

Appendix 1: SAMDev Plan – Proposed 'Saved' Policies Initial Options Assessment



1. Introduction:

- 1.1. The proposed 'saved' site allocations are allocated for development within the currently adopted Development Plan – specifically within the Site Allocations and Management of Development (SAMDev) Plan, which was adopted in late 2015.
- 1.2. The SAMDev Plan included a commitment to an early review of the Development Plan, which Shropshire Council commenced shortly after its adoption. As part of the review process, it was concluded that the scope of the review needed to be extensive but importantly also needed to complement rather than undermine the implementation of the adopted Development Plan.
- 1.3. Reflecting this, and given the site allocations had only recently been allocated within an adopted Plan, it was concluded that it was necessary and appropriate to identify these site allocations as 'saved' allocations within the Local Plan Review.
- 1.4. As such, it is important to identify an appropriate 'mechanism' by which these site allocations (including the site's location, extent, development guidelines and approximate provision figures) can be 'saved' to ensure that they will, as intended, remain extant for Development Management purposes should the draft Shropshire Local Plan be adopted.
- 1.5. In seeking to positively respond to the Planning Inspectors Interim Findings (ID28) and in particular Paragraph 6 of that letter, Shropshire Council has identified three initial options for 'saving' the site allocations, and would welcome initial views from the Planning Inspectors on the appropriateness or otherwise of each of these options before finalising its response on this matter. The example settlement policies used are random and only for the purposes of showing how each option could work in practice.

2. Initial Option 1:

- 2.1. Save the relevant Schedules of Policies S1-S18 of the SAMDev Plan, which allocate the sites for specific forms of development, identify the development guidelines and identify the approximate provision figures for these site allocations. Examples from two Place Plan Areas are provided below (text ~~struck-through~~ would not be 'saved' whilst text in **bold** would be 'saved'):

Example 1 - S1: Albrighton Place Plan Area

Schedule S1.1a: Housing Sites		
Development of the allocated housing sites identified on the Policies Map should be in accordance with Policies CS6, CS9 and CS11, Policies MD2, MD3 and MD8, and the developer guidelines and approximate site provision figures set out in this schedule.		
Allocated sites	Development Guidelines	Provision
Land at White Acres (ALB003)	Development to deliver housing that is capable of occupation by people of retirement age. A proportion of one and two-bed units is sought within the development. Development proposals should respect and enhance the character and significance of the Conservation Area and its setting, and provide an attractive pedestrian route between the High Street and Garridge Close. Vehicular access should accord with the 'Manual for Streets' concept of shared streets with very low vehicular speeds.	20 dwellings
Land east of Shaw Lane (ALB002)	The provision of affordable housing as part of the development should have particular emphasis on intermediate affordable housing for local needs, assisting any innovative forms of community-led provision as appropriate. Amongst the market housing, a proportion of one or two bed units will be sought. Development proposals should help provide additional parking in the vicinity of Albrighton railway station. As part of the development, land will be provided on or adjoining the site for open space and leisure facilities including a children's play area, adult football pitch, youth shelter, multi-use games area and leisure centre/sports hall, with good pedestrian connections to the village. Proposals must provide for the long term comprehensive development of this site and facilitate an eventual through-road between Kingswood Road and the northern end of Shaw Lane. The site layout should allow for integration with future development on the safeguarded land over the longer term.	180 dwellings

- 2.2. Update Appendix 2 of the draft Shropshire Local Plan to also specifically include the development guidelines and approximate provision figures for these site allocations that is to be 'saved'.
- 2.3. Where relevant, Appendix 2 is specifically referenced within the Settlement Policies (S1-S21) of the draft Shropshire Local Plan. As such the decision maker, applicants and the wider public will know

when reviewing the relevant Settlement Policies that there is also a need to consider the information within Appendix 2.

- 2.4. When reviewing Appendix 2, by specifically including the development guidelines and approximate provision figures, the decision maker, applicants and the wider public will have a clear understanding of the requirements for a site allocation. Furthermore, this approach means that it will be 'simpler' to utilise the adopted Development Plan as whilst the 'saved site allocations' are allocated within the SAMDev Plan, all the relevant text from the SAMDev Plan will be available to view within the draft Shropshire Local Plan.

3. Initial Option 2:

- 3.1. 'Save' Paragraph 1 of Policy MD1 of the SAMDev Plan, which establishes the principle that the SAMDev Plan allocates land for development in order to meet the needs of the area. It states:

"Overall, sufficient land will be made available during the remainder of the plan period up to 2026 to enable the delivery of the development planned in the Core Strategy, including the amount of housing and employment land in Policies CS1 and CS2."
- 3.2. In addition, save the relevant Schedules of Policies S1-S18 of the SAMDev Plan, which allocate the sites for specific forms of development, identify the development guidelines and identify the approximate provision figures for these site allocations. Examples of this from two Place Plan Areas are provided in Initial Option 1 above.
- 3.3. Update Appendix 1 of the draft Shropshire Local Plan to indicate that part of Policy MD1 is to be 'saved' – this could include an extract of the relevant text as a further schedule within this Appendix.
- 3.4. Update Appendix 2 of the draft Shropshire Local Plan to in addition to specifying the references and 'Policy and Site Allocation References' also specifically include the development guidelines and approximate provision figures for these site allocations that is to be 'saved'.
- 3.5. Where relevant, Appendix 2 is specifically referenced within the Settlement Policies (S1-S21) of the draft Shropshire Local Plan, as such the decision maker, applicants and the wider public will know

when reviewing the relevant Settlement Policies that there is also a need to consider the information within Appendix 2.

- 3.6. When reviewing Appendix 2, by specifically including the development guidelines and approximate provision figures, the decision maker, applicants and the wider public will have a clear understanding of the requirements for a site allocation. Furthermore, this approach means that it will be 'simpler' to utilise the adopted Development Plan as whilst the 'saved site allocations' are allocated within the SAMDev Plan, all the relevant text from the SAMDev Plan will be available to view within the draft Shropshire Local Plan.

4. Initial Option 3:

- 4.1. Save the relevant component of each of the Settlement Policies (S1-S18) of the SAMDev Plan which specifies that land is allocated for development as set out in the relevant Schedules of Policies S1-S18 of the SAMDev Plan. Examples from two Place Plan Areas are provided below (text struck-through would not be 'saved' whilst text in **bold** would be 'saved'):

Example 1 - "S1.1: Albrighton Town Development Strategy

~~1. Albrighton will provide for local needs, delivering around 250 dwellings over the Plan period. Local needs will predominantly be met on two allocated sites, with small-scale windfall development within the development boundary making up the balance.~~

2. Land is allocated for housing development as set out in Schedule S1a below and identified on the Policies Map.

~~3. Land to the east of site ALB002 is safeguarded for the village's long-term development needs. Only development which would not prejudice the potential future use of this land to meet Albrighton's longer term development needs will be acceptable on the safeguarded land during the plan period.~~

~~4. Retail development will be directed to the village centre where it will benefit from, and contribute to, the town's historic character. The Primary Shopping Area on the High~~

~~Street is protected for retail uses in accordance with Policies CS15 and MD10a.~~

~~5. All development proposals should have regard to the Albrighton Plan."~~

Example 2 - "S2.1 Bishops Castle Town Development Strategy

~~1. Bishop's Castle will provide the focus for development in this part of Shropshire, with a housing guideline of around 150 dwellings for the period 2006-2026.~~

~~2. New housing development will be delivered through the allocation of a greenfield site together with a windfall allowance which reflects opportunities within the town's development boundary as shown on the Policies Map. The allocated housing site is set out in Schedule S2.1a and identified on the Policies Map.~~

3. To foster economic development and to help deliver a balance between new housing and local employment opportunities, the existing employment commitment in Schedule S2.1b for the Phase 2 expansion of Bishops Castle Business Park will be re-allocated as the most sustainable location for employment development. ~~No further employment sites are allocated but existing commitments identified in Schedule 7.1c and the protection of existing employment areas in Policy MD9 will provide a range and choice of employment opportunities in the town.~~

~~4. To support Bishop's Castle's role as a Market Town, the extent of the town centre for retail purposes is identified on the Policies Map. Development proposals in this area will need to satisfy the policy requirements set out in Policy CS15 and Policy MD12.~~

~~5. Mitigation measures will be required to remove the adverse effects of development in Bishop's Castle on the integrity of the River Clun SAC in accordance with Policy MD12. These include phasing development appropriately to take account of infrastructure improvements as set out within the Place Plans, particularly waste water infrastructure and applying the highest standards of design, in accordance with Policies CS6 and CS18."~~

- 4.2. In addition, save the relevant Schedules of Policies S1-S18 of the SAMDev Plan, which allocate the sites for specific forms of development, identify the development guidelines and identify the approximate provision figures for these site allocations. Examples of this from two Place Plan Areas are provided in Initial Option 1 above.
- 4.3. Update Appendix 1 of the draft Shropshire Local Plan to further explain the components of Settlement Policies S1-S18 of the SAMDev Plan that are to be 'saved' – this could include extracts of the relevant text as a further schedule within this Appendix.
- 4.4. Update Appendix 2 of the draft Shropshire Local Plan to in addition to specifying the references and 'Policy and Site Allocation References' also specifically include the development guidelines and approximate provision figures for these site allocations that is to be 'saved'.
- 4.5. Where relevant, Appendix 2 is specifically referenced within the Settlement Policies (S1-S21) of the draft Shropshire Local Plan, as such the decision maker, applicants and the wider public will know when reviewing the relevant Settlement Policies that there is also a need to consider the information within Appendix 2.
- 4.6. When reviewing Appendix 2, by specifically including the development guidelines and approximate provision figures, the decision maker, applicants and the wider public will have a clear understanding of the requirements for a site allocation. Furthermore, this approach means that it will be 'simpler' to utilise the adopted Development Plan as whilst the 'saved site allocations' are allocated within the SAMDev Plan, all the relevant text from the SAMDev Plan will be available to view within the draft Shropshire Local Plan.