

Shropshire Local Plan Review

Consultation on Preferred Sites

November 2018

- Why are we doing a Local Plan Review?
- Timeframes
- Proposed Strategy for Shropshire
- Scope of current consultation
- Overview of Evidence base documents
- Proposed Development Strategies for:
 - Wem;
 - Clive;
 - Hadnall;
 - Shawbury

- 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

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

‘Final Plan’ - expected late 2019

Independent Examination – 2020

Adoption - Late 2020

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

- **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);**

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:

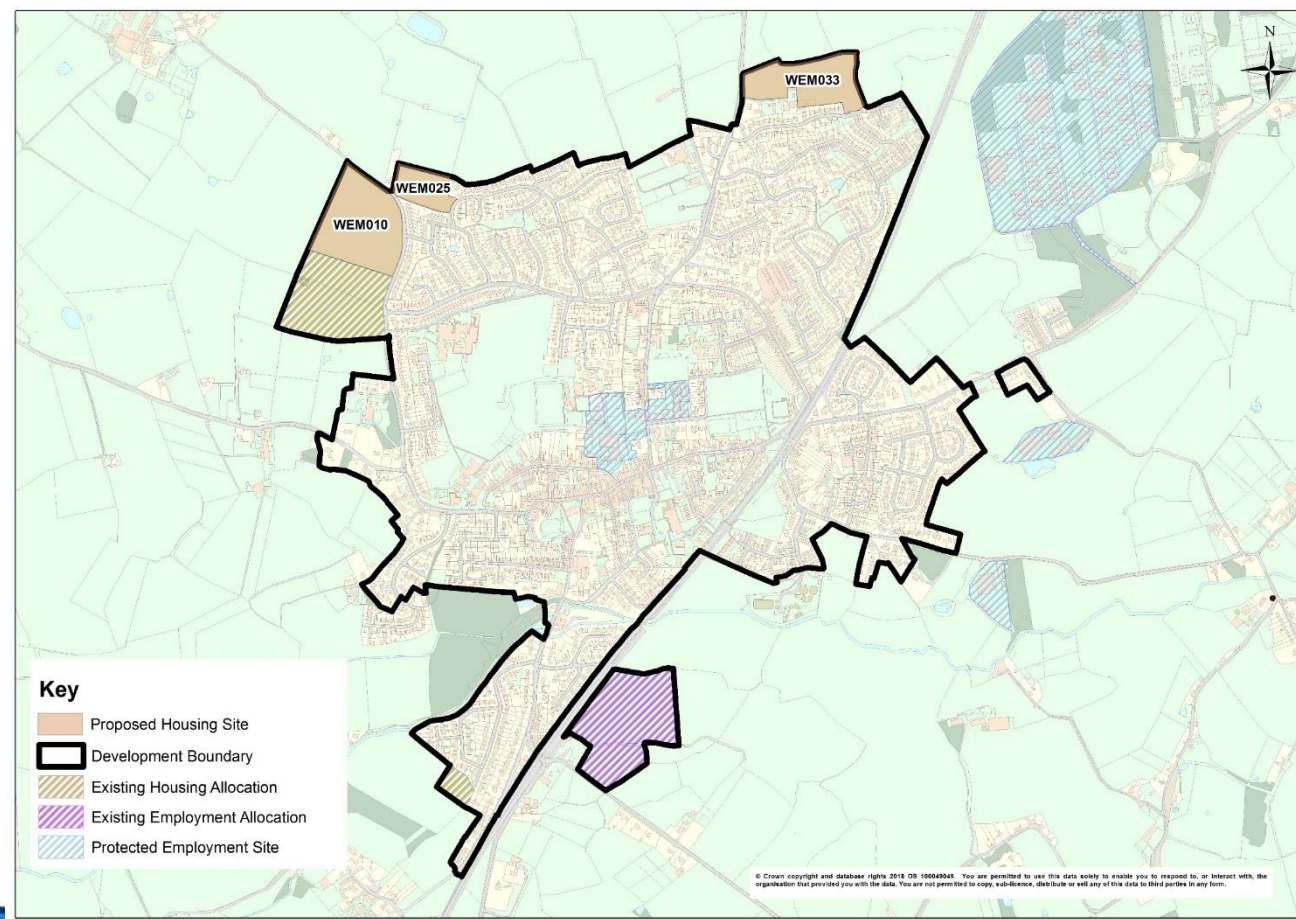
- Bespoke site by site assessments;
- Set percentages based on county wide viability report

Including:

- Full Objectively Assessed Housing Need (FOAN);
- 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;

Wem: Preferred Strategy

	Number of Dwellings
Preferred dwelling guideline 2016-2036	600
Dwellings completed in 2016-17*	64
Dwellings committed as at 31 st March 2017*	231
Remaining dwelling requirement to be identified	305
Dwellings to be allocated	210
Balance/Windfall allowance**	95

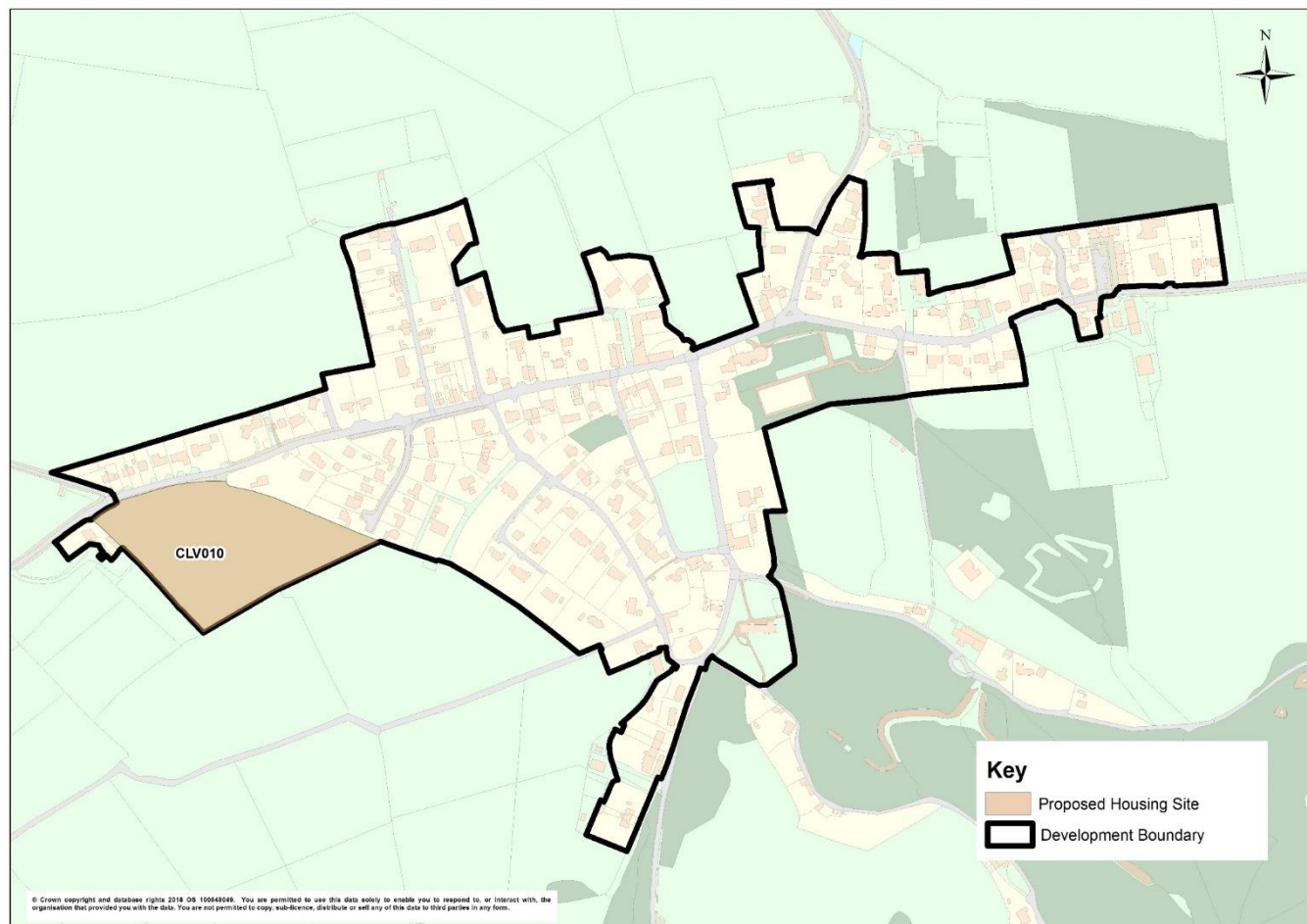


Wem: Site specific information

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
WEM010	Land off Pyms Road, Wem	4.2	120 dwellings	The site will provide a second phase to the existing SAMDev allocation at Pyms Road. Layout and design should therefore reflect phase one, which may also include opportunities to provide physical linkages between the sites and a shared point of access. However, if necessary it is considered a suitable separate vehicle access can be achieved into this preferred option site from Pyms Road. Development to provide a mix of housing type and tenure to reflect local needs.
WEM025	Land off Trentham Road, Wem	1.3	30 dwellings	Site to have a vehicular access from Trentham Road. Development to provide a mix of housing type and tenure to reflect local needs. Development to be subject to further ecological surveys to mitigate any impact on species, including Great Crested Newts. This may reduce the developable area and should be taken into account in the eventual design and layout.
WEM033	Land off Whitchurch Road, Wem	3	60 dwellings	Site to be developed at a low density to reflect the edge of settlement location. Site to have a vehicular access from Whitchurch Road, which may require local traffic calming measures and/or expansion of the speed limit zone. Development to provide a mix of housing type and tenure to reflect local needs.

Clive: Preferred Strategy

	Number of Dwellings
Preferred dwelling guideline 2016-2036	40
Dwellings completed in 2016-17*	0
Dwellings committed as at 31 st March 2017*	2
Remaining dwelling requirement to be identified	38
Dwellings to be allocated	25
Balance/Windfall allowance**	13

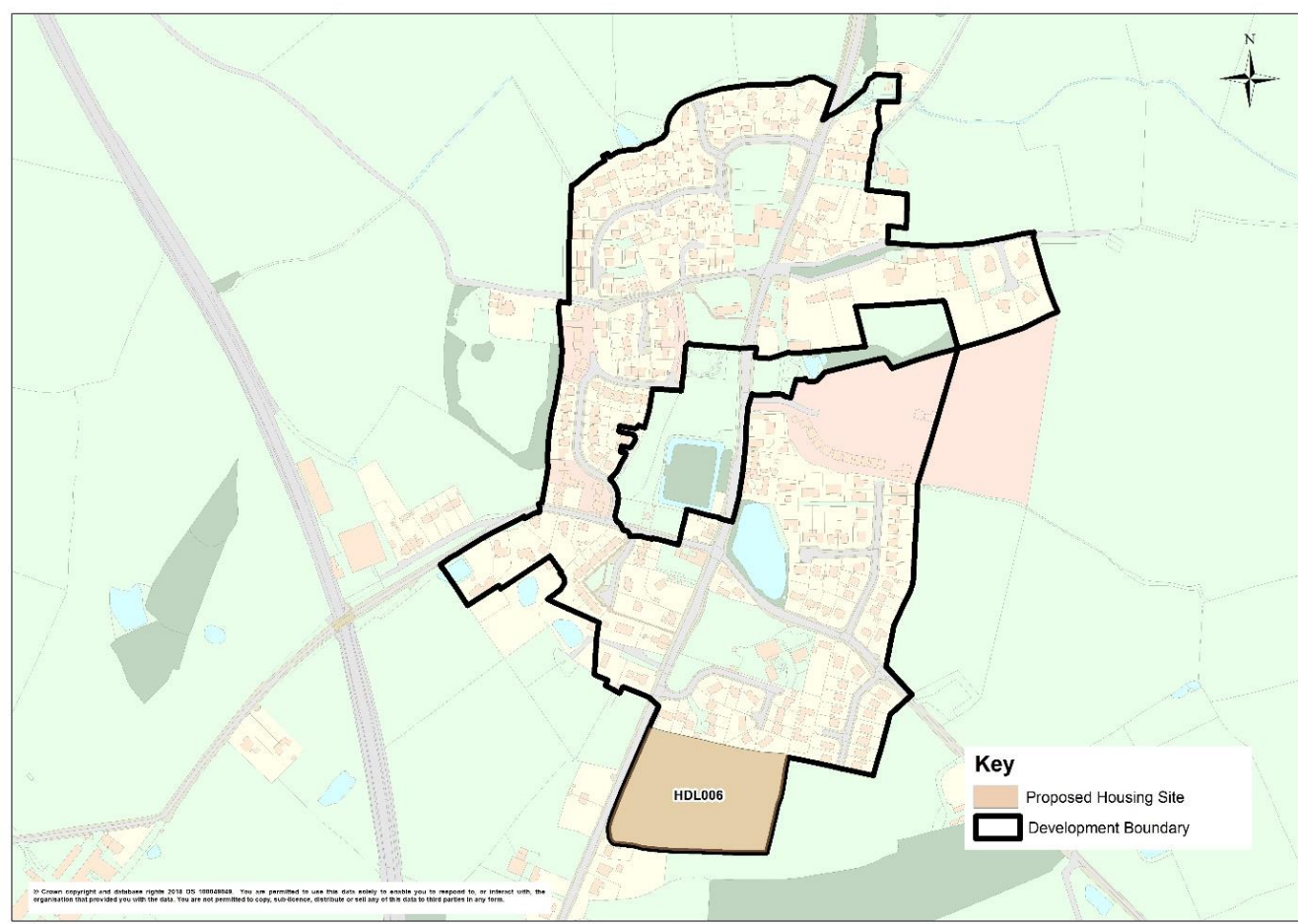


Clive: Site specific information

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
CLV010	Land south of Station Road, Clive	2	25 dwellings	Development to be developed at a low density to reflect the site's edge of centre location. Site to include a new vehicular access from Station Road.

Hadnall: Preferred Strategy

	Number of Dwellings
Preferred dwelling guideline 2016-2036	125
Dwellings completed in 2016-17*	8
Dwellings committed as at 31 st March 2017*	65
Remaining dwelling requirement to be identified	52
Dwellings to be allocated	40
Balance/Windfall allowance**	12

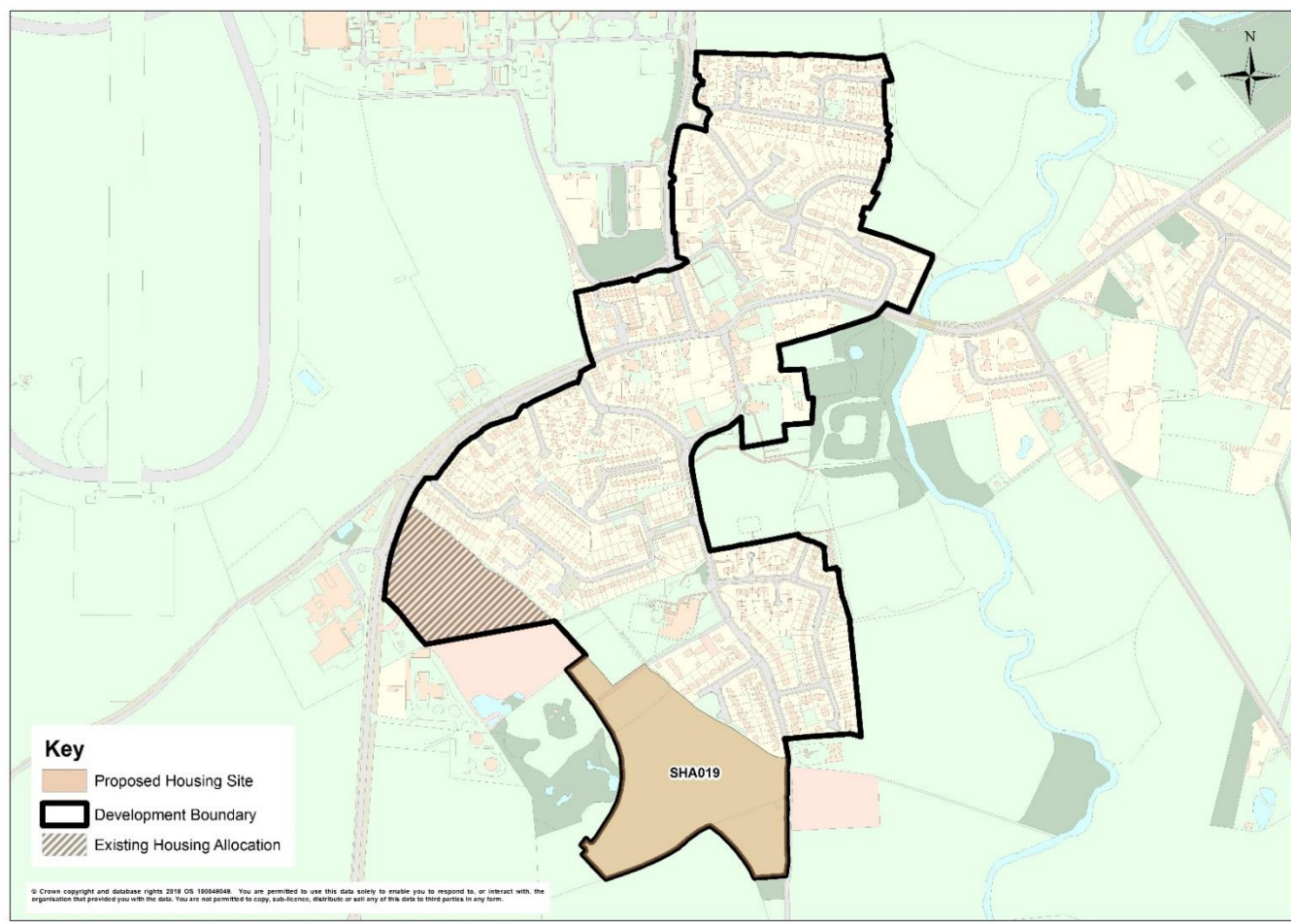


Hadnall: Site specific information

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
HDL006	Land south of Wedgefields Close, Hadnall	1.7	40 dwellings	Development to be served by a vehicular access from the A49 and will provide land for: additional car parking for the school; the extension of the existing pedestrian footpath on the eastern side of the A49; and the relocation of the 30mph zone. Land to the east of the proposed allocation to Astley Road is also being promoted and could form part of a further phase of growth for the village in future reviews of the Local Plan.

Shawbury: Preferred Strategy

	Number of Dwellings
Preferred dwelling guideline 2016-2036	150
Dwellings completed in 2016-17*	1
Dwellings committed as at 31 st March 2017*	55
Remaining dwelling requirement to be identified	94
Dwellings to be allocated	80
Balance/Windfall allowance**	14



Shawbury: Site specific information



Shropshire
Council

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
SHA019	Land between A53 and Poynton Road	5.2	80 dwellings	<p>Site to include a vehicular access off the new roundabout on the A53 using the access road provided by the current Lioncourt Homes development. There will be no vehicular access from Poynton Road, the Paddocks or Hazeldine Crescent.</p> <p>The site will be developed in two phases, and will provide a range of dwelling types based on evidence of local need.</p>

Community Clusters:

- Harmer Hill;
- Grinshill;
- Edstaston, Quina Brook, Northwood, Newtown, Tilley and Aston

- Cabinet agreed the document for consultation on 7th November
- Consultation to run between **29th November and 31st January**
- SALC Meetings, Place Plan area meetings