

# **Shropshire Local Plan Review**

Consultation on Preferred Sites

November 2018 to January 2019

- Why are we doing a Local Plan Review?
- Timeframes
- Proposed strategy for Shropshire
- Scope of current consultation
- Proposed development strategies for:
  - Shrewsbury
- Proposed cross-subsidy policy

# Why a Local Plan Review?

- 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

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

## Key Proposals:

Consulted on in October - 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

- **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

- Strategic Centre;
- Approximately 30% of Shropshire's Growth;
- Big Town Plan:
  - Balanced growth (between edge of town and more central sites)
  - Green network
  - Making movement better
  - Raising design quality





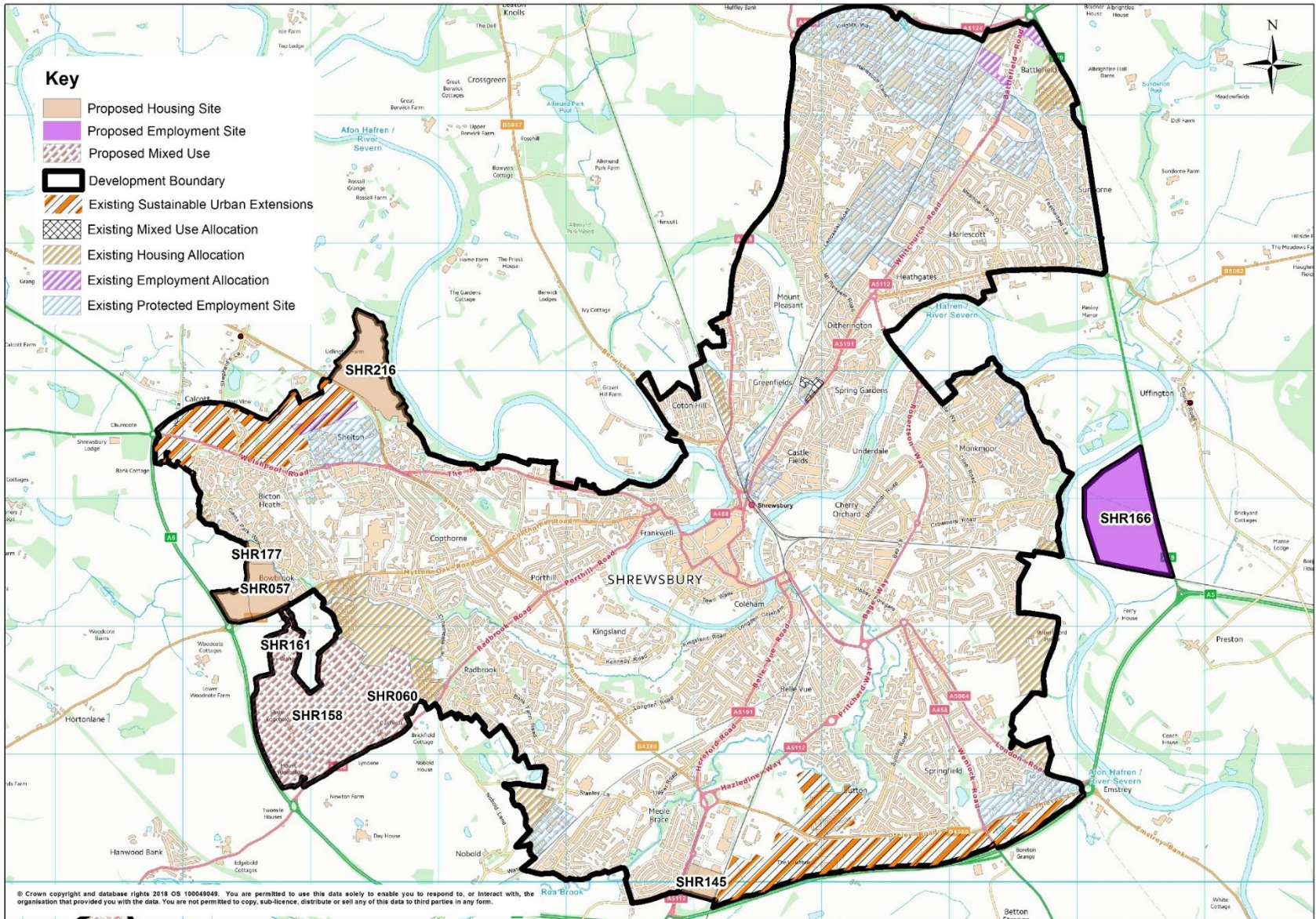
	Number of Dwellings
Preferred dwelling guideline 2016-2036	8,625
Dwellings completed in 2016-17*	733
Dwellings committed as at 31 <sup>st</sup> March 2017*	4,246
Remaining dwelling requirement to be identified	3,646
Dwellings to be allocated	2,150
Balance/Windfall allowance**	1,496

	Employment Land (Ha)
Preferred employment land guideline 2016-2036	91
Commitments and allocations as at 31 <sup>st</sup> March 2017*	41
Employment land shortfall	50
Employment land to be allocated	65
Balance/Windfall allowance**	0

# Shrewsbury – Preferred Strategy



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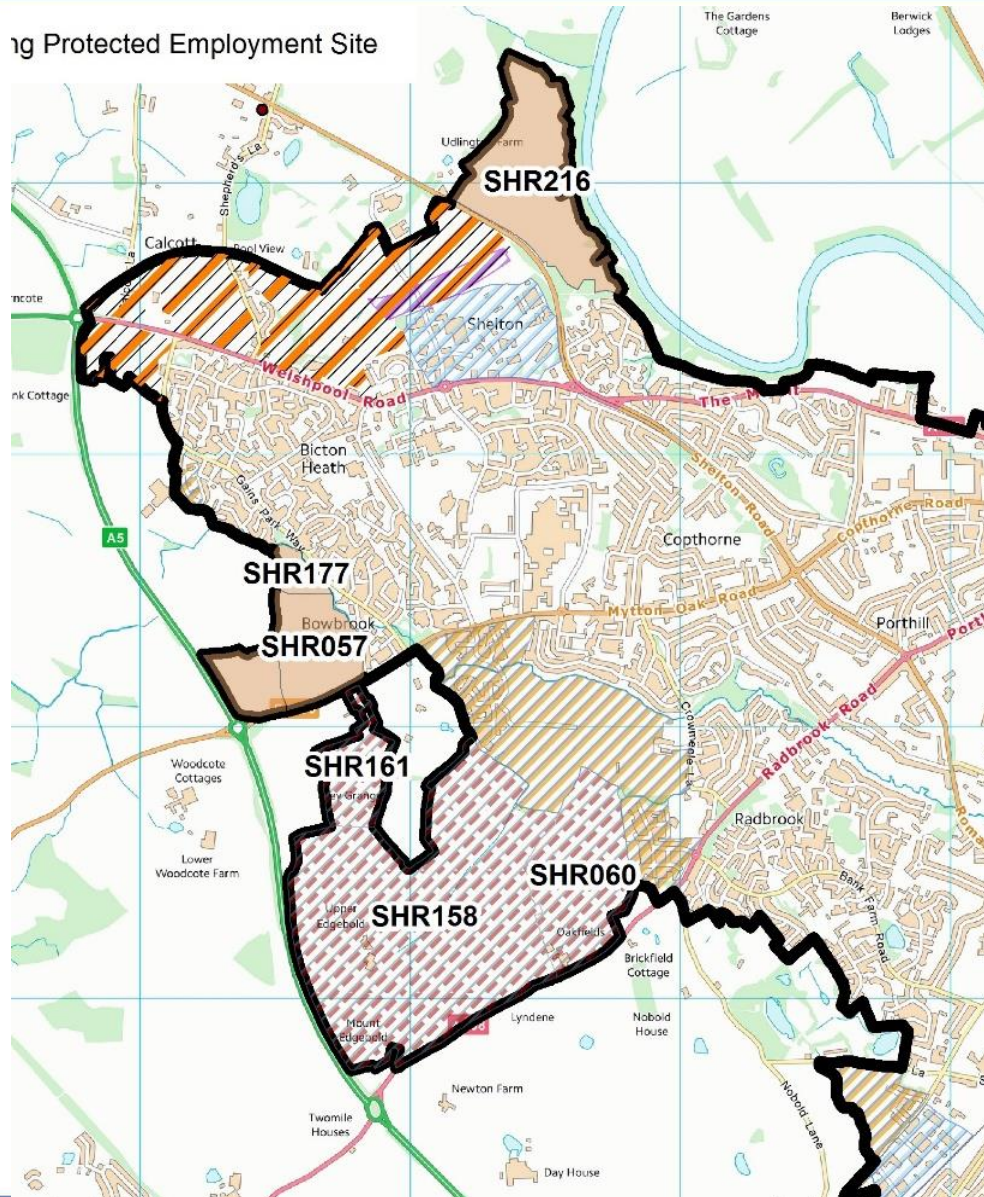




# Shrewsbury – Preferred Strategy



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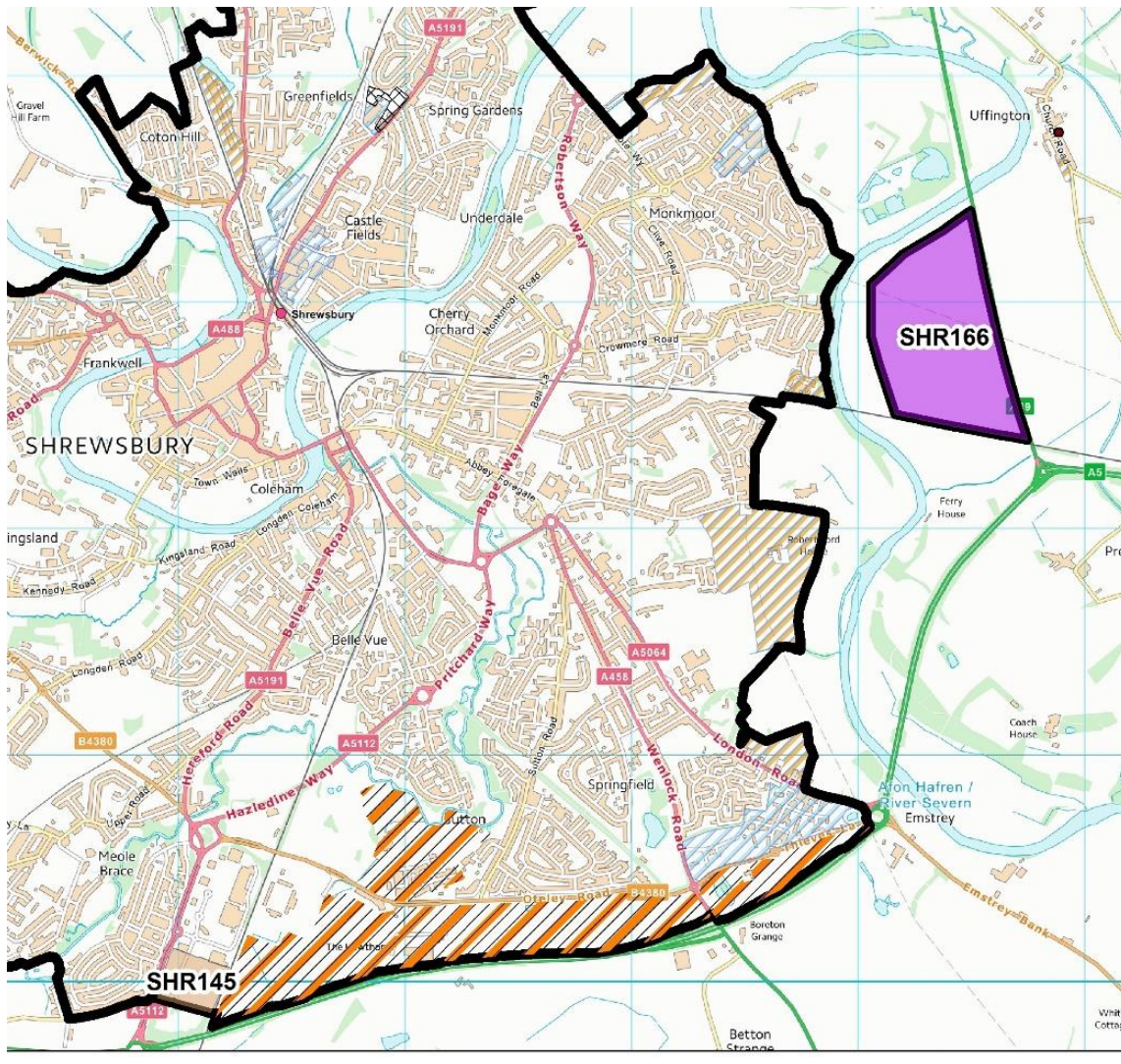
**SHR158/060/161** –  
Land between Mytton  
Oak Road and  
Hanwood Road

**SHR057/177** – Land  
north of Mytton Oak  
Road

**SHR216** – Land at  
Holyhead Road



# Shrewsbury – Preferred Strategy



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

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

# Proposed Development Guidelines

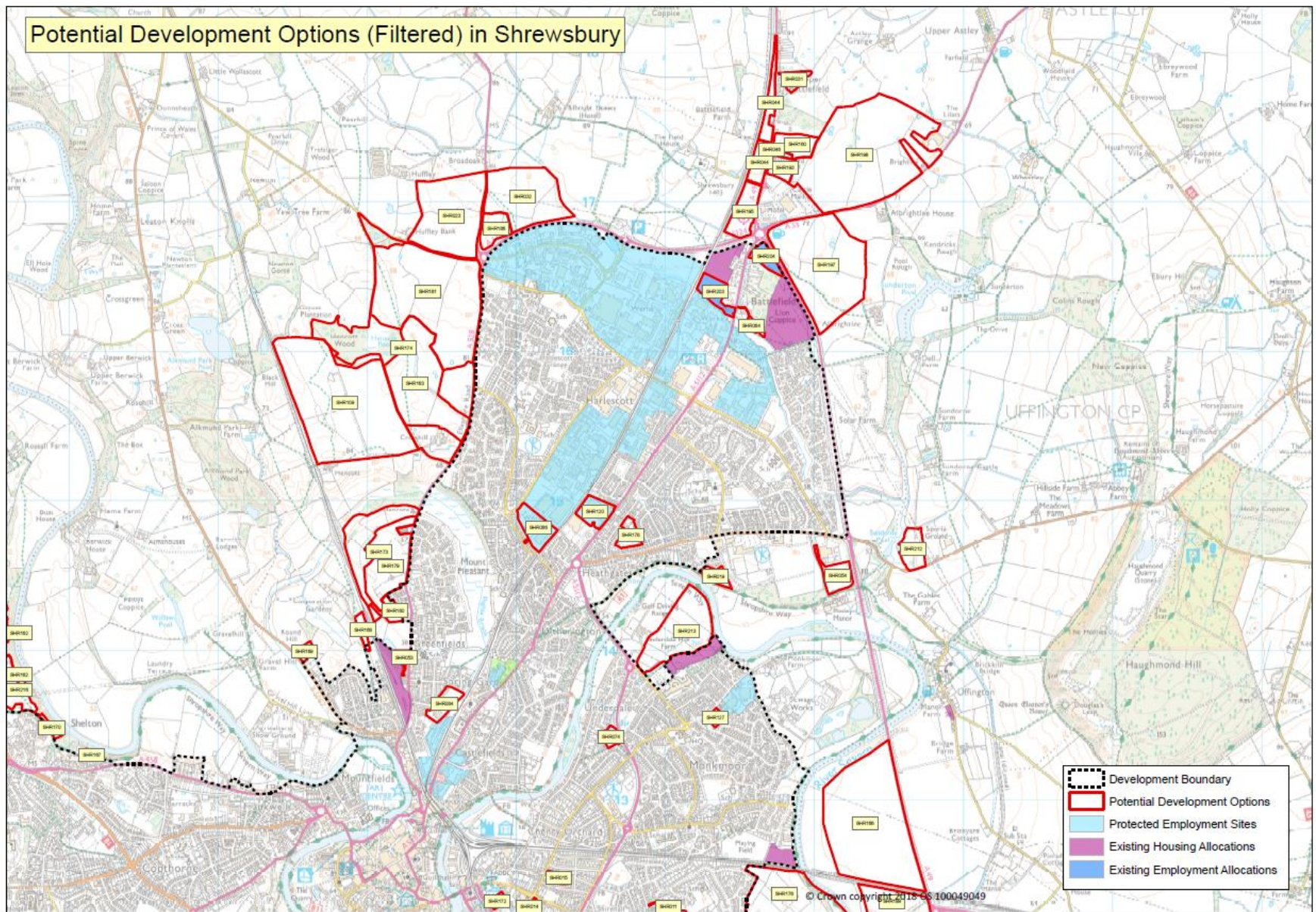
Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
<b>SHR158/ SHR060/ SHR161</b>	Land between Mytton Oak Road and Hanwood Road, Shrewsbury	<p>Approx. 40ha (residential)</p> <p>Approx. 20ha (commercial)</p> <p>Approx. 35ha (green spaces, community uses, other on-site infrastructure)</p>	1,200 dwellings	<p>This is a significant additional Sustainable Urban Extension (SUE) development opportunity for the town. Development will be progressed in a comprehensively planned way, subject to an agreed masterplan reflecting the objectives of the Big Town Plan. This will include a mix of uses, including substantial residential development, commercial land and potentially additional community, leisure and retail uses, where these would not impact on the viability of the town centre.</p> <p>Due to the scale of the site it is likely delivery will continue beyond 2036 into the next plan period.</p> <p>The total site area of land proposed is around 100 hectares. However, to ensure a suitable balance of development it is considered around 40 hectares will be required for residential purposes (to deliver around 1,200 dwellings) and around 20 hectares will come forward for employment purposes. There are significant opportunities to enhance infrastructure as part of this development.</p> <p>Vehicular access will be served from both Mytton Oak Road and Hanwood Road and will support the creation of a circular link road sufficient to sustain a bus route. Where necessary improvements to the Local and Strategic Road Networks will be funded through the development.</p> <p>Development will support the creation of and enhancements to existing green corridors as part of the Big Town Plan's wider strategy to improve the town's green network. This will also support enhancements to pedestrian and cycle links in this area of town.</p>
<b>SHR057 (part) / SHR177</b>	Land North of Mytton Oak Road, Shrewsbury	Approx. 25ha	500 dwellings	<p>Development to come forward as part of a comprehensive scheme to enable the delivery of sustainable residential development.</p> <p>Vehicular access will be from Mytton Oak Road.</p> <p>Development will be expected to reflect the key objectives of the Big Town Plan.</p> <p>Development will be expected to contribute to the delivery of enhancements to green infrastructure and wherever possible create green linkages with other existing and planned development sites in the west of the town.</p>

# Proposed Development Guidelines

<b>SHR216</b>	Land at Holyhead Road, Shrewsbury	Approx. 23ha	300 dwellings	<p>Development to be comprehensively planned, and should be the subject of a masterplan and appropriate phasing.</p> <p>Vehicular access could be provided from an additional arm to the proposed roundabout at the junction of the Oxon Link Road (currently subject to a planning application) and Holyhead Road. This will require further transport modelling to ensure the design of the proposed roundabout continues to be appropriate. Alternatively, it is considered access could be achieved from Holyhead Road.</p> <p>Whilst residential-led, the site will be expected to support the provision of additional employment land on land adjacent to Holyhead Road.</p> <p>Land to the south of the site to be protected for the delivery of a section of the proposed North-West Relief Road (NWRR). Development will be expected to make an appropriate financial contribution to the development of that section of the proposed NWRR.</p> <p>Development will be expected to contribute to the enhancement of green infrastructure and wherever possible create new green linkages with other existing and planned development sites. Enhancements to the Severn Way Bridleway which bisects the site will be required.</p> <p>Appropriate landscape buffering will be provided, in particular to the north of the site at Spring Coppice and to the east of the site at Shelton Rough adjacent to the River Severn.</p>
<b>SHR145</b>	Land South of Meole Brace Retail Park, Shrewsbury	Approx. 6ha	150 dwellings	<p>Development to provide residential development with the potential for extra care / assisted living facilities.</p> <p>Development to be served by a new access from Hereford Road.</p> <p>Whilst there is a preference to retain an access into the retail park, it is envisaged the current road alignment will be remodelled to avoid 'rat running' and to support an improved road layout.</p>
<b>SHR166</b>	Land to the west of the A49, Shrewsbury	Approx. 45ha	18 hectares of employment land	<p>This site offers the opportunity for a significant new employment area to the east of the town. Access is proposed from the A49, which also provides a defined boundary to the site.</p> <p>It is envisaged this site could be development for a wide range of employment uses including B1, B2 and B8.</p> <p>A small proportion of the site is within Flood Zones 2 and/or 3 and this will need to be considered in the layout and design of development.</p>

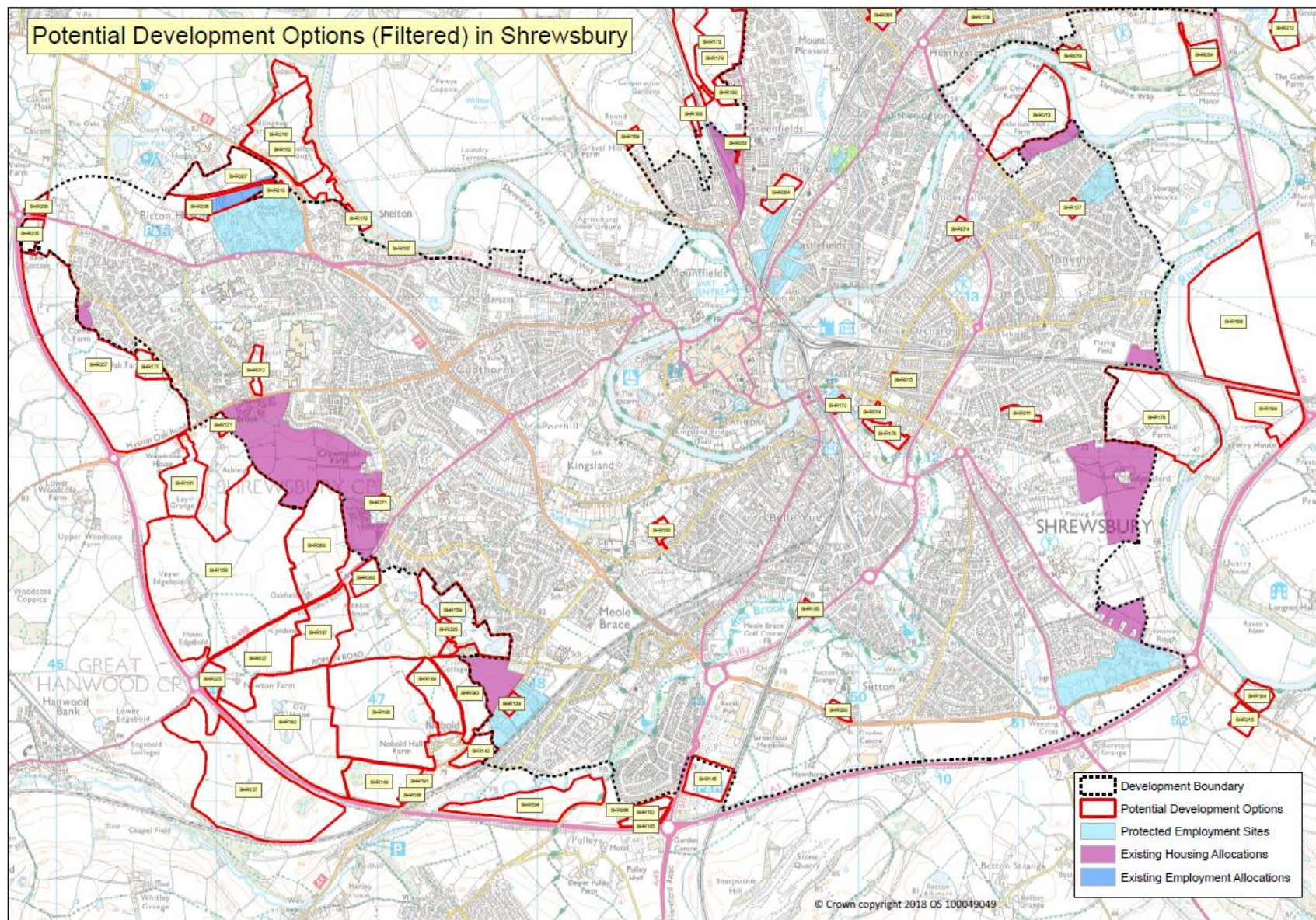


# Shrewsbury – Site Options Considered





# Shrewsbury – Site Options Considered





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

High level assessment - Is it available and potentially suitable?

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

Is the site 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

- 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

- Cabinet agreed the document for consultation on 7<sup>th</sup> November 2018
- Consultation to run between **29<sup>th</sup> November 2018 and 8<sup>th</sup> February 2019**
- SALC Meetings and Place Plan Area meetings
- Full consultation document and Place Plan Area specific sub-questionnaires available on the Shropshire Council website
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<https://shropshire.gov.uk/get-involved/local-plan-review-preferred-sites-consultation/>