

5. Matter 4 – Housing and Employment Land Needs (policy SP2)

SHROPSHIRE LOCAL PLAN EXAMINATION

Stage 1 Hearing Statement

Representor unique Part A Ref	A0410 – CPRE Shropshire
Matter	4 – Housing and Employment Land Needs (policy SP2)
Relevant question nos	1 to 9

5.1 The Main Modifications to policy SP2 that we proposed at the Regulation 19 stage were:

SP2 Strategic Approach and the Climate Emergency

5.68 *The housing guideline figure should be reduced from 30,800 to no more than the Government minimum requirement of 25,894 dwellings.*

5.69 *The guideline for employment land should be reduced from around 300 Ha to the lower end of the EDNA range of 132 ha to 234 Ha. Our own figure is around 155 Ha.*

5.70 *The settlement guidelines for employment land in policies S1-S21 should be amended so that they agree in total to the overall guideline for employment land.*

5.71 *Appendix 6 should be amended into the same format as Appendix 5. Both should show totals.*

5.72 *The incorporation, under the Duty to Co-operate, of 1,500 dwellings and up to 30 Ha of employment land to support the housing needs of the emerging Black Country Plan should be removed from the Plan until such time as the Black Country Plan is mature, and Shropshire’s proposed share of Black Country unmet need can be justifiably evidenced to be proportionate to the equivalent Duties of Local Authority areas with a closer functional relationship to ABCA.*

5.73 *The settlements of Ditton Priors, Cross Houses, Woore/Irelands Cross, and Knockin should be removed from the list of Community Hubs in Schedule SP2.2.*

5.2 Shropshire Council’s response in SD014.01, Schedule 2: Page 720 (electronic page 770) was:

Noted. Shropshire Council considers that the proposed strategic approach to the level and distribution of development across Shropshire is appropriate, effective, sustainable and deliverable.

The proposed housing requirement has been informed by and will achieve the Local Housing Need (LHN) identified for Shropshire, calculated using Governments standard methodology. The proposed housing requirement also provides some flexibility to respond to changes to LHN over the plan period, includes a contribution of 1,500 dwellings to unmet cross-boundary need arising within the Black Country, and an opportunity to respond/support other objectives, as identified with the Explanation of draft Policy SP2.

The proposed employment land requirement seeks to support the achievement of the aspirations of the Economic Growth Strategy for Shropshire through the provision of sufficient appropriately located land to deliver high-quality new employment development which contributes to making Shropshire more productive, prosperous and sustainable and also responds to key quantitative and qualitative evidence including that within the Economic Development Needs Assessments (EDNA), Employment Land Review (ELR) and Authority Monitoring Report (AMR) undertaken to inform the draft Shropshire Local Plan. With regard to this evidence, we would note that calculations of the employment land requirement are based on the national assumption that employment land when developed, delivers 40% net floorspace from the gross land area, and that new employment is generated on that basis. However, available evidence suggests that employment land when developed, delivers on average 25% net floorspace in Shropshire. This has been given careful consideration when determining an appropriate employment land requirement. Furthermore, we would also note that the proposed employment land requirement actually represents a reduction to that within the adopted Local Plan (whilst the housing requirement has actually increased). The proposed employment land requirement incorporates up to 30ha of employment land to support the employment needs of the emerging Black Country Plan.

In order to achieve the proposed employment land requirement, respond to the wider range of employment uses and respond to the varying needs of employers and local communities (including reflecting the diverse needs of the resident labour force), it is considered important to provide choice and competition in the market. There is also a need to provide sufficient land to off-set the re-use of existing employment land for other purposes. As such, a satisfactory supply of land will inevitably exceed the proposed employment land requirement. It is considered that the draft Shropshire Local Plan has achieved this objective by proposing an employment land requirement of 300ha against a proposed employment land supply that exceeds 400ha (as documented within Appendix 6 of the Draft Shropshire Local Plan and the Authority Monitoring Report 2020). This supply includes a range of types of site (size, location and quality) to satisfy demands for employment land throughout the proposed Plan period to 2038.

Shropshire Council has undertaken proactive discussions with Local Authorities in neighbouring areas, under the duty to cooperate. These discussions have led to the proposed contribution of some 1,500 dwellings and 30ha of employment land to meet unmet cross-boundary need arising within the Black Country. It is considered appropriate to complete Statements of Common Ground with these Local Authorities informed by the content of the 'Regulation 19' Pre-Submission Draft of the Shropshire Local Plan.

The proposed employment land guidelines for settlements provide appropriate choice and competition within the market, recognise the role of larger settlements as the focus for growth supporting their surrounding hinterland, and also respond to specific circumstances and opportunities that exist within settlements. The strategies for each settlement and the existing and proposed allocations identified to contribute towards achieving these proposed development strategies are considered appropriate, effective, sustainable and deliverable (for

a site to be considered deliverable it needs to be suitable, available and achievable (including viable)).

Appendices 5 and 6 of the draft Shropshire Local Plan are considered appropriate for presenting information on housing and employment land supply. It is perhaps inevitable that they vary given they present information on different issues. For clarity a minor amendment is proposed to remove reference to employment development guidelines in relation to Appendix 6.

Shropshire Council considers that the methodology applied within the Hierarchy of Settlements Assessment is appropriate and has been applied consistently across Shropshire. Whilst the data relating to the availability of services and facilities, public transport, significant employment opportunities and high-speed broadband have been appropriately and consistently updated within the Hierarchy of Settlements Assessment, the methodology used and application of the Hierarchy of Settlements Assessment has remained consistent.

Question 1 – Housing requirement

5.3 Question 1 under Matter 4 is:

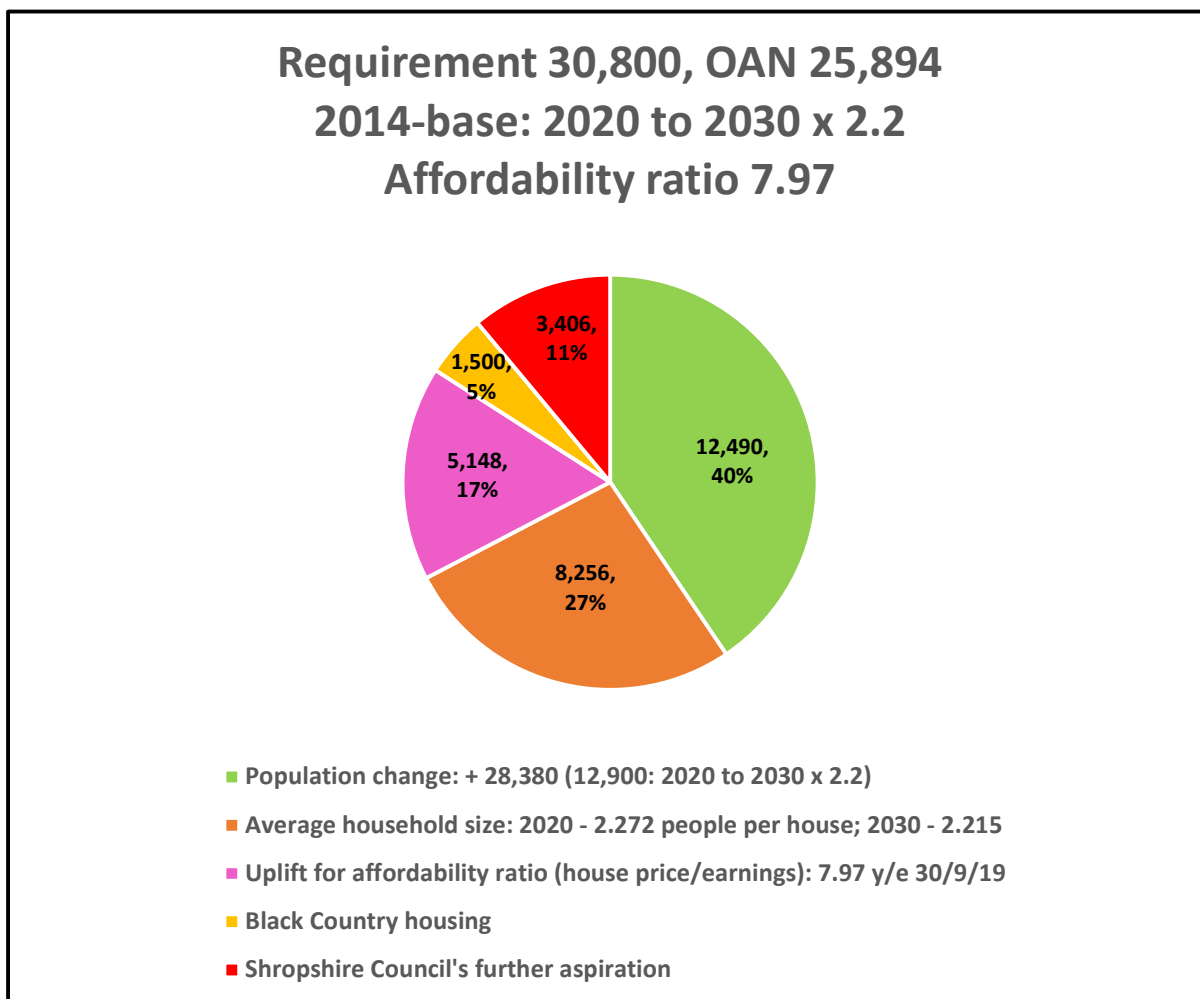
Is the preferred approach to housing growth and the housing requirement set out in Policy SP2 of 30,800 dwellings (1,400 dwellings per annum) over the plan period of 2016 to 2038, justified, positively prepared and consistent with national policy?

5.4 We contend that the figure of 30,800 dwellings is not justified by evidence. It should be no more than the Government minimum requirement of 25,894 dwellings. We note than in their above response, Shropshire Council emphasise that *“the proposed housing requirement has been informed by and will achieve the Local Housing Need (LHN) identified for Shropshire, calculated using Governments standard methodology”*. They do not offer any evidence or justification for the increase from 25,894 dwellings (Government’s standard methodology) to the figure of 30,800 dwellings.

5.5 Document GC4i, the Housing Topic Paper offers no further hard evidence on this subject. It rather laboriously itemises the facts surrounding each of the six stages of consultation on the Draft Plan. It states that it gave careful consideration of responses at each stage. It states that it concluded that the proposed housing requirement remained appropriate. But nowhere does it set out anything approaching workings or evidence to demonstrate how it plumped for the figure of 1,400 dwellings per year on average. That figure has therefore not been justified by Shropshire Council. We cannot avoid drawing the inference that Shropshire Council wanted that high figure all along, and have pursued it regardless of any evidence.

- 5.6 Shropshire Council might sincerely conclude that the proposed housing requirement of 1,400 a year remained appropriate, but that sincere belief is not evidence.
- 5.7 For reference, we reproduce below the chart from paragraph 5.21 of our Regulation 19 submission. Paragraphs 5.22 to 5.25 gave further explanation and exposition.

The elements making up the SP2, paragraph 2 requirement of around 30,800 new dwellings



- 5.8 It remains the case that 30,800 houses are proposed for a projected increase in population of only 28,380, an average of more than one house per person. That in itself seems a nonsense. And when each new house built contributes yet further to greenhouse gas emissions it is prudent, when a climate emergency has been declared, not to build more houses than the minimum requirement under the NPPF. The fact that we are still building homes and commercial buildings that are not zero-carbon is nothing short of scandalous. Even a home built today will need to be expensively retrofitted to meet 2050 requirements. Regrettably,

the policy commitment, in the Government's recently published British Energy Security Strategy, to "ensure the UK housing stock is on track to meet EPC band C by 2035 where practical, cost-effective and affordable" is laden with loopholes and unlikely to have real impact.

- 5.9 NPPF paragraph 152 requires that "the planning system . . . should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions". Yet CPRE research¹ shows that there is very little evidence of radical measures being adopted in local plans, and that remains the case with this Shropshire Plan. Crucially, Planning Inspectors are not demanding that plans itemise and quantify how they will achieve net-zero. This is in sharp contrast to how local plans are explicitly required to itemise and quantify how they will meet housing needs. Both objectives are important, but there is a stark difference in emphasis.
- 5.10 Tables 1 to 3 of documents GC4j and GC4k, the revised 5-year housing supply statements up to 31 March 2021, calculate a 6.59 year supply based on a requirement of 1,400 dwellings per year. The OAN figure of 25,894 dwellings is based on a figure of 1,177 dwellings per year. With that requirement, the 5-year housing supply calculation is likely to be well over 7.00.

Question 7 - Employment land requirement and "balanced growth"

- 5.11 Question 7 under Matter 4 is:

Is the preferred "balanced growth" approach and the resulting employment land requirement set out in Policy SP2 of around 300 hectares (14ha per annum) over the plan period of 2016 to 2038, justified, positively prepared and consistent with national policy?

- 5.12 Document GC4n, the Employment Strategy Topic Paper, presents Table 4 as an updated version of Schedule A6 in the Draft Plan (SD002 pages 349 – 351). A direct comparison between the two is difficult, because the new Table 4 appears not to show existing employment areas. It is an improvement in some ways over the previous Schedule A6 (aspects of which we criticised) in that it incorporates population numbers (albeit now all out of date) and the Hierarchy of Settlements scores (Service Score).
- 5.13 Shropshire Council say (5.2 above) that it is perhaps inevitable that Appendices 5 and 6 [of SD002] vary given they present information on different issues. They do, but it would still have been helpful to have had a better match of their layouts. Therefore, in order better to

understand the “balanced growth” approach between housing and employment land, we have again produced a combined table of the new housing and employment land numbers, as at Appendix 1.

- 5.14 The tables in Appendix 1 also show the dwelling numbers from the Hierarchy of Settlements document (EV060), to match the population numbers from that document (pages 23-33) and from Table 4 in GC4n.
- 5.15 Table 1 also shows, to the far right, the actual percentage distribution achieved by the guideline figures, and the percentage distribution of housing as intended within the Draft Plan, as set out at paragraph 2.71 of GC4i, the Housing Topic Paper.
- 5.16 We have also included Tables 4 – 6 of Appendix 1, to show (as far as possible) the differences between the figures in Appendices 5 and 6 [of SD002] and those now presented in the equivalent tables in GC4i and GC4n. The yellow highlighted cells indicate anomalous figures or figures that could not easily be verified.
- 5.17 Paragraphs 4.6 and 4.7 of GC4n confirm that Shropshire Council seeks to deliver balanced growth between the delivery of employment land and that of housing, the figures for which are shown in Table 5, page 22 of GC4n. That table is in turn derived from Table 7 of the Preferred Scale and Distribution of Development consultation document. As set out on pages 23 to 25 of our submission for Regulation 19, the formula used to calculate the figures of 121 Ha and 304 Ha was:

$$28,850 \text{ houses} = 28,850 \text{ jobs} \times 42.25\text{sqm/job} \div 10,000 = 121 \div 40\% = 304 \text{ Ha}$$

The 28,850 has subsequently been replaced by the figure of 30,800, for the extended period of the plan, and the 304 Ha figure has been rounded down to around 300 Ha.

- 5.18 As noted at paragraph 5.2 above, Shropshire Council now say:

With regard to this evidence, we would note that calculations of the employment land requirement are based on the national assumption that employment land when developed, delivers 40% net floorspace from the gross land area, and that new employment is generated on that basis. However, available evidence suggests that employment land when developed,

delivers on average 25% net floorspace in Shropshire. This has been given careful consideration when determining an appropriate employment land requirement.

- 5.19 If instead of dividing everything by 40% the divisor should instead now be 25%, that makes a radical difference to the calculations of balance. Starting with the present 30,800 the required employment land would be 520 Ha. Starting with the 300 Ha, the number of jobs provided would be only around 17,750.
- 5.20 Page 55 of the AMR 2020 (EV012) confirms the net out turn of 25% from 2006 to 2020.
- 5.21 Shropshire Council did not overtly draw the same conclusion from the AMR 2017, which was the latest AMR available as evidence at the time of the Regulation 19 consultation. Its pages 8 and 47 indicate that, between 1/4/2006 and 31/3/2017, a total of 299,201 square metres of floorspace was developed on 108 hectares of employment land. That is a ratio of around 28%, yet Shropshire Council still applied the ratio of 40% in its "balanced growth" calculations.
- 5.22 As one instance of a flagship application by Shropshire Council itself, in the case of the proposed Oswestry Innovation Park (application 21/01334/EIA for employment space) the expectation from the above calculations (using the 40% ratio) is that the 18.22 Ha site should provide 1,725 jobs. In fact, the application does indicate that the total employment space is some 46,173 sq m, or 4.62 Ha, which does indeed represent only around 25% of the total site. The application documents have varying statements about the numbers of FTE jobs thought to be created; the application form says 727, the Socio-Economic Benefits Statement says 961, and the Development Management Report says 1,297. All are a long way short of 1,725 jobs. Furthermore, it is notable that about 40% of the proposed employment space is to be occupied by storage and distribution uses. These are amongst the least productive uses in terms of productivity. This is not in accordance with the aims of the Economic Growth Strategy to *"maximise our economic potential and increase productivity"*.
- 5.23 In passing, it should be noted that Table 10 (page 28) in GC4n is incorrect because:
- The numbers presented are for dwellings, not for hectares of housing land supply as indicated

- The total column is therefore for dwelling numbers, not for hectares of employment land as stated.
- The figures do not agree with those in Figure 18 (pages 77 – 79) of GC4i, the Housing Topic paper.

5.24 Our Appendix 1 includes a column ("Balanced" employment from housing) showing what the employment land guideline would be were it based on the "balanced growth" formula at paragraph 5.16 above. The guidelines actually proposed by Shropshire Council match those exactly for many of the settlements, particularly for the Key Centres, indicating that this "balanced growth" formula remains the initial basis of the figures. That is evident particularly in Table 2 of Appendix 1, by comparing the figures in the "Balanced employment from housing" column with those immediately to the right in the orange-highlighted "Employment Land Guideline" column. In many cases there is an exact match.

5.25 The settlement that is most out of line with this "balanced growth" approach is Shifnal. Initially its guideline was indeed 16 Ha, based on the balanced growth formula, but Shropshire Council suddenly increased that guideline at the Preferred Sites stage of the Review to 40 Ha "to address local circumstances". This is detailed on pages 57 and 58 of our Regulation 19 submission. At paragraph 19.9 of our document, we wondered whether the repeated mixing of 40 Ha and 16 Ha was because Shropshire Council had divided by 40% twice instead of only once, as they did within Table 6 on page 40 of the Preferred Scale and Distribution of Development consultation document (as explained in paragraph 5.37 of our Regulation 19 submission). The guideline for Shifnal is now stated as 41 Ha rather than 40 Ha.

5.26 Shropshire Council's 484-word response in SD014.01, Schedule 2: Page 728 (electronic page 778) to our submission on policy S15 (Shifnal) merely repeats the mantra that Shropshire Council considers the proposed policy to be justified. It gives further explanation for housing numbers but it says absolutely nothing about the employment land calculations that we have questioned.

5.27 It is clear that Shropshire Council's figures of balanced growth between housing and employment are in disarray, and are not justified.

Appendix 1: Housing and employment targets

Appendix 1: Housing and employment targets

Table 1: Revised Housing and Employment Land figures - Summary

Shropshire Draft Local Plan 2016 - 2038 as amended for EiP: summary of guidelines and allocations for housing and employment land																					
			Estimated population	Estimated dwellings from Hierarchy of Settlements	% increase in houses	Residential Development Guideline	Completions 2016/17 - 2020/21	With planning permission	Existing commitments and allocations	Local plan allocations	Windfall Allowance	"Balanced" employment from housing	Employment Land Guideline	Completions 2016-31/320	Existing Employment areas	Permissions (land & premises)	Saved Allocations	Proposed Allocations	Total supply	Windfall allowance	Total HoS points - Reg 19 Pre-submission
						Housing						Employment land						Percentage distribution			
						Housing Topic Paper GC4i Fig 18 p 77-79						Employment Strategy Topic Paper GC4n p 12-17						Actual	Intended		
Shrewsbury		75,200	33,597	26%	8,625	2,854	2,532	624	2,560	55	91	100	8.0	-	37.8	9.0	50.0	104.8	4.8	28.0%	30.0%
Principal centres		65,037	30,387	25%	7,500	1,065	2,862	952	2,185	436	79	172	14.6	-	23.3	84.2	33.0	155.1	- 16.9	24.4%	24.5%
Key centres		44,686	20,658	25%	5,150	1,834	975	542	1,010	789	54	91	2.9	-	9.51	32.8	39.0	84.2	- 6.8	16.7%	18.0%
Strategic sites		607	107		1,750	-	-	-	1,750	-	18	12	-	-	-	-	12.0	12.0	-	5.7%	
ABCA (Black Country)					[1,500]							[30]									
Community Hubs		45,485	19,343	26%	4,988	1,505	859	482	1,605	537	-	-	-	-	0.5	-	-	0.5	0.5	16.2%	27.5%
Community Clusters											-	-	0.1	-	1.7	-	-	1.8	1.9		
Countryside											-	-	20.6	-	24.5	0.3	-	45.4	45.3		
Totals		231,015	104,092	27%	28,013	7,258	7,228	2,600	9,110	1,817	243	375	46.2	-	97.36	126.3	134.0	403.83	28.8	91.0%	100.0%
Other identified rural settlements		607	107																		
Total on Hierarchy of Settlements sheets		278,020	118,875																		
Therefore unidentified / balance		34,380	16,636	17%	2,787							- 75								9.0%	
Total guidelines in Draft Local Plan policy SP2					30,800							300								100.0%	100.0%
Total dwellings (2014-based projections for 2016)		312,400	135,511	23%																	
Totals (2018-based projections for 2020)		326,692	142,954																		

Appendix 1: Housing and employment targets

Table 2: Revised Housing and Employment Land figures – Settlements other than Hubs

Shropshire Draft Local Plan 2016 - 2038 as amended for EIP: summary of guidelines and allocations for housing and employment																			
	Estimated population	Estimated dwellings from Hierarchy of Settlements	% increase in houses	Residential Development Guideline	Completions 2016/17 - 2020/21	With planning permission	Existing commitments and allocations	Local plan allocations	Windfall Allowance	'Balanced' employment from housing	Employment Land Guideline	Completions 2016-31/3/20	Existing Employment areas	Permissions (land & premises)	Saved Allocations	Proposed Allocations	Total supply	Windfall allowance	Total HoS points - Reg 19 Pre submission
	Housing									Employment land									
	Housing Topic Paper GC4i Fig 18 p 77-79									Employment Strategy Topic Paper GC4n p 12-17									
Shrewsbury	75,200	33,597	26%	8,625	2,854	2,532	624	2,560	55	91	100	7.96	37.83	9.0	50.0	104.8	4.8	116	
Oswestry	19,113	8,797	22%	1,900	364	833	351	240	112	20	57	3.62	4.32	39.0	-	46.9	-10.1	109	
Bridgnorth	13,028	6,189	29%	1,800	63	93	500	1,050	94	19	49	2.09	0.92	8.2	28.0	39.2	-9.8	109	
Market Drayton	12,075	5,449	22%	1,200	184	468	41	435	72	13	35	5.79	-	11.62	14.0	-	31.4	-3.6	108
Ludlow	10,717	5,404	19%	1,000	141	761	0	10	88	11	11	0.48	2.81	3.5	5.0	11.8	0.8	112	
Whitchurch	10,104	4,548	35%	1,600	313	707	60	450	70	17	20	2.64	-	3.62	19.5	-	25.8	5.8	110
Shifnal	6,991	3,215	47%	1,500	1,016	190	0	230	64	16	41	0.06	-	0.32	2.0	39.0	41.4	0.4	97
Wem	6,151	2,879	21%	600	169	23	100	210	98	6	6	0.61	3.88	4.0	-	8.5	2.5	102	
Broseley	5,372	2,416	10%	250	143	66	0	0	41	3	3	-	-	1.60	1.3	-	2.9	-0.1	87
Albrighton	4,870	2,205	23%	500	60	138	77	180	45	5	5	-	-	0.02	-	-	0.02	-5.00	94
Church Stretton	3,936	1,987	10%	200	21	66	0	0	113	2	2	0.11	-	-	1.3	-	1.4	-0.6	98
Ellesmere	4,188	1,930	41%	800	140	324	0	170	166	8	9	-	-	0.30	9.2	-	9.5	0.5	99
Highley	3,195	1,462	17%	250	105	32	0	100	13	3	3	-	-	1.02	-	-	1.0	-2.0	83
Cleobury Mortimer	3,049	1,306	15%	200	53	30	0	0	117	2	2	0.23	-	-	0.4	-	0.6	-1.4	96
Craven Arms	2,607	1,210	41%	500	47	52	325	0	76	5	15	0.07	-	0.57	14.0	-	14.6	-0.4	89
Much Wenlock	2,357	1,118	18%	200	39	20	0	120	21	2	2	0.79	-	0.6	-	1.4	-0.6	89	
Bishop's Castle	1,970	930	16%	150	41	34	40	0	35	2	3	1.06	-	1.80	-	-	2.9	-0.1	97
Tem Hill - Clive Barracks	607	107		750				750		8	6	-	-	-	-	6.0	6.0		35
Ironbridge Former Power Station				1,000				1,000		11	6	-	-	-	-	6.0	6.0		
RAF Cosford											n/a								

Appendix 1: Housing and employment targets

Table 4: Revised Housing and Employment Land figures – Summary – changes from Regulation 19 stage

Shropshire Draft Local Plan 2016 - 2038 as amended															
Place Plan area	Estimated population	Estimated dwellings from Hierarchy of Settlements	Residential Development Guideline	Completions	With planning permission	Existing commitments and allocations	Local plan allocations	Windfall Allowance	Employment Land Guideline	Completed Development 2016-2019	Existing Employment areas	Committed Sites	Saved Allocations	New Allocations	Strategic Land Supply 2016 - 2038
Topic paper less Appendix 5					Topic paper less Appendix 6										
Shrewsbury	75,200	33,597	-	1,111	- 487	- 174	-	- 450	-	2.7	- 1.5	- 0.6	- 8.0	-	-7.4
Principal centres	65,037	30,387	-	250	684	- 735	-	- 199	-	7.0	- 2.6	5.3	- 0.5	0.6	9.8
Key centres	44,686	20,658	-	644	- 544	- 7	-	- 93	-	0.4	- 1.4	4.59	- 2.7	-	0.9
Strategic sites	607	107	-	-	-	-	-	-	-	-	-	-	-	-	-
ABCA (Black Country)			-												
Community Hubs	45,485	19,343	-	553	- 430	- 48	-	- 93	-	-	-	- 0.0	- 0.1	-	-0.1
Community Clusters												0.0	-	-	0.0
Countryside										7.0	- 14.7	14.9	-	-	7.2
Totals	231,015	104,092	-	2,558	- 777	- 964	-	- 835	-	17.1	- 20.2	24.24	- 11.3	0.6	10.41
Other identified rural settlements	607	107													
Total on Hierarchy of Settlements sheets	278,020	118,875													
Therefore unidentified / balance	34,380	16,636	-												
Total guidelines in Draft Local Plan policy SP2			-												
Total dwellings (2014-based projections for 2016)	312,400	135,511													
Totals (2018-based projections for 2020)	326,692	142,954													

Appendix 1: Housing and employment targets

Table 5: Revised Housing and Employment Land figures – Settlements other than Hubs - changes from Regulation 19 stage

Shropshire Draft Local Plan 2016 - 2038 as amended																
Place Plan area		Estimated population	Estimated dwellings from Hierarchy of Settlements	Residential Development Guideline							Employment Land Supply 2016 - 2038					
				Completions	With planning permission	Existing commitments and allocations	Local plan allocations	Windfall Allowance	Employment Land Guideline	Completed Development 2016-2019	Existing Employment areas	Committed Sites	Saved Allocations	New Allocations	Strategic Land Supply 2016 - 2038	
		Housing									Employment land					
		Topic paper less Appendix 5									Topic paper less Appendix 6					
Shrewsbury	Shrewsbury	75,200	33,597	-	1,111	-487	-174	-	-450	-	3	-2	-1	-8	-	-7
Oswestry	Oswestry	19,113	8,797	-	52	717	-776	-	7	-	2	-1	4	-	-	4
Bridgnorth	Bridgnorth	13,028	6,189	-	11	55	-	-	-66	-	2	-1	1	-	1	2
Market Drayton	Market Drayton	12,075	5,449	-	99	-6	41	-	-134	-	1	-	-1	2	-	2
Ludlow	Ludlow	10,717	5,404	-	35	-41	-	-	6	-	0	-0	2	-3	-	-1
Whitchurch	Whitchurch	10,104	4,548	-	53	-41	-	-	-12	-	3	-	-0	-	-	2
Shifnal	Shifnal	6,991	3,215	-	411	-383	-	-	-28	-	-0	-	0	-	-	-0
Wem	Wem	6,151	2,879	-	40	-49	-	-	9	-	0	-1	1	-	-	0
Broseley	Broseley	5,372	2,416	-	15	-6	-	-	-9	-	-	-	2	-	-	2
Albrighton	Albrighton	4,870	2,205	-	36	-33	-	-	-3	-	-	-	-	-	-	-
Church Stretton	Church Stretton	3,936	1,987	-	4	4	-	-	-8	-	0	-	-	-	-	0
Ellesmere	Ellesmere	4,188	1,930	-	28	-24	-	-	-4	-	-	-	-	-	-	-
Highley	Highley	3,195	1,462	-	33	-15	-	-	-18	-	-	-	0	-	-	0
Cleobury Mortimer	Cleobury Mortimer	3,049	1,306	-	23	-13	-7	-	-3	-	0	-	-0	-0	-	-0
Craven Arms	Craven Arms	2,607	1,210	-	14	4	-	-	-18	-	0	-	0	-	-	0
Much Wenlock	Much Wenlock	2,357	1,118	-	7	-1	-	-	-6	-	-0	-0	-	-	-	-0
Bishop's Castle	Bishops Castle	1,970	930	-	33	-28	-	-	-5	-	0	-	2	-3	-	-1

Appendix 1: Housing and employment targets

Table 3: Revised Housing and Employment Land figures – Hubs - changes from Regulation 19 stage

Shropshire Draft Local Plan 2016 - 2038 as amended														
Price Bands	Estimate of Population	Estimate of dwellings from Ministry of Settlements	Residual Development Guide line	Completions	With planning permission	Existing commitments and allocations	Local plan allocations	Windsor Allowance	Employment Land Guide line	Completed Development 2016-	Existing Employment areas	Commitment Sites	Saved Allocations	New Allocations
				Topic paper less Appendix 5					Topic paper less Appendix 6					
Cosford/Donington	Albrighton	1,752	423	-	-	-	-	-	-	-	-	-	-	-
Brockton (Worthen with Shelve)	Bishops Castle	292	126	-	-	-	-	-	-	-	-	-	-	-
Bucknell	Bishops Castle	722	368	-	1	-	-	-1	-	-	-	-	-	-
Chirbury	Bishops Castle	213	92	-	-1	1	-3	-	3	-	-	-	-	-
Clun	Bishops Castle	687	393	-	-1	1	-	-	-	-	-	-	-	-
Worthen and Brockton (joint)	Bishops Castle	603	148	-	-	-1	-	-	1	-	-	-	-	-
Alveley	Bridgnorth	1,583	718	-	2	8	-	-	-10	-	-	-	-	-
Ditton Priors	Bridgnorth	831	342	-	5	-5	-	-	-	-	-	-	-	-
Dudleston Heath	Ellesmere	461	205	-	4	-3	-9	-	8	-	-	-	-	-
Burford	Ludlow	1,202	517	-	-	32	-	-	-32	-	-	-	-	-
Clee Hill	Ludlow	916	403	-	15	-13	-	-	-2	-	-	-	-	-
Hinstock	Market Drayton	887	314	-	36	-32	-	-	-4	-	-	-	-	-
Hodnet	Market Drayton	669	274	-	-	-	-	-	-	-	-	-	-	-
Woore/Irelands Cross	Market Drayton	1010	342	-	10	-15	-	-	5	-	-	-	-	-
Minsterley	Minsterley & Pontesbury	1,558	670	-	12	21	-7	-	-26	-	-	-0	-0	-0
Pontesbury	Minsterley & Pontesbury	1,897	850	-	58	-40	-	-	-18	-	-	-	-	-
Cressage	Much Wenlock	719	336	-	-	1	-	-	-1	-	-	-	-	-
Gobowen	Oswestry	3,376	1,361	-	27	-49	-7	-	29	-	-	-	-	-
Kinnerley	Oswestry	344	146	-	12	-12	-	-	-	-	-	-	-	-
Knockin	Oswestry	181	77	-	20	-20	-	-	-	-	-	-	-	-
Llanymynech	Oswestry	529	228	-	14	-15	-	-	1	-	-	-	-	-
Pant	Oswestry	1,244	533	-	2	-2	-	-	-	-	-	-	-	-
Ruyton XI Towns	Oswestry	1,062	385	-	6	-5	-	-	-1	-	-	-	-	-
St Martins	Oswestry	1,213	971	-	4	-7	-	-	3	-	-	-	-	-
Trefonen	Oswestry	779	324	-	1	-1	-	-	-	-	-	-	-	-
West Felton	Oswestry	730	300	-	20	-42	-	-	22	-	-	-	-	-
Weston Rhyn	Oswestry	1,944	779	-	6	-38	40	-	-13	-	-	-	-	-
Whittington	Oswestry	1,498	649	-	2	34	-47	-	11	-	-	-	-	-
Baschurch	Shrewsbury	1,705	686	-	25	-18	-	-	-7	-	-	-	-	-
Bayston Hill	Shrewsbury	5,156	2,204	-	5	-4	-	-	-1	-	-	-	-	-
Bicton	Shrewsbury	338	128	-	-	2	-	-	-2	-	-	-	-	-
Bomere Heath	Shrewsbury	1,302	592	-	39	-42	-	-	2	-	-	-	-	-
Cross Houses	Shrewsbury	727	328	-	58	-54	-	-	-4	-	-	-	-	-
Dorrington	Shrewsbury	618	291	-	4	17	-15	-	-6	-	-	-	-	-
Ford	Shrewsbury	699	307	-	33	-33	-	-	-	-	-	-	-	-
Hanwood	Shrewsbury	1,100	506	-	27	-25	-	-	-2	-	-	-	-	-
Longden	Shrewsbury	332	135	-	2	-2	-	-	-	-	-	-	-	-
Nesscliffe	Shrewsbury	218	83	-	51	-50	-	-	-1	-	-	-	-	-
Clive	Wem	537	237	-	-	-	-	-	-	-	-	-	-	-
Hadnall	Wem	573	269	-	18	-18	-	-	-	-	-	-	-	-
Shawbury	Wem	2,322	877	-	18	-17	-	-	-13	-	-	-	-	-
Prees	Whitchurch	956	426	-	18	16	-	-	-34	-	-	-	-	-