

Shropshire Local Plan Review

Consultation on Strategic Sites

17th July 2019

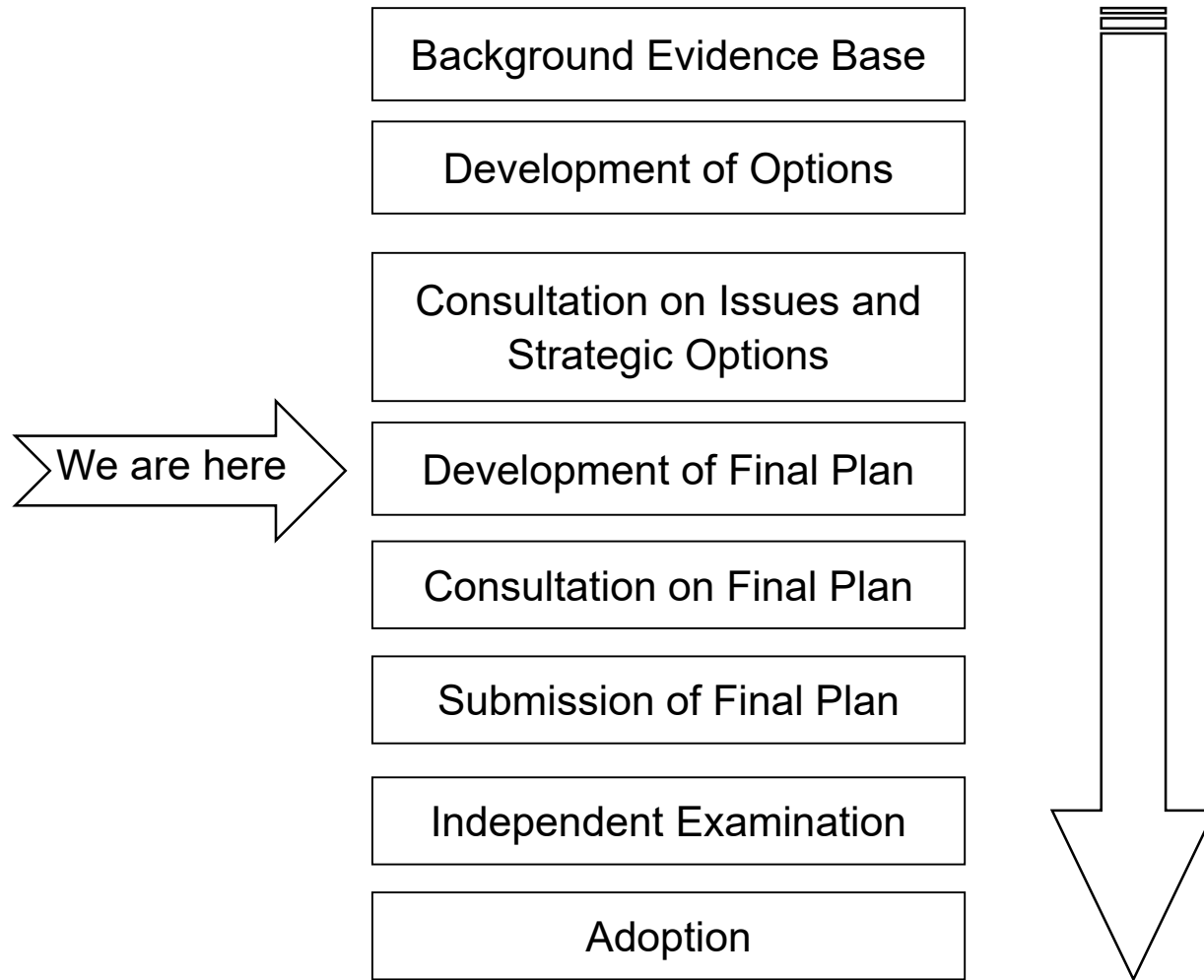
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Planning Policy – Shropshire Council

- Up to date Local Plan is a statutory requirement;
- Review will conform with national policy;
- Review will maintain local management over planning decisions to 2036;

- Plan still at draft stage;
- Consultation on 'Final Plan' - expected March 2020;
- Independent Examination – July 2020;
- Adoption - Late 2021.

Review Process



- 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);

- An '**Urban Focused**' distribution of development:
 - Shrewsbury – around 30%
 - Principal Centres – around 24.5%
 - Key Centres – around 18%
 - Rural Areas – around 27.5%
- Development at **strategic sites** such as Ironbridge Power Station and Clive Barracks, and potential new Garden Village settlements in strategic locations;

- Three previous consultations have been undertaken, starting in 2017;
- Responses to the most recent round of consultation were received from around **3,600** unique respondents;
- Key issues identified include:
 - Windfall sites;
 - The release of land from the Green Belt;
 - The need for a glossary of technical terms;
 - Local infrastructure capacity; and
 - The urgent need for affordable housing.
- Analysis of consultation responses available on the Council's Planning Policy web pages.

- Preferred sites to deliver Shropshire's housing and employment requirements were published for public consultation in November 2018.
- Whilst these requirements can mainly be met from sites within existing settlements, a number of potential large mixed-use strategic sites have also been promoted.

Potential benefits include:

- Strategically located;
- Planned solution, balancing housing, employment, services and infrastructure and providing a positive future use for brownfield sites;
- Securing large scale investment in strategic and local infrastructure to complement the managed growth of existing towns and villages;
- Generation of significant new investment in employment, thereby increasing the number but also the quality of jobs locally.

Potential challenges include:

- Relationship with existing settlements;
- Capacity of existing infrastructure and environmental assets;
- Site specific challenges identified as part of the consultation document.

The consultation identifies preferred strategic sites at:

- 1. Clive Barracks, Tern Hill:** mixed-use scheme to provide around 5.75ha of employment land, around 750 homes and local services and facilities;
- 2. Former Ironbridge Power Station:** details to follow;
- 3. RAF Cosford:** increased MOD and associated uses:
 - centre of excellence for UK and International Defence Training;
 - expansion of the Cosford Air Museum;
 - opportunities to co-locate other MOD services; and
 - formation of the Whittle Academy.

Further potential strategic site at land north of Junction 3 of the M54, which is currently subject to consideration but is **not** currently a preferred strategic site.

Background

- 140ha site located in east Shropshire, close to village of Buildwas.
- Power Station **ceased operation** in 2015.
- Initial **supporting assessments** and **stakeholder engagement** undertaken.
- Evidence and engagement have informed site promoters **indicative masterplan**.
- **Site promoters proposals**: mixed-use development to form a new settlement. Consisting of around 1,000 dwellings; around 6ha of employment land; a retirement village; local services and facilities (including leisure facilities, a nursery and primary school); a park and ride; a railway station; and green infrastructure.
- Some National Grid and Western Power Distribution substations and equipment will be **retained** on site.

Why is the Former Ironbridge Power Station a Preferred Strategic Site?

- A **strategic opportunity**;
- **Decontamination** and **redevelopment** of a large area of **brownfield land**;
- Potential formation of a **sustainable community**;
- Potential creation of **employment** opportunities;
- Potential social and environmental opportunities – **new homes, local services and facilities** (including nursery and school, park and ride, railway station) extensive **green infrastructure** and **open space**.
- Potential contribution to Shropshire's longer term **development needs**.

Summary of Initial Site Guidelines:

- Appropriate layout and mix of housing.
- Comprehensive development – housing, employment and services and facilities.
- New community facilities - including a nursery, primary school and medical centre (if required).
- High quality green infrastructure.
- Necessary road improvements.
- Appropriate pedestrian and cycle links (particularly to key on-site facilities).
- Historic environment: (site heritage and wider assets).
- Natural environment: (landscape & visual impact and on/off site ecological assets).
- Potential for mineral extraction.
- Decontamination and noise management.
- Sustainable drainage and flood risk management.

Former Ironbridge Power Station



Shropshire
Council



IRONBRIDGE MASTERPLAN

Approximately 1000 houses

Retirement Village

Primary and Nursery School

Allotments

Railway Station

- Employment Zone : Approx. 6 Hectares
- Leisure and Schools : Approx. 3 Hectares
- Village Centre : Approx. 3 Hectares
- Park and Ride : Approx. 1 Hectare

Harworth Group Indicative Masterplan

<https://ironbridgeregeneration.co.uk>

- Consultation runs from 1st July 2019 – 9th September 2019;
- Consultation documents are available on the Shropshire Council website, and paper copies have been provided at libraries and council offices in the main towns;
- A significant number of organisations and individuals notified directly of the publication of the consultation documents by email in accordance with the Council's consultation strategy;
- To respond to this consultation, please use the questionnaire available on the Shropshire Council website at:
www.shropshire.gov.uk/local-plan-strategic-sites-consultation

Next Steps

Stage	Scope
Consultation on Strategic Sites (decision by Cabinet followed by 10 week consultation period: 1 July – 9 September 2019).	<ul style="list-style-type: none">• Ironbridge Power Station;• Tern Hill Barracks;• RAF Cosford;• Seek views on Garden Settlement at M54 J3.
Consultation on draft Final Plan (decision by Cabinet in March 2020, followed by 6 week consultation period).	<ul style="list-style-type: none">• Full draft of new Plan, reflecting any changes to published preferred sites;• Decision regarding allocation of Garden Settlement at M54 J3;• Changes to existing adopted planning policies.
Submission of Final Plan (decision by Full Council in June 2020).	
Formal Examination by independent planning inspector (June 2020 to July 2021).	<ul style="list-style-type: none">• Detailed inquisitorial testing of draft plan and evidence;• Consideration of objections;• Topic based public hearings in Shrewsbury.
Adoption (decision by Full Council in late 2021).	

Questions?