

Shropshire Council

Local Plan Review 2016 - 2036

**Preferred Options: Scale and  
Distribution of Development**

**Sustainability Appraisal  
Summary**

October 2017

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## 1. Sustainability Appraisal

- 1.1. A Sustainability Appraisal (SA) is a systematic process that must be carried out during the preparation of a Local Plan. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives<sup>i</sup>.
- 1.2. This document collates the written summaries produced as part of the SA for the Shropshire Local Plan Review Preferred Options: Scale and Distribution of Development consultation document. The full SA, including the scoring matrices on which the summaries are based, can be found in the SA Report Preferred Options Scale and Distribution of Development document. This is available on Shropshire Council's website.

## 2. Summary for Housing Requirement

High' housing growth of **28,750** dwellings, equivalent to an average delivery rate of **1,430** dwellings per year for the whole of Shropshire.

Existing housing completions, commitments and allocations amount to 18,583 dwellings, so the net additional housing now required is **10,347** dwellings.

- 2.1. This option more than meets evidenced housing need and offers significant opportunities to meet the requirements of all sections of society in terms of location, affordability and adaptability. It is likely to support existing services such as schools, doctor's surgeries, shops and play areas in the medium to long term and to create a balanced supply of employment land and/or more or higher value jobs. It also is likely to support new leisure, recreational and cultural activities in the medium to long term and economies of scale may offer opportunities to increase the provision of energy from renewable sources, support reductions in energy consumption and promote energy efficiency.
- 2.2. The scale of development in this option may require new transport infrastructure. If this is focussed on existing public transport hubs, the use of sustainable means of transport may be encouraged. In addition, if this level of growth means that a smaller number of large sites come forward, then a master-planning approach may enable the creation of relatively larger areas of new habitats. Otherwise, such opportunities to mitigate and adapt to climate change will be more dependent on the location of allocated sites. The latter will also have the most influence on any impacts on air and water quality but development in the urban areas is likely to affect best and most versatile agricultural land the least.
- 2.3. The level of growth means that larger amounts of greenfield land may need to be released. This is likely to have a negative effect on the range of plants and animals and the quality and extent of wildlife habitats in the medium and long term. However, if a smaller number of large sites come forward, then a master-planning approach on these sites may offer opportunities for biodiversity gains. It may also be more difficult to focus this level of new development in accessible locations and there may be a negative effect on the objective of reducing the need to travel by car. However, the scale of development may be large enough to support new or existing public transport solutions to counter this. Higher levels of growth mean that it may not be possible to locate all new development in areas of lowest flood risk but at the same time, larger scale growth creates more opportunities for flood management measures. Housing growth may lead to the loss of, or harm to, heritage features and

their settings but depending on the location and design, development also enables better management of the historic environment.

- 2.4. Whilst the re-use of existing buildings and previously developed land may be encouraged, these gains are likely to be offset by an increase in the use of primary aggregates and greenfield sites in the medium to long term. This option is also unlikely to maintain or improve existing landscape character and unless development is carefully located and designed, may have a negative effect on local distinctiveness

### 3. Summary for Preferred Employment Land Requirement

Balanced employment growth to deliver around **300 hectares** of employment development at an average rate of 15 hectares of employment land per year;

The existing employment land supply amounts to 223ha, giving a **net requirement for around 80ha of new** employment land. However, this is a minimum requirement and some additional land over and above this minimum is likely to be needed.

- 3.1. This approach is likely to provide good opportunities to create more and higher value jobs, ensure an appropriate and balanced supply of employment land, maintain and support existing businesses, encourage regeneration and retain employment in Shropshire. The provision and connectivity of broadband or renewable energy is likely to increase in the medium to long term and access to and provision of services such as Post Offices and shops is likely to be supported. The use of existing public transport infrastructure is likely to be encouraged and in the medium to long term, there may be opportunities to co-ordinate development with future transport infrastructure provision. This level of growth may create economies of scale, thus offering opportunities to increase the provision of energy from renewable sources, support reductions in energy consumption and promote energy efficiency.
- 3.2. There is likely to be no change to the current situation with respect to the provision of a sufficient amount of good quality housing, supporting active and healthy communities and promoting adaptation and mitigation to climate change. The distribution of development will have most influence on soil, water and air quality.
- 3.3. The relatively high land requirement in this option means that is more likely that greenfield sites will need to be released. This is likely to have a negative effect on the range of plants and animals and the quality and extent of wildlife habitats in the medium and long term. However, if this level of growth allows a smaller number of large sites to come forward, then a master-planning approach on these sites may offer opportunities for biodiversity gains in the long term. Similarly, it is likely to be more difficult to focus this level of employment land in currently accessible locations and there may be a negative effect on the objective of reducing the need to travel by car. However, the scale of development may be large enough to support new or existing public transport solutions to counter this. It may also not be possible to locate all employment sites in areas of lowest flood risk but at the same time, larger scale growth creates more opportunities for flood management measures. The level of growth in this option has the potential to cause harm to the significance of heritage assets, but equally, the associated increased economic benefits may support their sympathetic enhancement and better management
- 3.4. Opportunities to use previously developed land or existing buildings are likely to be limited with this level of employment land whilst the use of primary aggregates is

likely to increase. This option is also unlikely to maintain or improve existing landscape character and unless development is carefully located and designed, may have a negative effect on local distinctiveness.

#### 4. Summary for Distribution of Development

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.

- 4.1. This option is likely to maintain and support existing businesses, retain employment in Shropshire and provide a good choice of housing in terms of location and affordability. Concentrating development in existing settlements should maximise access to services and amenities such as schools, doctor's surgeries, shops, parks, play areas and sports facilities. There are likely to be good opportunities to exploit existing transport infrastructure and to maximise the reduction in the need for car-based transport. Existing health facilities are likely to be maintained and opportunities for new leisure, recreational and cultural activities may increase. Focussing development in the urban areas should minimise the amount of best and most versatile agricultural land and maximise the amount of brownfield land used for development. Since pollution from rural areas is the main issue affecting water quality in Shropshire, this option should offer the highest level of protection to existing water resources. The economies of scale possible with this approach may promote opportunities for reducing energy consumption and the production of energy from renewable sources. An urban focus also maximises the potential to re-use existing buildings and land and makes the best use of existing infrastructure.
- 4.2. Focussing development in the urban areas is likely to minimise any harm to protected, priority, key or indicator habitats, plants, animals or birds. The potential to reduce flood risk and improve flood management, protect air quality and promote adaptation and mitigation to climate change is dependent on the location of allocated sites. Similarly, focussing development in the towns and larger settlements increases the likelihood of harm to the significance of heritage assets but also provides the best opportunities to contribute to their better management. The balance between these competing issues will depend on the location of allocated sites.
- 4.3. Whilst development in the more urban parts of the county is likely to minimise harm to rural landscapes, it is still likely to change the character of those places where the majority of people live. At the same time, harm to visual amenity is possible with all forms of development, regardless of location. Careful design, which respects those features that convey a sense of place and takes account of valued viewpoints can help to maintain local distinctiveness and minimise losses of visual amenity but it is unlikely to prevent localised changes in landscape character.

## 5. Summary for Rural Settlements: Community Hubs and Community Clusters.

Sustainable rural settlements are considered to be:

### **Community Hubs:**

Settlements which have a 'sufficient population' to maintain a range of services; facilities; and employment. In these settlements, appropriate sustainable development should contribute to the retention and enhancement of these existing services; facilities and employment. It should also support the provision of new housing to meet local needs; services; facilities; and employment opportunities.

### **Community Clusters:**

Smaller settlements which 'opt in' to receive development and offer or aspire to offer a range of services; facilities; and employment that together help to create contributing to a sustainable community. In these settlements, appropriate sustainable development should contribute to the retention and enhancement of existing services; facilities; and employment. It should also help to support the provision of new housing to meet local needs; services; facilities; and employment opportunities where possible.

To 'opt in', Parish Council(s)/Parish Meeting(s) as the elected representatives of the community should propose the settlements to be designated as a Community Cluster to Shropshire Council.

- 5.1. This approach will contribute to meeting evidenced housing needs, provide a good range of locations and support the provision of affordable housing in the rural area, thus helping to meet the needs of priority households. Access to services and amenities such as schools, doctor's surgeries, Post Offices, shops, parks, play areas or sports facilities is likely to be maintained or enhanced. Existing rural businesses are likely to be maintained and supported, as is access to public transport in the rural areas as well as alternative ways of working such as remote or internet working. There may be opportunities to co-ordinate development with future transport infrastructure provision. Community Hubs are considered to be sustainable locations and there may be a reduction in the need to travel by car whilst existing health and recreational facilities are likely to be supported. There is likely to be an increase in Hub and Cluster settlement's sustainability.
- 5.2. This approach may improve the connectivity of those habitats which help to mitigate the effects of climate change in the medium to long term, but this will depend on the location of development sites as will the impact on air quality. The location of sites will also have the most effect on flood risk. However, national policy provides a framework to direct development to areas of lowest risk. Although new development in rural locations offers opportunities for domestic renewable energy installations, the limited scale of these is unlikely to be sufficient to alter current trends. There may be an adverse effect on water quality but this option also offers opportunities to remediate existing problems and/or prevent further deterioration of aquatic ecosystems and associated wetlands.
- 5.3. Development in Community Hubs and Community Clusters is likely to have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, provided national and current local plan policies (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) are followed, harm to natural assets should be minimised. As much of Shropshire's best and most versatile agricultural land is in the rural areas, there may be an adverse effect on soil quality. Although development in

Community Hubs and Clusters may encourage the re-use of existing buildings these gains are likely to be offset by an increase in the use of primary aggregates and greenfield sites in the medium to long term. There is a higher risk of loss of, or harm to, the significance of heritage features and their settings. However, national policy and current local plan policy seek to conserve and enhance the significance of heritage assets, including the contribution made by setting, so substantial harm is likely to be avoided and less than substantial harm minimised. Whilst careful design which respects those features which convey a sense of place and takes account of valued viewpoints, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character

## 6. Summary for Managing Development in Community Hubs

In Community Hubs, appropriate development will be encouraged on sustainable sites within the development boundary identified on the Policies Map where:

1. It is of a scale and design that is sympathetic to the character of the settlement and its environs, having regard to:
  - i. Local landscape character and visual amenity; and
  - ii. The need to maintain the integrity of strategically important gaps between settlements; and
  - iii. The need to avoid harm to and conserve, enhance and restore natural assets in accordance with current policy MD12\*; and
  - iv. The need to protect, conserve, sympathetically enhance and restore heritage assets in accordance with current policy MD13\*; and
  - v. Relevant policies on sustainable design and development principles; and
  - vi. Design criteria and policies identified within relevant Neighbourhood Plans and Community Led Plans.
2. There is sufficient infrastructure capacity, or any infrastructure capacity constraints can be addressed to appropriately meet the development's needs.
3. Sites of five or more dwellings provide an appropriate mix of types; sizes; and tenures of dwellings. Particular regard will be given to the need to provide:
  - i. Appropriate forms of affordable accommodation, based on local evidence and community consultation where available; and
  - ii. Appropriate accommodation for families; and
  - iii. For the needs of particular elements of society, such as the elderly.
4. Non-residential sites should meet the needs of their intended occupiers; be designed to complement their setting; and be compatible with neighbouring uses.
5. Existing affordable housing and rural exception sites within Community Hubs will be expected to be secured in perpetuity, as they are a valuable source of affordable housing.
6. Any necessary Habitats Regulations Assessment (HRA) is undertaken and demonstrates that the development has no likely significant effects on European designated wildlife sites or Ramsar Sites, or no adverse effects on the integrity of such sites. Specific avoidance or mitigation measures required to remove any adverse effects (*identified through the Habitats Regulations Assessment (HRA) of the Local Plan Review, or at the project stage*) must be implemented as part of the development.
7. It is consistent with the settlement development guideline, which is a significant policy consideration. Specifically the development proposal in combination with

any existing commitments; allocations; and completions (since 31<sup>st</sup> March 2016) does not result in a development guideline being exceeded. Where this would be the case, decisions will have regard to:

- i. The likelihood of delivery of outstanding commitments and allocations; and
- ii. The individual and cumulative impact of the proposed development in the settlement; and
- iii. The overall cumulative increase to the size of the settlement and the number of other developments contributing to the housing guideline in close proximity to the proposed development site, in the interests of seeking to avoid the over-development of settlements; and
- iv. The benefits arising from the proposed development; and
- v. The presumption in favour of sustainable development.

Open market residential development outside of the development boundary of a Community Hub will only be considered appropriate in situations where it is shown that the settlement's development guideline will not be met, subject to the considerations above. In such circumstances any potential site must reflect the nature, character and size of a settlement.

8. Cumulatively, non-residential development, in combination with any existing commitments; allocations and completions (since 31<sup>st</sup> March 2016) complements the size; character; and function of the settlement.

progresses, this reference will be amended to the equivalent policies within the Local Plan Review.

- 6.1. This approach will contribute to meeting evidenced housing needs and provide a good mix of types, sizes and tenures. The needs of priority households are likely to be accounted for through the provision of appropriate forms of affordable accommodation. Access to services and amenities such as schools, doctor's surgeries, Post Offices, shops, parks, play areas or sports facilities is likely to be maintained or enhanced and existing rural businesses are likely to be supported. Access to public transport is likely to be maintained and there may be opportunities to co-ordinate development with future transport infrastructure provision. Community Hubs are considered to be sustainable locations so focussing development here is likely to reduce the need of people to travel by car. Alternative ways of working, such as internet or remote working are also likely to be supported and access to existing health, recreational and cultural facilities maintained.
- 6.2. The policy contains specific protection for biodiversity and heritage assets so harm to protected, priority, key or indicator habitats, plants, animals or birds and the historic environment is likely to be avoided. The requirement that development should respect the qualities of the local landscape and be sympathetic to local landscape character and visual quality provides a good safeguard against adverse impacts. Also, as the policy includes a requirement to meet infrastructure needs there is unlikely to be an adverse effect on water quality. There is unlikely to be any change to the current baseline for air quality, carbon dioxide emissions and opportunities to adapt to and mitigate climate change. The location of development sites will have the most effect on flood risk. However, national policy provides a framework to direct development to areas of lowest risk.
- 6.3. As much of Shropshire's best and most versatile agricultural land is in the rural area, there may be an adverse effect on soil quality and although the policy encourages redevelopment, any gains from this are likely to be offset by an increase in the use of primary aggregates in the medium to long term.



## 7. Summary for Managing Development in Community Clusters

In Community Clusters, appropriate development will be encouraged on sites already allocated within the SAMDev Plan; suitable small-scale infill sites; or through the conversion of existing buildings within or immediately adjoining the built form of the settlement.

- i. A small-scale site is generally considered to be up to 3 dwellings or 0.1ha.
- ii. An infill site consists of land with built development on at least two sides, which is also clearly within the built form of a settlement. It should not however result in a cramped form of development.
- iii. The rural area between Community Cluster settlements is considered countryside, where development is strictly controlled.

Development is considered to be appropriate in Community Clusters where:

1. It is well and clearly related to the existing built form of the settlement and will not result in an isolated form of development.
2. It is of a scale and design that is sympathetic to the character of the settlement and its environs, having regard to:
  - i. Local landscape character and visual amenity; and
  - ii. The need to maintain the integrity of strategically important gaps between settlements; and
  - iii. The need to avoid harm to and conserve, enhance and restore natural assets in accordance with current policy MD12\*; and
  - iv. The need to protect, conserve, sympathetically enhance and restore heritage assets in accordance with current policy MD13\*; and
  - v. National Green Belt policy; and
  - vi. Relevant policies on sustainable design and development principles; and
  - vii. Design criteria and policies identified within relevant Neighbourhood Plans and Community Led Plans.
3. There is sufficient infrastructure capacity, or any infrastructure capacity constraints can be addressed to appropriately meet the development's needs.
4. Residential development provides an appropriate mix of types; sizes; and tenures of dwellings. Particular regard will be given to the need to provide:
  - i. Appropriate forms of affordable accommodation, based on local evidence and community consultation where available; and
  - ii. Appropriate accommodation for families; and
  - iii. For the needs of particular elements of society, such as the elderly.
5. Non-residential sites should meet the needs of their intended occupiers; be designed to complement their setting; and be compatible with neighbouring uses.
6. Existing affordable housing and rural exception sites within Community Clusters will be expected to be secured in perpetuity, as they are a valuable source of affordable housing.
7. Any necessary Habitats Regulations Assessment (HRA) is undertaken and demonstrates that the development has no likely significant effects on European designated wildlife sites or Ramsar Sites, or no adverse effects on the integrity of such sites. Specific avoidance or mitigation measures required to remove any adverse effects (*identified through the Habitats Regulations Assessment (HRA) of the Local Plan Review, or at the project stage*) must be implemented as part of the development.
8. Proposed development sites, considered in combination with existing commitments; allocations and completions (since 31<sup>st</sup> March 2016),

complement the size; character; and function of the settlement. This will seek to avoid the over-development of settlements by assessing:

- i. The individual and cumulative impact of the proposed development on the settlement; and
- ii. The cumulative increase to the size of the settlement; and
- iii. The number of other development proposals in close proximity or adjacent to the proposal site; and

The benefits arising from the development.

\*As the Local Plan Review progresses, this reference will be amended to the equivalent policies within the Local Plan Review.

- 7.1. Existing rural businesses are likely to be maintained and supported and this approach will contribute to meeting evidenced housing needs through an appropriate mix of types, sizes and tenures. The needs of priority households are likely to be considered through the provision of appropriate forms of affordable accommodation. Access to services and amenities such as schools, doctor's surgeries, Post Offices, shops, parks, play areas or sports facilities is likely to be maintained as is access to public transport. There may be opportunities to co-ordinate development with future transport infrastructure provision. Focussing development in Community Clusters is likely to support reductions in car travel as well as alternative ways of working, such as internet or remotely. Access to existing health, recreational and cultural facilities is likely to be maintained.
- 7.2. There is unlikely to be an adverse effect on water or soil quality as the policy restricts development to infill and conversions. The encouragement for conversion of existing properties may balance any extra demand for primary aggregates, or in some situations, have a positive effect. The policy contains specific protection for biodiversity and heritage assets so harm to protected, priority, key or indicator habitats, plants, animals or birds and the historic environment is likely to be avoided. Similarly, the requirement that development should respect the qualities of the local landscape and be sympathetic to local landscape character and visual quality also provides a good safeguard against adverse impacts. There is unlikely to be any change to the current baseline for air quality, carbon dioxide emissions and adaptation and mitigation to climate change. The location of development sites will have the most effect on flood risk, however, national policy provides a framework to direct development to areas of lowest risk.

## 8. Summary for Residential Development in the Wider Countryside

To avoid new isolated homes in the countryside outside Community Hubs and Community Clusters, it is proposed that the current policy approach to development in the Countryside will continue. Development will therefore be limited to specific and very special circumstances, generally consistent with National Policy.

This development will include: essential rural worker dwellings; appropriate residential conversions and replacement dwellings meeting defined criteria; development which would best protect and secure the future of heritage assets and exceptional dwellings meeting the very particular requirements in national policy. Affordable housing is not generally considered appropriate in isolated rural locations unless it is required to provide for a specialist need, such as that for essential rural workers in association with an existing business.

However, reflecting on the comments received during the Issues and Strategic Options Consultation, local criteria will address issues such as:

- Providing opportunities to 'build your own' affordable housing.
- Allowing for appropriate affordable rural exception sites in order to meet identified local need.
- Ensuring that any development within the countryside is of an appropriate size and scale to its setting and that sufficient infrastructure is available.

- 8.1. Current policy avoids harm to the natural environment by restricting the type and amount of development in the countryside. Employment opportunities in the rural area are supported so existing businesses are likely to be maintained whilst housing to meet the requirements of rural workers may be provided in appropriate locations. There is likely to be a positive effect on soil and water quality as the existing policy approach aims to protect agricultural land. It also permits development that respects the significance of heritage assets and the contribution made by their settings. Additionally, as inappropriate development in the rural area is strictly controlled, harm to landscape character, visual amenity and local distinctiveness is likely to be prevented.
- 8.2. There is likely to be no significant impact on the objectives of; promoting access to services for all sections of society; encouraging the use of sustainable means of transport; reducing the need of people to travel by car; supporting active and healthy communities; reducing flood risk and improving flood management; conserving and enhancing Shropshire's air quality and reducing the risk of air pollution; reducing carbon dioxide emissions; promoting adaptation and mitigation to climate change and promoting the efficient use of natural resources.

## 9. Summary for Non-Residential Development in the Wider Countryside

To promote a prosperous rural economy, the current policy approach to non-residential development in the Countryside outside Community Hubs and Community Clusters will continue.

Therefore local policy will supplement national policy in responding to issues such as:

- Allowing small scale, new employment development to diversify the rural economy.
- Allowing rural businesses the opportunity to grow and diversify their enterprise to include the conversion / replacement of suitably located rural buildings.
- Ensuring that any development within the countryside is of an appropriate size and scale to its setting and that sufficient infrastructure is available.
- Supporting sustainable rural tourism.

- 9.1. The current approach avoids harm to the natural environment by restricting the type and amount of development in the countryside whilst supporting appropriate employment opportunities. It permits development that respects the significance of heritage assets and the contribution made by their settings and as inappropriate development in the rural area is strictly controlled, harm to landscape character, visual amenity and local distinctiveness is likely to be prevented.
- 9.2. There is likely to be no significant impact on the objectives of; providing a sufficient amount of good quality housing which meets the needs of all sections of society; promoting access to services for all sections of society; encouraging the use of sustainable means of transport; reducing the need of people to travel by car; supporting active and healthy communities; protecting and improve soil quality;

conserving and enhancing water quality in Shropshire and reducing the risk of water pollution; reducing flood risk and improving flood management; conserving and enhancing Shropshire's air quality and reducing the risk of air pollution; reducing carbon dioxide emissions; promoting adaptation and mitigation to climate change and promoting the efficient use of natural resources.

## 10. Summary for Shrewsbury Settlement Strategy

Development will balance the need for additional housing and employment accommodating around **8,600 dwellings** and around **91 hectares** of employment development between 2016 and 2036.

Around **3,600 dwellings** will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review

A **minimum of 50 hectares** of additional employment land will need to be identified to support the economic growth objectives of the Local Plan Review.

- 10.1. The option is likely to ensure an appropriate and balanced supply of employment land and maintain and support existing businesses throughout the Plan period. It more than meets evidenced housing needs and is likely to offer a good range of locations for housing in the medium to long term. It should provide the highest level of affordable houses, support adaptability for an ageing population and help meet the needs of priority households. Opportunities to increase the provision or connectivity of services such as broadband or renewable energy are likely to occur in the medium to long term. This level of growth is likely to; support existing public transport infrastructure and maintain or improve access to it in Shropshire as a whole; focus development where there is good existing access to health, leisure, recreational and cultural activities; offer the best opportunities to increase the provision of energy from renewable sources; support reductions in energy consumption and promote energy efficiency.
- 10.2. Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect air and soil quality; offer opportunities to improve the amount and connectivity of those habitats (such as wetlands and woodlands) that increase adaptation to, and mitigation of, climate change; and reduce flood risk, but there may be an adverse effect on heritage assets.
- 10.3. Since pollution from rural areas is the main issue affecting water quality in Shropshire, it is unlikely that this option will alter the present or future baseline situation.
- 10.4. The level of housing and employment growth is likely to have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. Whilst this level of growth may encourage the re-use of existing buildings and previously developed land, these gains are likely to be offset by an increase in the use of primary aggregates in the medium to long term. Finally, whilst careful design, which respects those features which convey a sense of place and takes account of valued viewpoints, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

## 11. Summary for Bridgnorth Settlement Strategy

Development will balance the need for additional housing and employment accommodating around **1,500 dwellings** and a minimum of **16 hectares** of employment development between 2016 and 2036.

**A further 912 dwellings** will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

**A minimum of 3 hectares** of additional employment land will need to be identified to achieve the preferred level of employment development in the town.

- 11.1. This level of growth will strongly contribute to the evidenced housing need for Shropshire in the Plan period. It is likely to provide a variety of locations and a good level of affordable houses in Bridgnorth, thereby helping meet the needs of priority households. Existing businesses are likely to be maintained and supported and opportunities to create more or higher value jobs provided. The level of existing public transport infrastructure in Bridgnorth is likely to be maintained or increased and there may be provide opportunities to co-ordinate new development with future provision. Bridgnorth is an accessible location and this level of growth is likely to minimise the need for additional car-based transport whilst focussing development where there is good existing access to health, leisure, recreational and cultural activities. The provision of, and access to, services such as schools, doctor's surgeries and shops is likely to be maintained or enhanced. Similarly, opportunities to increase the provision or connectivity of services such as broadband or renewable energy are likely to increase in the medium to long term.
- 11.2. Development in an urban setting such as Bridgnorth maximises opportunities for the use of brownfield land and the remediation of contaminated land. Prioritising the use of poorer quality land through the site allocation process will also minimise any impact from development on soil quality and minimise the use of greenfield sites. Economies of scale resulting from this level of growth may promote the provision of energy from renewable source whilst encouraging energy efficiency and reductions in energy consumption;
- 11.3. Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect air quality; offer opportunities to improve the amount and connectivity of those habitats (such as wetlands and woodlands) that increase adaptation to, and mitigation of, climate change; and reduce flood risk, but there may be an adverse effect on heritage assets. Since pollution from rural areas is the main issue affecting water quality in Shropshire, it is unlikely that this option will alter the present or future baseline situation.
- 11.4. The level of housing and employment growth is likely to have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. Whilst this level of growth may encourage the re-use of existing buildings and previously developed land, these gains are likely to be offset by an increase in the use of primary aggregates in the medium to long term. Finally, whilst careful design, which respects those features which convey a sense of place and takes account of valued viewpoints, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

## 12. Summary for Ludlow Settlement Strategy

Development will balance the need for additional housing and employment accommodating around **1,000 dwellings** and around **11 hectares** of employment development between 2016 and 2036.

Therefore, **a further 146 dwellings** will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

Therefore, **around 4 hectares** of additional employment land will need to be identified to achieve the preferred level of employment development in the town.

- 12.1. This level of growth will strongly contribute to the evidenced housing need for Shropshire in the Plan period. It is likely to provide a variety of locations and a good level of affordable houses in Ludlow, thereby helping meet the needs of priority households. Existing businesses are likely to be maintained and supported and opportunities to create more or higher value jobs provided. The level of existing public transport infrastructure in Ludlow is likely to be maintained or increased and there may be provide opportunities to co-ordinate new development with future provision. Ludlow is an accessible location and this level of growth is likely to minimise the need for additional car-based transport whilst focussing development where there is good existing access to health, leisure, recreational and cultural activities. The provision of, and access to, services such as schools, doctor's surgeries and shops is likely to be maintained or enhanced. Similarly, opportunities to increase the provision or connectivity of services such as broadband or renewable energy are likely to increase in the medium to long term.
- 12.2. Development in an urban setting such as Ludlow maximises opportunities for the use of brownfield land and the remediation of contaminated land. Prioritising the use of poorer quality land through the site allocation process will also minimise any impact from development on soil quality and minimise the use of greenfield sites. Economies of scale resulting from this level of growth may promote the provision of energy from renewable source whilst encouraging energy efficiency and reductions in energy consumption;
- 12.3. Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect air quality; offer opportunities to improve the amount and connectivity of those habitats (such as wetlands and woodlands) that increase adaptation to, and mitigation of, climate change; and reduce flood risk, but there may be an adverse effect on heritage assets. Since pollution from rural areas is the main issue affecting water quality in Shropshire, it is unlikely that this option will alter the present or future baseline situation.
- 12.4. The level of housing and employment growth is likely to have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. Whilst this level of growth may encourage the re-use of existing buildings and previously developed land, these gains are likely to be offset by an increase in the use of primary aggregates in the medium to long term. Finally, whilst careful design, which respects those features which convey a sense of place and takes account of valued viewpoints, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

### 13. Summary for Market Drayton Settlement Strategy

Development will balance the need for additional housing and employment accommodating around **1,200 dwellings** and around **13 hectares** of employment development between 2016 and 2036.

A further **641 dwellings** will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

Around 35 hectares of employment land is already committed in Market Drayton and **no further employment land** therefore needs to be identified to support the employment development objectives subject to an employment land review

- 13.1. This level of growth will contribute to Shropshire's evidenced housing need over a range of sites in Market Drayton. It is likely to provide affordable houses, meet the needs of priority households and maintain the existing level of public transport infrastructure. The provision of and access to services such as schools, doctor's surgeries and shops is likely to be supported. Development will be focussed where there is existing access to health, leisure, recreational and cultural activities and the need for additional car-based transport is likely to be minimised and.
- 13.2. Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect soil and air quality and reduce flood risk, but there may be an adverse effect on heritage assets.
- 13.3. It is unlikely that this option will alter the present or future baseline situation for a balanced and appropriate supply of employment land, water quality, the reduction of carbon dioxide emissions and adaptation and mitigation to climate change.
- 13.4. The level of housing and employment growth is likely to have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. Whilst this level of growth may encourage the re-use of existing buildings and previously developed land, these gains are likely to be offset by an increase in the use of primary aggregates and greenfield sites in the medium to long term. Finally, careful design which respects those features which convey a sense of place and takes account of valued view- points, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

#### 14. Summary for Oswestry Settlement Strategy

Development will balance the need for additional housing and employment accommodating around **1,800 dwellings** and around **19 hectares** of employment development between 2016 and 2036.

A further **194 dwellings** will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

Around 57 hectares of employment land is already committed in Oswestry and **no further employment land** therefore needs to be identified to support the employment development objectives subject to an employment land review.

- 14.1. Oswestry is an accessible location and this level of growth is likely to minimise the need for additional car-based transport and focus development where there is existing access to health, leisure, recreational and cultural activities.
- 14.2. The location of allocated sites will have the most influence on the following: access to amenities such as play areas and sports facilities; opportunities to enable more walking and cycling in the town; soil quality; flood risk; air quality and there may be an adverse effect on heritage assets.
- 14.3. The option is likely to ensure a balanced and appropriate supply of employment land and maintain the existing level of public transport infrastructure in Oswestry. Since pollution from rural areas is the main issue affecting water quality in Shropshire, it is unlikely that this option will alter the present or future baseline situation. Similarly, the provision of services such as schools, doctor's surgeries and shops, levels of carbon dioxide emissions and opportunities to adapt to and mitigate climate change are likely to stay as they are now.
- 14.4. This level of growth contributes to Shropshire's evidenced housing need but this positive effect may be balanced by a lower level of affordable housing. There may be an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. There may also be an increase in the use of primary aggregates and greenfield sites. Finally, whilst careful design, which respects those features which convey a sense of place and takes account of valued viewpoints, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

#### 15. Summary for Whitchurch Settlement Strategy

Development will balance the need for additional housing and employment accommodating around **1,600 dwellings** and around **17 hectares** of employment development between 2016 and 2036.

A further **554 dwellings** will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

The town already has two significant employment allocations as yet undelivered at Waymills and Heath Road which together make up around 20 hectares. It is therefore **not proposed to allocate additional employment land** subject to an employment land review.

- 15.1. This level of growth will strongly contribute to the evidenced housing need, providing a variety of locations and a good level of affordable houses in Whitchurch. The



provision of, and access to, services such as schools, doctor's surgeries and shops is likely to be maintained or enhanced, as are opportunities to increase the provision or connectivity of services such as broadband or renewable energy. The level of existing public transport infrastructure in Whitchurch is likely to be maintained or improved and there may be opportunities to co-ordinate new development with future provision. Whitchurch is an accessible location and this level of growth is likely to minimise the need for additional car-based transport whilst focussing development where there is existing access to health, leisure, recreational and cultural activities.

- 15.2. Development in an urban setting such as Whitchurch maximises opportunities for the use of brownfield land and the remediation of contaminated land. Prioritising the use of poorer quality land through the site allocation process will also minimise any impact from development on soil quality and minimise the use of greenfield sites. Economies of scale resulting from this level of growth may promote the provision of energy from renewable source whilst encouraging energy efficiency and reducing energy consumption
- 15.3. Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect air quality; offer opportunities to improve the amount and connectivity of those habitats (such as wetlands and woodlands) that increase adaptation to, and mitigation of, climate change; and reduce flood risk, but there may be an adverse effect on heritage assets.
- 15.4. Since pollution from rural areas is the main issue affecting water quality in Shropshire, it is unlikely that this option will alter the present or future baseline situation. The option is likely to support the existing supply of employment land.
- 15.5. The level of housing and employment growth is likely to have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. Whilst this level of growth may encourage the re-use of existing buildings and previously developed land, these gains are likely to be offset by an increase in the use of primary aggregates in the medium to long term. Finally, whilst careful design, which respects those features which convey a sense of place and takes account of valued viewpoints, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

## 16. Summary for Albrighton Settlement Strategy

Development will balance the need for additional housing and employment accommodating around **500 dwellings** and around **5 hectares** of employment development between 2016 and 2036.

A further **241 dwellings** will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

A **minimum of 5 hectares** of employment land will be need to be identified to achieve the preferred level of employment development in the town.

- 16.1. This level of growth will strongly contribute to the evidenced housing need for Shropshire in the Plan period. It is likely to provide a variety of locations and a good

level of affordable houses in Albrighton, thereby helping meet the needs of priority households. Existing businesses are likely to be maintained and supported and opportunities to create more or higher value jobs provided. The level of existing public transport infrastructure in Albrighton is likely to be maintained or increased and there may be provide opportunities to co-ordinate new development with future provision. Albrighton is an accessible location and this level of growth is likely to minimise the need for additional car-based transport whilst focussing development where there is good existing access to health, leisure, recreational and cultural activities. The provision of, and access to, services such as schools, doctor's surgeries and shops is likely to be maintained or enhanced. Similarly, opportunities to increase the provision or connectivity of services such as broadband or renewable energy are likely to increase in the medium to long term.

- 16.2. Development in an urban setting such as Albrighton maximises opportunities for the use of brownfield land and the remediation of contaminated land. Prioritising the use of poorer quality land through the site allocation process will also minimise any impact from development on soil quality and minimise the use of greenfield sites. Economies of scale resulting from this level of growth may promote the provision of energy from renewable source whilst encouraging energy efficiency and reductions in energy consumption;
- 16.3. Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect air quality; offer opportunities to improve the amount and connectivity of those habitats (such as wetlands and woodlands) that increase adaptation to, and mitigation of, climate change; and reduce flood risk, but there may be an adverse effect on heritage assets. Since pollution from rural areas is the main issue affecting water quality in Shropshire, it is unlikely that this option will alter the present or future baseline situation.
- 16.4. The level of housing and employment growth is likely to have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. Whilst this level of growth may encourage the re-use of existing buildings and previously developed land, these gains are likely to be offset by an increase in the use of primary aggregates in the medium to long term. Finally, whilst careful design, which respects those features which convey a sense of place and takes account of valued viewpoints, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

## 17. Summary for Bishop's Castle Settlement Strategy

Development will balance the need for additional housing and employment accommodating around **150 dwellings** and around **2 hectares** of employment development between 2016 and 2036.

A further **75 dwellings** will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

Around 3 hectares of employment land is already committed in Bishop's Castle and **no further employment land** therefore needs to be identified to support the employment development objectives subject to an employment land review.

- 17.1. This level of growth will contribute to Shropshire's evidenced housing need over a range of sites in Bishop's Castle. It is likely to provide affordable houses, meet the needs of priority households and maintain the existing level of public transport infrastructure. The provision of and access to services such as schools, doctor's surgeries and shops is likely to be supported. Development will be focussed where there is existing access to health, leisure, recreational and cultural activities and the need for additional car-based transport is likely to be minimised and.
- 17.2. Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect soil and air quality and reduce flood risk, but there may be an adverse effect on heritage assets.
- 17.3. It is unlikely that this option will alter the present or future baseline situation for a balanced and appropriate supply of employment land, water quality, the reduction of carbon dioxide emissions and adaptation and mitigation to climate change.
- 17.4. The level of housing and employment growth is likely to have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. Whilst this level of growth may encourage the re-use of existing buildings and previously developed land, these gains are likely to be offset by an increase in the use of primary aggregates and greenfield sites in the medium to long term. Finally, careful design which respects those features which convey a sense of place and takes account of valued view- points, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

## 18. Summary for Broseley Settlement Strategy

Development will balance the need for additional housing and employment accommodating around **250 dwellings** and around **3 hectares** of employment development between 2016 and 2036.

A further **63 dwellings** will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

A minimum of **2 hectares** of additional employment land will need to be identified to achieve the preferred level of employment development in the town.

- 18.1. This level of growth will strongly contribute to the evidenced housing need for Shropshire in the Plan period. It is likely to provide a variety of locations and a good level of affordable houses in Broseley, thereby helping meet the needs of priority

households. Existing businesses are likely to be maintained and supported and opportunities to create more or higher value jobs provided. The level of existing public transport infrastructure in Broseley is likely to be maintained or increased and there may be provide opportunities to co-ordinate new development with future provision. Broseley is an accessible location and this level of growth is likely to minimise the need for additional car-based transport whilst focussing development where there is good existing access to health, leisure, recreational and cultural activities. The provision of, and access to, services such as schools, doctor's surgeries and shops is likely to be maintained or enhanced. Similarly, opportunities to increase the provision or connectivity of services such as broadband or renewable energy are likely to increase in the medium to long term.

- 18.2. Development in an urban setting such as Broseley maximises opportunities for the use of brownfield land and the remediation of contaminated land. Prioritising the use of poorer quality land through the site allocation process will also minimise any impact from development on soil quality and minimise the use of greenfield sites. Economies of scale resulting from this level of growth may promote the provision of energy from renewable source whilst encouraging energy efficiency and reductions in energy consumption;
- 18.3. Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect air quality; offer opportunities to improve the amount and connectivity of those habitats (such as wetlands and woodlands) that increase adaptation to, and mitigation of, climate change; and reduce flood risk, but there may be an adverse effect on heritage assets. Since pollution from rural areas is the main issue affecting water quality in Shropshire, it is unlikely that this option will alter the present or future baseline situation.
- 18.4. The level of housing and employment growth is likely to have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. Whilst this level of growth may encourage the re-use of existing buildings and previously developed land, these gains are likely to be offset by an increase in the use of primary aggregates in the medium to long term. Finally, whilst careful design, which respects those features which convey a sense of place and takes account of valued viewpoints, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

## 19. Summary for Church Stretton Settlement Strategy

Development will balance the need for additional housing and employment accommodating around **250 dwellings** and around **3 hectares** of employment development between 2016 and 2036.

A further **131 dwellings** will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

A minimum of **2 hectares** of additional employment land will need to be identified to achieve the preferred level of employment development in the town.

- 19.1. The option is likely to maintain and support existing businesses and provide opportunities to create more or higher value jobs in Church Stretton. It may also

minimise the need for additional car-based transport and development will be focussed where there is existing access to health, leisure, recreational and cultural activities.

- 19.2. The provision of services such as schools, doctor's surgeries and shops is likely to remain at current levels in the short to medium term but may reduce in the long term. A similar effect may be seen with existing levels of public transport infrastructure. This level of growth contributes to Shropshire's evidenced housing need but this positive effect may be balanced by a lower level of affordable housing.
- 19.3. Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect soil and air quality; and reduce flood risk, but there may be an adverse effect on heritage assets.
- 19.4. It is unlikely that this option will alter the present or future baseline situation for water quality, the reduction of carbon dioxide emissions and adaptation and mitigation to climate change.
- 19.5. The level of housing and employment growth may have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. This level of growth is likely to result in an increase in the use of primary aggregates and greenfield sites. Finally, careful design which respects those features which convey a sense of place and takes account of valued view-points, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

## 20. Summary for Cleobury Mortimer Settlement Strategy

Development will balance the need for additional housing and employment accommodating around **200 dwellings** and around **2 hectares** of employment development between 2016 and 2036.

A further **138 dwellings** will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

A minimum of **1 hectare** of additional employment land will need to be identified to achieve the preferred level of employment development in the town.

- 20.1. The option is likely to maintain and support existing businesses and provide opportunities to create more or higher value jobs in Cleobury Mortimer. It may also minimise the need for additional car-based transport and development will be focussed where there is existing access to health, leisure, recreational and cultural activities.
- 20.2. The provision of services such as schools, doctor's surgeries and shops is likely to remain at current levels in the short to medium term but may reduce in the long term. A similar effect may be seen with existing levels of public transport infrastructure. This level of growth contributes to Shropshire's evidenced housing need but this positive effect may be balanced by a lower level of affordable housing.
- 20.3. Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and

sports facilities; protect soil and air quality; and reduce flood risk, but there may be an adverse effect on heritage assets.

- 20.4. It is unlikely that this option will alter the present or future baseline situation for water quality, the reduction of carbon dioxide emissions and adaptation and mitigation to climate change.
- 20.5. The level of housing and employment growth may have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. This level of growth is likely to result in an increase in the use of primary aggregates and greenfield sites. Finally, careful design which respects those features which convey a sense of place and takes account of valued view-points, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

## 21. Summary for Craven Arms Settlement Strategy

Development will balance the need for additional housing and employment accommodating around **500 dwellings** and around **5 hectares** of employment development between 2016 and 2036.

A further **91 dwellings** will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

Around 14 hectares of employment land is already committed in Craven Arms. This provision is focused in the north of the town to assist the relocation of the existing abattoir from the town centre and to create the proposed Newington Food Park. This proposal is expected to deliver critical infrastructure investment including the provision of a new junction onto the A49 with the possibility of closing the Long Lane level crossing and creating a new northern access road to serve the town. **No further employment land** needs to be identified to support the employment development objectives subject to an employment land review.

- 21.1. This level of growth will contribute to Shropshire's evidenced housing need over a range of sites in Craven Arms. It is likely to provide affordable houses, meet the needs of priority households and maintain the existing level of public transport infrastructure. The provision of and access to services such as schools, doctor's surgeries and shops is likely to be supported. Development will be focussed where there is existing access to health, leisure, recreational and cultural activities and the need for additional car-based transport is likely to be minimised and.
- 21.2. Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect soil and air quality and reduce flood risk, but there may be an adverse effect on heritage assets.
- 21.3. It is unlikely that this option will alter the present or future baseline situation for a balanced and appropriate supply of employment land, water quality, the reduction of carbon dioxide emissions and adaptation and mitigation to climate change.
- 21.4. The level of housing and employment growth is likely to have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy

(which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. Whilst this level of growth may encourage the re-use of existing buildings and previously developed land, these gains are likely to be offset by an increase in the use of primary aggregates and greenfield sites in the medium to long term. Finally, careful design which respects those features which convey a sense of place and takes account of valued view- points, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

## 22. Summary for Ellesmere Settlement Strategy

Development will balance the need for additional housing and employment accommodating around **800 dwellings** and around **8 hectares** of employment development between 2016 and 2036.

A further **160 dwellings** will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

Around **9 hectares** of employment land is already committed in Ellesmere. No further employment land therefore needs to be identified to support the employment development objectives for the town subject to an employment land review.

- 22.1. This level of growth will contribute to Shropshire's evidenced housing need over a range of sites in Ellesmere. It is likely to provide affordable houses, meet the needs of priority households and maintain the existing level of public transport infrastructure. The provision of and access to services such as schools, doctor's surgeries and shops is likely to be supported. Development will be focussed where there is existing access to health, leisure, recreational and cultural activities and the need for additional car-based transport is likely to be minimised and.
- 22.2. Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect soil and air quality and reduce flood risk, but there may be an adverse effect on heritage assets.
- 22.3. It is unlikely that this option will alter the present or future baseline situation for a balanced and appropriate supply of employment land, water quality, the reduction of carbon dioxide emissions and adaptation and mitigation to climate change.
- 22.4. The level of housing and employment growth is likely to have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. Whilst this level of growth may encourage the re-use of existing buildings and previously developed land, these gains are likely to be offset by an increase in the use of primary aggregates and greenfield sites in the medium to long term. Finally, careful design which respects those features which convey a sense of place and takes account of valued view- points, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

### 23. Summary for Highley Settlement Strategy

Development will balance the need for additional housing and employment accommodating around **250 dwellings** and around **3 hectares** of employment development between 2016 and 2036.

A further **122 dwellings** will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

A minimum of **1 hectare** of additional employment land will need to be identified to achieve the preferred level of employment development in the town.

- 23.1. This level of growth will strongly contribute to the evidenced housing need for Shropshire in the Plan period. It is likely to provide a variety of locations and a good level of affordable houses in Highley, thereby helping meet the needs of priority households. Existing businesses are likely to be maintained and supported and opportunities to create more or higher value jobs provided. The level of existing public transport infrastructure in Highley is likely to be maintained or increased and there may be provide opportunities to co-ordinate new development with future provision. Highley is an accessible location and this level of growth is likely to minimise the need for additional car-based transport whilst focussing development where there is good existing access to health, leisure, recreational and cultural activities. The provision of, and access to, services such as schools, doctor's surgeries and shops is likely to be maintained or enhanced. Similarly, opportunities to increase the provision or connectivity of services such as broadband or renewable energy are likely to increase in the medium to long term.
- 23.2. Development in an urban setting such as Highley maximises opportunities for the use of brownfield land and the remediation of contaminated land. Prioritising the use of poorer quality land through the site allocation process will also minimise any impact from development on soil quality and minimise the use of greenfield sites. Economies of scale resulting from this level of growth may promote the provision of energy from renewable source whilst encouraging energy efficiency and reductions in energy consumption;
- 23.3. Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect air quality; offer opportunities to improve the amount and connectivity of those habitats (such as wetlands and woodlands) that increase adaptation to, and mitigation of, climate change; and reduce flood risk, but there may be an adverse effect on heritage assets. Since pollution from rural areas is the main issue affecting water quality in Shropshire, it is unlikely that this option will alter the present or future baseline situation.
- 23.4. The level of housing and employment growth is likely to have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. Whilst this level of growth may encourage the re-use of existing buildings and previously developed land, these gains are likely to be offset by an increase in the use of primary aggregates in the medium to long term. Finally, whilst careful design, which respects those features which convey a sense of place and takes account of valued viewpoints, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.



## 24. Summary for Much Wenlock Settlement Strategy

Development will balance the need for additional housing and employment accommodating around **150 dwellings** and around **2 hectares** of employment development between 2016 and 2036.

A further **105 dwellings** will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

A minimum of **1 hectare** of additional employment land will need to be identified to achieve the preferred level of employment development in the town.

- 24.1. This level of growth will strongly contribute to the evidenced housing need for Shropshire in the Plan period. It is likely to provide a variety of locations and a good level of affordable houses in Much Wenlock, thereby helping meet the needs of priority households. Existing businesses are likely to be maintained and supported and opportunities to create more or higher value jobs provided. The level of existing public transport infrastructure in Much Wenlock is likely to be maintained or increased and there may be provide opportunities to co-ordinate new development with future provision. Much Wenlock is an accessible location and this level of growth is likely to minimise the need for additional car-based transport whilst focussing development where there is good existing access to health, leisure, recreational and cultural activities. The provision of, and access to, services such as schools, doctor's surgeries and shops is likely to be maintained or enhanced. Similarly, opportunities to increase the provision or connectivity of services such as broadband or renewable energy are likely to increase in the medium to long term.
- 24.2. Development in an urban setting such as Much Wenlock maximises opportunities for the use of brownfield land and the remediation of contaminated land. Prioritising the use of poorer quality land through the site allocation process will also minimise any impact from development on soil quality and minimise the use of greenfield sites. Economies of scale resulting from this level of growth may promote the provision of energy from renewable source whilst encouraging energy efficiency and reductions in energy consumption;
- 24.3. Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect air quality; offer opportunities to improve the amount and connectivity of those habitats (such as wetlands and woodlands) that increase adaptation to, and mitigation of, climate change; and reduce flood risk, but there may be an adverse effect on heritage assets. Since pollution from rural areas is the main issue affecting water quality in Shropshire, it is unlikely that this option will alter the present or future baseline situation.
- 24.4. The level of housing and employment growth is likely to have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. Whilst this level of growth may encourage the re-use of existing buildings and previously developed land, these gains are likely to be offset by an increase in the use of primary aggregates in the medium to long term. Finally, whilst careful design, which respects those features which convey a sense of place and takes account of valued viewpoints, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

## 25. Summary for Shifnal Settlement Strategy

Development will balance the need for additional housing and employment accommodating around **1,500 dwellings** and around **16 hectares** of employment development between 2016 and 2036.

A further **316 dwellings** will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

A minimum of **14 hectares** of additional employment land will need to be identified to achieve the preferred level of employment development in the town.

- 25.1. This level of growth will strongly contribute to the evidenced housing need for Shropshire in the Plan period. It is likely to provide a variety of locations and a good level of affordable houses in Shifnal, thereby helping meet the needs of priority households. Existing businesses are likely to be maintained and supported and opportunities to create more or higher value jobs provided. The level of existing public transport infrastructure in Shifnal is likely to be maintained or increased and there may be provide opportunities to co-ordinate new development with future provision. Shifnal is an accessible location and this level of growth is likely to minimise the need for additional car-based transport whilst focussing development where there is good existing access to health, leisure, recreational and cultural activities. The provision of, and access to, services such as schools, doctor's surgeries and shops is likely to be maintained or enhanced. Similarly, opportunities to increase the provision or connectivity of services such as broadband or renewable energy are likely to increase in the medium to long term.
- 25.2. Development in an urban setting such as Shifnal maximises opportunities for the use of brownfield land and the remediation of contaminated land. Prioritising the use of poorer quality land through the site allocation process will also minimise any impact from development on soil quality and minimise the use of greenfield sites. Economies of scale resulting from this level of growth may promote the provision of energy from renewable source whilst encouraging energy efficiency and reductions in energy consumption;
- 25.3. Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect air quality; offer opportunities to improve the amount and connectivity of those habitats (such as wetlands and woodlands) that increase adaptation to, and mitigation of, climate change; and reduce flood risk, but there may be an adverse effect on heritage assets. Since pollution from rural areas is the main issue affecting water quality in Shropshire, it is unlikely that this option will alter the present or future baseline situation.
- 25.4. The level of housing and employment growth is likely to have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. Whilst this level of growth may encourage the re-use of existing buildings and previously developed land, these gains are likely to be offset by an increase in the use of primary aggregates in the medium to long term. Finally, whilst careful design, which respects those features which convey a sense of place and takes account of valued viewpoints, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

## 26. Summary for Wem Settlement Strategy

Development will balance the need for additional housing and employment accommodating around **600 dwellings** and around **6 hectares** of employment development between 2016 and 2036.

A further **252 dwellings** will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

A minimum of **2 hectares** of additional employment land will need to be identified to achieve the preferred level of employment development in the town.

- 26.1. This level of growth will strongly contribute to the evidenced housing need for Shropshire in the Plan period. It is likely to provide a variety of locations and a good level of affordable houses in Wem, thereby helping meet the needs of priority households. Existing businesses are likely to be maintained and supported and opportunities to create more or higher value jobs provided. The level of existing public transport infrastructure in Wem is likely to be maintained or increased and there may be provide opportunities to co-ordinate new development with future provision. Wem is an accessible location and this level of growth is likely to minimise the need for additional car-based transport whilst focussing development where there is good existing access to health, leisure, recreational and cultural activities. The provision of, and access to, services such as schools, doctor's surgeries and shops is likely to be maintained or enhanced. Similarly, opportunities to increase the provision or connectivity of services such as broadband or renewable energy are likely to increase in the medium to long term.
- 26.2. Development in an urban setting such as Wem maximises opportunities for the use of brownfield land and the remediation of contaminated land. Prioritising the use of poorer quality land through the site allocation process will also minimise any impact from development on soil quality and minimise the use of greenfield sites. Economies of scale resulting from this level of growth may promote the provision of energy from renewable source whilst encouraging energy efficiency and reductions in energy consumption.
- 26.3. Depending on the location of allocated sites, this option may also; enable more walking and cycling in the town; support access to amenities such as play areas and sports facilities; protect air quality; offer opportunities to improve the amount and connectivity of those habitats (such as wetlands and woodlands) that increase adaptation to, and mitigation of, climate change; and reduce flood risk, but there may be an adverse effect on heritage assets. Since pollution from rural areas is the main issue affecting water quality in Shropshire, it is unlikely that this option will alter the present or future baseline situation.
- 26.4. The level of housing and employment growth is likely to have an adverse effect on the range of some plants and animals and the condition of some wildlife habitats. However, if the site allocation process follows national and current local plan policy (which seeks to conserve and enhance biodiversity and provide mitigation or compensation measures where this is not possible) then harm to natural assets should be minimised. Whilst this level of growth may encourage the re-use of existing buildings and previously developed land, these gains are likely to be offset by an increase in the use of primary aggregates in the medium to long term. Finally, whilst careful design, which respects those features which convey a sense of place and takes account of valued viewpoints, can help to maintain local distinctiveness and minimise losses of visual amenity, it is unlikely to prevent localised changes in landscape character.

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<sup>i</sup> Planning Practice Guidance, DCLG: <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>