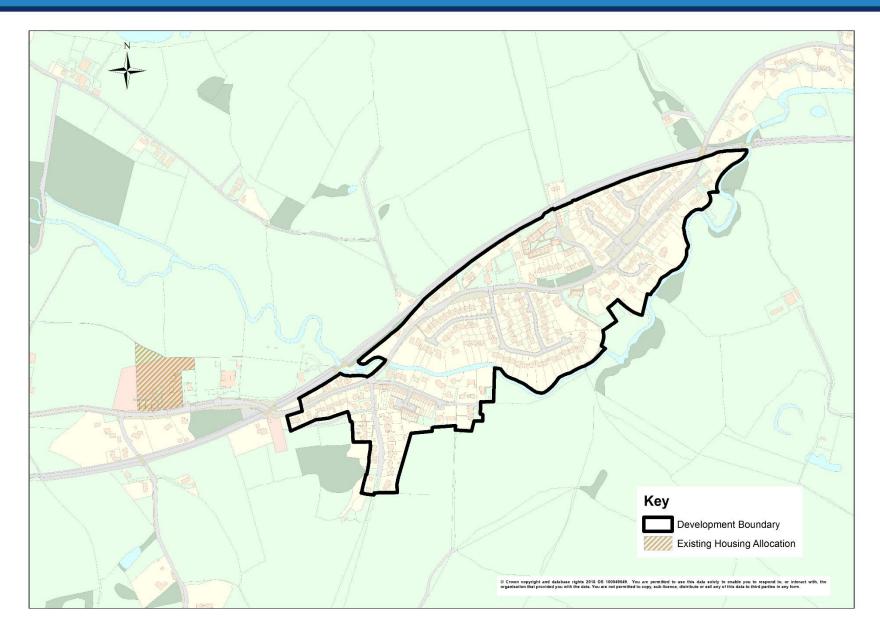
#### Hanwood – Sites Considered

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## Hanwood – Preferred Strategy

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## **Community Clusters**



- Community Clusters proposed in the Shrewsbury South Place Plan Area are as follows:
  - Hook-a-Gate, Annscroft and Longden Common
- 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

# What happens next?



- Consultation from 29<sup>th</sup> November 2018 extended to 8<sup>th</sup> February 2019
- Public Meeting for each Place Plan Area
- Full consultation document & questionnaire, plus Place Plan area specific extracts available on the Shropshire Council website: <a href="https://shropshire.gov.uk/get-involved/local-plan-review-preferred-sites-consultation/">https://shropshire.gov.uk/get-involved/local-plan-review-preferred-sites-consultation/</a>
- Completed questionnaires can be submitted by email or post to: Email: <u>planningpolicy@shropshire.gov.uk</u>
   Post: Shropshire Council, Planning Policy & Strategy Team, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND
- All responses considered by Council and summary of issues raised published and used to inform next stages of the Plan
- Further stages of consultation during 2019
- Any outstanding objections will be considered by Independent Planning Inspector as part of the formal Examination of the Plan during 2020