

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
- Cross-subsidy policy
- Proposed development strategies for:
 - Whitchurch;
 - Prees;

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:

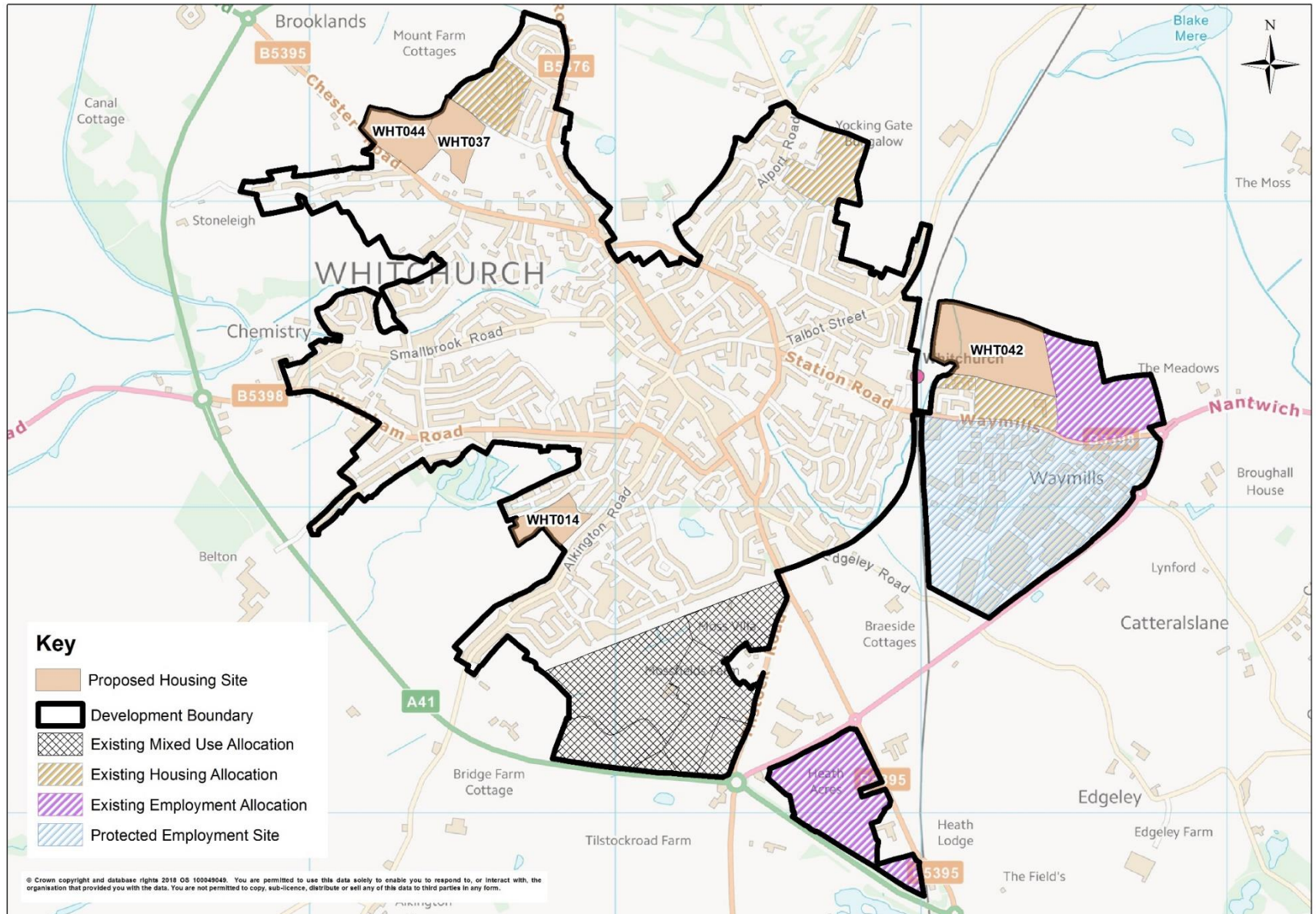
- Full Objectively Assessed Housing Need (FOAHN)
- Strategic Land Availability Assessment (SLAA)
- Site Assessments
- Hierarchy of Settlements
- Productivity Growth Forecast
- Landscape and Visual Impact Assessment
- Greenbelt Assessment / Review
- Strategic Flood Risk Assessment

Whitchurch – Preferred Strategy

	Number of Dwellings
Preferred dwelling guideline 2016-2036	1,600
Dwellings completed in 2016-17*	90
Dwellings committed as at 31 st March 2017*	956
Remaining dwelling requirement to be identified	554
Dwellings to be allocated	440
Balance/Windfall allowance**	114

	Employment Land (Ha)
Preferred employment land guideline 2016-2036	17
Commitments and allocations as at 31 st March 2017*	20
Employment land shortfall	0
Employment land to be allocated	0
Balance/Windfall allowance**	0

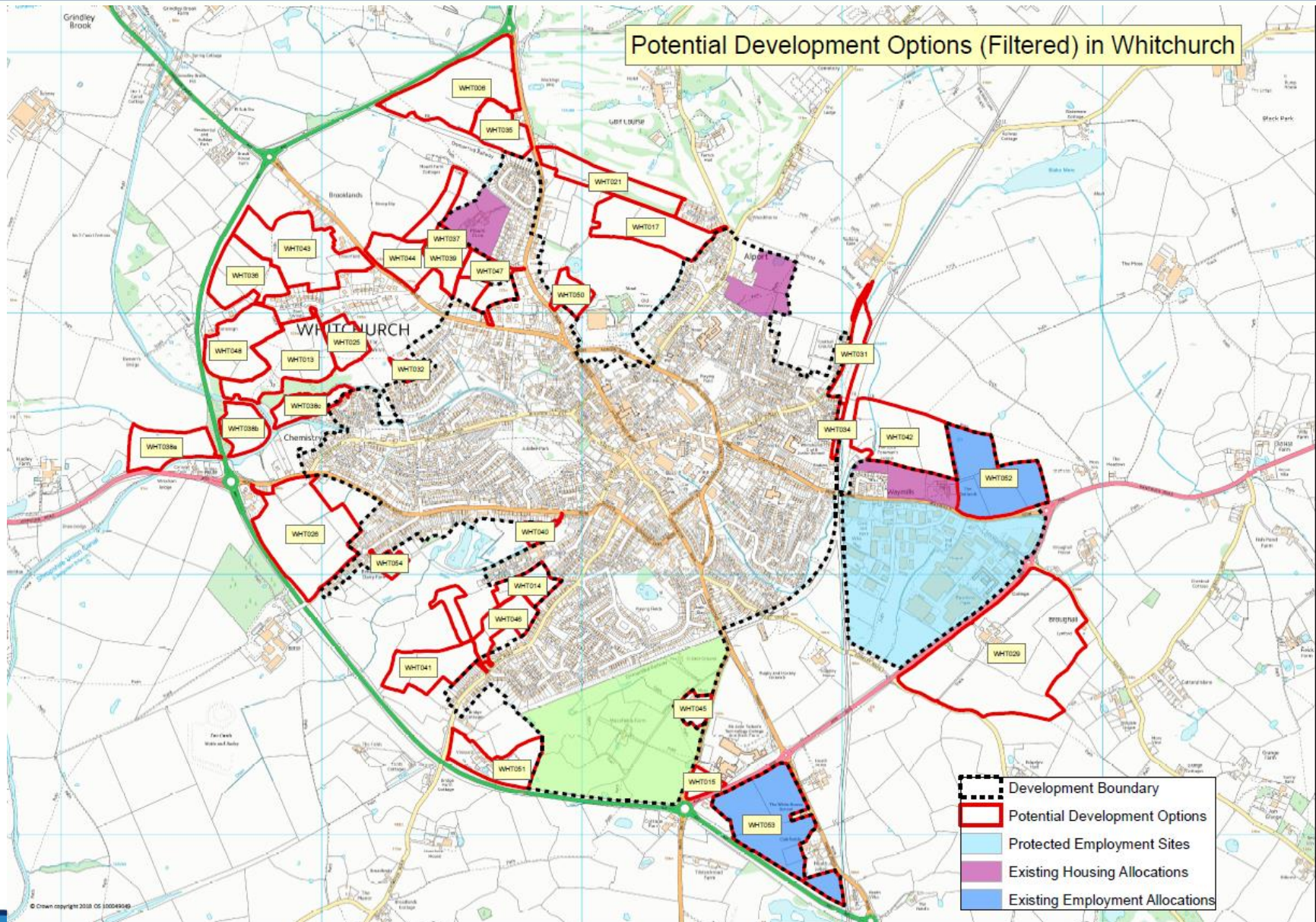
Whitchurch – Preferred Strategy



Whitchurch – Preferred Strategy

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
WHT037 and WHT044	Land to the north of Chester Road, Whitchurch	8.57	190 dwellings	<p>Development to be delivered in a comprehensive manner in order to ensure sustainable development.</p> <p>Development to deliver a vehicular route to an adoptable standard through the existing Mount Farm development off Tarporley Road through to Chester Road, as well as supporting opportunities to encourage increased pedestrian and cycle access.</p> <p>Relevant supporting studies should be undertaken in order to support the delivery of the scheme.</p>
WHT014	Land at Liverpool Road, Whitchurch	2.23	70 dwellings	<p>Development to deliver local highway improvements to the Liverpool Road/Wrexham Road junction.</p> <p>Appropriate landscape buffering to the south of the site should be provided to protect the amenity of existing housing at Alkington Road.</p> <p>Site layout, design and housing type should respond to the natural topography of the site.</p>
WHT042	Land North of Waymills (Phase 2), Whitchurch	8.20	180 dwellings	<p>Development to provide a second phase to the existing mixed use allocation north of Waymills (shown on the map below). It is envisaged this will provide a natural extension to the existing allocated site and will provide further cross-subsidy support for the delivery of allocated employment land to the east.</p> <p>Development to facilitate improved pedestrian access to the east railway platform.</p> <p>Development will need to include suitable landscaping between the residential and employment parcels of the site, and support any further enhancements to green infrastructure.</p>

Whitchurch – Site Options Considered



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

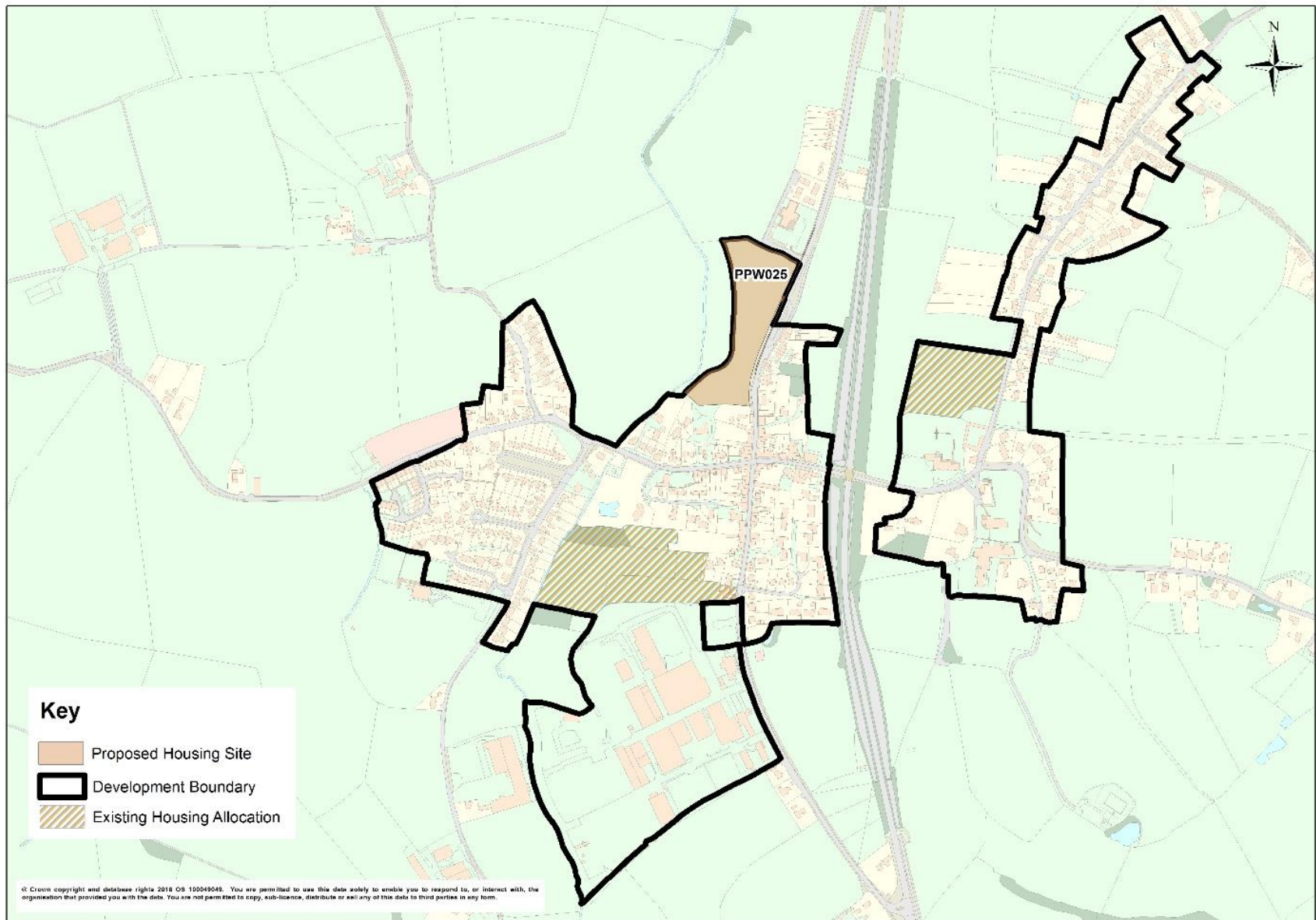
- Primary Services
 - Nursery/Pre-school, Primary school, NHS GP Surgery, Convenience Store, Post office, Community hall
- Secondary Services
 - Secondary school, library, NHS Hospital/Dentist, Chemist/Pharmacy, Supermarket, Bank, Public House, Place of Worship, Leisure centre, children's playground,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

Broadband and local employment opportunities also considered

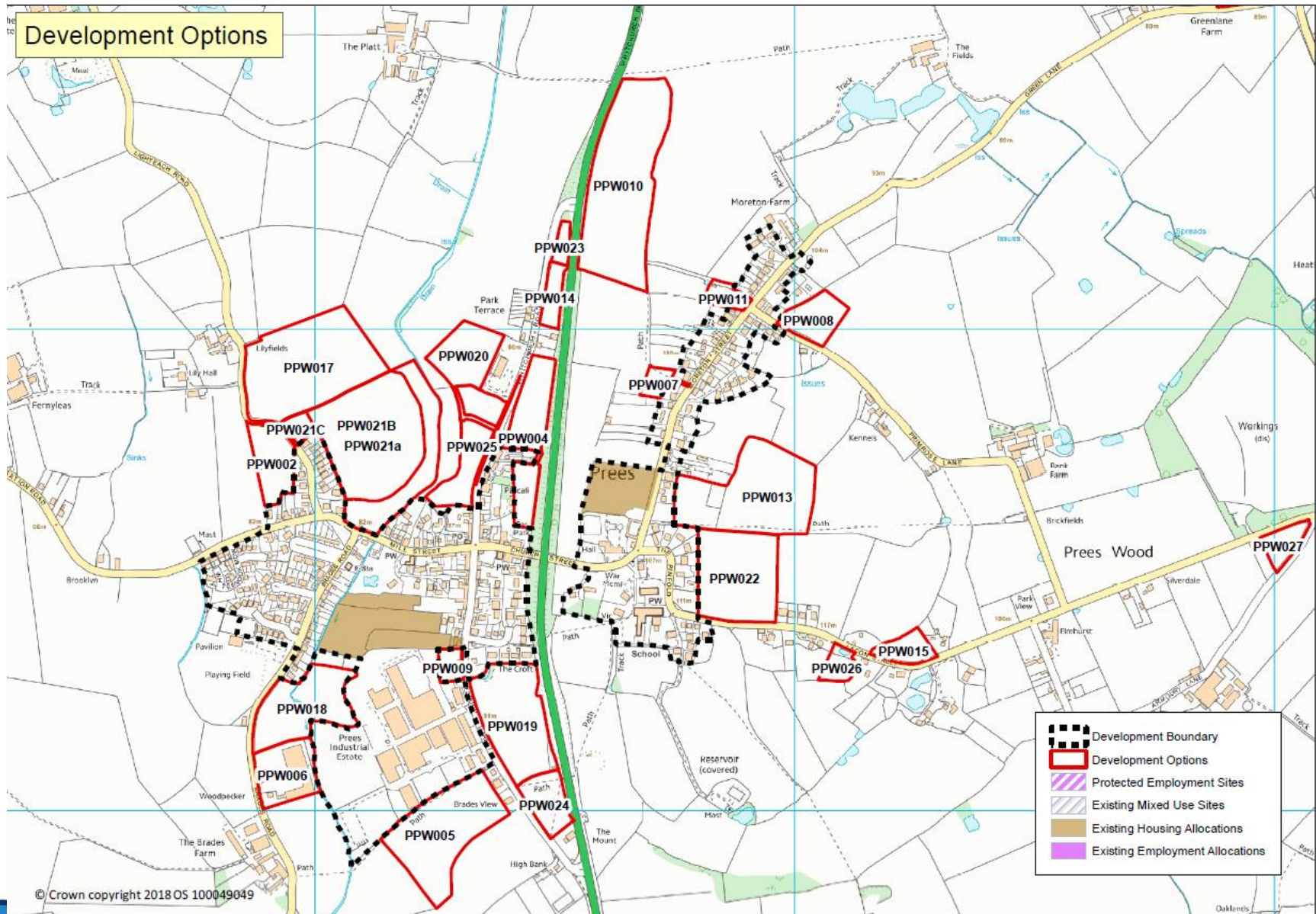
Prees Community Hub – Preferred Strategy

	Number of Dwellings
Preferred dwelling guideline 2016-2036	170
Dwellings completed in 2016-17*	8
Dwellings committed as at 31 st March 2017*	98
Remaining dwelling requirement to be identified	64
Dwellings to be allocated	35
Balance/Windfall allowance**	29

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
PPW025	Land North of Tudor House, Prees	1.74	35 dwellings	<p>The site will be served from a vehicular access from Whitchurch Road.</p> <p>The site is to include a mix of dwelling types to reflect local housing needs, including bungalows. Open space and play facilities will be provided on site.</p> <p>The site is outside the local flood risk area.</p>



Prees – 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

- Community Clusters proposed in the Whitchurch Place Plan Area are as follows:
Tilstock, Ash Magna/Ash Parva, Prees Heath, Ightfield and Calverhall
- Infill open market housing development
- Settlements can continue to opt-in or opt-out as Community Clusters
- Development within Community Clusters will be managed through a criteria based policy (consulted on in Dec 2017)

- 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 7th November 2018
- Consultation to run between **29th November 2018 and 8th 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
- Full questionnaire and Place Plan Area specific sub-questionnaires available on the Shropshire Council website

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