

**Site Allocations and Management of
Development (SAMDev)
Development Plan Document**

**Technical Background Paper
March 2014**

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1 INTRODUCTION

Introduction

- 1.1 The purpose of this document is to set out the reasoning behind the settlement strategies and site allocations contained within the Pre Submission Draft Site Allocations and Management of Development (SAMDev) Development Plan Document.
- 1.2 It forms a background paper, summarising the process that has been undertaken in respect of preparing the SAMDev DPD. As the majority of allocations are for new homes, the document inevitably focuses on the evidence that has been considered in relation to the provision of new housing. However, the SAMDev Plan does also set out the planning approach for the provision of new employment land, retail, gypsy and travellers, and minerals sites. This paper therefore seeks to demonstrate why these policy approaches are included with the SAMDev Plan.
- 1.3 The SAMDev DPD has been prepared following extensive consultation, which is summarised in the Consultation Statement and published as one of the Submission Documents in accordance with Regulation 17 (d) of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Supporting Documents

- 1.4 A number of supporting documents and studies have been used in the preparation of the SAMDev DPD. They are available to download on the Council's website at: <http://www.shropshire.gov.uk/samdev>

Planning Policy Context

- 1.5 The National Planning Policy Framework (NPPF) was published March 2012 and includes a 'presumption in favour of sustainable development' where development that meets the aims of the NPPF and the adopted Local Plan would be approved. The Core Strategy adopted in March 2011 is in general conformity with the NPPF and so already partly meets this role, whilst the finalised SAMDev Plan will complete the Local Plan 'package' for Shropshire.
- 1.6 Further to guidance in the National Planning Policy Framework (NPPF), this 'Local Plan' for Shropshire has deliberately adopted a localism based planning approach which has been based on active engagement with local communities to identify, and wherever possible agree, local development strategies to deliver sustainable new growth, which are consistent with objectively assessed needs for development and infrastructure. The basis of this strategy was developed, assessed against potential alternatives and agreed in the adopted Core Strategy in 2011. The Core Strategy approach is one of sustainable growth for Shropshire, delivered in a locally responsive manner, with the objective of making communities more resilient and adaptable to the challenges of the 21st century. This approach has been carried forward through the policy approach and settlement strategies in the SAMDev Plan element of the Local Plan, which has a vital role in delivering community led aspirations for sustainable development and in particular providing the opportunity for new development to contribute to locally identified infrastructure needs. As such,

the SAMDev Plan is consistent with the Core Strategy, in line with the principles of Localism, as promoted by the NPPF and deliverable in a normal housing market, as explained in Section 3.

Working with others

- 1.7 It is recognised that Shropshire's 'Local Plan' cannot be developed in isolation as development impacts on a wide range of services and facilities, some of which may be outside Shropshire's boundaries. In addition, the Localism Act and National Planning Policy Framework place a duty on local planning authorities to undertake constructive and active engagement on the preparation of development plan documents and other activities related to sustainable development. Whilst this duty focuses on cooperation rather than agreement, there must be a clear focus on genuine, positive and continuous dialogue with partners, with the intention of reaching agreement, wherever possible.
- 1.8 Evidence regarding this engagement process will be reported as part of a Duty to Co-operate Statement, which will be published when the Plan is submitted. However, the following provides a broad overview of the collaborative work that has been undertaken:
- 1.9 *Other services within the Council:*

As a Unitary Authority, close collaborative working with service departments within Shropshire Council has formed a standard part of the SAMDev Plan preparation. Whilst specialist input has informed both the policy approach and supporting documentation such as the HRA and LDF Implementation Plan, a key area of input has been the site selection, with other service areas providing detailed technical information to assist in the assessment process. This has included evidence from the following services:

- Highways and Transport
- Flood and Water Management
- Learning and Skills
- Outdoor Recreation
- Natural and Historic Environment
- AONB Partnership
- Housing
- Planning
- Economic Development
- Property Services

Town and Parish Councils

- 1.10 Discussions with Town and Parish Councils have taken place throughout the preparation of the SAMDev Plan and whilst it has not been possible to achieve agreement in every case, all town and parish councils are aware of the SAMDev proposals, since extensive community focused dialogue has been maintained throughout preparation of the Plan.
- 1.11 This continual engagement has included formal consultation on the Issues and Options, Preferred Options and Revised Preferred Options stages in addition to

bespoke workshops, attendance at town and parish council meetings and informal meetings with community representatives, at their request.

Neighbouring Authorities:

- 1.12 Key strategic cross-boundary issues such as housing numbers and employment land allocations have already been addressed through active engagement with neighbouring local authorities in developing the Core Strategy. This level of co-operation has been maintained during the preparation of SAMDev by engaging actively and constructively, on an on-going basis, with neighbouring authorities to identify, analyse and address potential strategic cross boundary issues. This has included formal consultation at Issues and Options, Preferred Options and Revised Preferred Options, which has allowed comment on both the Plan and supporting documentation such as the Sustainability Appraisal. In addition, detailed discussions have been undertaken in relation to the impact of the proposed growth, particularly in relation to infrastructure. Issue based discussions have therefore been ongoing throughout the preparation of the Plan and as part of Shropshire's wider infrastructure planning approach, through the Place Plan annual review process, as set out in Section 8.

Statutory Consultees

- 1.13 As statutory consultees, partner organisations such as the Environment Agency, Natural England and English Heritage have been formally consulted on all stages of the document, including Issues and Options, Preferred Options and Revised Preferred Options.
- 1.14 Key pieces of evidence base have also been prepared in partnership with these statutory consultees, including the Water Cycle Study and Clun Nutrient Management Plan. In addition, areas of ongoing work will include close working with these organisations, particularly in relation to the preparation of Supplementary Planning Documents.

Infrastructure Providers

- 1.15 Local and strategic service providers have been fully engaged in the preparation of the SAMDev Plan, through the annual review of the LDF Implementation Plan and accompanying Place Plans, as set out in Section 8. Through this formalised annual review, a process of continual engagement has been established with service providers to establish an evidence base of need and to build consensus on the strategic and local infrastructure priorities associated with new development. The mechanisms and timing of delivery have also been identified, providing a basis for coordinating future investment which includes the use of developer contributions.
- 1.16 Where necessary, meetings have been held with relevant service providers. These have either been undertaken individually to understand the impact of development on particular facilities such as primary health care or as part of Shropshire's Strategic Infrastructure Forum which amongst others includes representatives from the Local Enterprise Partnership, Local Nature Partnership, Highways Agency, Education and Environment Agency. This collaborative work with service providers will be ongoing

throughout the implementation of the SAMDev Plan, to ensure the delivery of more sustainable places.

2. HOUSING

Housing requirements

- 2.1 Core Strategy Policy CS1 sets the amount and spatial distribution of housing, while Policy CS10 provides phasing and Policy CS11 guides the mix and type of housing to be provided. These Core Strategy policies provide the strategic framework for the Site Allocations and Management of Development (SAMDev) Plan, which seeks to apply these strategic policies in determining the scale and location of development in specific areas, including allocating land for development in individual settlements;
- 2.2 The Shropshire Core Strategy came into force in March 2011 following independent examination of its soundness in 2010. Policy CS1 provides for around 27,500 new homes to be provided across Shropshire by 2026, but the Core Strategy also allows for additional provision of up to 1,000 dwellings, if required, for returning military personnel in East Shropshire, and for the identification of a further reserve pool of land for up to 1,000 dwellings in Shrewsbury. The figure of 27,500 new homes had regard to robust evidence from research produced by Alan Holmans and Alex Fenton at the Cambridge Centre for Housing and Planning Research¹ in April 2009 using the Office of National Statistics (ONS) 2006-based household projections, along with evidence of past rates of delivery, reflecting Shropshire's needs and linked to the delivery of the spatial strategy. As stated by the Inspector who conducted the examination of the Core Strategy, the housing figure of 27,500 new homes 'is essentially Shropshire's own target, geared to meet Shropshire's future housing needs, and supported by a robust evidence base, including a SHMA & SHLAA'. Importantly, although new, lower 2008-based DCLG/ONS household forecasts were published at the end of the Core Strategy hearings, the higher proposed Core Strategy target levels were retained and endorsed by the Inspector as soundly based and appropriate. The Inspector noted that the proposed level of housing provision was supported by most house-builders and developers and that there was little pressure for a higher target. The Inspector concluded that 'an overall level of housing provision expressed as around 27,500 homes is soundly based and appropriate';
- 2.3 Nonetheless, it has clearly been important to keep the housing requirements under review in order to ensure that this basis for the SAMDev Plan remained appropriate and meeting the full, objectively assessed needs. The Strategic Housing Market Assessment (SHMA) dealing with housing requirements and the Strategic Housing Land Availability Assessment (SHLAA) dealing with site availability and deliverability have both been updated in 2014 and will continue to be kept under review;
- 2.4 With regard to evidence from national sources, between the 2001 and 2011 censuses the population of Shropshire grew by 22,930 people (8.1% increase) and the number of households by 12,400 (10.6% increase). The increase in the number of households between the censuses is very similar to the 1% increase per annum

¹ ShropsEV6c: "Housing demand and need in the West Midlands: 2009 revision to regional estimates for 2006 to 2026" Alan Holmans and Alex Fenton, Centre for Housing and Planning Research, Department of Land Economy, University of Cambridge, April 2009

provided for by Core Strategy Policy CS1², suggesting that the Core Strategy figures remain a robust and realistic basis for the SAMDev Plan;

- 2.5 The ONS interim 2011-based 10-year population projections estimate a 0.7% household growth per annum (Strategic Housing Market Assessment 2014) but these are widely regarded as unreliable. The 2011 based interim projections are considered by experts³ to severely under-estimate household formation rates, and there is an expectation across the country that the Office of National Statistics (ONS) will significantly revise its 2011 assumptions when it publishes the 25-year household projections in late 2014. Reviews of the nationally available information and trends, including through examinations of the soundness of other authorities' Local Plans, also indicates that the 2011 based interim projections may be lower than the long term trends;
- 2.6 The ONS interim projections will be replaced later in 2014 by the 2012-based 25-year projections, which will be the most robust published by the ONS since the 2006-based household projections. An update to the SHMA will be done as soon as these figures are available from the ONS, working in co-operation with Telford and Wrekin Council;
- 2.7 Updated estimates of the need for affordable housing in the SHMA 2014 confirms that Policy CS1's expectations of 33% affordable housing remains valid. Overall the latest SHMA update suggests that the Council is robust in continuing to prepare the SAMDev Plan on the basis of the relatively high targets set out in the Core Strategy for the period to 2026.

Distribution of housing

- 2.8 Policy CS1 sets out the broad strategy for the delivery of the housing development required. The distribution of development between the three identified tiers (Shrewsbury, Market Towns and Key Centres, and the rural areas, including the Community Hubs and Cluster Settlements) starts from the firm basis of the actual delivery of development over 1998-2008, varied in accordance with the evidence base and consultation responses for the adopted Core Strategy, and is reflected in the broad ranges given in Policy CS1 for the five spatial zones and the indicative scale of development in Policy CS3 for each town. Again, the approach was subject to independent examination, with the Inspector concluding that the proportions of development allotted to the three tiers were appropriate and deliverable. The Inspector was also satisfied that the broad ranges for the spatial zones provided a balance between certainty and flexibility, recognising the particular characteristics and potential of each zone, whilst giving headroom to enable further development, after taking account of current commitments, with the SAMDev Plan to address the detailed scale and location of future development across each zone;
- 2.9 Information is set out in Section 3 for each Town/Key Centre and Community Hub and Cluster as to how the housing targets/guidelines for those settlements have been arrived at. Regard has been had to the strategic requirements of Core Strategy

² 27,500 dwellings over 135,645 dwellings in Shropshire in 2011 = 1.01% growth per annum; alternatively, 27,500 dwellings over 122,326 dwellings in Shropshire in 2001 = 1.12% growth per annum.

³ RTPi Research Report "Planning for housing in England: understanding recent changes in household formation rates and their implications for planning for housing in England" by Neil McDonald & Peter Williams, University of Cambridge.

Policies CS1, CS2 and CS3, together with the rural rebalance approach behind Policies CS4 and CS5. There has been an iterative process of consideration of these requirements alongside community aspirations/consultation responses and the developing evidence base, including in relation to the availability and suitability of sites. Overall, the SAMDev Plan aims to achieve an appropriate balance, resulting in a Plan that is consistent with, and can deliver, the housing requirements of the Core Strategy, but one that has been prepared in line with the principles of localism espoused by the NPPF;

Meeting the housing requirement

- 2.10 Significant progress has already been made in meeting the housing requirement of around 27,500 dwellings between 2006 and 2026. The housing commitments have been updated in order to provide an up to date position on which to base the SAMDev Final Plan. The results are summarised below and includes data on the number of dwellings that have been completed each year since the beginning of the plan period. It can be seen that, whilst the economic downturn has had a major impact on delivery in recent years, a significant proportion of the housing requirement has already been met, with completions and outstanding commitments totalling 46% of the requirement for the Plan period. Although the figures show that just 26% of the total dwellings were completed in the first 35% of the plan period and under-delivery set out in the Five-year Housing Land Supply Statement for April 2013 stood at approximately 1,500 dwellings, Policy CS10 deliberately set out a housing trajectory to deliver increasing numbers later in the Plan period, linked to the release of greenfield sites through the SAMDev Plan. Provided that the recovery in the housing market, which is now starting to emerge, is sustained, it is considered that there is still time for overall delivery of the housing requirement to be achieved and so the SAMDev Plan should continue to seek to provide for the proposed level of development.

Table 2.1: Completions to date

Core Strategy housing requirement (2006-2026)	Around 27,500
Completions 2006-2007	1,228
Completions 2007-2008	1,106
Completions 2008-2009	1,265
Completions 2009-2010	1,112
Completions 2010-2011	984
Completions 2011-2012	724
Completions 2012-2013	847
Total homes completed between 2006-2013	7,266
Total requirement minus completions	20,234
Outstanding commitments at 1/4/13	5,489
Remaining to be delivered	14,745
Annual average over remaining plan period (including outstanding commitments)	1,556 per annum

Table 2.2: SAMDev Plan Table MD1 with allocations

	Policy CS1 no.	completions 2006 to 2013	outstanding commitments at 31/3/2013	remainder to be met	of which, allocations	allocations as % of remaining requirement
Shrewsbury	6500	1602	957	3941	3490	88.6%
Towns	11000	3355	2273	5372	5093	94.8%
All rural total	10000	2314	2259	5427	1269	23.4%
Total	27500	7271	5489	14740	9852	66.8%

NB. some double-counting as allocations include o/s commitments

Spatial distribution

- 2.11 Core Strategy Policy CS1 provided a range for each spatial zone as shown in the second column of the table below. Since the start of the plan period in 2006, some spatial zones have experienced higher levels of growth than envisaged, while others have experienced lower levels, with the economic downturn reinforcing the pre-existing relative strengths and weaknesses in the local housing market. The Core Strategy's flexibility in this regard is beneficial, as it enables the SAMDev Plan to respond to actual build rates in response to market demand in calculating how much land is required in each part of Shropshire;
- 2.12 The amount of development completed and committed since the start of the Plan period in 2006 is shown in the fourth column of table 2.3 below, and illustrated in figure 2.5. By comparing past performance⁴ and using evidence regarding the local housing market⁵, we have estimated whether development in each spatial zone is likely to be delivered at the higher, mid or lower end of the Policy CS1 range. For example, actual delivery has been higher than expected in East Shropshire, and lower than expected in North West Shropshire. To reflect this fact, the higher and lower points respectively of the Policy CS1 range have been applied to the SAMDev Plan as shown in the last column below.
- 2.13 The spatial zones overlap (figure 4 on page 16 of the Core Strategy) and were part of the Core Strategy's inherent flexibility in the face of changing circumstances. The overlap between the zones allows some sideways shuffle of housing figures. For example the North West's housing figures can include some of the hubs and clusters to the north west of Shrewsbury; the South's housing figures can include the hubs and clusters south of Bridgnorth and south of Shrewsbury; the North East's housing figures can include hubs and clusters north east of Shrewsbury. Given the inherent flexibility of the spatial zones, the windfall figures in table 2.4 must be viewed as having a degree of geographical transferability.

⁴ Comparison between columns 3 and 4 of table 2.3, with result in column 5

⁵ Strength of housing market and development viability & deliverability, based on SHMA chapter 3

Table 2.3: Revised Policy CS1 spatial distribution for SAMDev Plan purposes

Spatial Zone	Policy CS1 range (no. dwellings)	CS1 mid point as % of Shrops total	Committed delivery* as % of Shrops total	CS1 mid point minus committed delivery	Strength of local housing market ⁵	Point in range applied to SAMDev Plan	Figure applied to SAMDev Plan
Central	8,250-8,800	30.8%	28.5%	-2.3%	High	mid-point	8,575
North West	5,775-6,325	21.8%	18.7%	-3.1%	Low	lowest	5,775
North East	5,500-6,050	20.8%	19.4%	-1.4%	Low	lowest	5,500
South	3,575-4,125	13.8%	13.5%	-0.4%	High	mid-point	3,800
East	3,025-3,850	12.5%	19.9%	7.3%	High	highest	3,850
Shropshire Total	27,500	100%	100%				27,500

*Completions and commitments at 31/3/13

Table 2.4: Planned housing delivery by spatial zone

Spatial Zone	CS1 figure applied	Completions 2006-13	Outstanding commitments at 31/3/2013	SAMDev Plan allocations incl. extant consents	Windfall in settlements to make up housing guidelines	Windfall to be delivered in rural areas
Central	8,575	2237	1401	3871	621	445
North west	5,775	1203	1189	2241	676	466
North east	5,500	1393	1086	1526	593	902
South	3,800	1096	622	1000	505	577
East	3,850	1342	1191	1214	393	-290
Total	27,500	7271	5489	9852	2788	2,100

Figure 2.5 Planning housing delivery for Shropshire

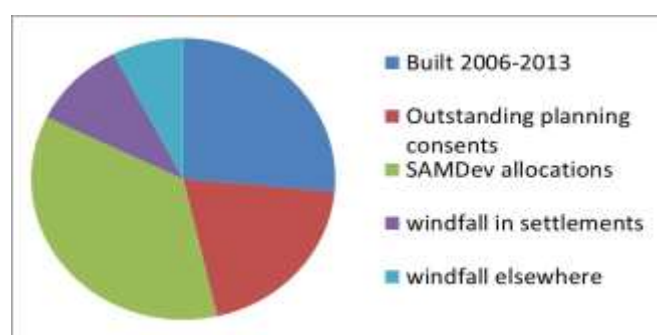
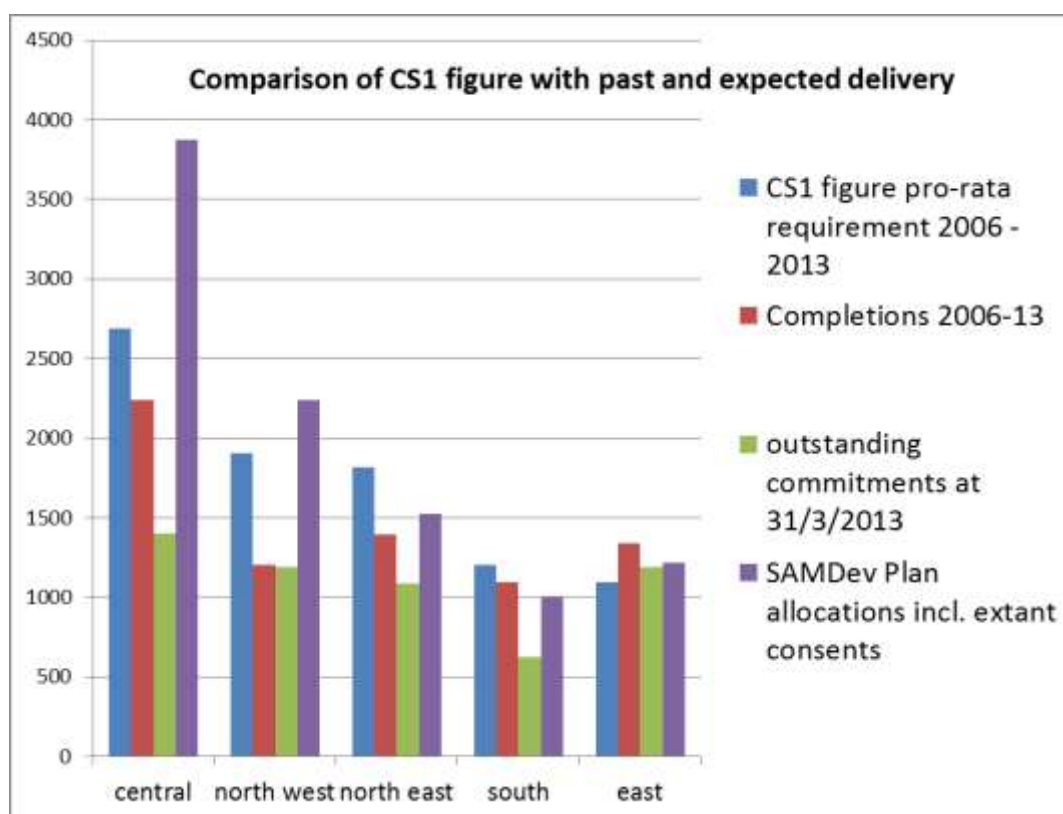


Figure 2.6: comparison of CS1 figure with recent performance



How the remaining requirement will be met

2.14 As indicated in table 2.1, if the total number of dwellings built or committed to date is deducted from the total requirement, there remains a need for approximately an additional 14,740 dwellings. Tables 2.4 and 2.8 show how the SAMDev Plan is proposing to meet this remaining requirement. Table 2.7 shows that, county-wide, the infill/windfall requirements are relatively modest at about one third of the remaining total. The high proportion of allocated land shows that the SAMDev Plan is planning positively to deliver the housing required, aiming to ensure that sufficient land is available both overall and in line with the spatial strategy. Ultimately, however, it will be the strength or weakness of the housing market⁶ that determines whether or not the planned development is delivered.

Table 2.7: SAMDev Plan proposals for meeting the remaining requirement

	SAMDev Plan provision	%
Urban Extensions	2,600	17.6%
Other Allocations	7,252	49.2%
Infill/Windfall	4,888*	33.2%
Total	14,740	

*from table 2.4 last 2 columns

⁶ See the Strategic Housing Market Assessment (SHMA) 2014 and the Strategic Housing Land Availability Assessment (SHLAA) 2014 for evidence regarding the strength of the housing market.

Rates of growth by market town

2.15 The housing guideline figure proposed in the SAMDev Plan for each of Shropshire's 18 market towns and key centres is shown in the second column of table 2.8 below. For ease of comparison between towns, it can be expressed as a percentage growth per annum relative to the number of dwellings in the parish at the time of the 2011 census. Importantly, all of the towns are showing some growth in the Plan period despite the economic downturn, with 9 having had growth below and 9 above their annualised rates. Shrewsbury and all of the larger towns, with the exception of Ludlow, had growth of 1% p.a. or higher, which means that they are contributing in line with or better than the projected overall housing need for Shropshire.

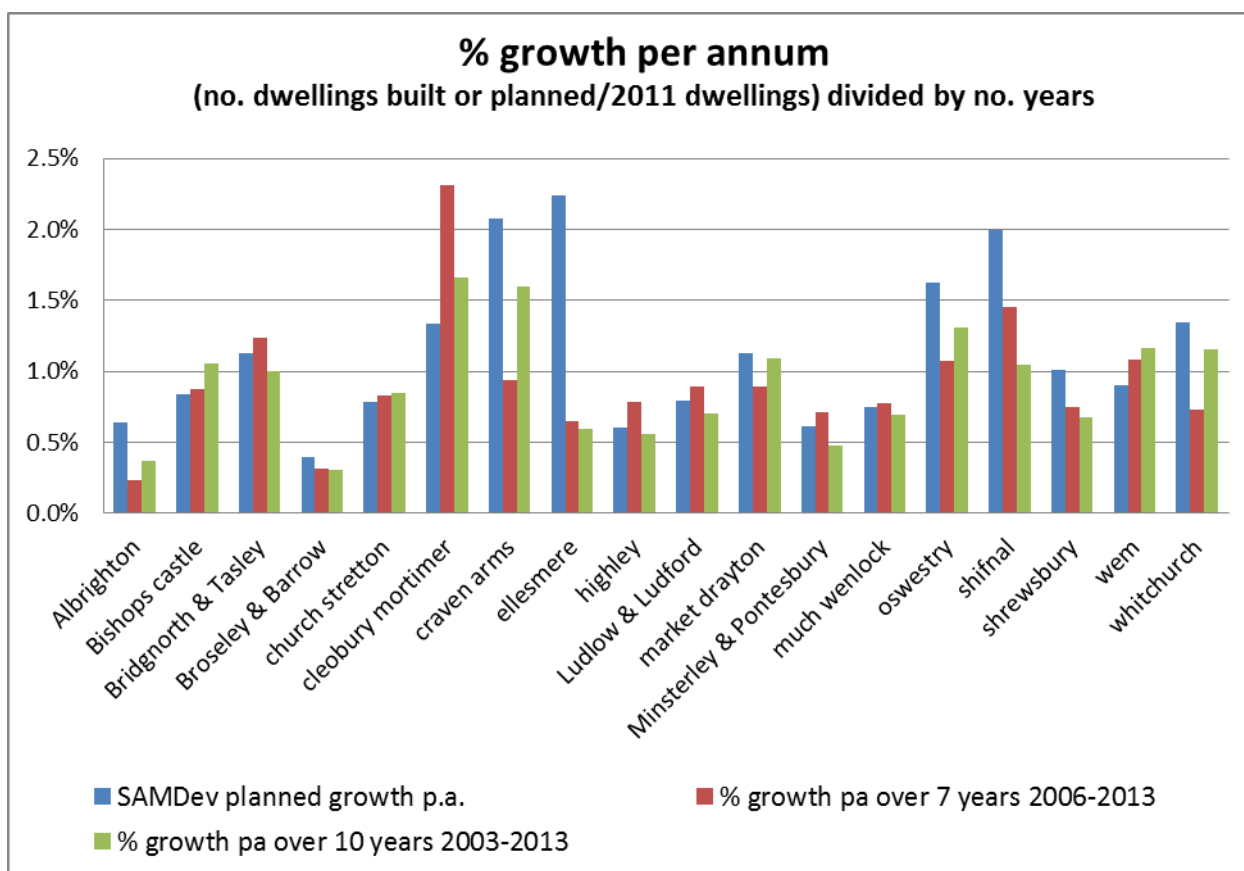
Table 2.8: Rates of growth in market towns and key centres

Parish, ranked by SAMDev Plan growth rate	2011 census dwellings	SAMDev housing guideline 2006-2026	SAMDev planned growth p.a.	Completions 7 years 2006-2013	Completions 10 years 2003-2013	% growth pa 2006-2013	% growth pa 2003-2013
Broseley & Barrow	2529	200	0.4%	56	77	0.3%	0.3%
Highley	1653	200	0.6%	91	92	0.8%	0.6%
Minsterley & Pontesbury	2126	260	0.6%	106	102	0.7%	0.5%
Albrighton	1938	250	0.6%	32	71	0.2%	0.4%
Church Stretton	2350	370	0.8%	137	200	0.8%	0.9%
Ludlow & Ludford	5521	875	0.8%	346	387	0.9%	0.7%
Much Wenlock	1346	202	0.8%	73	93	0.8%	0.7%
Bishops Castle	898	150	0.8%	55	95	0.9%	1.1%
Wem	2762	500	0.9%	210	322	1.1%	1.2%
Shrewsbury	32145	6500	1.0%	1686	2188	0.7%	0.7%
Market Drayton	5323	1200	1.1%	334	582	0.9%	1.1%
Bridgnorth & Tasley	6195	1400	1.1%	538	622	1.2%	1.0%
Cleobury Mortimer	1308	350	1.3%	212	217	2.3%	1.7%
Whitchurch	4454	1200	1.3%	229	516	0.7%	1.2%
Oswestry	7989	2600	1.6%	600	1045	1.1%	1.3%
Shifnal	3139	1250	2.0%	319	330	1.5%	1.1%
Craven Arms	1205	500	2.1%	79	192	0.9%	1.6%
Shropshire towns total	84666	18880	1.1%	7266	11126	1.2%	1.3%

2.16 Figure 2.9 illustrates graphically how the planned rate for the 2006-2026 SAMDev Plan period compares with the first 7 years of the Plan period, 2006-2013, and with the previous 10 years 2003-2013. This shows that for most of the towns the planned rates are similar to recent past rates, although those for Craven Arms and Ellesmere are significantly higher than delivery in recent years, and that for Cleobury Mortimer

significantly lower. The rationale for the proposed levels of development in those locations, and the other towns, is set out in Section 3.

Figure 2.9: Comparison of growth rates by town and over time



Delivery in the rural areas

- 2.17 The Core Strategy sets out that the rural areas should accommodate around 35% of the total housing requirement, equivalent to 9,625 dwellings. Evidence was submitted to the Core Strategy Examination regarding the deliverability of this quantum of development (Further Statement FS3.5) identifying the various components that would contribute – completions and permissions since 2006, barn conversions, rural exceptions sites, agricultural workers dwellings, and development in Community Hubs and Clusters to be identified in the SAMDev Plan. It was noted that historic completion rates showed that 42% of completions took place in the rural areas over the previous 10 years compared to the 35% being sought by the Core Strategy.
- 2.18 Good progress is being made with all of the sources of supply identified, with Table 2.2. showing 4,573 dwellings already completed or committed by 2013, while the housing guidelines for additional dwellings in the proposed Community Hubs and Cluster Settlements set out in the Plan total nearly 3,000 dwellings. Allowing for some overlapping of the time periods for these figures, with continuing windfall development, including rural exception sites and barn conversions, to be added, the SAMDev Plan approach to the rural areas is effectively enabling the delivery of the Core Strategy requirements for those areas.

General

- 2.19 Detailed delivery information is provided in the Strategic Housing Land Availability Assessment (SHLAA) 2014, identifying capacity from the various sources of supply including allocated, accepted, and other windfall sites, including exception sites, alongside a forecast of the Five Year Supply Position for the years ahead (although this will be supplemented by additional emerging sites).

Conclusion

- 2.20 The planning of the scale and distribution of housing development is a fundamental role for the SAMDev Plan. The Plan has been prepared on the basis of an overall housing requirement of around 27,500 dwellings in accordance with the Core Strategy and having regard to current information on need and demand, and a distribution of this development that is consistent with the Core Strategy, in line with the principles of localism espoused by the NPPF, and deliverable in a normal housing market.

3. DEVELOPMENT OF SETTLEMENT STRATEGIES

Scale and location of development

- 3.1 Further to the Core Strategy policies, the individual settlement strategies in the SAMDev Plan together set out the planned scale and location of development in Shropshire for the period to 2016. In developing the strategies it is important to note that the Plan is not starting with a blank canvas. As explained in Section 2, Core Strategy Policy CS1 (Strategic Approach) sets out the three tiers and the five spatial zones relating to the distribution of development, with Policies CS2 and CS3 providing housing and employment land targets/guidelines for Shrewsbury and the Market Towns/Key Centres, and Policies CS4 and CS5 setting out the approach for development in the rural areas. Requirements regarding other types of development are set out in other Core Strategy policies.
- 3.2 As set out in paragraph 1.6, Shropshire’s Local Plan is also founded on the principles of localism whereby active engagement with local communities has helped to identify, and wherever possible agree, strategies to deliver sustainable growth to provide for local development and infrastructure.

Albrighton Area

Albrighton

- 3.3 Shropshire Council made £8,000 available to Albrighton Parish Council to support the preparation of the Neighbourhood Plan, utilising funding from the neighbourhood planning front-runner programme. The Parish Council obtained independent planning support for the project, which together with a significant investment of time and effort from local council members and volunteers resulted in a highly professional plan;
- 3.4 The Neighbourhood Plan ‘Light’ reflects a thorough process of establishing and reflecting local residents’ views. Throughout the process Shropshire Council gave reassurances that the non-statutory Neighbourhood Plan ‘Light’ would be reflected in the statutory SAMDev Plan. This reassurance reflected the community-led planning route advocated by Shropshire Council as a less resource-intensive model to the full-blown statutory process for neighbourhood development plans set out in the Localism Act. As such the Albrighton Neighbourhood Plan ‘Light’ does not need to undergo a costly examination or referendum, but is given weight by the local planning authority through resolution of Shropshire Council to apply the Plan in development management decisions and through alignment of the SAMDev Plan to reflect its contents;
- 3.5 The Neighbourhood Plan Light was shaped by the views of the community through the following events organised by the Parish Council:

September 2012	an initial public meeting to inform the community about the Neighbourhood Plan Light and how they could get involved in the process;
October 2012	the launch of the Neighbourhood Plan Light survey, distributed to every household in the plan area;
October	the launch of a bespoke survey for young people to provide their

2012	views;
January 2013	two workshops to consider the emerging issues and seek views from the community on how they would wish to address these issues. This was informed by the results of the surveys which elicited nearly 1,500 responses;
May 2013	a public meeting to present the draft Neighbourhood Plan Light and seeks the views of the community on its contents.

- 3.6 Following the advice of their own planning consultant and Shropshire Council officers, the Neighbourhood Plan Steering Group allocated two sites for residential development. The larger of these, land east of Shaw Lane (otherwise known as ‘the Kingswood Road land’) has a long history, including a successful judicial review in 1995 which removed the site from the Green Belt. It has been safeguarded to meet the long-term needs of Albrighton since that date. Part of the site benefits from a planning consent for 80 homes issued in December 2008 (BR/APP/OUT/08/0907). The Neighbourhood Plan steering group positively engaged with the landowners’ consortium and their agent to take the next steps to bring forward a comprehensive and integrated development of the site;
- 3.7 The other allocation, at White Acres, has been promoted through the SAMDev Plan process for many years, and a planning application is likely in the near future. The Steering Group wished to influence the composition and design of the development through their plan, drawing on local evidence from their comprehensive household survey;

Bishops Castle Area

Bishop’s Castle

- 3.8 Bishop’s Castle is identified in the Shropshire Core Strategy as a Market Town/District Centre with an indicative relative level of housing development of less than 500 homes. It will have development that balances environmental constraints with meeting local needs.
- 3.9 The town lies to the west of the Shropshire Hills AONB and within the catchment for the river Clun, a Special Area of Conservation (SAC). Other development constraints include the town’s medieval settlement pattern, the town centre Conservation Area, a large number of listed buildings and the castle site which is a Scheduled Ancient Monument.
- 3.10 Bishop’s Castle Business Park is a small but successful employment area located to the south east of the town. It has the potential to deliver a significant expansion providing over 2 hectares of Class B1, B2 and B8 development in the period to 2026. The Phase 2 expansion will require the new land to be accessed and serviced through the existing Business Park before it can be marketed as a readily available site for employment use.

Issues and Options

- 3.11 At the Issues and Options stage, views were sought on 4 scales of development for Bishop’s Castle. Option A proposed a minimum of 200 homes with minimal

employment land and the other options increased the housing by 100 each time as well as the scale of employment up to 500 homes and maximum employment land for Option D.

Preferred Options

- 3.12 Community responses to the Issues and Options consultation favoured the minimum option of 200 homes and a moderate amount of employment land. Discussions with the Town Council led to an agreement that the proposed development guideline should be between 100 and 150 houses for the period 2006-2026. As 81 houses had been built or committed, that left 20-70 to be delivered through a combination of allocated sites and windfall development. The existing unused capacity at the Business Park was felt to be sufficient to meet the town's need for employment land during the Plan period.
- 3.13 The site assessment process showed that there was only one realistic site for housing development, BISH021. At this stage, this site also offered an opportunity for Abbeyfield (a housing support and care facility for older people) to expand their provision in the town. Views were thus sought on the housing guideline, the allocation of BISH021, no additional allocation of employment land and a development boundary amendment to regularise the current situation to the south of the town centre.

Revised Preferred Options

- 3.14 The consultation response to the Preferred Options showed support for all the proposals except the allocation of BISH021. The main issue was the site's location to the west of the town centre. Concerns were expressed that any development requiring access via Kerry Lane would cause congestion in the town and be difficult and dangerous. Respondents suggested that a more acceptable location would be to the north and east of the town centre. Work was then carried out with the Town Council to identify land in this part of the town with the result that a previously un-promoted site, BISH013 then came forward. During this period it also became apparent that the opportunity for the Abbeyfield expansion into BISH021 no longer applied.
- 3.15 Further discussions with the Town Council confirmed that the housing guideline should be 150. When the built and committed houses were taken into account, the remainder required to be delivered was 65. Agreement was reached that 40 of these houses could be delivered on BISH013 and the remainder through windfall. The Revised Preferred Options consultation thus proposed the deletion of BISH021 and the allocation of BISH013 for 40 homes.

Final Plan

- 3.16 Consultation responses to the Revised Preferred Options supported the proposed changes at the Revised Preferred Options stage and these have been carried forward to the Final Plan.

Bucknell (Hub)

- 3.17 At the Issues and Options stage (2010), Bucknell Parish Council identified itself as a Hub which could accommodate around 100 dwellings in the period from 2011 to

2026. This approach was welcomed by Shropshire Council as Bucknell is in a relatively isolated location sitting on the very edge of Shropshire, Herefordshire and Powys affected not only by the administrative boundary of strategic authorities but also overshadowed by the English / Welsh border with different administrative and planning regimes.

- 3.18 Shropshire Council agreed with Bucknell Parish Council that it was important for Bucknell to make local provision for its development needs and to safeguard the long term sustainability of the community. Accordingly, Bucknell Parish Council subsequently supported the delivery in the SAMDev Preferred Option of up to 40 dwellings on a greenfield site BUCK003 located on the eastern extent of the town following an assessment of a range of sites across the settlement. The remainder of the overall allocation was then to be delivered on windfall sites.
- 3.19 This decision was taken against the background of an existing commitment on a brownfield site BUCK001 already proposed for a mixed use residential and employment development. Unfortunately, BUCK001 had remained as a longstanding commitment due to its inception in a more buoyant economic climate which resulted in there being insufficient housing to cross subsidise the development during the recession.
- 3.20 The consultation for the SAMDev Preferred Option questioned the allocation of BUCK003 as to whether this was the most sustainable and responsible development option being greenfield land, distant from the town services and (at that time) within the formal floodplain.
- 3.21 In the SAMDev Revised Preferred Option, BUCK003 was removed at the request of the Parish Council and community in favour of an intensified mixed use redevelopment of BUCK001 comprising a largely underused Timber Yard and former Station Yard increasing the housing yield from 30 to 50 dwellings and placing a question before the Parish Council, community and other consultees as to how the balance of development should be delivered in Bucknell
- 3.22 The subsequent responses, discussions and actions stemming from the Revised Preferred Option has led to the following strategy set out in the SAMDev Final Plan.
- 3.23 The landowner of BUCK001 has applied for planning permission for 50 homes to complement the previous consent for employment development which also responds to the wider issue of the limited 5 year housing land supply in Shropshire. The determination of this application is currently being deferred by the presence of a Special Area for Conservation in the River Clun downstream of Bucknell.
- 3.24 Shropshire Council at the request of Bucknell Parish Council has, with the agreement of the landowners, extended the allocation of BUCK001 to accommodate further housing up to a total of around 70 dwellings prove the viability of the overall scheme and safeguard the delivery of new employment premises including a new site for the existing Timber Yard enterprise. The current consultation seeks views as to the both the soundness of the strategy and the suitability of the proposed development.

Chirbury

- 3.25 At the Issues and Options stage, Chirbury and Brompton Parish Council indicated that it would support the identification of Chirbury as a Community Hub. Discussions

with the Parish Council identified an opportunity to accommodate sustainable development of approximately 50 new dwellings (including outstanding commitments) to support existing facilities and services for the period to 2026. Agreement was reached with the Parish Council that 30 of these homes could be delivered on an allocated site within the village of Chirbury leaving 20 to come forward through infill and windfall development elsewhere in the Parish.

- 3.26 The site assessment process showed that CHIR001 was a realistic option to deliver the community aspirations for sustainable growth. At the Preferred Options stage, views were sought on the housing guideline of 50 and the proposal to allocate this CHIR001 for 30 houses. The response was supportive subject to access to CHIR001 being from the A490 rather than through the adjacent Horseshoe Close. A desire for a phased development on this site and a layout which provided open space to the rear of existing properties rather than built development was also expressed. Subsequent discussions with the site promoter enabled these concerns to be addressed as well as providing opportunities for the redevelopment of an area of land to the south-west of the original site containing barns and a grain dryer. The site boundary was subsequently amended to include this area and the Preferred Options proposals have been carried forward to the Final Plan.

Clun (Hub)

- 3.27 At the Issues and Options stage (2010), Clun Parish Council identified itself as a Hub which could accommodate around 100 dwellings in the period from 2011 to 2026. The Parish Council subsequently supported the delivery of up to 60 dwellings from this total on a single site CLUN002 located on the eastern extent of the town.
- 3.28 This approach is reflected in a clearly articulated and objective policy for the future development of Clun. This policy sought to achieve a higher density residential development offering a mix of housing types, sizes and price to offer a range of local housing options which would support the longer term sustainability of the community. This policy also recognises the role, function and setting of the town at the head of the Clun valley, at the principal junction of the A488 and B4368 and the bridging point of the River Clun. The policy recognises that Clun is the key settlement serving the communities and farmsteads of the remoter Clun Forest and the principal communications link with the key settlements of Bishop's Castle, Craven Arms and Knighton (Herefordshire).
- 3.29 The policy which supports the designation of Clun as a Hub has been consistently maintained through all the preparatory stages of the SAMDev Final Plan with one key amendment. The overall development target was reduced to 70 dwellings (from 100 dwellings) in the SAMDev Revised Preferred Option but the local aspiration for development on the proposed allocated housing site CLUN002 was maintained at a minimum of 60 dwellings. This significant clarification of local development aspirations was intended to drive the local policy to secure a higher density housing development in order to deliver a more sustainable pattern of development across the town by controlling sporadic windfall development with larger bespoke housing.
- 3.30 This policy approach was tested later in 2013 with the submission of an application to develop CLUN002. The subsequent engagement of the landowner with the Parish Council and community has indicated the likely scale, layout and design of the

development on CLUN002 but this application has been delayed by the presence of a Special Areas of Conservation downstream on the River Clun.

- 3.31 The successive consultations during the preparation of the SAMDev Final Plan have raised the following matters: there is continuing support for the Hub status, with support for the lower housing target but with a strong desire to ensure housing in the town is delivered at an affordable price and is accessible to local people or those with family or work connections to the town. The proposed allocation at CLUN002 is also supported but the scale and design of this development is expected to respect its setting. The current consultation seeks views as to the both the soundness of the strategy and the suitability of the proposed development.

Lydbury North (Hub)

- 3.32 Shropshire Council made £2,000 available to Lydbury North Parish Council to support the preparation of a Neighbourhood Plan, utilising funding from the neighbourhood planning front-runner programme. The Parish Council chose to utilise the planning services of Shropshire Council to test the most appropriate planning strategy for the village until the preferred sites were identified. The key landowners have subsequently appointed planning consultants who have assisted the process through their clients. This additional direction and planning support for the strategy has largely affected the SAMDev Final Plan and has latterly and significantly strengthened the preferred strategy.
- 3.33 The Neighbourhood Plan 'Light' reflects a thorough process of establishing and reflecting local residents' views even though it may not have delivered a wholly supported consensus. Throughout the process Shropshire Council gave reassurances that the non-statutory Neighbourhood Plan 'Light' would be reflected in the statutory SAMDev Plan. This reassurance reflected the community-led planning route advocated by Shropshire Council as a less resource-intensive model to the full-blown statutory process for neighbourhood development plans set out in the Localism Act. As such, Lydbury North were able to explore the development strategy for Lydbury North as a Hub, providing their own evidence base through locally funded initiatives.
- 3.34 The Parish Council were also able to engage the community of Brockton, as the second settlement in the parish, to explore whether this community wished to deliver development to meet its own needs. A period of discussion and reflection by the Brockton community, supported by an evaluation of potential development opportunities revealed that the likely scale of development in Brockton would be damaging to the character and setting of the village. Brockton village will therefore remain as a countryside location suited more to affordable housing development and the option of open market housing development will be explored further at a future review of the Local Plan.
- 3.35 The advantages of the preferred approach to the delivery of the Lydbury North Neighbourhood Plan 'Light' is the avoidance of a costly examination or referendum. The Plan will, however, be given weight by the local planning authority through the resolution of Shropshire Council to apply the Plan in development management decisions and through the inclusion of the strategy in the SAMDev Plan.
- 3.36 The Neighbourhood Plan Light was shaped by the views of the community through the following initiatives organised by the Parish Council:

July 2012	Lydbury North Housing Needs Survey which informed the housing strategy in terms of housing need and preferred mix of type and size of housing to be delivered in the village
June 2013	Consultation on Development Sites which informed the choice of sites to be allocated in both the SAMDev Revised Preferred Option and the SAMDev Final Plan

- 3.37 The initial strategy for Lydbury North in the SAMDev Preferred Option included a choice of only two sites drawn from the principal landowner Plowden Estates. The two sites were located in the north west of the settlement in close proximity to each other and to the site of the Village Hall which was proposed to be redeveloped, assisted by a financial bequest. The responses to the SAMDev Preferred Option generally supported the designation of the village as a Hub and the proposal for modest growth of around 20 dwellings. However, it was considered that the choice of sites was limited and could not deliver the preferred spatial strategy of smaller developments located in more than one location in the village with attention directed particularly to a redundant, brownfield garage site in the west of the village.
- 3.38 A more comprehensive assessment of sites informed both the SAMDev Revised Preferred Option with the site selection being refined in the Final Plan guided by consultations at both the parish level and across the County, as part of the SAMDev preparation.
- 3.39 The final preferred strategy comprises four sites including the brownfield garage site which will offer a broad range of house types and sizes to accommodate different household types and lifestages. The strategy will focus wholly on the delivery of housing on the allocated sites being brought forward by the two key landowners with windfall development comprising exceptions affordable housing within the village.
- 3.40 The strategy seeks to constrain housing development within the preferred development target, to respect the setting of the village in the Area of Outstanding Natural Beauty and to protect the character and appearance of the Conservation Area within the central core of the settlement. The current consultation seeks views as to the both the soundness of the strategy and the suitability of the proposed developments.

Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington

- 3.41 At the Issues and Options stage (2010), Chirbury and Brompton Parish Council indicated that it would support the identification of Brompton, Marton, Middleton, Priest Weston, Stockton and Rorrington as a Community Cluster. Discussions with the Parish Council identified an opportunity to accommodate sustainable development of about 25 dwellings (including outstanding commitments) to support existing facilities and services for the period up to 2026.
- 3.42 Following this, agreement was reached that a housing guideline of 25 should be delivered through infill and windfall development. Views were sought at the Preferred Options stage on both the guideline and the means of delivery. Both of these were supported and the proposals have been carried forward to the Final Plan. Further discussions with the Parish Council between Revised Preferred Options and Final

Plan led to Pentreheycling being added to the list of settlements included in the Cluster.

Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes)

- 3.43 At the Issues and Options stage, the parish of Clungunford identified a desire to explore whether a Cluster of settlements might be identified across the contiguous parish areas of Clungunford with Clunbury and Hopesay. In these discussions, the focus of discussion rested on the identification of a Cluster between Clungunford and Clunbury, as Hopesay Parish Council made a separate request for their parish.
- 3.44 Shropshire Council supported this approach to delivering sustainable development opportunities in the physically contained Clun Valley to the west of Craven Arms with its linked tributaries of the River Clun which rise along the B4368 Clun Road to the isolated uplands of the Clun Forest along the border with Wales.
- 3.45 At the SAMDev Preferred Option a simple Cluster comprising the principal settlements of Clungunford and Clunbury was identified. The responses to this initial option raised two principal issues: firstly, Clunbury Parish Council expressed concern at the inclusion of their Parish in the Cluster and secondly, Clungunford Parish Council wished to clarify which of the many additional settlements in their parish should be included in the Cluster. In addition, a number of potential development proposals in Clungunford parish indicated the possible scale of development which might possible be achieved.
- 3.46 At the SAMDev Revised Preferred Option, a new Cluster was identified. This Cluster excluded Clunbury parish which was to remain as a countryside designation. The Cluster was reconstituted as identified above and comments were invited as the scale of development which should be permitted. Responses to this consultation identified the following matters: the majority of responses supported the proposed development target of 15 dwellings but there was no clear view about how the Cluster should be constituted.
- 3.47 The Cluster is now included in the SAMDev Final Plan at the wish of the Parish Council whose views take precedence as the elected representatives of the community. The current consultation seeks views as to the both the soundness of this approach and the suitability of the proposed Cluster.

Hope, Bentlawnt, Hopesgate, Hemford, Shelve, Gravels (including Gravels Bank), Pentervin, Bromlow, Middleton, Meadowtown and Lordstone

- 3.48 At the Issues and Options stage, Worthen with Shelve Parish Council indicated that it would support the identification of Hope, Bentlawnt and Shelve as a Community Cluster. Discussions with the Parish Council identified an opportunity to accommodate sustainable development of about 15 dwellings (including outstanding commitments) to support existing facilities and services for the period up to 2026.
- 3.49 Following this, agreement was reached that a housing guideline of 15 should be delivered through infill and windfall development. Views were sought at the Preferred Options stage on both the guideline and the means of delivery. Both of these received support and these proposals have been carried forward to the Final Plan.
- 3.50 The Parish Council completed an Implementation Plan in January 2013 which expressed a desire for development throughout this ward of the Parish. The Revised

Preferred Options consultation then asked for views on development in recognisable named settlements within the Hope and Shelve ward of the Parish. This received support and after further discussions with the Parish Council the situation was clarified so that the Final Plan now includes Hopesgate, Hemford, Shelve, Gravels, Gravels Bank, Pentervin, Bromlow, Middleton, Meadowtown and Lordstone in the Cluster.

Snailbeach, Stiperstones, Pennerley, Tankerville, Black Hole, Crow's Nest and The Bog.

- 3.51 At the Issues and Options stage, Worthen with Shelve Parish Council indicated that it would support the identification of Snailbeach, Stiperstones and Pennerley as a Community Cluster. Discussions with the Parish Council identified an opportunity to accommodate sustainable development of about 15 dwellings (including outstanding commitments) to support existing facilities and services for the period up to 2026.
- 3.52 Following this, agreement was reached that a housing guideline of 15 should be delivered through infill and windfall development. Views were then sought at the Preferred Options stage on both the guideline and the means of delivery. Both of these received community and Parish Council support and these proposals have been carried forward to the Final Plan.
- 3.53 The Parish Council completed an Implementation Plan in January 2013 which expressed a desire for development throughout this ward of the Parish. The Revised Preferred Options consultation then asked for views on development in recognisable named settlements within the Heath ward of the Parish. This received support and after further discussions with the Parish Council the situation was clarified so that the Final Plan now includes Tankerville, Black Hole, Crow's Nest and The Bog in the Cluster.

Wentnor and Norbury

- 3.54 At the Issues and Options stage, Myndtown Combined Parish indicated that it would support the identification of Wentnor and Norbury as a Community Cluster. Discussions with the Parish Council identified an opportunity to accommodate sustainable development of about 25 dwellings (to include outstanding commitments) to support existing facilities and services for the period up to 2026.
- 3.55 Following this, agreement was reached that a housing guideline of 25 should be delivered through infill and windfall development. Views were then sought at the Preferred Options stage on both the guideline and the means of delivery. Both of these received community and Parish Council support and these proposals have been carried forward to the Final Plan.

Worthen, Brockton, Little Worthen, Little Brockton, Binweston, Leigh, Rowley, Aston Rogers and Aston Pigott.

- 3.56 At the Issues and Options Stage, Worthen with Shelve Parish Council indicated that it would support the identification of Worthen and Brockton as a Community Hub and Binweston, Leigh and Aston Rogers as a Community Cluster. Discussions with the Parish Council identified an opportunity to accommodate sustainable development of about 60 dwellings in Worthen and Brockton and 15 in Binweston, Leigh and Aston

Rogers (including outstanding commitments) to support existing facilities and services for the period up to 2026.

- 3.57 Agreement was reached that Worthen and Brockton could accommodate sustainable development of about 60 dwellings to support existing facilities and services delivered through a combination of allocated sites and windfall development in the period to 2026. Similarly, it was agreed that Binweston, Leith and Aston Rogers could accept sustainable development to support existing facilities and services of up to 15 houses, delivered through infill and windfall development in the same period. The site assessment process showed that site WORTH002 was a realistic option to deliver the community aspirations for sustainable growth in Worthen and Brockton.
- 3.58 At the Preferred Options stage, views were sought on whether Worthen and Brockton should be designated a Community Hub with a housing guideline of 60 and whether WORTH002 should be allocated for 35 houses with the remaining 25 homes coming forward through windfall development. The consultation also asked whether Binweston, Leigh and Aston Rogers should be a Community Cluster with a housing guideline of 15 delivered through windfall development.
- 3.59 All the proposals for Binweston, Leigh and Aston Rogers were supported but there was concern that the housing guideline was too high for Worthen and Brockton and that WORTH002 was not an appropriate site. The main issues were the danger from traffic and problems with access, the steep nature of the site, flooding, loss of view or visual amenity and the inability of the existing sewerage system to accommodate new development. The Parish Council also responded that they did not want an allocated site.
- 3.60 Discussions with the Parish Council led to an agreement that Worthen and Brockton should be combined with Binweston, Leigh and Aston Rogers to form one Community Cluster. The housing guideline for this revised Cluster would be 30 and development would be delivered through infill and windfall development alone. Site WORTH002 was thus no longer needed and was proposed for deletion. These changes were supported through the Revised Preferred Options consultation and have been carried forward to the Final Plan.
- 3.61 The Parish Council completed an Implementation Plan in January 2013 which expressed a desire for development throughout this ward of the Parish. The Revised Preferred Options consultation then asked for views on development in recognisable named settlements within the Worthen ward of the Parish. This received support and after further discussions with the Parish Council the situation was clarified so that the Final Plan now includes Little Worthen, Little Brockton, Rowley and Aston Pigott in the Cluster.

Bridgnorth Area

Bridgnorth

- 3.62 The eastern side of Bridgnorth is tightly constrained by the West Midlands Green Belt. This has greatly limited the options available to the town in the SAMDev Plan, by effectively excluding land east of the River Severn from serious consideration. As a result of concerns raised in the consultations on the plan, Shropshire Council has given an assurance that the Green Belt boundary will be reviewed in the next local

plan, to enable alternative options east of the River Severn to be considered in the future;

- 3.63 Bridgnorth Town Council and Tasley Parish Council have both stated that they do not wish more than 1,000 homes over the plan period 2006-2026. This would leave only 329 dwellings to be provided 2013-2026 due to existing commitments of 671 dwellings (522 built by 2013 plus 149 with outstanding planning permission at March 2013);
- 3.64 There is a strong local view from local respondents and the local councils that employment development can be accommodated on the existing industrial estates at Stanmore and Chartwell, and that in any case the credibility of achieving local employment growth through allocating land for employment development has been an issue in the past and this remains the case. There is scepticism that that proposed industrial development will materialise, as well as concern expressed that this scale of development is inappropriate for the town;
- 3.65 On the other hand, Bridgnorth is the third largest town in Shropshire after Shrewsbury and Oswestry, and this level of residential and employment-related development is consistent with the town's important role in eastern Shropshire and with the NPPF's requirements to plan positively to meet economic and social requirements. The rate of growth proposed is not higher than the Shropshire-wide average, and indeed represents a significantly lower rate of growth than that experienced in the first 7 years of the plan period 2006-2013. Furthermore, Shropshire Council recognises that a significant improvement to the town's employment is only likely to be achieved through a bold move that opens up new areas; in this case, across the A458 bypass;
- 3.66 The proposed site allocations represent a comprehensive scheme with no landownership or co-ordination barriers to delivery. It will deliver the required new junction on the A458 and the relocation of the livestock market necessary to facilitate development on the side of Bridgnorth that is not constrained by the Green Belt. The proposals offer balanced development, with a range of community facilities, that will help meet local needs for housing and employment in accordance with the NPPF;
- 3.67 At the heart of the debate over the future of Bridgnorth lies the tension between assisting a local town to thrive, whilst not encouraging commuting and limiting the degree to which Bridgnorth attracts development from the metropolitan areas to its east. The Shropshire Core Strategy emphasises Bridgnorth's role as a focal point, in contrast to the alternative local views expressed during the SAMDev Plan consultations of a historic town that should be preserved at its current size. Over the years most of the opportunities in and around Bridgnorth for infill development and small additions to the town have been used up, resulting in today's situation in which major decisions now need to be taken about opening up new areas to accommodate the town's long-term future;

Ditton Priors

- 3.68 At Issues & Options stage (2010) the Parish Council indicated that it considered Ditton Priors to already function as a hub with a good range of facilities, with a modern village hall, playing areas, post office, garage, industrial estate, doctors, school, care homes etc. The village draws people in from a wide area to use them. At Preferred Options stage (2012) it supported up to 26 dwellings on small

development sites. The build-your-own affordable home policy has proved popular in the area, and therefore the Parish Council consider that a modest allocation of 12 dwellings at Station Road plus small infill will be sufficient to meet their preferred level of residential development, whilst preserving the character of the village;

- 3.69 Half of the village lies within the Shropshire Hills Area of Outstanding Natural Beauty (AONB). Small scale development is compatible with the AONB designation, but larger scale development would raise concerns. The allocation of land opposite 6 Station Road (DITT005) for twelve dwellings is at the maximum size that would be acceptable for a small village in an AONB;
- 3.70 The Parish Council has identified a wide range of infrastructure improvements that will help make the village more sustainable, as set out in detail in the Bridgnorth Area Place Plan;

Neenton

- 3.71 Neenton held a dedicated Parish Meeting in summer 2011 at which the community of Neenton decided to become a community cluster based on the core settlement of Neenton itself, with the sole purpose that this designation would help support the reopening of the Village Public house as a community held building, facilitated by the development of a small number of open market and affordable houses built on the land around the public house. The community stated that they did not want any other development of housing outside affordable exception sites that do not directly engage with the aspiration of obtaining a community led public house;
- 3.72 A planning application by Shropshire Housing Association for 5 market houses and 2 affordable houses was permitted on 10th Dec 2012 (12/05069/FUL). A key aspect of the scheme was that the open market housing would act as an enabling development, allowing the local community to acquire and refurbish the closed public house building for use as a community facility to provide a social and economic hub for the regeneration of the village as a sustainable rural community. The planning application had the strong support of Neenton Parish Meeting, which had elected to have the status of a Community Cluster in the SAMDev Plan with the intention of enabling this specific development. No further development of market housing is envisaged in Neenton over the plan period

Acton Round, Aston Eyre, Monkhopton, Morville and Upton Cressett Community Cluster

- 3.73 Morville Parish Council indicated in 2012 that it would support a limited amount of low cost housing for local families to be built on infill sites within the cluster settlements. The number of homes required was discussed by the parish council over 2013 and in January 2014 the Parish Council was able to confirm that they wished a housing guideline figure of 15 properties to be spread across the whole parish in order to give flexibility. Among the infrastructure improvements that the Parish Council wish to see over the plan period are improvements to the playing field which is used by the school but owned by the Parish Council.

Broseley Area

Broseley

- 3.74 Over the course of 2012 and 2013, Broseley Town Council prepared a Town Plan for 2013-2026 to replace the previous Town Plan created in 2004 and updated in 2010. The Broseley Town Plan can be viewed at:
<http://www.2shrop.net/live/welcome.asp?id=3090>.
- 3.75 The Town Plan was based on detailed consultation in the form of a residents' survey (pages 16-24 of appendix 1, with the 460 responses summarised on pages 25-29 of the Town Plan). This was followed up by street surveys and a widely advertised public meeting, press statements and posters. Local councillors spent time interviewing people on the streets of town and full information was available on the Broseley Town Council website, including an invitation to respond in writing or online. Separate consultations have been held with young people facilitated by Shropshire Youth Service and the Broseley Youth Partnership (summary report pages 30-32 of appendix 1) and with local tourist information offices and Broseley providers of visitor accommodation (page 33). The responses were thoroughly reviewed and analysed and incorporated into the existing document, which itself had been subject to professional consultation processes. The Town Council's aim had been to produce a Town Plan defined by community voices, and they were commended by Shropshire Council in the excellence with which they achieved that aim;
- 3.76 Shropshire Council has promoted community-led plans as a more sustainable model to the full-blown statutory process for neighbourhood development plans set out in the Localism Act. In accordance with its stated support for community-led plan making, Shropshire Council gave a commitment to the Town Council that their Town Plan would be reflected in the emerging SAMDev Plan as far as possible;
- 3.77 Shropshire Council adopted the majority of the planning policies in the Broseley Town Plan for development management purposes at its Council meeting on 26th September 2013. In the report to Council, a commitment was given that the SAMDev Plan will dovetail with the Broseley Town Plan in two ways: firstly through a Broseley settlement policy that reflects the key elements of the Town Plan, and secondly through a cross-reference to the Town Plan, confirming that development will be expected to meet its provisions. Both these commitments are now reflected in policy S4.1 of the SAMDev Plan;
- 3.78 The development boundary for Broseley shown on the SAMDev Policies Map is the same as the Town Plan map. It will be adopted through the SAMDev Plan process in order to allow objectors the opportunity to be heard by a planning inspector before the development boundary is finalised. However, as recent experience has shown, the development boundary has limited weight in protecting sites from development during times when Shropshire Council does not have a five year supply of housing land (for example, the resolution to grant planning consent for 30 dwellings at Coalport Road on 28th January 2014 for application 13/04157/OUT). The inter-relationship of community-led plans vis-a-vis the NPPF's requirements for a five year supply remains a sore point;
- 3.79 The Town Council intends to keep the plan up-to-date, and to complete a local review in advance of each review of the Local Plan by Shropshire Council. This on-going relationship has at its forefront co-operation in which Shropshire Council as the local planning authority gives help and professional advice as required to the Town Council as it undertakes much of the detailed legwork in consulting with the local community, exploring options and devising the best plan for its area.

Church Stretton Area

Church Stretton

- 3.80 Church Stretton is identified in the Shropshire Core Strategy as a Market Town with an indicative level of housing development of less than 500 homes. It will have development that balances environmental constraints with meeting local needs. The Employment Land Review (ELR) identified a lack of small offices, starter workshops, light industrial premises and grow-on space/development plots for existing companies to expand into in Church Stretton. It stated that '*Church Stretton is a relatively large settlement with no available employment land which should move towards a more sustainable mix of development.*' The Review gave a high priority to the allocation of 2ha of employment land accessed from either the A49 or the B5477 (Shrewsbury Road);
- 3.81 Church Stretton is entirely within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and paragraphs 115 and 116 of the NPPF are relevant. Paragraph 116 indicates that major development should not be permitted in AONBs except in exceptional circumstances and where it can be demonstrated that it is in the public interest. A consideration of development proposals should include an assessment of:
- the need for the development and the impact of permitting or refusing it, upon the local economy;
 - the cost of and scope for developing outside the designated area or meeting the need in some other way;
 - any detrimental effect on the environment, the landscape and recreational opportunities and the extent to which that could be moderated.
- 3.82 The need for development in Shropshire has been objectively assessed and is demonstrated as part of the evidence base⁷. Church Stretton is one of the 18 Market Towns in Shropshire which provide services and facilities for a much wider area. It represents a sustainable place in which development can play an important role in meeting the social and economic needs of both the town and the surrounding rural area. Too restrictive an approach to development would worsen the economic prospects for the local working population, who already face the fact that Church Stretton has the second highest ratio of house prices to wages in the county⁸
- 3.83 There are no hubs or clusters in the surrounding area, so focusing development in the largest settlement in the AONB serves to protect the more rural parts of the designated landscape. Moreover, in recognition of its sensitive location the scale of development in Church Stretton is modest in comparison to other market towns in Shropshire;

⁷ Core Strategy and SAMDev Plan evidence at <http://www.shropshire.gov.uk/> - housing and employment requirements in particular.

⁸ Table 3.15 in the SMAA Update 2014

- 3.84 The purpose of AONB designation is not solely to conserve natural beauty: guidance from Natural England states that *'in pursuing the primary objective of designation, account should be taken of the need to safeguard the economic and social needs of local communities.'* This is further elaborated in the Written Ministerial Statement from Nick Boles, issued by the Department of Communities and Local Government on 6th March 2014 which states that *'However, we expect national parks and other local planning authorities to take a positive and proactive approach to sustainable development, balancing the protection of the landscape with the social and economic wellbeing of the area. National Parks and other protected areas are living communities whose young people and families need access to housing if their communities are to grow and prosper.'* In pursuing a modest level of development in a sustainable settlement Shropshire Council is seeking to strike an appropriate balance between conserving natural beauty and supporting the local community's economic and social needs;
- 3.85 The sites proposed for allocation have been assessed using an exhaustive process which, amongst other things, rigorously evaluated the relative environmental merits of each site. The proposed sites are thus some of the least environmentally sensitive in the town. Notwithstanding this, future detailed development proposals will need to satisfy Policies MD2, MD12 and MD13;

The Issues and Options stage

- 3.86 Responses were sought on four scales of development for Church Stretton at the Issues and Options stage: Option A proposed a minimum of 200 homes with minimal employment land and the other options increased the housing by 100 each time as well as the scale of employment, so that Option D proposed 500 houses and maximum employment land;
- 3.87 Community views were narrowly in favour of Option A, although Option B (300 homes and modest employment land) was almost as well supported. Subsequent meetings with Church Stretton Town Council, including feedback from a public open meeting in October 2011, resulted in an agreement that around an extra 147 houses could be delivered in the town between 2011 and 2026 through a combination of allocated sites and windfall development. As 203 houses had already been built or given planning permission in the town up to this point, this meant that the overall housing guideline for the Plan period (2006-2026) was around 350.

The Preferred Options stage

- 3.88 At this stage the site assessment process showed that there were only 3 realistic housing sites; the land adjacent to the school (CSTR014), the school playing fields (CSTR018) and Snatchfields (CSTR020). Two of these, the land adjacent to the school (part of which later became Springbank Farm - ELR078) and the school playing fields (ELR052) were also the only realistic employment sites;
- 3.89 With this in mind, agreement was reached with the Town Council that 90 houses would be provided across the 3 realistic sites. Although all 90 houses could have been accommodated on the land adjacent to the school alone, Snatchfields was included to allay Town Councillor's concerns that if all the proposed houses were to be delivered near the school the density of the resulting development would be out of keeping with the current low density character of the town. The existing development

density around these 3 proposed sites ranges from around 13-16 houses per hectare;

- 3.90 As the school playing fields and the land adjacent to the school were also the only realistic employment sites it was proposed that 1ha of employment use also be provided between these two sites. An added difficulty was that development on the playing fields would mean the loss of sporting and recreational facilities. Paragraph 74 of the NPPF prevents such a loss unless equivalent or better facilities can be provided in a suitable location. However, discussions with Church Stretton School identified an opportunity to provide improved sporting and recreational facilities with direct access for students on the land adjacent to the school. This represented an opportunity for considerable planning gain, provided the two respective landowners could negotiate a suitable agreement;
- 3.91 Views were thus sought at the Preferred Options stage on the suitability of the school playing fields and the land adjacent to the school for either employment or housing uses or a combination of both with the proviso that should the playing fields be developed, replacement sporting and recreational facilities would be provided on the land adjacent to the school. Housing would also be provided on Snatchfields to allow development in the town to be delivered at a density of 20 houses per hectare or less in line with the Town Council's wishes. The complicated inter-relationship between housing, employment and playing field uses and density considerations meant that at this stage the maximum number of houses deemed acceptable, rather than an exact figure, was suggested for each site.

Revised Preferred Options

- 3.92 The consultation responses to the Preferred Options highlighted great public concern with the overall principle that the town needed new housing and employment land and subsequently led to community objections to all of the sites proposed for housing or employment. The initial response from the Town Council (6th August 2012) was in line with this, stating that Councillors did not want any increase in housing numbers from those that had already been built or given planning permission by 2011;
- 3.93 Responses to question 7 on alternative sites in the Preferred Options consultation showed that there was public support for the allocation of The Leasowes (CSTR019) and New House Farm (CSTR027) for housing and the land south of Continental Fires (CSTR013/ELR051) for employment.
- 3.94 The Environment Agency (EA) responded that two areas of land within the school playing fields were within groundwater Source Protection Zone 1. They recommended that in line with the sequential approach, development should be steered away from these areas. This approach is covered by NPPF paragraph 101 which indicates that development should not be allocated if there are reasonably available sites in less environmentally sensitive areas;
- 3.95 A second response from the Town Council on 26th February 2013, whilst confirming their objection to the allocation of Snatchfields for housing and the school playing fields for employment, stated that they had no objections to the land between Springbank Farm and the railway line (the part of the land adjacent to the school which subsequently became the Springbank Farm employment site – ELR078) being allocated for live/work units. However, this site was not promoted for this use by the

landowner at this stage. The Town Council also supported the provision of sporting facilities on the land adjacent to the school and wanted any housing development on this site to accommodate the concerns of local residents as far as possible. Meanwhile, confirmation was received from Shropshire Council's Commercial Services Department (as owner of the school playing fields) that it was the intention to progress an agreement with the owner of the land adjacent to the school to deliver improved sporting and recreational facilities on this site and thus to release the playing fields for housing development. Such an agreement offered an opportunity to deliver significant community benefits;

- 3.96 A review of the site assessment process at this stage showed that the number of sites considered realistic for housing development had increased from 3 to 5 whilst a new employment site had come forward;
- 3.97 The submission of further information for the Leasowes and New House Farm meant that the access difficulties which had prevented their consideration at the Preferred Options stage had been resolved and that both sites were now available for housing. New House Farm is a large site with a nominal capacity of 178 dwellings if developed at a density of 30 houses per hectare. It would be accessed via a new road constructed from an improved junction with the A49. The Leasowes has a nominal capacity of 56 dwellings (based on 30 houses per hectare) and would be accessed via a link road across the adjacent site CSTR022. This would be specially designed to prevent damage to the protected trees on CSTR022;
- 3.98 At the same time a new 2ha employment site, West of New House Farm (ELR070) linked to the New House Farm housing site came forward. This offered an opportunity to develop not only the offices, starter workshops, light industrial premises and grow-on space for existing companies to expand into but also to deliver the amount (2ha) of employment land that the Employment Land Review identified as being needed in Church Stretton. Additional proposals for tourism, leisure and sporting facilities on land between the two sites which would benefit from the improved road junction with the A49 and new access road for the housing site were proposed at the same time. Whilst these extra facilities offered an opportunity to support the important tourism economy of the town, they would not form part of any allocation;
- 3.99 The following alternative sites suggested by the Town Council were also reviewed as follows:
- The Wetlands (CSTR012) was not considered realistic or deliverable as a significant part of site is within Flood Zone 3. Of those areas outside the flood zone, the southern section requires access through Flood Zone 3;
 - The Burway Road sites (CSTR016 and CSTR024) are within the development boundary and could come forward as windfall sites;
 - The Leasowes (CSTR019) was realistic (as above);
 - The development of an exception site for housing to the north of the land adjacent to Woodbank House (CSTR028) meant that this site could now be considered integral part of the built form and its development could sensibly be brought forward through a development boundary amendment;
 - The land south of Continental Fires (CSTR013/ELR051) was not realistic or deliverable as there was no identified means of access either through the

Continental Fires site or directly from the A49. Any access proposals would need agreement in principle from the Highways Agency.

3.100 More than one allocated site is required in Church Stretton alongside the limited potential for windfall development within the development boundary, to meet the housing guideline. The environmental constraints of all the realistic sites, including the impact on groundwater were considered alongside wider sustainability objectives, including opportunities for planning gain to provide social and economic benefits for the community. Accordingly, the Revised Preferred Options consultation document proposed the following:

Deletions

- Snatchfields for housing
- The land adjacent to the school for housing or employment

Changes to proposed sites

- The school playing fields should have no employment but should be allocated for 25 houses provided that better sporting and recreational facilities were provided on the land adjacent to the school. A landowner agreement to deliver this was being negotiated but at this stage had not been concluded.

New sites

- New House Farm should be allocated for 85 houses, accessed from the A49 and delivered in conjunction with 2ha of employment on the west of New House Farm site.
- The Leasowes should be a reserve site for 25 houses in the event that the landowner agreement to deliver housing on the school playing fields and replacement sporting facilities on the land adjacent to the school did not progress. The community support for the site was an additional factor in the proposal to have it as a reserve site at this stage.

3.101 The housing guideline was revised from 350 to 370 in order to deliver low density development on these realistic sites. In the absence of any updated preference from the Town Council this figure was felt to be in line with their earlier expressed wishes. A minor development boundary amendment allowed the land adjacent to Woodbank House to be released for windfall housing;

3.102 These changes were proposed because the school playing fields and the two New House Farm sites now offered more opportunities for planning gain as well as the delivery of both the uses and amount of employment land recommended in the ELR;

Final Plan

3.103 The community responses to the Revised Preferred Options consultation were very strongly against the allocation of either of the New House Farm sites for housing and employment.⁹ Respondents also wanted the land adjacent to the school to be allocated for housing instead of the school playing fields. They supported the

⁹ See the SAMDev Consultation Statement

removal of the land adjacent to the school (including the Springbank Farm site) for employment and were in favour of allocating the Leasowes as a reserve housing site, the development boundary amendment and the removal of Snatchfields for housing;

- 3.104 The Town Council did not support the allocation of either of the New House Farm sites, suspended judgement on the school playing fields (pending more information on the comparative advantages and disadvantages of developing housing, employment and sports facilities only on the land adjacent to the school or on both this and the school playing fields) and supported housing on the Leasowes in its own right, not just as a reserve site. Town Councillors then proposed the alternative strategy of deleting the New House Farm sites and making up for the loss of the 85 houses by developing at a much higher density on the school playing fields and the Leasowes. The former would then be allocated for 50 houses rather than 25 and the latter for at least 40 houses. The loss of the employment land at New House Farm would be offset by the allocation of the Springbank Farm site for employment in the first instance with the land south of Continental Fires as a reserve site. The Springbank Farm site was now formally promoted as an 'artisan quarter' in response to the Revised Preferred Options consultation;
- 3.105 A review of the site assessment process showed that the access constraints had not been overcome for the land south of Continental Fires and this site remained undeliverable. An assessment of Springbank Farm for employment showed that a number of constraints remain to be addressed.
- 3.106 A similar consideration of environmental constraints showed that the impacts on groundwater resources of developing the school playing fields could be managed by requiring the site to be developed sequentially. Housing could be located in the lowest risk areas and low risk uses such as Public Open Space could be targeted in the two areas within SPZ1. Additionally, the development guidelines would advise developers to work closely with the EA to manage risk effectively;
- 3.107 Following further representations to the Shropshire Council Cabinet meeting of 19th February 2014, councillors decided that the Final Plan should propose the deletion of the two New House Farm sites for housing and employment and replace these with the school playing fields and the Leasowes for about 50 houses each and Springbank Farm for 1.27 hectares of office space.

Cleobury Mortimer Area

Cleobury Mortimer

- 3.108 Cleobury Mortimer is a small market town in South East Shropshire close to the border with Worcestershire. The town sits on the A4117, which is the main road between Ludlow and Bewdley. Its location close to Kidderminster and the wider west midlands means that there is a level of commuting out of the town although most employment spaces in the town are filled locally. The town's economy has traditionally had a higher than average focus on the manufacturing sector although agriculture and related sectors form a key part of the wider economy;
- 3.109 Policy CS3 established the strategic objective for Cleobury Mortimer to deliver development to meet local needs whilst respecting environmental constraints, with

up to 500 dwellings over the Plan Period and balanced business and housing development. The preparation of the SAMDev Settlement Strategy for Cleobury Mortimer has taken this strategic approach as a basis for developing the potential growth options and site allocations identifying a housing guideline of around 350 dwellings and 0.7 hectares of employment development up to 2026;

- 3.110 The SAMDev Plan identifies a development rate of around 18 a year over the total period which is consistent with recent past trends (1998-2008 saw around 15 a year although 29 a year was experienced 2006-2013). The housing guideline reflects Cleobury Mortimer's role as a key centre but also takes account of the very high level of windfall development since the start of the Plan Period (with 209 built and 65 committed at April 2013). In growth percentage terms the growth rate of 2.3% is the highest across Shropshire's market towns/key centres in this period;
- 3.111 This high level of windfall experienced in the town is primarily due to the redevelopment of part of the Mullers England UK Ltd site off A4117/Vaughan Road for 92 houses, as a departure to the South Shropshire Local Plan 2004-11, and the development on the former Lacon Childe School playing fields for 102 houses along Catherton Road. The existing commitments (at April 2013) have also been supplemented by applications for residential development approved on the former JAG Glazing site, off Vaughan Road (application ref: 12/03689/FUL) for 16 dwellings and SHW Containers off New Road (application ref: 12/04312/FUL), for 21. Together they have added an additional 37 dwellings to the commitments. These commitments mean that some significant brownfield opportunities have come forward or are already in the pipeline but there remain further opportunities for further windfall development over the Plan Period;
- 3.112 The Issues and Options (2010) put forward a range of 12 sites/land options for future development in the town and a range of strategic growth options for residential (200-500 dwellings) and employment development. The responses to the Issues and Options (2010) highlighted significant concern over development to the west of Cleobury with regards to the approach to the town; concern over the impacts on Catherton Road from further development in this area and some support for development to the east and south of Cleobury. There was also support for retaining employment uses within the town. Cleobury Parish Council suggested around 300-350 new houses in the Plan Period. Overall, 38% of respondents supported the 'below mid-range - 300' figure with the next highest being the 'minimum - 200' (33%) figure. 46% supported modest employment growth. The growth requirement for 350 new houses in the Plan Period was put forward in the Preferred Options Report (2012);
- 3.113 Greenfield development options in Cleobury Mortimer are limited by physical factors including the River Rea and its tributaries, landscape sensitivity (to the west and eastern edges of the settlement), access (particularly Catherton Road), topography and land availability. In line with these constraints two sites on Tenbury Road were put forward as preferred options for housing development at the Preferred Options (2012) stage. These are reasonably well contained within the existing built form of the settlement. Consultation responses at Preferred Options stage highlighted concerns about the scale of housing growth on local infrastructure capacity and the character of the town. Concerns were raised about the scale of development at Land at Tenbury Road (CMO002). At Revised Preferred Options (2013) the site at

Tenbury Road (CMO002) was significantly reduced in density from 28 dwellings to 14 following discussions with the promoter of the site. The Pre-Submission Draft reduces this further to 12 dwellings in line with a planning application submitted after the Revised Preferred Options (2013) (Shropshire Council resolved to grant permission subject to signing of S106 agreement – application ref: 13/02548/OUT). The site at New House Farm (CMO005) has also been slightly reduced to enable appropriate landscaping and buffering to the Hobson's Brewery to the south of the site;

- 3.114 Retaining employment within the town has been key driver of the SAMDev reflecting local concerns over the loss of employment land in recent years, particularly in the manufacturing sector. The ELR suggested the need for 1 hectare of employment land in Cleobury to provide opportunities for a range of employment units. The SAMDev Preferred Options (2012) put forward around 1.2 hectares of employment land. This included 0.7 ha adjacent to the existing industrial site at New House Farm (ELR068CM). Shropshire Council's Market Towns Revitalisation Programme funds were used to help achieve outline planning permission for part of the site in 2012 (ref: 12/00782/OUT). A brownfield site at JAG Glazing (ELR067) was included in the Preferred Options (2012) for around 0.5ha. The identification of these sites reflected the land availability and landscape constraints in the town;
- 3.115 Consultation responses to the Preferred Options supported the identification brownfield land but also highlighted concerns about the viability of developing the JAG (ELR067) site for employment use considering the residential uses now surrounding the site following redevelopment of the former Mullers England UK Ltd site. Following the publication of the Preferred Option (2012) the JAG Glazing site was also granted permission (subject to a S106) for residential use. The site was therefore not included in the SAMDev Revised Preferred Options. The existing and successful Old Station Business Park at Neen Savage parish just over half a mile away from Cleobury Mortimer was identified as providing potential small scale expansion opportunity to help meet the needs of the wider Cleobury Mortimer area. The existing industrial estate has been successful with local businesses making full use of existing units. This was consulted on at Revised Preferred Options (2013) and carried forward in the SAMDev Plan;

Kinlet, Button Oak and Button Bridge Community Cluster

- 3.116 Kinlet, Button Oak and Button Bridge were included in the 'Revised Preferred Options' (2013) as a Community Cluster following indication by the Parish Council that they supported their identification and a growth figure of around 30 dwellings across the Community Cluster. Across the Kinlet cluster there is a limited range of services and facilities including primary school, public houses and a village hall. At Revised Preferred Options (2013) a site was put forward in Kinlet to help meet the affordable needs of the Parish and provide some market housing. This site option was chosen from an overall site put forward both sides of the B4194. The site was chosen as a natural extension to the extent of the village within the B4194. Limited infill development is expected in the settlements of Button Oak and Button Bridge with a rate of about 1 house every year across the two settlements. This represents a slight increase in recent development trends in these settlements;

Doddington and Hopton Wafers Community cluster

- 3.117 Doddington and Hopton Wafers were included in the 'Preferred Options' (2012) as a Community Cluster following indication by Hopton Wafers Parish Council that they supported their identification for limited housing development. There is a limited number of facilities and services across the settlements including public house and village hall. However, the Hopton Wafers School closed in 2012. The Preferred Option (2012) included a housing guideline of around 8-12 dwellings. These proposals were generally supported in the Preferred Options consultation and were carried forward into the Draft Submission SAMDev. The majority of respondents supported their inclusion in the SAMDev Plan but some concern was raised about the level of development, particularly in relation to the loss of the school. The policy puts forward limited development of smaller market priced houses as single plot developments to help meet the local needs in the Parish. The housing guideline is for around 12 dwellings reflecting the development of around one house per year.

Oreton, Farlow and Hill Houses Community Cluster

- 3.118 Oreton, Farlow and Hill Houses were put forward as a Community Cluster in the Preferred Option (2012) following indication of support from the Parish Council for a small amount of new development in these settlements. There are limited facilities and services across the Cluster including primary school and village hall. The Preferred Option (2012) outlined limited growth of around 8-12 smaller market priced dwellings, equivalent to around a dwelling a year, to help meet local needs for housing. It also included development boundaries for Oreton and Farlow which had been carried forward from the Bridgnorth Local Plan. The Parish Council responded that the development boundaries were considered to be 'out-of-date' and did not reflect current local circumstance and supported the identification of the settlements. The boundaries were not carried forward to the SAMDev Plan allowing for development to be managed appropriately within the settlements.

Silvington, Bromdon, Loughton and Wheathill Community Cluster

- 3.119 The Wheathill Community Cluster was put forward in the Preferred Option (2012) following indication of support for small amount of new housing development in the parish by Wheathill Parish Council. These are very small scattered settlements within the Shropshire Hills AONB with a limited range of facilities and services across the Cluster. The proposals are for limited development of smaller market priced homes to meet local needs equating to around one dwelling year over the remainder of the Plan Period. The Preferred Options consultation responses raised issues over accessibility in winter although there was some support for their inclusion in the Plan. The Pre-Submission draft includes a housing requirement of around 12 dwellings up to 2026.

Stottesdon, Chorley and Bagginswood Community Cluster

- 3.120 The Stottesdon Cluster was put forward in the Preferred Option (2012) following indication by the Parish Council of support for its inclusion. There are a range of services and facilities across the Community Cluster including primary school, shop, village halls, GP surgery and pubs. The growth target put forward at the Preferred Options (2012) stage was for around 8-12 dwellings up to 2026. The housing requirement reflects growth of around a dwelling per year and is a continuation of past trends of development in these villages. The Preferred Options responses were

mixed on the inclusion in the Plan as a Community Cluster and the target. Stottesdon as a primary location for new development was supported. There was support for development boundary to be drawn around Stottesdon. The Pre-Submission Draft includes a housing guideline of around 12 dwellings up to 2026 and takes forward the development boundary for Stottesdon as proposed.

Neen Savage (Community Cluster)

- 3.121 At the Preferred Options (2012) stage a Community Cluster comprising a number of small settlements in the parish of Neen Savage was put forward. The Preferred Option consultation responses were not supportive and requested designation as open countryside. The Parish Council undertook a survey as part of preparation a Parish Plan and the local evidence suggested the lack the requirement for identification of Cluster settlements for open market housing in the parish. The Community Cluster was therefore not carried forward in the Revised Preferred Option (2013) and does not appear in the SAMDev Plan.

Craven Arms Area

Craven Arms

- 3.122 At the Issues and Options stage (2010), Craven Arms Town Council were invited to consider the scale of development that would be appropriate to the role and function of the town as a Key Centre on the A49 Trunk road corridor through south Shropshire. The Town Council directed the focus of the work to determine SAMDev Preferred Option to the planned strategies already prepared within both the Craven Arms Town Plan prepared by themselves and the Draft Craven Arms Area Action Plan which the Town Council had helped to prepare with the former South Shropshire District Council.
- 3.123 Shropshire Council welcomed this response as the latter strategy had been prepared with significant local participation by the Town Council and community and the draft Area Action Plan had already been formally recognised as a potentially sound strategy by the strategic authorities of Shropshire County Council and the West Midlands Regional Assembly.
- 3.124 The Craven Arms Area Action Plan set out the following outline strategy for the town: promoting the town as a vital and vibrant market town as a growth centre for housing, employment and services, to deliver economic development by offering a range and choice of readily available sites (at least 6 hectares), to deliver a supply of new land for housing development within or next to the town including exception sites.
- 3.125 The Area Action Plan provided the 'blueprint' for the growth and development of the town and the SAMDev Preferred Option provided the detailed development objectives which comprised: a housing target of 500 dwellings at the medium growth level in the Area Action Plan, with this housing delivered on existing greenfield sites within the built form of the town, including an aspiration to deliver to development a partially constructed care home which affected the local landscape, , a target of around 6 hectares of employment land to be used to achieve the long held objective to relocate the existing abattoir from the town centre to facilitate a renewal of the

town centre as a retail and service centre, to bring forward a reserve employment site to the north of the successful Craven Arms Business Park to sustain its longer term growth. A further proposal was included in the strategy for an exception housing site located to the south west of the town on land already proposed for an affordable housing development by South Shropshire Housing Group.

- 3.126 This aspirational strategy for the growth and development of Craven Arms must address a number of considerations. The town lies within the valley of the River Onny below the upland landscape of the Area of Outstanding Natural Beauty which overlooks the town but the town is not within the AONB. The town is therefore affected by the River Onny floodplain and surface water run-off from the uplands areas, the town has already grown up to and beyond its Parish boundaries and abuts Sibdon Carwood to the west which accommodates the proposed affordable housing site and extends into Wistantow Parish which accommodates the reserve employment site and the proposed site for the relocation of the abattoir.
- 3.127 A proposed scale of development of the order of 500 dwellings is a significant numerical and physical growth of the town. The town has yet to attract developer interest of the magnitude to deliver this aspirational strategy, although the relocation of the abattoir is a deliverable proposal and there is current demand for employment floorspace in the town. Whilst the challenge of this strategy is recognised both in terms of the scale and growth to be delivered and the impacts of its proposals on adjoining areas, there is a realisation of the need for growth and an empathy with the aspirations of the Town Council and community.
- 3.128 This aspirational strategy is driven by a number of key considerations in relation to the role, function and location of Craven Arms. The Area Action Plan as the 'blueprint' recognised the potential of Craven Arms as a growth point given the physical constraints affecting the other key centres of Ludlow and Church Stretton along the A49. The potential of Craven Arms relates to the physical location of the town at the junction of both the Corvedale and Clun valleys in the base of the River Onny valley accommodating the key communications networks in this upland area comprising the A49 corridor and the Cardiff to Manchester rail line.
- 3.129 The role and function of the town has and continues to be driven by these locational advantages and by the needs of the rural and agricultural communities which rely on the town as their key centre. In the course of the SAMDev preparation, this was re-enforced by the administrative realignment around Craven Arms of four parishes previously related to Ludlow and Church Stretton.
- Craven Arms is unique in Shropshire as the town has been influenced by the rail link to Wales and the north west of England and possesses the character of a 'working town' split by the rail line into a commercial and services centre sitting around the A49 (to the east) and a quiet, suburban residential area (to the east). Yet the town sits within the AONB with little or no detrimental effects on this significant landscape. Further, this visual character, which has earned Craven Arms an undeserved reputation, provides the canvas against which the SAMDev strategy will seek to reshape the pattern of land uses in the town. This strategy aims to establish the foundation for the longer term development of the town's role and functions as a key centre on the A49 corridor, serving the remoter rural areas to the east and west.
- 3.130 In response to the SAMDev Preferred Option the following issues were raised about the Craven Arms strategy: the scale of growth was generally supported but there

was a deliver balanced growth which ensured that new housing would not exceed the flood storage capacity and infrastructure of the town and that new resident's have access to sufficient employment opportunities. The more contentious proposals for the relocation of the abattoir to the north of the town and the exceptions housing site to the south west were opposed due to impacts on the landscape character, floodplain, ecology, potentially significant (largely Roman) local archaeology, and the encroachment of the town beyond its traditional boundaries. These concerns were shared in part by the Town Council with a call for early and detailed evidence from landowners.

- 3.131 The strategy in the Preferred Option was further developed in response to these comments and evidence work undertaken by landowners. This led to a number of key changes to the strategy. In relation to the proposed exception housing site, the evidence identified an error in the landownership boundary which extended the site. This site was extended in the Revised Preferred Option with a proposal to add 5 additional dwellings but largely to use the additional land to landscape the development scheme to views from the AONB.
- 3.132 In relation to the abattoir relocation, the need for a highway junction on the A49 trunk road revealed further opportunities to both manage the often dangerous traffic speeds in the locality and to release further land for employment development. The release of further land provided the following further possibilities: the potential to relocate other bad neighbour uses from the town centre and the option to explore strategic highway solutions with other strategic partners to reconfigure the network around the railway level crossing in the north of the town. These other strategic opportunities could have further benefits in terms of accessibility for commercial and residential traffic into the north and west of the town, the possibility to improve a designated HGV detour to avoid the low rail bridge to the south of the town, the possibility to upgrade both the local highway network and surface water drainage networks to the west of the town. The potential to access the abattoir relocation site from the A49 also enabled the release of the existing abattoir storage depot for key worker housing to support the new abattoir proposal. This site comprises an historic farmstead of architectural significance and the redevelopment proposes to restore the significant buildings to a new reasonable and beneficial use.
- 3.133 In response to the SAMDev Revised Preferred Option, the new proposals were given a cautious welcome. The issues raised at the Preferred Option stage largely remain to be resolved by the landowners through the provision of detailed evidence not expected to be available until the determination of applications for development.
- 3.134 The SAMDev Final Plan has identified the strategy in all its parts and set out the options for addressing the need to reshape land uses around the relocation of the abattoir from its town centre site. . The current consultation seeks views as to the both the soundness of the strategy and the suitability of the proposed developments.

Aston on Clun Hopesay, Broome, Horderley, Beambridge, Long Meadow End, Rowton and Round Oak Cluster

- 3.135 At the Issues and Options stage (2010), rural Parishes in the Craven Arms area were invited to consider whether settlements in their parish might reasonably accommodate new development. In response to this consultation, the parish of Hopesay requested that the settlements identified above be considered as a Cluster

for new housing development to continue the pattern of small scale housing development in the parish principally through the conversion and restoration of existing buildings.

- 3.136 The Hopesay Cluster was first identified in the SAMDev Plan Preferred Option in March 2012 and has been consistently proposed without amendment throughout the preparation of the SAMDev Plan. The responses to successive consultations have raised the following matters: there was a significant majority in favour of the Preferred Option designation with concerns only expressed about the distribution of new housing within and between settlements. The Cluster was an accepted part of the strategy for the Craven Arms areas at the SAMDev Revised Preferred Option.

Bache Mill, Boulton, Broncroft, Corfton, Middlehope, Peaton, Seifton, (Great and Little) Sutton and Westhope Cluster

- 3.137 At the Issues and Options stage (2010), rural Parishes in the Craven Arms area were invited to consider whether settlements in their parishes might reasonably accommodate new development. Parishes in the wider Corvedale area including Diddlebury, chose to take this matter into the preparation of their local Parish Plans.
- 3.138 Shropshire Council supported this approach due to the significant potential for development in Diddlebury village due to its accessibility on the B4368 through Corvedale and the potential range of development opportunities in the village. Diddlebury Parish considered the issue of future development in the parish during the preparation of SAMDev Preferred Option and confirmed their wish to have a Cluster in their parish early in 2013.
- 3.139 This Cluster was confirmed in the SAMDev Revised Preferred Option in July 2013 with the Parish Plan nearing completion. At this time, there was majority support for small scale development but no desire to accommodate large housing developments. It was proposed instead, that Diddlebury village be the principal location for the delivery of affordable housing on exception sites. In response to the SAMDev Revised Preferred Option there was majority support for this Cluster.
- 3.140 Shropshire Council welcomes this Cluster in the physically contained and relatively inaccessible Corvedale valley. The provision of local opportunities for new housing will support the local communities within a strategy which offers a responsible and planned approach to the delivery of open market and affordable housing.

Stoke St Milborough, Hopton Cangeford, Cleestanton and Cleedownton Cluster

- 3.141 At the Issues and Options stage (2010), rural Parishes in the Ludlow area (in which the Parish of Stoke St Milborough was then located) were invited to consider whether settlements in their parishes might reasonably accommodate new development. Parishes in the wider Corvedale area including Stoke St Milborough, chose to take this matter into the preparation of their local Parish Plans.
- 3.142 In 2013, in the course of determining their preferred local strategy, the Parish of Stoke St Milborough requested that the Parish be considered within the administrative area of Craven Arms which is considered to more greatly influence their Parish. Late in 2013, the deliberations of the Parish Plan concluded that: 'The Parish Plan is a statement of how the local community sees the future of the Parish'. Further, it was recommended that from 2013 to 2026, up to 5 open market houses

should be developed on single plots in Stoke St Milborough, Hopton Cangeford, Cleestanton and Cleedownton.

- 3.143 This was confirmed to Shropshire Council in early in 2014 and this Cluster around Stoke St Milborough is now identified in the SAMDev Final Plan. This Cluster is welcomed as the wider Corvedale area is physically contained and relatively inaccessible and in need of local opportunities for new housing delivery. The current consultation seeks views as to the both the soundness of this approach and the suitability of the proposed Cluster.

Ellesmere Area

Ellesmere

- 3.144 Ellesmere is identified in the Shropshire Core Strategy as a District Centre and a Market Town. Future development in Ellesmere will support local business development, whilst recognising its high quality landscape and environmental context, particularly the historic assets of the meres and the canal. A major mixed-use redevelopment on the site of the canalside wharf is underway, and offers prospects for continued regeneration. There are fewer jobs in the town than there are resident workers and most workplaces in Ellesmere are small. Development constraints for Ellesmere include the Mere to the East of the town and flood risk in areas to the south and west of the town;
- 3.145 The overall development target for the period 2006-2026 proposed at Preferred Options stage (2010), following discussion with the Town Council, was for an additional 800 houses. The Town Council indicated that the existing 7Ha employment allocation was sufficient to help deliver a better balance between housing and employment by stimulating additional local employment opportunities. Planning issues for Ellesmere include the need for more affordable housing. Infrastructure planning issues for Ellesmere include traffic issues around the town centre and the Town Council has a long term aspiration to see a road link from the Wharf development to the business park roundabout on Oswestry Road. In supporting Ellesmere's role as a District Centre, and in line with evidence from the North Shropshire Retail Study 2008, it is proposed to define the extent of the Primary Shopping Area for the town;
- 3.146 Consultation at Preferred Options stage highlighted concerns about the scale of the growth target for Ellesmere in the context of infrastructure capacity constraints, however, the Town Council supported the growth target, which is based on past development rates, provided that it is not exceeded. This is in the context of the fact that rates in recent years have been lower due to the economic downturn and the complexities of bringing forward the major allocated mixed use, brownfield site in the town. The proposed approach for employment land was supported by the majority of respondents, but the Town Council requested an additional allocation to be made to the west of Ellesmere Business Park. The proposed allocation of the land adjacent to the cemetery (ELL016) prompted a very large number of objections, due to the potential impact on the Mere and its environs. Minor amendments to the Development Boundary were suggested. The majority of respondents agree with the proposed Primary Shopping Area;

3.147 A number of changes were proposed at Revised Preferred Options stage in response:

- Amendment of the development boundary to exclude an area adjacent to the Mere and north east of Church Street/Talbot Street including the land informally known as Horton's Field;
- Deletion of the former preferred site adjacent to cemetery (ELL016) for housing and the provision of additional burial land in response to concerns regarding its potential impact on the Mere and its environs;
- Allocation of one of two potential options:
 - **Option 1:** Continue with the previous preferred option sites (Land at Grange Road - ELL004 (82 dwellings), Station Building & Yard - ELL008 (52 dwellings) & Land to rear of The Hawthorns/Land off Almond Drive - ELL017a/b (88 dwellings)) as previously consulted on for a combined total of 222 houses but do not allocate site ELL003; **or**
 - **Option 2:** Allocate land south of Ellesmere (ELL003) (subject to findings of Flood Risk Assessment) for a mixed use scheme to include commercial/leisure uses and approximately 250 houses in preference to the sites named above in option 1;

3.148 In response to consultation responses at 'Revised Preferred Options' stage in 2013, the draft Final Plan maintains the changes listed above, re-allocates employment land off Grange Road (ELR075) and Ellesmere Business Park, Phase 2 (ELR074) and allocates site ELL003 as described in Option 2 above.

Cockshutt

3.149 At Issues & Options stage (2010) Cockshutt Parish Council indicated that it would support the identification of Cockshutt as a community hub capable of accommodating sustainable development of approximately 50 new dwellings for the period to 2026 to support the existing facilities and services. At Preferred Options stage (2012) sites adjacent to Chapel House Farm (CO018b) and Land west of Cockshutt (CO002) were proposed as housing allocations for about 20 dwellings and an amendment to the existing boundary was proposed at Cockshutt House Farm to supplement existing potential for infill development within the existing development boundary. These proposals were generally supported during consultation, but were slightly modified at 'Revised Preferred Options' stage (2013) to include the land at Cockshutt House Farm (CO005) as a site allocation in combination with an additional site – Land south of Kenwick Road (CO023). These changes were generally supported during consultation and have been carried forward with minor amendments as part of the draft Final Plan;

Dudleston Heath / Elson

3.150 At Issues & Options stage (2010) Ellesmere Rural Parish Council indicated that it would support the identification of Dudleston Heath (Criftins) and Elson as a community hub capable of accommodating sustainable development of about 40 dwellings for the period to 2026 to support the existing facilities and services. At Preferred Options stage (2012), 3 potential sites were identified to provide options to supplement the potential for infill development. Whilst the identification of a hub and

the housing growth guideline were generally supported during consultation, the 3 sites previously consulted on (DUDH001, DUDH002 & ELS001) were not carried forward at 'Revised Preferred Options' stage (2013) since a new site (DUDH006) had emerged during consultation and was considered to be a preferable option. These changes were generally supported during consultation and have been carried forward with minor amendments as part of the draft Final Plan;

Dudleston and Street Dinas

- 3.151 At Issues & Options stage (2010) Ellesmere Rural Parish Council indicated that it would support the identification of Dudleston and Street Dinas as a community hub capable of accommodating sustainable infill development of about 15 dwellings for the period to 2026. These proposals were generally supported at Preferred Options stage (2012) and were carried forward unchanged at 'Revised Preferred Options' stage (2013). The development guideline was subsequently reduced in the Final Plan (2014) to 10 dwellings to reflect concerns from the Parish Council that the previous target was too aspirational;

Tetchill, Lee and Whitemere

- 3.152 At Issues & Options stage (2010) Ellesmere Rural Parish Council indicated that it would support the identification of Tetchill, Lee and Whitemere as a community cluster capable of accommodating sustainable development of about 20 dwellings for the period to 2026. At Preferred Options stage (2012), a single allocation site was proposed on land south of Cairndale (TET001) for about 10 dwellings, together with an amendment to the development boundary for Tetchill and infill development only within Lee and Whitemere. Whilst these proposals were not supported by local residents during consultation due to concerns about infrastructure capacity and highway safety issues, the Parish Council maintained its view that some limited development across the cluster would deliver some enhancements for the village whilst providing some additional housing. For these reasons, the proposals were carried forward unchanged at 'Revised Preferred Options' stage (2013). Site TET001 is currently the subject of a planning application and the proposals have remained unchanged in the Final Plan (2014);

Welsh Frankton, Perthy, New Marton and Lower Frankton

- 3.153 At Issues & Options stage (2010) Ellesmere Rural Parish Council indicated that it would support the identification of Welsh Frankton, Perthy, New Marton and Lower Frankton as a community cluster capable of accommodating sustainable development of about 30 dwellings for the period to 2026. At Preferred Options stage (2012), a choice of two potential sites were identified to deliver 10-15 dwellings in Welsh Frankton. In Perthy, New Marton and Lower Frankton it is proposed that development should be limited to single infill plots within the existing villages. The majority of respondents supported the identification of the cluster, but the guideline of 30 houses was considered to be too high. A range of views were expressed about the 2 site options for Welsh Frankton. At 'Revised Preferred Options' stage (2013) the proposed housing allocation for Welsh Frankton was split between the 2 sites. The draft Final Plan (2014) allocates a single site at Land adjacent to St Andrew's Church (WFTN002) to deliver around 15 dwellings in Welsh Frankton. In Perthy, New Marton and Lower Frankton development will be limited to single infill plots and conversions.

Welshampton and Lyneal

- 3.154 At Issues & Options stage (2010), Welshampton and Lyneal Parish Council indicated that it would support the identification of Welshampton and Lyneal as a community cluster capable of accommodating sustainable infill development of about 25 dwellings (about 20 in Welshampton and about 5 in Lyneal) during the period to 2026. At Preferred Options stage (2012), these proposals were generally supported were therefore carried forward unchanged to subsequent stages of the Plan.

Highley Area

Highley

- 3.155 Highley is a large village in south eastern Shropshire. It sits west of the River Severn and is located roughly halfway between Bridgnorth, to the north, and Bewdley to the south east. Highley does not act as a main employment centre with the majority of resident workers commuting elsewhere. Core Strategy Policy CS3 establishes that Highley should deliver development to meet local needs whilst respecting environmental constraints, with up to 500 dwellings over the plan period, and balanced business and housing development. The preparation of the SAMDev Plan has taken this strategic approach as a basis for developing the potential growth options and site allocations;
- 3.156 The SAMDev Plan includes a housing guideline of around 200 dwellings and 0.6 hectares of employment land development. Of this overall housing requirement 86 dwellings have already been built since 2006 and 76 have planning permission. This effectively represents a continuation of recent development trends for the Plan Period of 10 dwellings a year (and percentage growth rate 2003-13);
- 3.157 The Issues and Options (2010) consulted on a range of 17 site options and growth figures for housing (200-500 dwellings) and employment development. From evidence in the Parish Plan the Parish Council supported minimum growth for housing and employment land and indicated they wished to continue to see the existing sites (allocated in the Bridgnorth Local Plan) carried forward in the SAMDev Plan in order to meet their overall growth aspirations. This reflected concerns over the amount of incremental growth experienced in the village over recent years. Of the overall Issues and Options responses the minimum growth figure (200) was supported by 63% of respondents. The Preferred Option (2012) set out an overall growth requirement for around 140 dwellings, reflecting a residual housing requirement of around 30 dwellings, and 0.6 ha of employment land;
- 3.158 Greenfield development options are limited by access to the town centre (east of the town), land availability, landscape sensitivity to the north west, and sites being considered to be local recreational spaces. The Preferred Options (2012) identified land at Rhea Hall site (HIGH003) as an allocation reflecting the requirement for modest growth in the village for the remainder of the Plan Period. The site is well contained within the landscape and existing built form of the village. The Preferred Option (2012) consultation responses were largely in favour of the site and the overall housing requirement proposed. The site was taken forward to the Pre Submission Draft. Land at Jubilee Drive (HIGH004) was subject to significant local opposition during early consultation rounds and, despite being a recognised as a realistic site option to help meet the housing requirement, the site was not taken

forward as Rhea Hall was capable of meeting the growth requirement identified. Subsequently Land at Jubilee Drive was granted outline permission for 58 dwellings subject to Section 106 in February 2014 (app ref: 13/04789/OUT). This site is not considered to undermine the delivery of the site at Rhea Hall and considered to be additional to the SAMDev housing guidelines for the village;

- 3.159 Employment land delivery has been problematic in Highley as recognised in the ELR. There is a lack of readily available land and market demand is relatively subdued. A site at Netherton Workshops was put forward in the Preferred Option (LB2004_00017) for around 0.6ha. This site was reassessed for employment uses (as it is an outstanding allocation from the previous Local Plan) and considered to present a site with a realistic opportunity for the delivery of employment opportunities over the rest of the Plan Period. The site was generally supported in the Preferred Option (2012) consultation responses. As the site has now received full planning permission the Pre-Submission Draft includes the site as a commitment for employment uses rather than an allocation. The Revised Preferred Option (2013) maintained the allocations as proposed in the Preferred Option (2012) and put forward a target of 170 reflecting an additional 30 dwellings as commitments in the period since 2006. This has been amended again in the Pre-Submission Draft to 200 dwellings reflecting that the number of completions and commitments as at April 2013 with the overall residual requirement remaining the same.

Ludlow Area

Ludlow

- 3.160 Ludlow is the largest town in the south of the county. The town sits on the main Crewe-Cardiff rail line and the A49, which is the main north-south transport route through Shropshire. The town has a large number of historic assets including its medieval castle, three conservation areas and around 450 listed buildings. These assets contribute to Ludlow's role as a key tourism destination. Ludlow provides a high level of employment self-containment and due to its location on the A49 sees flows of labour to and from other settlements on the route including Shrewsbury to the north and Leominster and Hereford to the south. Existing main employment areas in the town include Weeping Cross Lane, Coder Road and the Ludlow Eco Park which has established itself as a quality business area on the edge of the town.
- 3.161 The SAMDev Plan has to ensure that Ludlow fulfils its role as the focus for development in the south of the County whilst respecting the historic character of the settlement as outlined in Core Strategy Policy CS3. Over the years most of the opportunities in and around Ludlow for infill development and small additions to the town have been used up, resulting in today's situation in which major decisions need to be taken about opening up new areas to accommodate the town's long-term future. This position was reinforced in the previous South Shropshire Local Plan (2004-2011) which did not extend the development boundary and allocated one brownfield residential site within the town. During the preparation of the SAMDev Plan a key issue to address has therefore been the location of new development, particularly in relation to the A49 bypass. Over the last ten years development has taken place 'outside' of the A49. This has included the affordable exception site at Rocks Green, north of the A4117, comprising over 90 dwellings and business use development at the Ludlow Eco Park north of Sheet Road.

- 3.162 The SAMDev Plan identifies a housing growth requirement of around 875 dwellings and 6 hectares of employment land. The overall housing requirement for the remainder of the Plan Period (with 322 built since 2006 and 195 committed) reflects recent past trends of development in the town with a rate of around 43 dwellings a year. This compares with 46 a year since 2006 and is slightly higher than the percentage growth rate experienced 2003-13. The housing requirement has been subject to change through the preparation of the SAMDev Plan. The Issues and Options (2010) put forward a range of over 30 sites/land options for future development in the town and a range of strategic growth options for residential (500-1000 dwellings) and employment development. The overall responses to the level of development were fairly evenly split with 29% supporting above mid-range (800 dwellings) with the next highest (21%) supporting minimum (500 dwellings) figures. Ludlow Town Council and Ludford Parish Council supported a mid-range figure of around 750. A range of views at Issues and Options included support for brownfield sites within the town, concern over potential for whole areas presented to come forward especially south of River Teme and north of A49 bypass. There was strong concern over development south of River Teme and impact development here would have on the approach to the town, its historic character and Ludford Bridge. Ludlow Town Council and Ludford Parish Council (which immediately adjoins the boundary of the town to the south and east) made a case for long term development to take place between the Sheet and Rocks Green progressing from the south.
- 3.163 Greenfield options in the town are limited by a number of constraints. The town is tightly bound by the A49 to the east, the river Teme and Corve corridors, landscape sensitivity, historic character and access issues. Due to these constraints to development it is difficult to meet the housing requirement with a number of small scale releases of greenfield land to evenly spread development around the town adjacent to the existing development boundary. The Preferred Options (2012) set out a housing requirement of 750 dwellings over the Plan Period taking the Town/Parish Council view as the basis for consultation and reflecting a mid-range approach to the housing requirement in the town. The increase to 875 dwellings was initially proposed in 2013 at the Revised Preferred Options stage following an assessment of consultation responses on the Preferred Options document. The increase also allowed the Council to look at the scale and location of preferred site options and the potential contribution of sites to meet Ludlow's housing and employment needs now but also enable, rather than stifle, potential future directions for growth.
- 3.164 The Preferred Option identified a large allocation at Rocks Green (LUD017) for around 200 dwellings presenting an opportunity to meet the housing requirement in the SAMDev Plan Period and contribute towards a potential longer term option for development in the area between The Sheet and Rocks Green. The Revised Preferred Option (2013) presented an amended boundary substituting land towards the east for more land towards the south reflecting concerns over the extension of the site along the A4117. The Revised Preferred Option responses were generally supportive of the amendment to the site. The residential site identified in the South Shropshire Local Plan at the Bus depot, Fishmore Road, gained permission for residential development (app ref: 10/02056/OUT) and was not carried forward as an allocation do to the extant permission (this is included in the commitments) although it is not yet built out. A minor boundary change was put forward at the Preferred

Option (2012) at the Linney. Responses raised issues relating to the setting of the Conservation Area and concerns over flood risk. The amendment was not carried forward.

- 3.165 Ludlow is recognised as a key employment centre for the wider area. The Eco Park has been a successful location for new business development in recent years and there are a number of other established business areas in the town. However, these areas are largely full and do not present the opportunities for meeting the requirements identified in the ELR. At Preferred Options (2012) a site (ELR059) east of the Eco Park comprising around 7ha was identified as a logical extension of the Ludlow Eco Park. Consultation responses were largely supportive of the allocation recognising the importance of identifying employment land in the town although concern was raised about potentially stifling the longer term potential for development to take place in a northerly direction which could also impact on delivery of employment land. A mix of residential/employment uses was identified in the Revised Preferred Option (2013) with potential for residential development to support employment development and to help provision for a road northwards for areas of potential future development. To maintain the new employment provision and a choice of locations the Revised Preferred Option (2013) also identified a new site for employment land south of Sheet Road in conjunction with the mix of uses east of the Eco Park. The site south of Sheet Road (ELR058) scored as one of the highest for employment development in the county in ELR. It presents an opportunity for a range of employment types to meet the employment needs of the town and maintain its role as a key employment centre for the wider area.
- 3.166 During preparation of the SAMDev the proposal by the Shropshire Community Health Trust to build a new healthcare facility in the town and move the services from the existing hospital on Gravel Hill has been an ongoing issue. Permission was granted in 2011 for a new healthcare facility at the northern end of the Eco Park with the intention to move services from the current hospital site. In September 2013 the Shropshire Community Health Trust announced the decision not to proceed with a new facility at the Eco Park, due to a significant funding gap, and to instead invest in services on the current site on Gravel Hill. The current community hospital site was included in the Revised Preferred Options (2013) as a strategic brownfield site capable of delivering around 47 dwellings (LUD037) but was not taken forward in the Pre-Submission Draft reflecting the latest position that the site is not available. The proposed site and identified as protected for employment uses as identified in the South Shropshire Local Plan.

Burford

- 3.167 Burford lies on the River Teme in the south of the county and has a close physical and functional relationship with Tenbury Wells in neighbouring Worcestershire. Together they provide a range of services and facilities. Burford's facilities include the Tenbury Community Hospital, primary school, sports facilities, village hall and significant areas of employment. Tenbury provides a town centre offer with a range of services and facilities and secondary school. Core Strategy Policy CS3 has already recognised this functional relationship and that land may need to be identified to help meet cross boundary needs.
- 3.168 Burford was put forward as a Community Hub in the Preferred Option (2012) following nomination by the Parish Council. Although 10 site options were presented

at the Issues and Options (2010) stage and considered ahead of preparation of the Preferred Option (2012) none of the sites were taken forward. Although there are development constraints, including flood risk (to the south) and landscape sensitivity, the lack of land availability is the main barrier to identifying allocations. One promoted site was significantly far away from the settlement to not require further consideration to meet the housing requirement. The Preferred Option put forward a housing requirement of 25-40 dwellings in line with past trends experienced in the village. The overall response to the Preferred Options consultation was supportive of the approach to naming Burford, the level of development proposed and the development boundary. Neighbouring Malvern Hills DC recognised the functional relationship between the settlements and that the proposals being put forward were in line with their own in neighbouring Tenbury Wells (for around 70 dwellings) in the South Worcestershire Joint Plan. The approach was carried forward to the Pre-Submission Draft with a housing guideline of around 40 dwellings.

Clee Hill

- 3.169 Clee Hill has a range of services and facilities including primary school, post office, shops, and public house. Clee Hill was put forward as a Community Hub in the Preferred Option report (2012) following identification by the Parish Council. The Preferred Option suggested a housing guideline of 15-30 additional dwellings up to 2026 which roughly reflected past trends in the village. The preferred option also included a change to the development boundary to include a site with longstanding planning permission (application ref: SS1979/00542) that has yet to be fully built out. The change sought to enable a new application to come forward for a type and mix of housing more reflective of current market conditions in this location where development has already been established in principle. No site allocations were identified in Clee Hill primarily due to access issues to the north of the settlement where sites options had been put forward for consideration. The Preferred Option responses were generally supportive of the proposals for naming Clee Hill as a Hub, the housing requirement, and the change to the development boundary. The Pre-Submission Draft outlines the target of 30 and the development boundary as proposed in the Preferred Option.

Onibury

- 3.170 Onibury has a limited range of services including primary school, public house, church and village hall. The village is bisected by the A49 and the Crewe-Cardiff railway line (although there is no station in Onibury). Onibury was put forward as a Community Hub in the Preferred Option (2012). The Preferred Option (2012) included a growth figure of around 10-25 dwellings up to 2026 with a site for around 8 dwellings at Onibury Farm (ONBY003). Onibury was not identified as a settlement acceptable for new development in the previous South Shropshire Local Plan so the proposed housing guideline reflects an increase in recent past trends. The housing guideline reflects local expressed concerns about supporting and maintaining facilities particularly a primary school in the village. The site allocation at Onibury Farm (ONBY003) is close to the school and other facilities in the village. The Preferred Option responses were generally supportive of the proposals for Onibury to be named as a Hub, the allocation and no development boundary. The Pre-Submission Draft included the figure of the 25 new dwellings as a housing guideline.

Market Drayton Area

Market Drayton

- 3.171 Market Drayton is the largest town in the north eastern part of Shropshire, acting as an important service and employment centre. The town serves a sizeable hinterland as well as its own resident population, although there are significant levels of commuting both into and out of the town, given its location on the A53 and access to the Potteries, Stafford and Telford. The town's economy has traditionally been based on agriculture and related industries although it remains reliant on food processing via the presence of two major employers- Mullers and Palethorpes;
- 3.172 The Market Drayton Town Plan (September 2011) sets out a community vision to establish a prosperous market town with an enterprise culture, attracting investors with a range of businesses providing employment and a vibrant retail sector. The SAMDev Plan seeks to assist delivery of this community led vision, building on the strategic objective within Core Strategy Policy CS3, in which the town is identified as a focus for substantial development, balancing business development with housing of over 1,000 dwellings, enhancing infrastructure and facilities and the town's role as a centre for food production;
- 3.173 In delivering this strategic objective, the SAMDev Plan sets out a housing guideline of 1,200 dwellings and 16 hectares of employment land to be delivered over the plan period. This takes account of past rates of residential development for the town, of around 1,100 dwellings (20 year period, based on average rates of development between 1998-2008). The housing guideline of 1,200 dwellings is therefore expected to provide a similar level of growth for the town to that seen over recent years and has been supported by both the Town Council and the majority of respondents following Issues and Options and Preferred Options consultation;
- 3.174 Housing completions (2006-2013) and outstanding commitments total over 500 dwellings. Whilst the windfall allowance is fairly high, this reflects the reasonable number of SHLAA sites within the town and allows for potential additional development at Greenfields Lane in the later years of the plan period, following achievement of the local aspiration to relocate existing sports facilities elsewhere in the town. However, the proposed allocation for a minimum of 400 dwellings on greenfield land, is also required to deliver the housing guideline;
- 3.175 The greenfield housing options within the town are limited by physical factors including the Tern Valley to the south and town bypass (A53) to the north. The development strategy for the town recognises these constraints, locating future housing development centrally between the existing built up area of the town and the bypass, thereby in close proximity to existing services and facilities. The allocation of the three housing sites also provides the opportunity to bring forward a coordinated scheme for the town which complements and provides linkages to existing development. The Preferred Options consultation identified majority support for these sites with recognition that it forms a logical extension to the town which is sustainably located. Concerns raised primarily relate to design considerations, including the provision of greenspace, potential flooding issues and traffic management- it did not raise fundamental matters of principle. The other main concern raised throughout the various consultation stages relates to the potential relocation of the Greenfields Sports facilities and identification of suitable alternative sites. However, the SAMDev Plan only reflects this local aspiration and recognises the potential role for

future development to help facilitate delivery of a future relocation. Any alternative sites for the recreation facility will therefore require further assessment and consultation, as proposals are developed;

- 3.176 In delivering the housing guideline, the SAMDev Plan does recognise that capacity within the town's bypass will be taken up following implementation of the proposed allocations. Any development further to that brought forward, having regard to SAMDev Policy MD3, will therefore need to be focussed to the north of the bypass on sustainable sites adjacent to the existing development boundary, thereby taking account of environmental constraints to the south. However, careful consideration will need to be given to any additional access off the A53;
- 3.177 In terms of employment, the development strategy seeks to support the community's vision for enhancing Market Drayton's role as a significant employment centre. At Preferred Options stage, the vast majority of respondents supported both the target of 16 hectares of employment land and allocation of land at Sych Farm, which offers a natural extension to the existing employment area. Concerns raised relate to design considerations in terms of suitable access rather than fundamental matters of principle;

Adderley

- 3.178 At Issues and Options stage, the Parish Council identified that it would support the identification of Adderley as a Community Hub to allow for limited housing development within the village, focusing on infilling within the development boundary. Whilst 25 dwellings were proposed at Preferred Options stage and supported by the majority of respondents to Preferred Options and Revised Preferred Options consultations, the housing guideline was reduced at Final Plan to around 14 dwellings, following consultation and agreement with the Parish Council. This takes into account up to date information on existing completions (1) and commitments (11) and more detailed information on the limited potential for infilling within the development boundary;

Cheswardine

- 3.179 At Issues and Options stage, the Parish Council identified that it would support the identification of Cheswardine as a Community Hub with a guideline of around 50 dwellings for the plan period. The Preferred Options consultation considered the allocation of a site at New House Farm (CHES001) for approximately 12 dwellings, as an opportunity to redevelop redundant agricultural buildings, alongside development of windfall sites within the development boundary. During the Preferred Options consultation, the Parish Council held a public meeting at which the majority opposed allocation of New House Farm, following concerns over the ability to accommodate additional development along Westcott Lane and the separation of the site from the central core of the village. In response to these views, the Revised Preferred Options consulted upon a reduced housing guideline of 11 dwellings, which included the removal of New House Farm and took into account a recent planning permission at Cheswardine Farm for 24 dwellings. The Revised Preferred Options consultation responses did raise some concerns over this reduced housing guideline most notably in relation to Cheswardine being a sustainable settlement. However, only 5 responses were received to the Revised Preferred Options consultation of which 60% either supported the reduced guideline or did not indicate

a preference, with wider concerns raised about whether Cheswardine should be a Community Hub or Cluster and the location of the development boundary. The Final Plan therefore reflects the wider views expressed at Preferred Options, with a housing guideline of around 11 dwellings, taking account of windfall opportunities within the development boundary;

Childs Ercall

- 3.180 At Issues and Options the Parish Council indicated that it would support the identification of Childs Ercall as a Community Hub. However, given significant levels of recent development in Childs Ercall relative to the size of the village (31 completions between 2006-2013), the Parish Council does not wish to see further major development with particular concerns over the ability of the road network to accommodate increased traffic into and out of the village. Limited potential for infilling does exist within the development boundary and the Preferred Options consultation therefore considered a housing guideline of around 10 dwellings. The large majority of respondents supported this guideline. The main concern raised through the consultation was the need to retain the open area within the centre of the village which is viewed locally as an important part of Child Ercall's village character and thereby reflected as part of the Final Plan;

Hinstock

- 3.181 The village of Hinstock has a good range of facilities. At Issues and Options stage, the Parish Council indicated that it would support the identification of Hinstock as a Community Hub capable of accommodating approximately 60 additional dwellings over the period to 2026. Both the identification of Hinstock as a Community Hub and the proposed housing guideline were supported by the majority of respondents at Preferred Options stage. A number of sites were considered through Issues and Options although only two sites were taken forward for consideration at Preferred Options stage, following widespread agreement on the local aspiration for growth, concerns particularly in relation to retaining the existing allotment site (HIN003) as a community facility and the windfall potential within the development boundary. A large majority of respondents supported the allocation of the two proposed sites (HIN009 and HIN002) at both Preferred Options and Revised Preferred Options stages given proximity to existing village facilities and the potential to enhance existing sports facilities. Concerns raised related to design considerations, including access to HIN009 which Shropshire Council's Highways Team have confirmed can be achieved at the northern end of the site.

Hodnet

- 3.182 The village of Hodnet has a good range of facilities. At Issues and Options stage, the Parish Council indicated that it would support the identification of Hodnet as a Community Hub capable of supporting sustainable development of approximately 77 dwellings over the period to 2026. This level of growth has been supported by the majority of respondents given concerns about the need to maintain the existing social and economic infrastructure within the village and to meet the needs of both local young families and an ageing population. In Hodnet, 4 housing sites were allocated in the North Shropshire Local Plan (HOD001, HOD009, HOD010 and HOD011). Whilst planning permission has been granted for 14 affordable dwellings

on HOD001, the rationale behind previously allocating the 3 remaining sites was to provide a coordinated development of derelict sites in the centre of the village, to be accessed off Station Road. This development strategy remained the preferred approach for consideration within the SAMDev Plan as it seeks to avoid piecemeal development at the rear of Shrewsbury Street with less than satisfactory access via Abbots Way. In addition, the proposed allocation provides the benefit of public open space fronting Station Road and an enhanced public footpath. Whilst there was majority support for the proposed allocation of HOD009 and HOD011, concerns were raised at Preferred Options and Revised Preferred Options stages about the allocation of HOD010 given that it is a greenfield site. However, the Final Plan seeks to provide a coordinated scheme for Hodnet to be accessed via HOD010. To reflect local concerns, the Plan does require low density development within HOD010 and require careful consideration of the character of the village, particularly the Conservation Area designation.

Stoke Heath

- 3.183 Whilst the Preferred Options consultation did not include any areas within the parish of Stoke upon Tern as Community Hubs or Clusters, the Parish Council did indicate support for the identification of Stoke Heath as Community Hub prior to the Revised Preferred Options consultation. This late support for development within the parish was the result of wider community consultation undertaken by the Parish Council via a village newsletter, Parish Council meeting and community questionnaire. As no sites had been promoted within the Parish by developers as part of the SAMDev process, the Parish Council identified two options which were considered to be deliverable. Both brownfield sites have planning history, with the Warrant Road Camp site having permission for a timber treatment facility and the Dutton Close site being a former social club which is currently marketed for sale. Both sites were also subsequently promoted for consideration as part of the SAMDev Plan process. The two site options were the subject of consultation at Revised Preferred Options, with a view to one of them being taken forward to Final Plan for the development of around 25 dwellings, subject to consultation responses. As both site options are self contained, it was not proposed that additional infilling within Stoke Heath would be permitted. The majority of respondents at Revised Preferred Options stage supported both the identification of Stoke Heath as a Community Hub and the housing guideline of around 25 dwellings. In terms of the preferred site, there was majority support for Dutton Close, although views were fairly evenly split including a view that development should be spread across both sites. In allocating Dutton Close, the Final Plan has also considered the potential to provide a natural extension to housing along Dutton Close compared to the relative separation of the Warrant Camp site from the existing built up area of Stoke Heath. In addition, the Dutton Close site provides the opportunity to secure and enhance the existing play area for community use.

Woore, Irelands Cross and Pipe Gate

- 3.184 At Issues and Options stage, the Parish Council indicated that it would support the identification of Woore, Irelands Cross and Pipe Gate as a combined Community Hub. Woore is the largest of the three settlements within the Parish and most of the local facilities are located there, although all three settlements have close social and physical links which the Parish Council are keen to recognise, whilst retaining the

existing development separation. The Preferred Options consultation proposals reflected the current major housing developments at Candle Lane (50 dwellings) and the Former Phoenix Works (25 dwellings) and therefore proposed windfall development of around 15 dwellings, thereby providing a housing guideline of around 90 dwellings over the Plan period. Whilst consultation responses indicated majority support to the identification of Woore and the proposed housing guideline, concerns were expressed that the majority of development was already nearing completion. The Parish Council therefore indicated support for a revised housing guideline of 50 dwellings to be built from 2013 onwards. This was considered through the Revised Preferred Options consultation. However, the majority of respondents did not agree with this revised housing guideline with many considering the significant recent growth to be sufficient. The Final Plan took into account the significant recent level of growth with the Hub, which consists of 85 completions (2006-2013) and 28 commitments (at 31/3/13). It therefore sets a windfall target of 15 dwellings for the period 2013-2026 to allow for limited infilling, conversions and small groups of houses within the villages.

Tyrley, Woodseaves (Sutton Lane) and Woodseaves (Sydnall Lane)

- 3.185 At Issues and Options stage, the Parish Council indicated support for limited development within the Parish. Following local discussions, Woodseaves was identified, given that it was previously included in the North Shropshire Local Plan as a defined settlement. The Parish Council put forward Tyrley and Colehurst for consideration as part of a Community Cluster and the Preferred Options consultation proposal therefore considered Colehurst, Tyrley and Woodseaves. However, rather than the whole village of Woodseaves, two separate areas within the village (Sutton Lane and Sydnall Lane) were identified, to avoid potential ribbon development taking place along the A529. There was majority support for the identification of the cluster at Preferred Options stage with many agreeing with the need for small scale development to support local amenities. Concerns raised included the lack of community facilities and access onto the A529 at Sydnall Lane. In response to these concerns, the Parish Council organised a drop in evening and survey of parishioners asking for views on development within the parish, including areas not put forward in the Cluster. The results of the questionnaire supported the Preferred Options for the parish. However, the Parish Council did raise concerns at Revised Preferred Options about the sustainability of Colehurst. Whilst, consideration was given to the sustainability of the Cluster as a whole, as a settlement Colehurst is considered to be an unsustainable location as it does not contain any facilities and therefore basic daily services can only be accessed via use of a private car. In addition, the housing guideline of 10-15 dwellings over the plan period can be achieved through infill development or small groups of houses on suitable sites adjacent to existing development within Tyrley and Woodseaves. Given the limited potential for development within Colehurst, existing completions (3) and commitments (3) and the ability for Tyrley and Woodseaves to deliver the development strategy for the cluster, the Final Plan reflects concerns about the sustainability of Colehurst and it has not been included in the Community Cluster.

Marchamley, Peplow and Wollerton

- 3.186 At Issues and Options, the Parish Council indicated that it would support the identification of Marchamley, Peplow and Wollerton as a Community Cluster, to allow

for some limited development. Wollerton had previously been identified as a local service village within the North Shropshire Local Plan and Marchamley a defined settlement, with both having a development boundary. The Parish Council requested the inclusion of Peplow, although due to the scattered nature of the village no development boundary was proposed, since this could potentially lead to large scale development which is inappropriate to the rural character of the area. The majority of respondents at Preferred Options and Revised Preferred Options stages supported both the identification of the Cluster, the development boundaries for Marchamley and Wollerton and the housing guideline of 15 dwellings to be delivered over the plan period. Although some concerns were raised about the need for a development boundary within Peplow, there was also recognition that the lack of a village centre would make it difficult to designate a development area and it would be better for future planning applications to be considered on their merits, considering how proposals relate to the village rather than a defined development boundary.

Bletchley, Longford, Longslow and Moreton Say

- 3.187 At Issues and Options stage the Parish Council indicated that it would support the identification of Moreton Say as a Community Cluster, to allow for some limited development. As opportunities exist within the development boundary, no proposed allocations were included at Preferred Options. The majority of respondents supported both the inclusion of Moreton Say and the housing guideline of around 10 dwellings over the plan period. However, as part of its consultation response, the Parish Council requested that Bletchley be included to allow future development of a brownfield site (Powa Pak site) and that consideration also be given to including Longford and Longslow as part of the Cluster. All four settlements were therefore considered as part of a Revised Preferred Options consultation, which also included an amended housing guideline of around 20 dwellings to reflect the limited development potential across the whole Cluster. Whilst the existing development boundary for Moreton Say was shown, no development boundaries were included for Bletchley, Longford or Longslow as it was considered this could lead to a scale of development which is inappropriate to the rural character of the villages. The individual merits of planning applications will therefore be considered, including their relationship to existing development within the Cluster villages. The majority of respondents to the Revised Preferred Options consultation supported both the revised Community Cluster and housing guideline. Only one respondent raised concern, which related to a preference for concentrating development in cities and does not therefore reflect Shropshire's local needs as a rural county or the rural rebalance objective within the SAMDev Plan.

Minsterley and Pontesbury Area

Minsterley & Pontesbury

- 3.188 Minsterley and Pontesbury are identified as a combined Key Centre in the Shropshire Core Strategy. Development is proposed to provide for housing needs, support the sustainability of these settlements and enhance their roles in providing in employment and services for the area, whilst recognising their local distinctiveness. The completion of the footway/cycleway on the A488 between Minsterley and Pontesbury which is identified as priority infrastructure will improve physical links

between the communities. There is also a need to consider local infrastructure limitations, in particular wastewater infrastructure, in both settlements. The Water Cycle Study identifies issues with the wastewater network and treatment which will be addressed by Severn Trent as part of investment planning reflecting development certainty.

- 3.189 A range of development options to accommodate between 200 to 500 dwellings over period 2006-2026 was proposed at proposed at Issues and Options stage (2010). Community responses to the Issues and Options consultation favoured the minimum option of 200 homes (100 in each settlement) and a minimal amount of employment land.
- 3.190 Following this consultation and initial discussions with Minsterley and Pontesbury Parish Councils, the overall development target (2006-2026) proposed at Preferred Options stage (2010) was for approximately 200 houses, a joint figure, reflecting the combined key centre status of Minsterley and Pontesbury. This identified site allocations which were expected to deliver around 77 dwellings, with sites in both villages. Consultation at Preferred Options stage showed support for the identified housing target, although concerns were highlighted about: lack of need, a range of environmental impacts, availability of employment and services and infrastructure capacity to support housing development. There was also the suggestion that there is a need for additional housing provision in order to provide for sustainable development and maintain community sustainability. Responses at Revised Preferred Options did not however generally support the increased housing target of 260 dwellings.
- 3.191 At Preferred Options Consultation there was support, including from Pontesbury Parish Council, for around 2 hectares of employment land to come forward in the whole area, with a desire for the reuse of brownfield land. Minsterley Parish Council had previously indicated that they had no specific aspirations in terms of new employment allocations beyond existing commitments and recognition of the role of large employers within Minsterley.
- 3.192 Following consideration of: local aspirations; housing delivery and commitments; revised proposals submitted by site promoters and evidence (in SHLAA) of infill opportunities, the housing target was increased, reflecting the inclusion of sites to potentially deliver 125 houses. These changes were proposed at Revised Preferred Options stage and this increased housing target has been retained in the draft Final Plan.

Minsterley

- 3.193 Key constraints to development in Minsterley include a significant identified area of flood risk and there is a need to consider ecological interest, particularly at Minsterley Meadows SSSI. In recent years, there has been significant provision of affordable housing and there is a need to balance this with development of other house types. There is also a need to manage development so that village character and its setting are protected and to consider local road network limitations. However, there are opportunities for sustainable development which could capitalise on existing local employment, facilities and links to Pontesbury, and other service areas.

- 3.194 At Preferred Options there was a majority of support in survey responses received for the allocation of land at Hall Farm for housing, with views more divided regarding the Callow Lane site. Minsterley Parish Council had supported both these sites.
- 3.195 At Revised Preferred Options stage a larger site at Hall Farm was brought forward. This included the previously identified farmyard complex (within the existing village development boundary) together with an adjoining area of agricultural land which was outside the existing development boundary. The proposal was amended from the housing use proposed at Preferred Options stage to a mixed use incorporating conversion of existing farm buildings for commercial uses together with new build housing.
- 3.196 Consultation responses at Revised Preferred Options were divided in opinion, with a slightly higher percentage of respondents objecting to the proposal. Minsterley Parish Council also wished to continue in its support for the original proposals at Preferred Options.
- 3.197 However Shropshire Council felt it was necessary to recognise the scope for environmental improvement at this site, in particular the value of the local heritage asset and the potential to secure its enhancement. There is also recognition of alterations to permitted changes of use (at a national level) which have sought to introduce more flexibility in terms of allowed commercial uses for agricultural buildings.
- 3.198 The allocation therefore seeks to secure the future of historic farm buildings and to potentially benefit the setting of an adjoining listed building. Additionally the small scale mixed use allocation at Hall Farm, which includes employment uses, by providing for small scale business uses could help contribute to economic sustainability.
- 3.199 Thus further to consideration of the issues raised in consultation responses at 'Revised Preferred Options' stage in 2013, the draft Final Plan retains the site allocations proposed at Revised Preferred Options being: Hall Farm MIN002/MIN015(part) and Callow Lane MIN007.

Pontesbury:

- 3.200 Planning issues in Pontesbury include the need to minimise any adverse effects on village and landscape character, particularly the AONB, and there is a longstanding aspiration from Pontesbury Parish Council for affordable housing and parking with Hall Bank identified as a potential location. There are some limitations in respect of local road network but there are also opportunities to support and capitalise on the local availability of shops, services and amenities, and links to Minsterley, Shrewsbury and other service areas.
- 3.201 Responses at Issues and Options Stage had showed a preference for sites to the North of the village, accessible to the main road. Feedback from Preferred Options consultation showed some general support for the identified housing allocations at Hall Bank and Minsterley Road.
- 3.202 At Revised Preferred Options Stage the existing identified site at Hall Bank, together with adjoining land in the same ownership was included, with proposals for additional housing and a mixed use, including retail, on the enlarged site. Minor amendments to the Development Boundary were also identified.

- 3.203 The proposal for Hall Bank which was the subject of consultation at this stage included, potentially, 60 dwellings, retail (convenience store), open space, and parking. Pontesbury Parish Council organised a local public consultation event to publicise proposed changes to the development approach for the village, responses to which were considered as part of Shropshire Council's consultation exercise.
- 3.204 Although a majority of consultation responses raised objections highlighting issues such as development scale, need, settlement/infrastructure/site capacity, availability of employment and services and impact considerations, there was also a strong indication that there is a need for some housing, in particular to provide for affordable and smaller dwellings. In respect of the retail elements there was concern that the retail proposal would negatively impact on existing shops and local character. However, Pontesbury Parish Council in their response confirmed agreement with the revised housing target and the mixed use site at Hall Bank subject to local infrastructure issues being addressed to before development, phasing of delivery and provision of significant local affordable housing.
- 3.205 The promoted scheme on this larger site provided scope to address some aspirations identified by Pontesbury Parish Council including parking and a better integrated recreational area. The development would also have access to the main road, address general affordable housing provision in line with current policy, have potential economic benefits through an enhanced retail offer and may provide for the relocation and replacement of the existing nursery facility within the site.
- 3.206 Thus further to consideration of the issues raised in consultation responses at 'Revised Preferred Options' stage in 2013, the draft Final Plan retains the site allocations proposed at Revised Preferred Options being: Hall Bank PBY018/PBY029 and the allocation at Minsterley Road PBY019 (part).

Much Wenlock Area

Much Wenlock

- 3.207 Much Wenlock has a Neighbourhood Plan which sets out the development strategy for the town during the Plan period.
- Buildwas*
- 3.208 Buildwas Parish Council indicated that it would support the identification of Buildwas as a Community Cluster after the Revised Preferred Options stage. Subsequent discussions with the Parish Council identified an opportunity to accommodate sustainable development of 10-15 dwellings (to include outstanding commitments) to support existing facilities and services for the period to 2026. The aspiration was to deliver these homes through windfall and infill development rather than on an allocated site;
- 3.209 As Buildwas had not formed part of any previous Plan consultations, Shropshire Council supported Buildwas Parish Council to carry out a community wide consultation exercise in the autumn of 2013. Views were sought on the proposed designation of Buildwas as a Cluster, a range of housing guidelines and the desirability of delivering housing through infill and windfall or via an allocated site;

- 3.210 Respondents supported the designation of Buildwas as a Community Cluster and felt that the housing guideline should be 10. They did not support an allocated site, preferring that development should be delivered through infill and windfall. These proposals thus form the basis of the policy for Buildwas in the Final Plan.

Oswestry Area

Oswestry

- 3.211 Oswestry is the second largest town in Shropshire after Shrewsbury, and acts as the principal employment, commercial and administrative centre in the north west of the County. The town is a service centre for a wide rural hinterland, including parts of Wales, and this is reflected in the busyness of the centre. Oswestry has a relatively high level of self-containment for employment and the town provides more jobs than it has resident workers;
- 3.212 The Oswestry 2020 Town Plan (2013) establishes a clear and pro-active vision and objectives for the future growth of the town, based on an extensive programme of community engagement. To help deliver this vision, and in conformity with the Core Strategy, SAMDev identifies Oswestry as the focus for major development in this part of Shropshire and allocates a range of sites for housing and employment use to support a higher level of growth than in recent years;
- 3.213 Greenfield housing options are limited by physical factors – the Morda Valley (flood risk and need to maintain separation from Morda village) and poor access (Weston Lane and former railway line) to the south; topography, landscape sensitivity and poor access to the west and north west; the Hill Fort and its setting to the north, and the Oswestry Bypass to the east. The two remaining significant greenfield areas on the eastern side of the town within the bypass are between the Shrewsbury and Middleton Roads (proposed for the Eastern Gateway SUE) and north of the Whittington Road;
- 3.214 Policy CS3 of the Core Strategy sets out Oswestry's role as a focus for major development, to include a comprehensively planned, integrated and sustainable urban extension (SUE) on land between Shrewsbury Road, Middleton Road and the Oswestry A5/A483 Bypass – the Eastern Gateway SUE, accommodating major housing development, a Business Park, and land for community facilities and public open space, and providing a new link road between the Middleton and Shrewsbury Roads (see plans for the extent of the SUE and the broad arrangement of land uses, linked to Policy Direction MD7). The overall development targets for Oswestry for the period 2006-2026 proposed at Preferred Options stage (2010), following discussion with Oswestry Town Council, were for 2,600 dwellings and 35 hectares of employment land – approximately 40% of the housing and 60% of the employment land planned for North West Shropshire, reflecting the important role of the town in economic terms;
- 3.215 The provision of land for employment to meet Oswestry's needs has proved problematic in the past, with a longstanding land allocation at Weston Farm not having been delivered, linked to difficulties of access associated with the protection of the line of the former railway. The Council is therefore proposing to remove this land allocation, and therefore needs to identify sufficient land both to replace it;

- 3.216 The development strategy for Oswestry also recognises the importance of safeguarding landscape character and the setting of the Hill Fort, and the importance of the town's Environmental Network and green spaces. Linking with the Oswestry Place Plan, it will also set out the planned approach to the improvement of the town's infrastructure, notably the junctions on the A5/A483 Bypass and waste water treatment;
- 3.217 Consultation at Preferred Options stage highlighted concerns about the scale of housing growth on local infrastructure capacity and the character of the town. The majority of respondents objected to the allocation of the housing sites near the Old Oswestry Hillfort because of the perceived impact which development would have on the Hillfort and its setting. However, the majority of respondents supported the target for employment provision and the allocation of additional employment land on land east of A5/ A483 Bypass, providing that demand/need could be demonstrated. The majority of respondents also supported the proposed Primary Shopping Area and Primary and Secondary shopping frontages. The Town Council confirmed their support for the overall housing target but wished to increase the overall employment target from 35 to 45 hectares;
- 3.218 A number of changes were proposed at Revised Preferred Options stage in response to these concerns:
- the housing sites near the hillfort were significantly reduced in size;
 - proposed employment land development within the SUE was replaced by the identification of additional land outside the bypass and was re-allocated to housing, creating capacity for a further 120-180 houses;
 - The target for employment land was increased from 35 to 45 hectares as requested by the Town Council, and in recognition that employment land availability has been constrained in recent years;
 - Two minor changes to the Development Boundary for Oswestry were proposed;
- 3.219 Consultation at Revised Preferred Options stage indicated significant community opposition to the allocation of housing sites near the hillfort, shared by the Town Council, English Heritage and local heritage organisations. In considering the draft Final Plan, and in the wider context of overall proposals for future housing development in the town, councillors decided not to allocate sites OSW002 (Land off Gobowen Road) and OSW003 (Oldport Farm).

Gobowen

- 3.220 At Issues & Options stage (2010) the Parish Council indicated that it would support the identification of Gobowen as a community hub capable of accommodating sustainable development of approximately 200 new dwellings during the period 2010 – 2026. Key development constraints for Gobowen include flood risk in areas which lie adjacent to the River Perry and its tributaries. At Preferred Options stage (2012) two specific sites were identified as natural extensions to the built area of Gobowen to deliver around 110 dwellings, together with the potential for infilling, groups of houses and conversions on suitable sites within the development boundary. Whilst these proposals were generally supported by the local community and the Parish Council, infill development near the railway station should respect the potential for car parking improvements and heritage railway and sustainable transport proposals;

Knockin

- 3.221 At Issues & Options stage (2010) the Parish Council indicated that it would support the identification of Knockin as a community hub capable of accommodating sustainable development of about 20 new dwellings during the period 2010 – 2026. This response was informed by responses to a parish questionnaire which indicated that the local community would support a rate of development slightly lower than past trends but that the Parish should have some development in the future to sustain it as a viable community. The community consider that more small houses are needed to attract younger people into the community and the type and affordability of housing will therefore be important considerations when making planning decisions. Key development constraints for Knockin include flood risk in areas and potential impacts on protected species and the historic environment. At Preferred Options stage (2012) a single site was identified as a natural extension to the built area of Knockin, with easy access to village centre services to deliver around 15 dwellings. In addition to the site allocation, three dwellings have recently been built or are committed for development and there are limited opportunities for sustainable development by infilling and conversions on suitable sites within the existing Development Boundary, which will be amended to include a small area of land to the south of the village centre;

Llanymynech & Pant

- 3.222 At Issues & Options stage (2010) the Parish Council indicated that it would support the identification of Llanymynech & Pant as a community hub capable of accommodating sustainable development of about 50 new dwellings during the period 2010 – 2026. At Preferred Options stage (2012) a single site was identified as a modest scale natural extension to the existing built area, with easy access to village centre services to deliver approximately 35 homes, together with the potential for infilling, groups of houses and conversions on suitable sites within the established Development Boundary. This was endorsed in consultation responses, however it was suggested that a further adjacent brownfield site should also be allocated for housing in order to help integrate the Heritage Way estate into this part of the village. At 'Revised Preferred Options' stage (2013) the housing guideline was therefore increased to about 100 dwellings, with two site allocations in Llanymynech for up to 67 dwellings. These changes were generally supported in consultation responses. In addition to the allocated sites, 9 dwellings have been completed or are committed for development since 2011 and there are a range of opportunities for sustainable development by infilling, small groups of houses and conversions on suitable sites within the existing Development Boundaries of the two villages. A minor change to the Development Boundary in Pant was proposed and endorsed by the Parish Council, but has not been carried forward in the Plan due to concerns about the appropriateness of further development in this part of the village. Key development constraints for Llanymynech and Pant include potential impacts on protected species and the historic environment;

Ruyton XI Towns

- 3.223 At Issues & Options stage (2010) the Parish Council indicated that it would support the identification of Ruyton XI Towns as a community hub capable of accommodating sustainable development of about 15 new dwellings during the

period 2010 – 2026 to help deliver further infrastructure improvements. This level of growth reflects the fact that the village already has unimplemented planning approvals for about 100 dwellings. This approach was confirmed by consultation responses at Preferred Options (2010) and Revised Preferred Options (2012) stages. No specific sites have been allocated, but three dwellings have been completed or are committed for development since 2011 and opportunities exist for sustainable development by infilling, small groups of houses and conversions on suitable sites within the existing Development Boundary;

St Martin's

- 3.224 St Martins has a good range of facilities and services including primary and secondary schools, a church, public house, Stan's shop and the St Martin's Centre. There is a sports field behind Stan's shop which is on a short term lease of less than 5 years. There is a recognised under provision of open space including recreation/sport space which needs to be addressed. At Issues & Options stage (2010) the Parish Council indicated that it would support the identification of St Martin's as a community hub capable of accommodating sustainable development of about 200 new dwellings during the period 2010 – 2026 to support the existing facilities and services. At the time of the Issues and Options consultation which took place in 2010, there were 105 new homes with planning consent which would leave a balance of 95 additional new homes. This level of development was only felt to be acceptable if existing issues with the sewage system and the under provision of recreation space were addressed;
- 3.225 At Preferred Options stage (2012) two potential site alternatives were identified to deliver about 80 dwellings, together with the potential for infilling, groups of houses and conversions on suitable sites within the established Development Boundary. The housing guideline was endorsed in consultation responses and the Parish Council subsequently endorsed the allocation of a single mixed use site at 'Revised Preferred Options' stage (2013), comprising: 80 dwellings and employment uses; land for community recreation and sports pitches; and an off road footpath and cycle track and an enhanced vehicle drop-off / parking area associated with the new amalgamated school site. The allocation of this site was generally supported in consultation responses;

Whittington

- 3.226 Whittington has a good range of facilities and services including primary school, church, public houses, shop and village hall. At Issues & Options stage (2010) the Parish Council indicated that it would support the identification of Whittington as a community hub capable of accommodating sustainable development of about 100 new dwellings during the period 2010 – 2026. At Preferred Options stage (2012) a combination of adjacent sites to the south of the village centre was identified for about 80 new dwellings, a school drop off collection facility and an area of open space (immediately adjacent to the school). The Parish Council are concerned that the new access road to this area should be designed in such a way that the development should not provide the ability to 'rat run' between Station Road and the B5009. In addition, there potential for sustainable development through infilling, groups of houses and conversions on suitable sites within the established Development Boundary. In general the proposals for Whittington were supported by

the Parish Council and residents, although some respondents raised specific concerns about the preferred sites. Further consideration was given to these objections and Shropshire Council has concluded that the sites are suitable, in principle, for development and any objections can be mitigated through the detailed design of the development. As a result, the proposals shown in the SAMDev Preferred Options Plan were carried forward at 'Revised Preferred Options' stage (2013);

Kinnerley Cluster

- 3.227 The parish of Kinnerley was not included in the SAMDev Plan until 'Revised Preferred Options' stage (2013) since the Parish Council was in the process of preparing their Community Led Plan. The Kinnerley Neighbourhood Plan was developed with extensive community engagement and provides authoritative source of the local community's views on development issues. The housing, economic and tourism development parts of the Plan have since been endorsed by Shropshire Council's Cabinet and are now adopted for development management purposes. Therefore the proposals contained in the Plan are being brought forward in this SAMDev Plan. The settlements of Kinnerley, Maesbrook, Dovaston and Knockin Heath are a Community Cluster with a housing guideline of about 50 dwellings over the period 2010 – 2026. At 'Revised Preferred Options' stage (2013), specific site allocations were proposed within the settlements of Kinnerley and Maesbrook to deliver about 33 dwellings. In addition to the allocated sites, sustainable development by infilling, conversions and small groups of houses may be acceptable on suitable sites windfall sites within the existing Development Boundaries of the cluster settlements. In Dovaston and Knockin Heath, development will be limited to individual, scale small infill plots within the existing Development Boundaries. This approach was generally supported in consultation responses. Development proposals will be expected to demonstrate that they have taken account of the adopted Community Led Plan for Kinnerley which provides additional guidance and will help inform planning decisions in the parish.

Llanyblodwel Cluster

- 3.228 At Issues & Options stage (2010), Llanyblodwel Parish Council Council indicated that it would support the identification of the settlements of Llanyblodwel, Porthywaen, Dolgoch, Llynclys and Bryn Melyn as a community cluster capable of accommodating sustainable development of about 15 new dwellings during the period 2010 – 2026 to help meet a need for affordable housing to allow young people to stay in the area. This approach was generally supported by in consultation responses at 'Preferred Options' stage (2012). No specific site allocations are proposed, but sustainable development by infilling, conversions and small groups of houses may be acceptable on suitable sites within the established Development Boundaries of Llanyblodwel and Porthywaen, together with exceptions sites within or adjacent to cluster settlements;

Park Hall Cluster

- 3.229 At Issues & Options stage (2010) Whittington Parish Council indicated that it would support the identification of the settlements of Park Hall, Hindford, Babbinswood and Lower Frankton as a community cluster capable of accommodating sustainable

development of about 50 new dwellings during the period 2010 – 2026. At ‘Preferred Options’ stage (2012) a single allocation was identified at Park Hall to deliver about 20 dwellings and is well related to the existing Park Hall development. The proposals for the Cluster were generally supported in consultation responses. No specific site allocations are proposed in Hindford, Babbinswood and Lower Frankton where only limited infill and conversions will be appropriate within the established Development Boundary. One dwelling has been completed or is committed for development since 2011, leaving a windfall allowance of about 29 homes. Improvements to rural transport links will be sought for these villages;

Selattyn Cluster

- 3.230 At Issues & Options stage (2010) Selattyn and Gobowen Parish Council indicated that it would support the identification of the settlements of Selattyn, Upper/ Middle/ Lower Hengoed and Pant Glas as a community cluster capable of accommodating sustainable development of about 30 new dwellings during the period 2010 – 2026. Selattyn and Gobowen PC has carried out a local housing needs survey in Selattyn, which was used to inform views on the most appropriate scale of local housing development as part of subsequent stages of the SAMDev Plan. At that stage, the Parish Council considered that development should be limited to single infill plots in Middle Hengoed and Lower Hengoed and that there should be no new development in Pant Glas. In Upper Hengoed, small scale affordable housing was sought rather than further large houses. The Parish Council identified a particular need for affordable housing for young families or small live/work developments. Infill development or a number of small allocations to the East of Selattyn was viewed as the most appropriate pattern of development;
- 3.231 At ‘Preferred Options’ stage (2012) a number of potential alternative site allocations were identified in Selattyn. Whilst consultation responses supported the general approach, a consent for 15 dwellings in Upper Hengoed led the Parish Council to advise that it wished to reduce the housing guideline about 5 houses as infill development within the established Development Boundary of Selattyn. The Parish Council does not support any further development in Lower Hengoed, Middle Hengoed, Upper Hengoed, or Pant Glas, not even infill development due to concerns about waste water infrastructure capacity. This updated approach was generally supported in consultation responses at ‘Revised Preferred Options’ stage (2013);

Weston Rhyn Cluster

- 3.232 Weston Rhyn Parish Council indicated at ‘Preferred Options’ stage (2012) that it would support the identification of the settlements of Weston Rhyn, Rhoswiell, Wern and Chirk Bank as a community cluster capable of accommodating sustainable development of about 78 new dwellings during the period 2010 – 2026. At ‘Revised Preferred Options’ stage (2013) specific site allocations were proposed within the settlements of Weston Rhyn and Rhoswiell to deliver about 45 dwellings. In Weston Rhyn two possible housing sites were identified to deliver a single proposed allocation of about 25 dwellings and comments were invited about which of the two sites would be preferable. A recent consent for 7 dwellings in Chirk Bank meant that no further development was proposed in that part of the cluster. In addition to the allocated sites, sustainable development by infilling, conversions and small groups of houses may be acceptable on suitable sites windfall sites within the established

Development Boundaries of Weston Rhyn and Rhoswiol. No specific site allocations were proposed for the Wern but development guidelines were suggested in order to maintain the established pattern of development in the village. At 'Revised Preferred Options' stage (2013), these proposals were generally supported, together with the selection of a preferred site allocation for Weston Rhyn;

Shifnal Area

Shifnal

- 3.233 Shifnal is surrounded by the metropolitan Green Belt, which is tightly drawn on the town's western side, to protect the openness of the countryside between Shifnal and Telford. On the town's northern and eastern sides a significant buffer of 'safeguarded land' exists between the town and the Green Belt. This is safeguarded for the town's long term future development, to be treated like Green Belt in the meantime;
- 3.234 A policy of restraint on development has been applied to Shifnal for several decades. Development during 1998-2008 had only resulted in 205 new homes and the Bridgnorth District Local Plan (adopted 2006) had only allocated one site east of Wolverhampton Road for around 190 homes for development over 2006-2016. The Shropshire Core Strategy continued this approach by proposing development to meet local needs, respecting Shifnal's location in the Green Belt;
- 3.235 The Shifnal Town Plan was published in January 2009 after considerable community engagement by the Town Plan Steering Committee, which obtained over 1,300 responses to its questionnaire. The Town Plan Action Plan takes a positive approach and includes aspirations to improve Shifnal with a swimming pool, new doctors' surgery and central town park, amongst others;
- 3.236 In this context, the most popular option emerging from the Issues and Options consultation in April 2010 was moderate growth for employment and a mid-range level of growth for housing (circa 800 plus homes). With almost all of the safeguarded land promoted for development, the most centrally located sites were chosen as offering the greatest potential to encourage walking and sustainable transport, as well as providing mixed uses and offering the potential to provide the doctors' surgery and town park that were sought in the Shifnal Town Plan. The various landowners and site promoters of the sites either side of the railway line worked jointly to present a comprehensive proposal that would deliver an edge-of-town-centre supermarket, new doctors' surgery site, care home, residential and commercial development, together with a town centre park and formal pedestrian routes to connect north and south Shifnal. A concept masterplan was presented by the joint site promoters to Shropshire Council in late 2011 and direct to the Town Plan Steering Committee and the public at meetings in early 2012. These centrally located sites included redevelopment of brownfield land and the replacement of the existing industrial units with new ones adjoining the Lamledge Lane industrial estate. This combination of sites therefore formed the Council's Preferred Option in its consultation in mid 2012;
- 3.237 In response to the Preferred Options consultation, Shifnal Town Council backed all the large sites proposed on the safeguarded land around the town, and sought to

spread development thinly between them. At that time the Town Council suggested that the following sites be allocated in the SAMDev Plan (clockwise north to south):

- Haughton Road: 300 homes, a swimming pool and allotments;
- Coppice Green Lane: 100 homes with 50% of the homes to be affordable;
- Aston Street: mixed uses including 100 homes, a car home, supermarket, petrol station, medical practice and park;
- NE of Wolverhampton Road: 150 homes;
- The Uplands: 160 homes with one acre gift of land for school use.

3.238 Following the May 2013 town council elections, Shifnal Town Council was asked to clarify whether their view had changed. Their response in June 2013 sought to retain all the above sites, whilst expressing concern about the impact on traffic and the town centre's vitality. Consequently the Revised Preferred Options consultation in July 2013 included the Coppice Green Lane and The Uplands sites as additional possible allocations. This allowed the public to make their views clear, with over 550 respondents to the Revised Preferred Options largely objecting to all of the proposed additional sites;

3.239 Once the public's views were known, the Town Council issued its own formal response to the Revised Preferred Options, in September 2013, rejecting greenfield residential development on all the sites. The Town Council supported the protection of the Lamledge Lane Industrial estate for employment uses and welcomed attracting employers, whilst having reservations about the higher target of 5 hectares of employment land. The Town Council unanimously considered 1,600 homes to be unsustainable, and sought to keep the level at 800 homes, in other words, no further residential development to 2026 beyond what already had received planning permission;

3.240 Between the consultation on Preferred Options in mid 2012 and publication of Revised Preferred Options in mid 2013, in the wake of the NPPF's publication, the five year supply of housing land came to the fore as a key issue for Shropshire. In its five year supply statement published on 1st February 2013, Shropshire Council had a 4.1 years' supply of housing land. This amongst other factors ultimately led to the grant of planning permission for 400 homes and land for a swimming pool and doctors' surgery on the site at Haughton Road on 22nd March 2013;

3.241 The five year supply statement was updated on 20th September 2013, showing 4.95 years' supply. Consequently planning applications were submitted by the site promoters for all the large sites on the safeguarded land around Shifnal, as shown in the table below:

SAMDev site ref (north to south)	Planning status at 5th March 2014
SHI017 Coppice Green Lane	South planning committee resolved on 25/2/14 to grant planning permission 13/02989/OUT for 200 dwellings subject to s106 agreement
SHI004/a Land south of Aston Road	South planning committee resolved on 7/1/14 to grant planning permission 13/03055/FUL for 115 dwellings subject to s106 agreement

SAMDev site ref (north to south)	Planning status at 5th March 2014
SHI004/b Land between Lawton Road and Stanton Road	Outline planning application 13/05136/OUT for 100 dwellings expected to go to planning committee around April 2014
SHI006a Land north-east of Stone Drive	Outline planning application 14/00062/OUT for 250 dwellings expected to go to planning committee around April 2014
SHI002 Land at The Uplands, south of Wolverhampton Road	Application 13/04840/FUL for 68 dwellings expected to go to planning committee around June 2014
SHI002 Land at The Uplands, south of Wolverhampton Road	Application 13/04841/FUL for 29 extra-care apartments expected to go to planning committee around June 2014

Planning applications can be viewed at <http://new.shropshire.gov.uk/planning>

- 3.242 Due to the relative timescales of the above planning applications and the SAMDev Plan programme, it is apparent that the town's future will be largely determined by planning decisions rather than through the SAMDev Plan process. Nevertheless, the SAMDev Plan conveys the need for balanced development in the town, including retail and employment developments, and seeks to protect the remaining safeguarded land from further attrition.

Shrewsbury Area

Shrewsbury

- 3.243 Shrewsbury is identified in the Shropshire Core Strategy as Shropshire's growth point, to be the focus for significant retail, office and employment development and to accommodate approximately 25% of Shropshire's housing development over the Plan period (Policy CS1). The town has a sub-regional role and serves a wide catchment, including parts of Wales. Policy CS2 sets out an overall Development Strategy for Shrewsbury, with the targets of providing approximately 6,500 dwellings (325 dwellings per annum) and 90 hectares of employment land, and stressing the need for a comprehensive and co-ordinated approach and with reference to the Shrewsbury Vision Regeneration Framework (2011). This strategy has been further developed as part of the SAMDev Plan, including the allocations of land for housing, employment and retail development;
- 3.244 Shrewsbury is fortunate in that there are considerable areas of land within the Shrewsbury Bypasses which could come forward for development, providing a range of options. However, there are still significant constraints in some areas, notably the River Severn and its corridor through the town (with associated flood risk and landscape sensitivity), limitations on the capacity of the local highways network, and proximity of sites of major ecological and historical value. A high level options assessment of Shrewsbury's Direction of Growth was undertaken for the Core Strategy, linked to the need to identify major greenfield development (ShropsEV24)

and supporting the identification of the two sustainable urban extensions (SUE's) proposed in the Core Strategy – Shrewsbury South and Shrewsbury West. This document, and the evidence base behind it (as subsequently updated), remains relevant to the consideration of options for site allocations;

- 3.245 For housing development, Core Strategy Policy CS2 set out an approach of aiming to achieve a minimum of 60% of development on previously developed land (3,900 dwellings), 25% on the two SUE's (1,625 dwellings), with the balance required (15% - approximately 1,000 dwellings) plus a further reserve pool of land for up to a further 15% provided through other sustainable land releases. The reserve sites were intended to be released if required to maintain a 10 year supply of identified sites;
- 3.246 As identified in the Strategic Housing Land Availability Assessment, there are significant potential 'brownfield' sites in Shrewsbury which will ensure that the 60% target is achieved, but the strategy actively plans for greenfield development as well. The focus on brownfield sites since 2001 in the previous Local Plan achieved the aim of securing the redevelopment of previously used land in the town, but has also meant that the levels of development have been below the planned targets, as not all of the sites have come forward in line with expected timescales;
- 3.247 The approach taken to identifying the balance of greenfield housing sites required was to spread the growth over a number of sites and in a variety of directions around the edge of the town - in order to provide the market with a good range and choice of sites, to spread impacts and to take advantage of opportunities to secure linked benefits, whilst avoiding areas with major constraints. The approach was informed through close working with Shrewsbury Town Council as an organisation and ward Members of both Councils, individually and in groups, recognising the need for a town-wide basis to the delivery of the overall growth of the town;
- 3.248 At Preferred Options stage (2012), the consultation documents set out the position relating to dwellings built since 2006 and existing commitments, and the provision of a range of brownfield and greenfield site allocations to enable the target of 6,500 additional dwellings 2006-2026 to be met, including 'over-allocation' of 590 dwellings and reserve sites for a further 450 dwellings (to be the subject of further review);
- 3.249 The employment land target for of 90 hectares during the period 2006-2026 aims to help to meet Shropshire's strategic requirements and to allow for the continued growth of the town as an important sub-regional centre. With existing commitments of approximately 55 hectares, the Plan needed to identify land for approximately 35 hectares. The Preferred Option consultation documents identified land allocations for 40-43 hectares providing a range and choice of sites, including a major new strategic employment site of some 22 hectares as part of the Shrewsbury South SUE. The potential over-allocation reflected the fact that part of the land identified in the Shrewsbury West SUE could be used for health/care development and expansion of existing businesses rather than traditional employment land uses. The proposed allocations were considered to deliver a significant re-balancing of the geographical spread of employment land around the town, which has been dominated by provision in the north of the town, and to address market demand for sites well related to the A5/A49 Bypasses;

- 3.250 The Shrewsbury South and Shrewsbury West SUE's were identified in the Core Strategy as strategic locations for development to help to meet the housing and employment needs of the town. Policy CS2 set out key elements proposed to be incorporated in the developments as part of a comprehensive and integrated approach. The SAMDev Plan has taken this forward by formally allocating the land included in the SUE's, as shown on the Policies Map, and setting out Land Use Plans which indicate the broad arrangement of land uses proposed. As well as being the subject of the SAMDev Plan consultation processes, both SUE's have also been the subject of masterplanning. Masterplans have now been adopted by the Council following local consultations in order to guide the future development of the SUE's, and these have informed the proposed Land Use Plans;
- 3.251 Other policy issues were also highlighted at the Preferred Options stage, including reference to 'key areas of change' in Shrewsbury (the 'Heart' of Shrewsbury and the Shrewsbury Northern Corridor), safeguarding of existing major employment areas, the development boundary for the town, and the identification the Primary Shopping Area, Primary and Secondary Shopping Frontages, and the site of the proposed New Riverside Shopping Centre in the town centre;
- 3.252 A series of public consultation events were held across the town together with a meeting for all Shrewsbury Councillors, while Shrewsbury Town Council also undertook its own public consultation events in June 2012 to help it to consider the issues. The Council recognised that the proposed allocations included land in adjoining parishes and not just the Shrewsbury urban wards, with views also sought from the Parish Councils for those areas. Responses from consultation at Preferred Options stage (2012) indicated significant concern about the size of the housing target for Shrewsbury in the context of a perceived lack of employment and infrastructure to support this level of growth, and concerns regarding environmental impacts. There was a majority of responses received in support for the Land Use Plans proposed for the SUE's, the new employment sites, and the town centre retail policy proposals. Views on the proposed housing allocations varied, from majority support in responses received for some to strong majority objections for others, including SHREW027 (land at Weir Hill Farm/Robertsford House, Preston Street and land of London Road) and SHREW105 (land off Shillingston Drive);
- 3.253 Shropshire Council and Shrewsbury Town Council established a Joint Members Working Group to consider the issues arising from the consultation responses on housing sites and any updates on the sites proposed, having regard to the strategy for the development of the town. The Joint Members Working Group made recommendations to the two Councils on sites to be taken forward and amendments for further consultation, with these recommendations subsequently endorsed by the two Councils;
- 3.254 In preparing the Revised Preferred Options consultation documents (2013), the Council recognised that all of the preferred Option proposed sites had been subject to objection to some degree, with valid planning concerns raised. In most cases, the Council considered that issues raised could be satisfactorily addressed in the planning of the development of the sites and associated mitigation measures/infrastructure provision. However, three brownfield sites were taken out of the proposals, as construction was progressing rapidly on two of them and the other

one (Site SHREW138 at Mousecroft Lane) was no longer available for redevelopment. One additional brownfield site was included (SHREW198 at Ditherington Flaxmill), and amendments were proposed to a number of the greenfield site allocations (including sites SHREW027 and SHREW105 referred to above), the SUE Land Use Plans, the Development Boundary and the Primary Shopping Area;

- 3.255 The approach of identifying reserve sites was also reconsidered in light of the NPPF policy of boosting housing supply, with the Council proposing an approach of over-allocating in order to provide maximum flexibility to ensure delivery, and effectively to provide for supply beyond 2026. The consultation documents therefore identified greenfield sites with capacity totalling approximately 3,450 dwellings, equating to an over-allocation of 850 dwellings in lieu of reserve sites. The consultation documents also set out the approach proposed to the 'Key Areas of Change', with these not to be identified on the Policies Map, and included a plan showing the proposed Safeguarded Employment Sites;
- 3.256 There was a majority of the responses received in support for all of the changes proposed in the Revised Preferred Options consultation document except with regard to proposed housing site SHREW027 (land at Weir Hill Farm/Robertsford House, Preston Street and land off London Road), with most respondents still objecting to the proposed allocations. The issues raised in the consultation responses were again considered by the Joint Members Working Group, which supported the proposals as amended going forward into the Final Plan. Again, it is considered that the issues raised in objections to Site SHREW027 can be satisfactorily addressed in the planning of the development and associated mitigation measures/infrastructure provision, with the key guidelines for the site setting out key points. Subject to further minor changes and updates, including to proposed development guidelines for sites, the agreed policies and proposals are those set out in the Proposed Submission document (2014);
- 3.257 As a footnote to the foregoing, in the context of the NPPF and the provisions with regard to the demonstration of a five-year housing land supply, and with an up-turn in the housing market fuelling developer interest, planning applications have been determined by the Council on a significant number of the housing sites proposed in Shrewsbury.

Baschurch

- 3.258 Baschurch is a large village with a good range of facilities and services including both a primary and secondary school. At Issues & Options stage (2010), Baschurch Parish Council indicated that it would support the identification of the Baschurch as a community hub to accommodate sustainable development of about 150-200 new dwellings during the period 2010 – 2026. At Preferred Options stage (2012) three specific sites were identified to deliver around 105 dwellings, together with the potential for infilling, groups of houses and conversions on suitable sites within the development boundary. The allocation of land at Station Road (BAS035) was subject to the provision of land to enable a school 'drop off' zone capable of accommodation coaches and other school traffic and satisfactory highway access. No changes were proposed to the current development boundary. Whilst a majority of the consultation responses received in relation to the proposals were in support, an additional

allocation (BAS017) was proposed at 'Revised Preferred Options' stage (2013) with the backing of the Parish Council – a site for mixed use development of up to 30 dwellings and land for a new Medical Centre and associated parking. This change received a mixed reaction in consultation responses, but it is considered that the benefits of including the site outweigh the potential impacts, subject to appropriate design and mitigation measures, as stressed in the development guidelines for the site. The Final Plan (2014) therefore proposes Baschurch as a Community Hub with a housing guideline of 150-200 additional dwellings, four sites to be allocated for housing, and a development boundary;

Bayston Hill

- 3.259 Bayston Hill is a large village with a good range of facilities and services located either side of the A49 just south of Shrewsbury. There is a Bayston Hill Parish Plan which was reviewed in 2010. At Issues & Options stage (2010), Bayston Hill Parish Council indicated that it supported the identification of Bayston Hill as a Community Hub, with a housing target of 50-60 additional dwellings up to 2026, to be developed on sites to come forward within the 2001 Local Plan village development boundary. Having regard to this and the scope for development/redevelopment within the development boundary, no specific site allocations were identified at Preferred Options stage (2012). The retention of the gap of undeveloped land between Bayston Hill and neighbouring areas of Shrewsbury remains an important objective of the strategy for the village, as stressed in the Parish Plan. The proposed approach was supported by the local community and the Parish Council in responses to the consultation documents and has been carried forward into the Final Plan (2014);

Bomere Heath

- 3.260 Bomere Heath is the main village in the large parish of Pimhill located to the north west of Shrewsbury, which has a good range of facilities and services including a primary school. There is a Parish Plan, completed in 2006, and the Parish Council carried out a Housing Requirements Survey (results published in May 2011) to provide information on the housing needs requirements of current residents. At Issues & Options stage (2010), Bomere Heath and District Parish Council indicated that it supported the identification of Bomere Heath village as a Community Hub, with Leaton and Dunns Heath in a Community Cluster with it. The Parish Council supported a housing guideline of about 50 additional dwellings up to 2026. At Preferred Options stage (2012), with Parish Council support and following prior community engagement by the promoters, one site (BOM004/R - Land off Shrewsbury Road, Bomere Heath) was identified as an allocation for up to 30 dwellings, with the remainder to come forward as windfall development across the cluster. It was not proposed to identify a development boundary for Bomere Heath, Leaton or Dunns Heath;
- 3.261 This approach received a majority of consultation responses in support at Preferred Options (2012), but the Parish Council re-considered its position with regard to the identification of Community Cluster settlements and the amount of development sought in those settlements. In the cases of Leaton and Dunns Heath, the Parish Council had originally put them forward with a view to encouraging appropriate employment, rather than housing, development and accepted that such development could come forward under policies relating to the countryside so that identification as

Community Clusters was not required. The Parish Council also sought the identification of a development boundary for Bomere Heath based on the boundary shown in the 2001 Shrewsbury and Atcham Borough Local Plan. These changes were shown in the 'Revised Preferred Options' consultation documents (2013), with a majority of the consultation responses received in support. Accordingly, the Final Plan (2014) identifies Bomere Heath as a Community Hub on its own, with a housing guideline of approximately 50 additional dwellings, the site off Shrewsbury Road allocated for housing development, and a development boundary;

Nesscliffe

- 3.262 Nesscliffe has a good range of facilities and services including a service station/shop, a primary school and a public house. The village is located on the former A5 between Shrewsbury and Oswestry, and has the benefit of a bypass. Nesscliffe Hill is a key landscape feature and the Nesscliffe Country Park a valued facility for residents and visitors. The Parish Council's views have been informed with the benefit of the Nesses Parish Plan (2004) and a subsequent Housing Needs and Development Survey (2011). At Issues & Options stage (2010), Great Ness & Little Ness Parish Council indicated that it supported the identification of Nesscliffe village as a Community Hub with a housing guideline of approximately 50 additional dwellings up to 2026.
- 3.263 At Preferred Options stage (2012), the consultation documents reflected this view and the preference arising from the Survey for land at the north-western end of the village between the Holyhead Road and the A5 Bypass as the location for a site for development. One site (Land West of Holyhead Road NESS004 / NESS012), was identified as an allocation for about 10-15 dwellings, with the remainder to come forward as windfall development. These proposals received a majority of consultation responses in support at Preferred Options stage (2012), but the Parish Council considered that the housing guideline should be reduced from 50 to about 30 to be more in line with the results of its Survey;
- 3.264 The reduction in the housing guideline and a firming up of the proposed allocated site was included in the Revised Preferred Options consultations (2013), received a majority of consultation responses in support, and has been carried forward into the Final Plan (2014). Reference is also made to the Parish Council's aim that individual developments should be of a maximum of 10 dwellings and predominantly 2 and 3 bedrooms;

Albrighton

- 3.265 Albrighton is a small settlement north of Shrewsbury on the Wem/Ellesmere Road. Following re-consideration of its position with regard to the identification of Community Cluster settlements and the amount of development sought in those settlements in response to the Preferred Options consultations (2012), Bomere Heath and District Parish Council indicated that it wished Albrighton to be identified as a Community Cluster settlement for limited infill development of about 5 dwellings over the period to 2026. This approach received a majority of consultation responses in support at Revised Preferred Options (2013) stage and the proposals have been carried forward into the Final Plan (2014);

Bicton and Four Crosses

- 3.266 Bicton is a large parish on the western edge of Shrewsbury, with Bicton village and the Four Crosses area both located on the former A5 Holyhead Road. Following the Issues & Options stage (2010), Bicton Parish Council indicated that it would support the identification of Bicton Village and Four Crosses area (part) as a Community Cluster, combined with (after liaison with Montford Parish Council) Montford Bridge (the part west of the River Severn in Montford Parish only). Bicton Parish Council carried out local consultations in 2011 resulting in proposed development boundaries for the areas that it considered appropriate for small scale development, with a housing guideline of approximately 15 additional dwellings up to 2026. These proposals received a majority of consultation responses in support at Preferred Options stage (2012), but Montford Parish Council decided that it would prefer to see Montford Bridge West as a separate Community Cluster settlement. Accordingly, the proposal for a separate cluster of Bicton and Four Crosses (part), with a housing guideline of approximately 15 additional dwellings and development boundaries for the two areas has been taken forward into the Final Plan (2014);

Dorrington, Stapleton and Condover

- 3.267 Condover Parish Council has a Parish Plan (2009) which is supplemented by Village Design Statements for the 4 villages of Condover, Dorrington, Ryton and Stapleton. The Village Design Statements have been updated by the Parish Council in parallel with the preparation of the SAMDev Plan, based on on-going community consultations in the parish. At Issues & Options stage (2010), the Parish Council indicated that it supported the identification of Condover, Dorrington, and Stapleton as a Community Cluster with a housing guideline of approximately 20-25 additional dwellings in Condover, about 30 dwellings in Dorrington and about 5 dwellings in Stapleton during the period to 2026. The Parish Council held a consultation event for residents in January 2012 to help it consider its further responses. This led to amendments to the Dorrington and Stapleton Village Design Statements. At Preferred Options stage (2012), two site allocations were proposed in Condover, with the Parish Council indicating that these should be phased to deliver development both in the short and longer term. A single site allocation was identified in Dorrington (part DOR004 - land off Forge Way). One site proposed by the Parish Council in Condover was not included in the consultation document, as Shropshire Council did not assess the site to be a realistic option. Ryton was identified to remain as 'Countryside' for planning policy purposes in view of its dispersed character and the number of planning approvals that had already been granted. Development boundaries were proposed for the other three villages;
- 3.268 The approach to the three villages received a majority of consultation responses in support at Preferred Options stage (2012), but following the promotion of alternative sites and further local public consultations in Dorrington, Condover Parish Council supported the allocation of an additional site in Dorrington (part DOR017 – land to rear of Old Vicarage) for 16 dwellings, together with an amended housing guideline for Dorrington of 30-35 houses to reflect the addition of this and an amended development boundary for the village. The additional site was assessed by Shropshire Council as realistic and the majority of consultation responses received at Revised Preferred Options (2013) stage supported the changes. The proposals for the three villages taken forward into the Final Plan (2004) reflect the outcomes of the

previous stages, with Dorrington, Stapleton and Condover identified as a Community Cluster, with housing guidelines of 30-35, 5, and 20-25 dwellings respectively, all with development boundaries, and with two sites allocated for housing development in both Dorrington and Condover;

Fitz, Grafton and Newbanks

- 3.269 At Issues & Options stage (2010), Bomere Heath and District Parish Council indicated that it would support the identification of Grafton, Fitz, Mytton, and Forton Heath as a Community Cluster, with a housing guideline of 10-25 dwellings for the period to 2026. These proposals received a majority of consultation responses in support at Preferred Options stage (2012), but the Parish Council indicated that it wished to amend the settlements in the Cluster to exclude Mytton (proposed as a separate Cluster settlement) and Forton Heath (in light of recent new development), but to include the settlement of Newbanks. It was also proposed to amend the housing guideline to 5-6 additional houses (to reflect recent planning consents). These changes received a majority of consultation responses in support at Revised Preferred Options (2013) stage and have been carried forward into the Final Plan (2014);

Great Ness, Little Ness, Wilcott, Hopton/Valeswood, Kinton and Felton Butler

- 3.270 Having already put Nesscliffe forward as a Community Hub, during the consultations at Preferred Options stage (2012), Great Ness and Little Ness Parish Council indicated that it would support the identification of Great Ness, Little Ness, Wilcott, Hopton/Valeswood, Kinton and Felton Butler as a Community Cluster for infill development of 10-15 dwellings for the period to 2026. Consultation responses at Revised Preferred Options stage (2013) were evenly split, reflecting concerns about local services and infrastructure capacity. However, with continuing Parish Council support and having regard to the limited scale of development proposed, the proposals have been carried forward into the Final Plan (2014);

Hanwood and Hanwood Bank

- 3.271 Hanwood and Hanwood Bank are villages on the A488 close to Shrewsbury and benefitting from a good range of facilities and services in Hanwood, including a primary school. A Parish Plan was prepared for Great Hanwood in 2009. At Issues & Options stage (2010), Great Hanwood Parish Council indicated that it would support the identification of Hanwood and Hanwood Bank as a Community Cluster, with a housing guideline of about 30 dwellings for the period to 2026. The opportunities for development in the villages are, however, constrained by the linear nature of the settlements, strung out along and between the A488, Rea Brook and railway lines. After careful consideration of the realistic options, at Preferred Options stage (2012), a single housing site allocation was identified for phased development of approximately 30 dwellings (HAN011/R - land to the north of the A488 immediately west of the primary school), with a development boundary and an overall housing guideline of up to 50 dwellings for the Community Cluster. The proposed site is in Pontesbury parish, and the proposal was discussed with Pontesbury Parish Council, which supported its allocation, if required to meet the needs of Hanwood village. The site is close to the main village facilities and provides scope for additional traffic

calming measures to reduce traffic speeds entering the village and passing the school;

- 3.272 These proposals received a majority of the consultation responses in support at Preferred Options stage (2012), but subsequently concerns were raised regarding the allocation of the land to the west of the school in terms of the need to maintain clear separation between Hanwood and Cruckmeole. Following liaison between Great Hanwood Parish Council and Pontesbury Parish Council, an amendment was put forward in the Revised Preferred Options (2013) consultation to reduce the extent of the site and number of dwellings proposed (to 25). At this stage, although the majority of responses received supported the changes, concerns were expressed by some local residents about the proposed allocation of the site, including a fear for safety on the road through the village of Cruckton to the west. However, having considered the issues raised and with continuing support from the two Parish Councils, the proposals for the Cluster, as amended, have been carried forward into the Final Plan (2014);

Longden, Hook-a-Gate, Annscroft, Longden Common, and Lower Common/Exfords Green

- 3.273 These villages are in the large Longden parish, south of Shrewsbury and benefit from a range of services and facilities, including a primary school in Longden. There is a Longden Parish Plan (2010). At Issues & Options stage (2010), following a public meeting in June 2010 and a subsequent public questionnaire survey regarding the SAMDev Plan consultation, Longden Parish Council indicated that it would support the identification of a Community Cluster with a development guideline of an additional 10-50 houses in the period to 2026. The Parish Council considered that Longden village should be the main focus for development through infilling rather than new site allocations, with a preference for starter or low cost homes. No development boundaries were proposed for any of the settlements in the Community Cluster;
- 3.274 These proposals were included in the consultations at Preferred Options stage (2012), with a majority of the comments received being in support. Longden Parish Council carried out further local consultations on the potential type and location of development in the parish and Longden village in particular, leading to the agreement of a Longden Parish Development Statement in February 2013 as an addendum to the 2010 Parish Plan. The Statement confirmed support for an overall target of 10-50 houses in the parish, with 25-30 of these to be in Longden village and the remainder spread evenly amongst the other Cluster settlements, and with no individual site to be of more than 10-15 houses. The statement indicates a preference for lower cost 2-3 bedroom properties and identified zones with associated guidance for development in Longden. The original proposals for the Community Cluster have been carried forward into the Final Plan (2014), with reference made to the guidance from the Parish Council;

Montford Bridge West

- 3.275 Montford Bridge is located on the former A5 Holyhead Road to the west of Shrewsbury, on a crossing of the River Severn, with the part of the village to the east of the river being in Bicton parish. Following the Issues & Options stage (2010),

Montford Parish Council indicated that it would support the identification of Montford Bridge (the part west of the River Severn in Montford parish only) as part of a Community Cluster with Bicton Village and the Four Crosses area (part) in the Bicton parish, with the agreement of Bicton Parish Council. There is a Montford Parish Plan (2005) and the Parish Council has a Parish Development Policy. In this context, Montford Parish Council indicated that it would support limited development in the Montford Parish area of approximately 15 new dwellings through limited infilling and potentially a small group of dwellings (5-8) on land south-west of the Holyhead Road (Site MNB2). No development boundary was proposed for Montford Bridge in order to provide greater flexibility. Bicton Parish Council considered that the part of Montford Bridge in Bicton Parish should remain as 'countryside' in planning policy terms, in light of recent development and the limited scope for further development;

- 3.276 Whilst these proposals received a majority in support in the consultation responses received at Preferred Options stage (2012), Montford Parish Council decided that it would prefer to see Montford Bridge West as a single Community Cluster settlement, rather than it being linked with Bicton village, with a target of 10 dwellings as small groups or infill development, but no allocated site. These revised proposals were consulted on at Revised Preferred Options stage (2013) with a majority of the comments received being in support. The proposals for Montford Bridge West to be identified as a Community Cluster settlement with a housing guideline of approximately 10 additional dwellings and no development boundary or sites to be allocated has been taken forward into the Final Plan (2014). Outline planning permission has subsequently been granted for 5 dwellings on the site originally indicated on land south-west of the Holyhead Road;

Mytton

- 3.277 Whilst proposals by Bomere Heath and District Parish Council at Issues & Options stage (2010) for a Community Cluster comprising Grafton, Fitz, Mytton, and Forton Heath received a majority of consultation responses in support at Preferred Options stage (2012), the Parish Council indicated that it wished to amend the Cluster, with Mytton to be identified as a separate Community Cluster settlement with a guideline of 5 dwellings. This change received a majority of consultation responses in support at Revised Preferred Options (2013) and has been carried forward as part of the Final Plan (2014);

Uffington

- 3.278 Following the Issues & Options stage (2010), and a series of public meetings, Uffington Parish Council indicated support for the identification of Uffington as a Community Cluster settlement for limited additional housing development up to 2026 - approximately 5 dwellings in total and a specific area of land identified (Land between Manor Farm and Top Cottages – Site UFF006) but no development boundary. These proposals were put forward at Preferred Options stage (2012), received a majority of consultation responses in support, and have been taken forward into the Final Plan (2014). The development of the site proposed to be allocated (now with planning permission) will, if developed, replace a previous consent for an affordable housing exceptions scheme on this site, but another exceptions site has received planning permission at the northern end of the village.

Walford Heath

- 3.279 At Issues & Options stage (2010), Bomere Heath and District Parish Council indicated that it would support the identification of Merrington, Oldwoods and Walford Heath as a Community Cluster, with a development guideline of an additional 10-25 dwellings for the period to 2026. Whilst these proposals received a majority of consultation responses in support at Preferred Options stage (2012), some concern was expressed about the lack of facilities and infrastructure to support development in these rural settlements. Bomere Heath and District Parish Council indicated that it wished to amend the Community Cluster to the single settlement of Walford Heath, with a target of about 6 dwellings to supplement the 10 recently approved. The Parish Council had reconsidered the suitability of Merrington and Old Woods as locations for development. These changes received a majority of consultation responses in support at Revised Preferred Options stage (2013), and so just Walford Heath has been taken forward as a Community Cluster settlement into the Final Plan (2014);

Weston Lullingfields, Weston Wharf and Weston Common

- 3.280 The villages of Weston Lullingfields, Weston Common to the north of Baschurch together provide a range of facilities and services for the local area. At Issues & Options stage (2010), Baschurch Parish Council indicated that it would support the identification of these villages as a Community Cluster to support and enhance the existing facilities. The Parish Council indicated that it would support a development guideline of 15 – 20 dwellings to be delivered through infilling, conversions and small groups of up to 5 dwellings. No development boundaries were proposed. These proposals were consulted on at Preferred Options stage (2012) and there was a majority of responses received in support. The proposals were not subject to amendments at Revised Preferred Options stage (2013), and have been taken forward into the Final Plan (2014);

Wem Area

Wem

- 3.281 Wem's role as a Market Town will be maintained by balanced housing and employment development consistent with the requirements of the Core Strategy. Wem has a higher than average proportion of older residents and poor self-containment for shopping and employment centre. More than 90% of employees working in Wem are in the service sector;
- 3.282 At Issues & Options stage (2010), Wem Town Council indicated that it supported the development of about 1,000 dwellings during the Plan period (2006 - 2026) provided due regard was given to ensuring the delivery of infrastructure capacity to cope with the additional dwellings. Approximately 350 homes had already been built or had already been granted planning permission during the period since 2006, leaving a balance of 650 additional dwellings over the period to 2026. Brownfield development represented 77% of completions during the period 2006 – 2011, which will limit the opportunity for further brownfield redevelopment. The Town Council's objective in seeking an ambitious housing guideline was to generate developer contributions to

help deliver a new road to relieve congestion in the town centre. The Town Council also indicated a clear preference against development to the east of the level crossing because of traffic safety and congestion issues associated with the level crossing and surrounding streets. Key development constraints for Wem include flood risk in areas to the south of the town which lie adjacent to the River Roden. Key infrastructure planning issues for Wem include traffic congestion, the need for additional primary school provision, a replacement GP surgery, an upgrade to the Aston Road sewage treatment works and the provision of additional open space;

- 3.283 At 'Preferred Options' stage (2010), the Town Council revised its preferred housing guideline to 800 dwellings in light of strong local concerns raised during consultation on Issues and Options about the limited capacity of local infrastructure and the cumulative impact of further development to the east of the level crossing in view of the adverse impacts of existing congestion both at this complex junction and from traffic passing through the town centre. Specific housing site allocations were identified to deliver about 330 dwellings on two sites to the west and south of the town centre. The allocation of these sites was intended to impose a more limited additional burden in terms of cross town traffic movements affecting the High Street and the rail crossing than the available alternatives. Unfortunately, it was concluded that this scale of development would be insufficient to deliver a town centre relief road. A single site delivering an additional 4 hectares of employment land was also identified to the south of the town to help achieve a better balance between housing and employment, to provide additional local employment opportunity and reduce the need to commute out of the town for work. The strategic location of the employment allocation was intended to help limit additional cross town traffic movements by commercial vehicles relative to alternative sites;
- 3.284 Consultation at Preferred Options stage (2012) highlighted general concerns about the scale of housing growth on local infrastructure capacity and the character of the town and raised specific concerns about the preferred housing site allocations. Many of the detailed issues raised had already been considered as part of the Council's published technical assessment, which had led to the identification of the preferred sites. The Town Council requested further discussion with a view to further reducing the growth target which it had previously agreed and resolved not to support either of the preferred housing sites because of infrastructure capacity concerns. However, there was general support for the allocation of the preferred site for employment land in recognition of local need and it's the accessibility of its location. Further discussion with the Town Council focused on infrastructure issues such as school places, surface water management and traffic. It is clear that the capacity of schools and medical facilities and surface water management are capable of being addressed through further investment, including direct contributions from new development. However, it will not be possible to address highway constraints in this way, although further traffic management measures are likely to be required to address existing congestion;
- 3.285 As a result, at Revised Preferred Options stage (2013), the housing guideline was further reduced from 800 to 500 over the period 2006-2026. Since 372 houses have now been built or received planning consent since 2006, sites for only 128 new dwellings are now required. No acceptable alternative housing sites had been identified and Shropshire Council therefore remained of the view that the existing

preferred sites remain the best options available. However, due the reduction in the overall housing target for Wem, both sites were significantly reduced in size and capacity to limit their impact on local infrastructure, particularly traffic, whilst also providing the opportunity for a small amount of growth in the town over the period to 2026. These changes have been maintained in the draft Final Plan;

Shawbury

- 3.286 At Issues & Options stage (2010), Shawbury Parish Council indicated that it would support the identification of the Shawbury as a community hub to accommodate sustainable development of about 50 new dwellings during the period 2010 – 2026. Key development constraints for Shawbury include flood risk in areas to the east of the town and potential adverse impacts on the Shawbury Moat Scheduled Ancient Monument and the landscape quality and wildlife value of areas which lie adjacent to the River Roden. Key infrastructure planning issues for Shawbury include the need for an upgrade to the sewerage infrastructure and the provision of sports facilities. At Preferred Options stage (2010), a single preferred housing site allocation was identified on the south-west side of the village to provide 50 dwellings, a school parking and drop-off area, land for the development of football pitches and access via a new roundabout on the A53 in a location close to the site of the newly combined primary school. It was also proposed to extend the existing Shawbury Industrial Estate to facilitate the continuing growth of a successful local business in need of a significant expansion site. Whilst the housing guideline and preferred housing site allocation were strongly supported during consultation, the Parish Council opposed the proposed allocation of additional employment land due to a lack of convincing evidence of efforts to locate alternative sites in the locality or that the company would develop as suggested. The proposed employment site allocation was therefore removed at 'Revised Preferred Options' stage (2013), with only the preferred housing site carried forward in the draft Final Plan;

Myddle and Harmer Hill

- 3.287 Myddle and Broughton Parish Council have recently prepared a community led plan for the parish and indicated at 'Preferred Options' stage (2012) that it would support the identification of the settlements of Myddle and Harmer Hill as a community cluster capable of accommodating sustainable development of about 50 new dwellings during the period 2010 – 2026. As there is already planning approval for about thirty dwellings in the Parish, this would allow for a further twenty dwellings. No specific site allocations were proposed and development should take the form of individual or small groups of housing as infill development within the established Development Boundaries of both settlements. Up to six individual dwellings may also be acceptable within the rural part of the parish over the period to 2026. These proposals were generally supported during consultation and have therefore been carried forward in the draft Final Plan;

Whixall Cluster

- 3.288 At Issues & Options stage (2010), Whixall Parish Council indicated that it would like to establish a Community Cluster comprising: Whixall, Hollinwood, Welsh End, Platt Lane, Stanley Green, Dobsons Bridge, Browns Brook and Moss Cottages with a development guideline of about 30 dwellings across the cluster during the period

2010 – 2026. No site allocations were proposed at Preferred Options stage (2010), and the development guideline was to be delivered through individual or small groups of housing as infill development within established development boundaries. However, whilst there was general support for the Cluster and housing target in consultation responses, Whixall Parish Council indicated that it would like to return to being classed as ‘open countryside’, to provide more time to consider in detail how to manage future development in the parish. The Cluster was therefore removed at ‘Revised Preferred Options’ stage (2013) and does not therefore feature in the Final Plan (2014);

Whitchurch Area

Whitchurch

Background and Context

- 3.289 Whitchurch is an important Market Town in the north-east of the County, and the sixth largest town in Shropshire. The town benefits from excellent transport links, including a railway station with regular services south to Shrewsbury and north to Crewe. The A49 and A525 bypasses surround the western and southern extent of the town. The Whitchurch arm of the Llangollen branch of the Shropshire Union Canal is an important tourist facility bringing visitors to the town;
- 3.290 The Whitchurch Town and Parish Community-Led Plan was prepared in 2011 and provides a local perspective on several key issues including housing and growth, business and jobs and the town centre. The preparation of the SAMDev Plan for Whitchurch has respected the views of the Community-Led Plan, which recognises that there are development opportunities within the A49 and A525 by-passes;
- 3.291 The main employment area in Whitchurch lays on the south of Waymills on the eastern side of the town. This employment area is considered to have sub-regional importance and accommodates predominantly B2 and B8 uses. Grocontinental is the largest company in Whitchurch and a significant employer for Shropshire and is located at the Waymills employment area;
- 3.292 Core Strategy Policy CS3 has already established the strategic objective for Whitchurch to deliver substantial development of at least 1,000 dwellings over the plan period (2006-2026), maintaining and enhancing its vibrant town centre and balancing business and housing development. The preparation of the SAMDev Settlement Strategy for Whitchurch has taken this strategic approach as a basis for developing the potential growth options and site allocations for the town. The SAMDev Plan has also needed to consider some unresolved issues from the previous North Shropshire Local Plan 2005-2011, in particular the ongoing suitability of the existing allocated, but undelivered, site at Alport Road/Black Park Road for around 340 dwellings (SHLAA site WHIT021), and the future of an existing ‘reserve’ employment allocation at Heath Road;
- 3.293 Whitchurch has a number of identified infrastructure issues. Electricity supply to the town is considered a critical infrastructure constraint with capacity upgrades a likely requirement during the plan period. Discussions between Shropshire Council and Scottish Power have identified the extent of the constraint and options for achieving

further provision. Scottish Power is currently preparing their ED1 Business Plan for 2015-2023 which will identify where major upgrades are to be prioritised. Shropshire Council's Education Department has identified a need to develop new primary school provision due to the lack of sufficient capacity to cater for the forecast increase in pupil numbers in the area. It is considered there is no ability for the junior school to expand on its current site and therefore suitable new land is required to accommodate further provision;

- 3.294 Whitchurch is within 2km of Brown Moss SAC, designated for floating water-plantain. This is a Shropshire Council owned site with a car park and footpaths. It is considered the only possible impact from increased recreation would be damage to the banks from tramping resulting in increased turbidity of the water. Whilst it is unlikely that new development in Whitchurch would lead to hydrological impacts on the Natura 2000 sites, it is considered that there could be potential for cumulative impacts from the sites in Whitchurch on Brown Moss SAC given the proximity of the site within 5km of the town. Future applications would therefore need to be subject to Habitat Regulation Assessment (HRA) in order to screen out these potential impacts and/or to suggest appropriate mitigation measures to reduce the impact of increased visitor numbers to Brown Moss SAC.

SAMDev Plan for Whitchurch

- 3.295 The SAMDev Plan for Whitchurch has been subject to three informal stages of consultation between 2010 and 2013. The Issues and Options stage was the first major consultation on the SAMDev in April 2010, followed by Preferred Options in May 2012 and Revised Preferred Options in August 2013. At each stage, due consideration has been had to consultation responses, and where necessary changes have been made to the emerging strategy.

Strategic Growth Strategy

- 3.296 The growth strategy for Whitchurch has been prepared in recognition of the town's strategic role as a key Market Town and Principal Centre and consultation responses. Table 1 shows the evolution of the Whitchurch growth strategy over the course of the emerging SAMDev Plan and Table 2 shows the schedule of residential and employment site allocations proposed in the SAMDev Publication document in March 2014.

Table 1: SAMDev Growth Strategy Development

SAMDev Stage	Dwellings (2006-2026)	Employment Land
Preferred Options 2012	1,000	15 ha*
Revised Preferred Options 2013	1,200	15 ha*
Publication 2014	1,200	26 ha**

*this was presented as additional employment provision not taking into account existing commitments since 2006

**this was presented as total employment provision over the course of the Plan Period (2006-2026)

Table 2: SAMDev Proposed Residential Site Allocations, Commitments and Windfall Allowance: Publication Plan 2014

Site	Proposed capacity
Land at Tilstock Road (WHIT009)	500
Land at Mount Farm (WHIT046)	100
Land at Alport Road (WHIT021)	60
Land West of Oaklands Farm (WHIT051)	60
Land North of Mill Park (WHIT033)	13
Proposed Windfall Allowance	167
Commitments at March 2013	300
<i>Total</i>	<i>1,200</i>

- 3.297 Initial growth options for Whitchurch related primarily to the strategic residential and employment development of the town. Four strategic growth scenarios were presented; 1000, 1200, 1500 and 1700 dwellings over the plan period, each one capable of delivering the strategic policy objective for the town set out in Policy CS3 of the Core Strategy. Employment land options also presented four scenarios but at this stage represented relative degrees of scale rather than more precise amounts, i.e. 'minimum', 'moderate', 'moderate plus' and 'maximum'. The outcomes of the Employment Land Review would then be used to determine the scale of land required to meet local objectives;
- 3.298 The publication version of the SAMDev has proposed a growth figure of 1,200 dwellings and 26 hectares of employment land over the plan period for Whitchurch. In discussions with Whitchurch Town Council it was recognised from an early point that there was a local desire to re-balance housing and employment opportunities in the town. This acknowledged the higher than average levels of out-commuting the town experiences and a desire to see the retention and creation of commercial investment within the town. Whilst the spectrum of views was naturally mixed, this view had broad community support, whilst most site promoters favoured a higher housing target. The Preferred Options document in 2012 initially proposed a lower target of 1,000 dwellings, which was the lowest of the growth scenarios presented. The proposed increase to 1,200 dwellings was initially proposed in 2013 at the Revised Preferred Options stage following an assessment of consultation responses on the Preferred Options document. The increase also allowed the Council to look at the scale and density of preferred site options, in particular the Tilstock Road site.

Selection of Housing Site Allocations

- 3.299 Individual site development options were presented for public consultation at the Issues and Options stage in 2010 based upon information from the SHLAA. The pattern and scale of the development options in Whitchurch are heavily influenced by the presence of the A49/A525 by-passes, which provide a natural defensible boundary to the West and South of the town. Several significant greenfield sites between the current development boundary and the A49/A525 have come forward for assessment during the SAMDev's preparation. In total around 40 different site options have been presented for assessment, several of which having the potential to accommodate significant development of between 180 - 500 dwellings. In addition, several smaller scale proposals for development of between 20-60

dwellings on sites adjacent to the existing development boundary have also been promoted;

- 3.300 The identification of preferred site options was considered between the Issues and Options and Preferred Options stages. This reflected the outcomes of consultation responses and the technical site assessment process, which included officer visits to each promoted site. The scale and distribution of the preferred housing sites reflected the need to deliver sufficient deliverable sites to meet the growth strategy for the town. The approach aimed to allocate a significant amount of the proposed growth through allocated sites whilst also accommodating a suitable windfall allowance broadly in line with past development rates on brownfield land;
- 3.301 In calculating housing need over the plan period existing housing commitments since 2006 were taken account of. It was considered appropriate to remove the whole of the existing Alport Road/Black Park (WHIT021) site (representing 340 dwellings) from the town's housing commitments given the ongoing uncertainty over the site's delivery and given that the site was being re-assessed for its ongoing suitability. The technical assessment of this site continued to raise significant concerns over the deliverability of the full site due to the requirement for the scheme to develop and finance the construction of a Black Park / Station Road vehicular link. With this in kind, discussions with the site's promoter identified a preference for a smaller land parcel of the site off Alport Road to be considered; removing the need for a new link road. The smaller site was subsequently selected as a Preferred Option for around 60 dwellings in recognition of its sustainable location and suitable highway access, with the remainder of the site proposed to be de-allocated;
- 3.302 Land at Tilstock Road (WHIT009) was selected at the Preferred Options stage in 2012 as a major development opportunity for the town, offering substantial new housing and a mix of other uses including land for a new cricket pitch, new football pitches and new primary school provision. The site represents a natural extension to the south of the town within the A41 by-pass, which would form a new natural boundary for the town. The site scored positively in the technical site assessment process and was well received at public consultation. At Revised Preferred Options in 2013 the proposed capacity of the site was increased from 307 to around 500 dwellings. This followed discussions between the Council and the site promoter and represented a more efficient use of land and the opportunity for improved on-site delivery of community infrastructure. This change was subject to public consultation. At the time of the SAMDev Plan's publication in March 2014 the site was subject to an outline planning application;
- 3.303 In addition to the Tilstock Road and Alport Road proposed allocations described above, the SAMDev proposes additional residential site allocations at Mount Farm (WHIT046) for 100 dwellings; Mill Park (WHIT033) for 13 dwellings; and on Land West of the Oaklands (WHIT051) for 60 dwellings. This schedule provides range and choice of deliverable and sustainable sites for the market. Each of these sites offers a natural extension to the built area of the town and scored positively through the technical site assessment. In addition, the site at the Oaklands Farm (WHIT051) offers a significant opportunity to facilitate the delivery of the adjacent employment land north of Waymills (ELR033) and a phased approach to the release of the housing allocation is proposed;

- 3.304 During the course of the SAMDev Plan's preparation sites at Wrexham Road (WHIT037) and Liverpool Road (WHIT008) were initially preferred for 60 dwellings each, but both were subsequently removed as allocations at the Revised Preferred Options stage in 2013. The removal of these sites from the Plan was based upon a re-assessment of on-site constraints, mixed consultation feedback, and the presence of more sustainable options elsewhere capable of meeting the needs of the town.

Selection of Employment Site Allocations

- 3.305 The SAMDev Plan for Whitchurch identifies two significant employment sites North of Waymills (ELR033) and at Heath Road (ELR035) which together forms 19.5 hectares. Both these sites were included in the Employment Land Review in 2011 and scored positively against the selection criteria;
- 3.306 The Heath Road site (ELR035) includes the previously unused 'reserve' employment site from the North Shropshire Local Plan which has been re-assessed, and importantly now also includes the land immediately to the north adjoining the A41. The site is proposed as a 'gateway' business park for a range of B1 and ancillary uses in recognition of its excellent location on the transport network. Whilst the site physically extends to the south of the A41 it is considered to be well contained and to represent a highly sustainable location for new employment use;
- 3.307 The site at Waymills (ELR035) represents a natural extension to the existing industrial area to the south of Waymills, and offers a significant amount of land to deliver new B2 and B8 uses. The SAMDev Plan proposed the site to be delivered alongside the adjoining housing site at the Oaklands (WHIT051).

Prees and Prees Higher Heath Community Cluster

- 3.308 At the Issues and Options consultation stage (2010) Prees Parish Council indicated they would support the identification of Prees, Prees Higher Heath, Lower Heath, Prees Green, Fauls and Sandford as a Community Cluster to accommodate approximately 100 additional dwellings up to 2026. Having assessed the alternative settlements within the proposed Cluster and their existing roles and functions, Prees was considered to offer the most sustainable location for new development, and therefore ahead of the publication of the Preferred Options document in 2012 and following the technical site assessment process, two sites were selected as preferred development options for development: land off Shrewsbury Street (PRE002/10/11) was selected for approximately 32 dwellings; and, land west of Moreton Street (PRE008) was selected for approximately 28 dwellings to be developed alongside the provision of replacement community open space and the restoration of adjoining Grade II listed Prees Hall, which is in the same land ownership;
- 3.309 At this stage further proposed development in the other proposed Cluster settlements would be focussed on infill development opportunities, and therefore no further site allocations were proposed. Whilst development options were available in Prees Higher Heath, the strategy for the village reflected the presence of a significant undeveloped brownfield site at Heathwood Road with planning consent for up to 150 new dwellings and associated community facilities. This existing commitment is at the operational Grocontinental works and continues to be considered a deliverable option in the next five years. With this in mind it was considered appropriate to limit future development to infill opportunities in the village in order to help deliver this brownfield opportunity. This approach was supported by Prees Parish Council;

- 3.310 Between the Preferred Options stage in 2012 and the Revised Preferred Options stage in 2013 two significant issues were considered by Shropshire Council in relation to this Community Cluster. Firstly, following concerns raised by Press Parish Council and other local residents, it was considered the extent of the Cluster should be rationalised to include only Prees and Prees Higher Heath. The overall target of 100 dwellings was maintained across these two settlements. The decision to rationalise the Community Cluster was broadly supported by the majority of local residents and reflected concerns over the general sustainability of Fauls, Sandford, Prees Green and Lower Heath to accommodate new infill market housing. The second significant issue was over the continued allocation of site PRE008 off Moreton Street in Prees, following concerns raised about the deliverability of the site to achieve the identified community benefits, most notably the renovation of the adjoining Grade II Listed Prees Hall. The Revised Preferred Options stage in 2013 introduced a 'reserve' housing site off Station Road whilst discussions were ongoing between the Council and the promoters of the Moreton Street site over these deliverability issues. The principal of the rationalised Community Cluster was also consulted on at this stage;
- 3.311 The Revised Preferred Options consultation in 2013 broadly supported the idea of the rationalised Community Cluster, although concerns were raised locally as to the suitability of the 'reserve' site at Station Road. At this stage the owners of the Moreton Street site provided further evidence through a conservation appraisal of Prees Hall which indicated the their scheme alongside the associated community benefits could be deliverable at a slightly increased site density. It is considered the resulting increase in scale from 28 to approximately to 40 dwellings on the Moreton Road site continues to represent an appropriately sized scheme in the context of the village and the setting of the conservation area. Importantly it also offers a greater opportunity for the site to deliver the associated community benefits. The 'reserve' site at Station Road has therefore not been removed from the Pre-Submission publication version of the Plan.

Tilstock, Ash Parva, Ash Magna, Prees Heath, Ightfield and Calverhall Community Cluster

- 3.312 Following the consultation on Issues and Options in 2010, Whitchurch Rural Parish Council and Ightfield & Calverhall Parish Council indicated they wished to see a proposed Community Cluster between the two parishes to be made up of Tilstock, Ash Parva/Ash Magna, Prees Heath, Ightfield and Calverhall. With the exception of Prees Heath, these settlements have all been identified in last North Shropshire Local Plan as named villages and therefore have experienced some development over the past few years. Together these settlements offer various services and facilities. Tilstock represents the largest of the five settlements and contains a village hall, pub, primary school and bowling club. Whilst not a SHLAA settlement, several development opportunities were identified on sites adjacent to the development boundary of the village, and each was assessed;
- 3.313 At the Preferred Options consultation in 2012 the principal of the proposed Community Cluster was consulted on. A growth target of 74 dwellings across the 5 settlements was proposed and specific growth targets were expressed for each settlement in line with their roles and functions and existing commitments. In recognition of Tilstock's development opportunities a site was identified south of the

Vicarage (TIL001) for around 25 dwellings as a preferred development option. In order to allow full community engagement, two further sites west of the village hall (TIL002) and to the east of the village (TIL008) were consulted on as 'possible locations for housing sites'. No other site allocations were proposed at this stage in the other settlements;

- 3.314 Whitchurch Rural Parish Council and Ightfield Parish Council broadly supported the proposals, which was generally representative of the public view. However, Whitchurch Rural Parish Council considered that more development certainty could be provided through the allocation of additional sites in Tilstock, Ash Parva and Prees Heath and therefore reducing the reliance upon infill development. Therefore the two possible site options consulted on at the Issues and Options in Tilstock were included, as well as the site west of Ash Parva (ASP002) and the site of the former Cherry Tree Hotel (PH004) in Prees Heath. Significant community engagement between 2012 and 2013, led by the two Parish Councils and supported by Shropshire Council, helped to identify these additional site preferences. In order to accommodate the additional preferred sites in Tilstock and to ensure deliverability, it was considered appropriate to increase the growth target for the village to 50 dwellings. In order to allow sufficient capacity for further modest infill opportunities in addition to the proposed allocated sites, the total growth target for the Cluster was increased to 100 dwellings up to 2026. This is inclusive of the existing housing commitments in the five cluster settlements since 2011.

Site selection methodology

- 3.315 The assessment process which has been applied to potential housing site allocations is a three stage process, designed to incorporate the requirements of Sustainability Appraisal (SA). It does not cover Habitats Regulations Assessment: this is contained in series of separate reports. A similar process was also applied to inform the selection of site allocations for employment uses;
- 3.316 This section summaries:
- the principles behind the assessment process;
 - how the assessment criteria link to the SA objectives used to evaluate both the Core Strategy and the Preferred Options for the Management of Development policies; and,
 - how the process was carried out.

The completed assessment sheets for all sites considered for a housing allocation will be made available on the Council's web pages;

- 3.317 Most site assessment processes consider physical constraints as well as a range of environmental impacts. However, many of these issues are also covered in the SA process. Rather than run two separate and potentially overlapping processes, the SA criteria have been included within the wider site assessment process. Some specific issues are also addressed in more detail as part of a separate supporting document, for example to show how flood risk has been sequentially tested and addressed as part of the site selection process;

3.318 It is essential that site allocation decisions can be justified and that they are supported by a clear audit trail. To this end, the process has been designed to be:

- transparent so that anyone can see how a particular outcome has been arrived at and;
- easily replicable

3.319 Shropshire has around 1700 Strategic Housing Land Availability Assessment (SHLAA) sites, but also a large amount of information held in various databases; notably the SHLAA, the Employment Land Review, the Planning and Land Use Monitoring System (PLUMS) and the Council's Geographical Information System (GIS). In addition, various other Council departments hold information on specialised issues such as biodiversity, heritage, drainage, highways and environmental health. The site assessment process makes use of this information;

3.320 The process incorporates the views of local communities, Shropshire Councillors and Town and Parish Councils as far as practicable. It also takes account of promotional material submitted by landowners, developers and their agents;

3.321 Finally, the process includes critical planning considerations - infrastructure constraints, planning history, availability, deliverability, strategic fit, site related benefits, etc;

3.322 *Overview of the process*

Stage 1: This eliminates sites which have serious constraints. Sites are evaluated against a set of criteria. Sites which do not meet any of the criteria carry forward to the Stage 2 assessment.

Stage 2a: Assesses the sustainability of sites using a set of criteria derived from the SA objectives which were used for the policies in the Core Strategy and SAMDev

Stage 2b: Presents general information about each site, assesses planning considerations, incorporates comments from consultees and (with reference to the Stage 2a assessment) recommends whether the site should be a preferred option or not.

3.323 *Stage 1 Assessment Details*

Sites which met one or more of the following criteria were not carried forward to the Stage 2 assessment.

- Size – sites less than 0.2 ha (capacity 5 houses or less) were considered too small to be allocated. Development on such small sites can come forward via the development management process.
- Sites where development had commenced or where permission had been granted.
- Sites not well related to the development boundary of Shrewsbury or any of the settlements identified as a market town, key centre, hub or cluster. This ensures that development is in line with Core Strategy policies CS1 to CS5
- Sites with international, national or local biodiversity constraints
- Sites with national heritage constraints

- Sites in Flood Zone 3
- Sites which are not promoted. Where there is no indication that the landowner is willing for a site to be considered for development, it is excluded from further assessment.

3.324 In addition, Shropshire has a limited amount of Green Belt land (in the east, around Albrighton, Shifnal and Bridgnorth). Sites within the Green Belt were not carried forward to the Stage 2 assessment and this is indicated on the relevant site assessment sheet;

3.325 An example of the assessment form for Stage 1 with an explanation of the scoring system is given in Table 1;

3.326 One form was completed for each site, all assessments were reviewed by an officer panel and then a recommendation on progression to the Stage 2 assessment was given;

3.327 *Stage 2a Assessment Details*

The criteria for the Stage 2a assessment are based on the sustainability objectives developed for the Core Strategy and used for the Management of Development policies in SAMDev. Table 2 shows these SA objectives. However, not all the objectives are relevant for site assessment purposes. For instance, the objective “provide a sufficient quantity of good quality housing which meets the needs of all sections of society” is not likely to produce meaningful results when comparing potential housing sites. Table 2 sets out the criteria used for site assessment and shows the link between them and the SA objectives used for Core Strategy and SAMDev policies;

3.328 The Stage 2a assessment was carried out using Shropshire Council’s GIS. Buffer zones were created for criteria 1, 2, 3b, 5, 6, 7 and 12b. Each criterion was scored using a simple plus, minus, or zero notation in line with the Core Strategy SA evaluation system. Table 2 also explains how the scoring system was applied;

3.329 None of the criteria were weighted, but officers took account of the characteristics of each settlement when coming to a conclusion on the overall sustainability of each site. For example, Church Stretton is within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) so environmental criteria need to be carefully considered in any assessment. By contrast, St Martins has fewer environmental constraints, but access to services and facilities is likely to be an important factor in determining overall sustainability. Again, a separate assessment form was completed for each site;

3.330 *Stage 2b Assessment Details*

The Stage 2b assessment comprises 4 sections;

- description and planning constraints;
- comments from consultees;
- community consultation responses and statutory body responses;
- site summary.

A separate form was completed for each site.

- 3.331 The first section presents information derived from well-established planning principles such as brownfield/greenfield, infrastructure constraints, landscape character, planning history, designations, land ownership strategic fit, site related benefits etc. As accessibility is a key factor in the suitability of sites, the views of Shropshire Council's Highway and Transport Department were also included here, rather than in the consultees section;
- 3.332 If a site was identified as being brownfield, the full assessment was not always carried out. All such sites will be carried forward as potential windfall sites to be reviewed as part of the 2012 SHLAA update. The exception is those few large or complex sites where allocation was considered necessary;
- 3.333 The second section summarises the views of the following Shropshire Council officers:
- The Principal Archaeologist – for heritage assets
 - The Natural Environment Team – for biodiversity and trees
 - Neighbourhood Pollution Team – for bad neighbours and noise pollution
 - The Floods and Water Manager – for watercourse, groundwater and surface water flooding as well as suitability for Sustainable Urban Drainage Systems.
 - The Community Recreation Team – for council managed or owned countryside sites
 - The Highways Development Manager – for road access, highway safety and highway capacity issues.
- 3.334 In addition, the Floods and Water Manager invited comments from the Environment Agency and these are included in this section where relevant;
- 3.335 The third section presents the views of the local community and statutory bodies such as English Heritage or Natural England, where these relate to individual settlements;
- 3.336 The final section briefly describes the site, summarises the sustainability appraisal (Stage 2a assessment) and pulls out the significant issues raised by the Stage 2b assessment. It then concludes with an evaluation of whether the site presents a realistic option for allocation, and if so, whether it should be recommended as a preferred site;
- 3.337 Some settlements may have a number of realistic sites, of which only a few may be needed to meet the growth target. For realistic sites, a combination of performance against the assessment criteria and site capacity was then used to propose the preferred options for each settlement. In some cases, sites with poor sustainability were preferred on the proviso that suitable mitigation measures can be provided;
- 3.338 Once the Stage 2 assessment had been completed, all the sites were reviewed by a senior officer panel to ensure consistency of approach, deliverability of the growth targets for individual settlements and fit with the housing figure for Shropshire established by the Core Strategy. The preferred options for each settlement were then confirmed. Table 3 shows the Stage 2b assessment criteria with explanations where necessary;

Local community and elected member involvement

Individual planning officers are responsible for one or more Place Plan areas. This enabled them to establish and maintain a dialogue with the relevant Shropshire Council Members and Town or Parish Councils for all the settlements in their Place Plan area throughout the assessment process. This approach is in line with the shift of power towards local people which is at the heart of the Localism Act 2011. The involvement of local communities allowed for a process of clarification of the consultation responses from SAMDev Issues and Options and assisted in refining both the growth targets and in developing the preferred options for each settlement.

- 3.339 In addition, the design of the site assessment process and progress with each stage were reported at regular intervals to a politically balanced group of Shropshire Councillors known as the Local Development Framework (LDF) Member Group. This group allowed elected members to steer the process and also provided a valuable informal sounding board.

Table 1: Site assessment form for Stage 1

Site ref:		Site Name:	
No.	Criteria	Y/N	Explanation
1	Site less than 0.2 ha in size		Yes if the site is smaller than 0.2ha
2	Site developed, or under construction or permission has been granted but not yet implemented		Yes if planning permission has been granted, the site is under construction or development has been completed
3	Site not well related to the current development boundary (where applicable) of; Shrewsbury; a market town; a key centre; a hub or an area covered by a cluster.		Yes if the site is not well related to the current development boundary or settlement edge
4	Site wholly or partly within a Special Area of Conservation, a Special Protection Area or a Ramsar Site such that the remainder of the site is unlikely to be developable		Yes if so much of the site is in an internationally designated wildlife site that the remainder is undevelopable
5	Site wholly or partly within either a SSSI or a National Nature Reserve such that the remainder of the site is unlikely to be developable		Yes if so much of the site is in a nationally designated wildlife site that the remainder is undevelopable
6	Site wholly or partly within; a Shropshire Wildlife Site; a Local Nature Reserve; Ancient Woodland or a Regionally Important Geological Site such that the remainder of the site is unlikely to be developable		Yes if so much of the site is in any of these designated sites that the remainder is undevelopable
7	Site wholly or partly within either a Scheduled Ancient Monument or a Registered Park or Garden such that the remainder of the site is unlikely to be developable		Yes if so much of the site is in any of these designated heritage sites that the remainder is undevelopable
8	Site is either wholly within Flood Zone 3, or a significant part of the site is within Flood Zone 3 - such that that the remainder is unlikely to be developable		Yes if so much of the site is in Flood Zone 3 that the remainder is undevelopable
9	Site not currently promoted ¹		Yes if there is no evidence that the site is currently being promoted

Recommendation:

Note for Stage 1 assessment:

1. Currently promoted is defined as information submitted through any one of the following mechanisms:
 - i) Predecessor local authority Local Plan Reviews or Local Development Framework preparation and subsequently confirmed to Shropshire Council
 - ii) SAMDev Issues and Options responses
 - iii) SHLAA call for sites and subsequently confirmed to Shropshire Council
 - iv) Shropshire Council's Employment Land Review

Table 2: The sustainability appraisal objectives and their link the Stage 2a criteria

The SA objectives used for both the Core Strategy and SAMDev policies

	SA Objective	Supplementary Questions: <i>Will the Plan Option / Objective / Policy:</i>
1	Promote safer communities	<ul style="list-style-type: none"> • Encourage new development to design out crime, e.g. through layout and access? • Help reduce incidence of disorder, anti-social behaviour and substance misuse? • Encourage social inclusion?
2	Provide a sufficient quantity of good quality housing, which meets the needs of all sections of society	<ul style="list-style-type: none"> • Meet demonstrable housing needs, in terms of affordability, tenure and mix? • Reflect the needs of an ageing population? • Help to meet the needs of priority households? • Raise design and quality standards for housing development?
3	Promote a strong and sustainable economy throughout Shropshire	<ul style="list-style-type: none"> • Ensure an appropriate supply of employment land to support sustainable economic development? • Support opportunities to create high value jobs in both urban and rural areas? • Continue to support sustainable tourism? • Support opportunities for home working? • Support a better balance of people and jobs? • Encourage the wider distribution of broadband / ICT infrastructure in rural areas?
4	Encourage high quality inward investment, and support existing businesses to expand and diversify.	<ul style="list-style-type: none"> • Provide an attractive setting for potential investors and workforce? • Encourage the diversification of the rural economy? • Encourage investment in new or improved physical infrastructure and communication technology? • Support the development of a skilled workforce, and supports the needs of new education infrastructure?
5	Encourage a modal shift towards more sustainable forms of transport	<ul style="list-style-type: none"> • Contribute to improving access to quality public transport? • Exploit existing transport infrastructure? • Co-ordinate development proposals with future public transport proposals and funding streams? • Enable walking & cycling? • Encourages use of rail by passengers and freight?
6	Reduce the need of people and	<ul style="list-style-type: none"> • Focus development in accessible locations?

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	SA Objective	Supplementary Questions: <i>Will the Plan Option / Objective / Policy:</i>
	businesses to travel	<ul style="list-style-type: none"> • Encourage alternative ways of working, e.g. home working, local meeting points, internet trading, home deliveries? • Encourage the retention of accessible local services? • Help promote a sustainable network of services and facilities in urban and rural areas?
7	Promote community participation in a diverse range of sporting, recreational and cultural activities	<ul style="list-style-type: none"> • Ensure an appropriate provision of multifunctional open space? • Enhance the amenity value of Shropshire's countryside and green urban areas? • Encourage community participation, including by the voluntary sector, to provide opportunities for social, cultural, spiritual, political and other types of community interaction? • Conserve and encourage greater use of public rights of way?
8	Create active and healthier communities for all and reduce inequalities in health services	<ul style="list-style-type: none"> • Encourage the people of Shropshire to make active, healthy lifestyle choices? • Improve access to health facilities, especially in rural areas? • Improve access to health provision for older people?
9	Reduce Shropshire's contribution to climate change	<ul style="list-style-type: none"> • Encourage new development to meet the 'Code for Sustainable Homes' efficiency targets? • Seek to raise energy efficiency standards in new commercial development? • Promote renewable energy and other low carbon technologies? • Minimise the need for people to travel? • Encourage behavioural change amongst Shropshire's resident and working population?
10	Adapt to the impacts of climate change	<ul style="list-style-type: none"> • Encourage the use of sustainable drainage systems? • Ensure new development is climate change proofed? • Encourage green roofs/walls? • Encourage high water efficiency standards through building design?
11	Protect, enhance and manage Shropshire's landscapes and townscapes	<ul style="list-style-type: none"> • Preserve the character of Shropshire's distinct landscape types? • Preserve the distinctiveness of Shropshire's historic market towns? • Reflect and enhance the sense of place? • Respect the public realm?
12	Preserve and enhance features and areas of archaeological, historical and	<ul style="list-style-type: none"> • Ensure development is sensitive in its treatment of historic buildings, listed buildings, archaeological remains and their settings in both urban and rural areas?

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	SA Objective	Supplementary Questions: <i>Will the Plan Option / Objective / Policy:</i>
	cultural heritage importance	<ul style="list-style-type: none"> • Conserve and restore Scheduled Monuments at risk? • Contribute to the management of historical assets?
13	Protect and enhance the range and populations of species, the quality and extent of wildlife habitats and Shropshire's geological heritage	<ul style="list-style-type: none"> • Protect ecosystems from harmful development? • Consider the impacts of climate change on species and habitats, for example through creating biodiversity networks and restoring existing habitats? • Protect vulnerable species outside designated sites, as well as other species of European, national and local interest?
14	Protect and enhance Shropshire's water resources	<ul style="list-style-type: none"> • Protect water and air from harmful pollutants? • Consider the use of water efficient design in new built development? • Promote the balance of water supply and need?
15	Improve local air quality	<ul style="list-style-type: none"> • Address air quality impacts from specific development and broad locations? • Support the improvement of the air quality in AQMAs?
16	Reduce the risk of flooding to people, property and wildlife	<ul style="list-style-type: none"> • Consider options for reducing flood risk and managing flooding impacts? • Seek to locate new development in areas of lowest possible flood risk?
17	Protect and improve soil quality and soil retention	<ul style="list-style-type: none"> • Protect the county's best and most versatile agricultural land? • Reduce the quantity of contaminated land?
18	Ensure the efficient use of land and material resources	<ul style="list-style-type: none"> • Encourage the use of previously developed land? • Support initiatives / projects to re-use waste as a resource? • Encourage a reduction the use of primary aggregate? • Encourage an increase in levels of recycling and use of secondary resources?

The link between the SA objectives and the Stage 2a criteria

Site appraisal criteria number	SA objective number	SA Objective	Site appraisal criteria	Score	Explanation
1	5	Encourage a modal shift towards a more sustainable forms of transport	Bus stop on a route which has a service on 5 or more days, within 480m ¹ of site boundary	+	If the site is within 480m of a bus stop with a regular service.
				-	If the site is more than 480m from a bus stop with a regular service
2	6	Reduce the need of people to travel	Primary school within 480m of site boundary	+	If the site is within 480m of a primary school
				-	If the site is more than 480m from a primary school
3a	7	Promote community participation in a diverse range of sporting, recreational and cultural activities	Site wholly or partly within: <ul style="list-style-type: none"> ▪ an allotment ▪ a local park or garden ▪ an area of natural and semi-natural open space ▪ an amenity green-space ▪ a children's play area ▪ a young people's recreational facility ▪ an outdoor sports facility 	-	For each of the amenities or facilities that are within the site boundary. Negative score because development may cause the loss of that facility
				0	For each amenity or facility that is not within the site boundary
3b	8	Create active and healthier communities for all and reduce inequalities in health services	Site more than 480m from: <ul style="list-style-type: none"> ▪ a local park or garden ▪ an area of natural and semi-natural open space ▪ an amenity green-space ▪ a children's play area ▪ a young people's recreational facility 	+	For each of the facilities and amenities that are within 480m of the site. Positive score recognises good accessibility.
				-	For each amenity or facility that is more than 480m from the site
4	11	Protect, enhance and manage	Landscape sensitivity high ²	-	If the Shropshire Landscape

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Site appraisal criteria number	SA objective number	SA Objective	Site appraisal criteria	Score	Explanation
		Shropshire's landscapes and townscapes			Character assessment gives the site a high landscape sensitivity
			Landscape sensitivity moderate (or no information available, in which case, an assessment may be needed)	0	If the Shropshire Landscape Character assessment gives the site a moderate landscape sensitivity or if the site was not assessed
			Landscape sensitivity low	+	If the Shropshire Landscape Character assessment gives the site a low landscape sensitivity
5	12	Preserve and enhance features and areas of archaeological, historical and cultural heritage importance: <i>Archaeology</i>	Scheduled Ancient Monument within 300m of site boundary	-	If there is a Scheduled Ancient Monument within 300m of the site
				0	If there are no Scheduled Ancient Monuments within 300m of the site
6	12	Preserve and enhance features and areas of archaeological, historical and cultural heritage importance: <i>Listed buildings, Conservation Areas and World Heritage Site</i>	Site is wholly or partly within a World Heritage Site or a Conservation Area	--	If the site is at least partly within a World Heritage Site or a Conservation Area (score a minus for each one and state which)
				0	If the site is not in a World Heritage Site or a Conservation Area
			Site either within: <ul style="list-style-type: none"> ▪ a World Heritage Site buffer zone ▪ 300m of a Conservation Area ▪ 300m of a Registered Park or Garden 	-	If the site is in a World Heritage Site buffer zone (an integral part of the designation), or within 300m of either a Conservation Area or a Registered Park or Garden (score a minus for each one and state which)
				0	If the site is not in a World Heritage Site buffer zone, within 300m of either a Conservation Area or a Registered Park or Garden

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Site appraisal criteria number	SA objective number	SA Objective	Site appraisal criteria	Score	Explanation
7	13	Protect and enhance the range and populations of species, the quality and extent of wildlife habitats and Shropshire's geological heritage: <i>Designated sites</i>	Designated habitat ³ or Regionally Important Geological Site within a buffer zone ⁴ of the site boundary	-	If the site is within the buffer zone of a designated habitat or Regionally Important Geological Site. State which and score a minus for each.
				0	If the site is not within the buffer zone for any of the designated habitats or a Regionally Important Geological Site.
8	13	Protect and enhance the range and populations of species, the quality and extent of wildlife habitats: <i>Trees</i>	Tree Preservation Order (either single or group) within the site boundary	-	If there is a Tree Preservation Order within the site
				0	If there are no Tree Preservation Orders on the site
9	15	Improve local air quality	Site wholly or partly within an Air Quality Management Area ⁵	-	If any part of the site is within an Air Quality Management Area.
				0	If the site is not in an Air Quality Management Area
10	14 and 16	Protect and enhance Shropshire's water resources and reduce the risk of flooding to people, property and wildlife	Part of the site is within Flood Zone 3	-	If any part of the site is in Flood Zone 3
			All or part of the site is within Flood Zone 2	0	If none of the site is in Flood Zone 3, but at least part is in Flood Zone 2
			Site is in Flood Zone 1 – i.e. it is not in Zones 2 or 3	+	If no part of the site is within Flood Zones 3 or 2
11	17	Protect and improve soil quality and soil retention	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)	-	If at least part of the site is on Grade 1, 2 or 3 agricultural land (state which). Negative score because development should avoid good quality agricultural land
				0	If none of the site is on Grade 1,2 or 3 agricultural land

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Site appraisal criteria number	SA objective number	SA Objective	Site appraisal criteria	Score	Explanation
12a	18	Ensure the efficient use of land and material resources: <i>Landfill sites</i>	Site wholly or partly on a current or previous landfill site	--	If at least part of the site is on a current landfill site or a previous landfill site. Negative score because such land is unsuitable for housing development.
				0	If none of the site is on a current or previous landfill site
12b	18	Ensure the efficient use of land and material resources: <i>Landfill sites and other waste management operations</i>	Site within 250m of a current or previous landfill site or would displace an existing waste management operation	-	If the site is currently used for waste management operation or if the site is within 250m of a current or previous landfill site (state which). Negative score reflects need to retain waste management (including recycling) and waste disposal facilities.
				0	If the site is not used for a waste management operation and is not within 250m of a current or previous landfill site.
13	18	Ensure the efficient use of land and material resources: <i>Remediation of land</i>	Site wholly or partly within an area with a previous industrial or potentially contaminative use	+	If the site has a previous industrial or contaminative use. Positive score because land remediation can often be carried out as part of any development
				0	If the site has no previous industrial or contaminative use.

Notes for Stage 2a assessment

1. 480m is the average distance walked in 10 minutes and is derived from the Accessibility Standards set out in Shropshire Council's PPG17 Study.
2. Sensitivity assessment based on the relevant Landscape Description Unit in the Shropshire Landscape Character Assessment
3. and 4. Designated sites and their buffer zones

Site designation	Buffer zone	Site designation	Buffer zone
Special Area of Conservation	1 km	Regionally Important Geological Site	50 m
Ramsar site	1 km	Wildlife Site	250 m
National Nature Reserve	500 m	Ancient semi-natural woodland	500 m
Site of Special Scientific Interest	500 m	Local Nature Reserve	100 m

5. Air Quality Management Areas have only been declared for Shrewsbury, Bridgnorth and Oswestry

Table 3: The Stage 2b assessment sheet

Site Ref:	Site Name:
Size (ha)	
Indicative capacity	Calculated on 30 houses per hectare
General location	Location with respect to the settlement
Brownfield or Greenfield	If the site is brownfield then then it is classed as a potential windfall site to be reviewed through the 2012 SHLAAL. No further assessment at this stage.
Site within a Coal Authority Referral Area or a Mineral Safeguarding Area	If the site is within either of these, then development may offer the opportunity to work the mineral
Current use	
Topography	
Adjoining land uses and boundary features	
Local highway capacity/ constraints	Comments from Shropshire Councils Highways Department
Other critical infrastructure constraints¹	Information drawn from the relevant Place Plan – see also note 1
Inherent landscape character²	Information from the relevant predecessor Local Authority Landscape Sensitivity Study or the Shropshire Landscape Character Assessment used in the Stage 2a assessment. See also note 2.
Planning history or designations	
Land ownership, land agreements and delivery statements	Delivery statements submitted by site promoters
Access to services/employment areas	Information about public footpaths, bridleways etc within or adjacent to site and site's proximity to services and employment area of settlement (if relevant).
Other constraints	Information about on-site constraints such as electricity pylons, major sewers, bad neighbours etc
General site related benefits	A consideration of whether development on the site has the potential to deliver wider infrastructure improvements or provides enabling development.
Transport and Highways related benefits	Comments from Shropshire Councils Highways Department
Strategic fit	Information about any particular match up/conflict with any major area or settlement specific objectives, vision or direction for growth.
Other relevant information	Summary of any supporting material submitted by site promoter e.g. indicative layout, transport/landscape/ecological assessments

Comments from internal consultees, plus Environment Agency site specific comments	
Heritage	Comments from the Principal Archaeologist
Biodiversity	Comments from the Natural Environment Team
Trees	Natural Environment Team
Environmental Health	Comments from the Neighbourhood Pollution Team
Drainage: Watercourse flooding	Comments from the Floods and Water Manager
Drainage: Surface water flooding	Comments from the Floods and Water Manager
Drainage: Groundwater flooding	Comments from the Floods and Water Manager
Drainage: Suitability for SUDS	Comments from the Floods and Water Manager
Countryside	Comments from the Community Recreation Team
Environment Agency	Comments via the Floods and Water Manager
Community consultation response	Views expressed by Town and Parish Councils, the response to the SAMDev Issues and Options consultation and any relevant comments in the Place Plan
Statutory bodies responses to date	Comments from English Heritage, Natural England or other statutory bodies where relevant

Site Assessment Summary

Conclusion

Potential windfall site	
Realistic site	

Recommendation

Preferred option	
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Notes

- Information on critical infrastructure is only available for the Market Towns and Key Centres at this stage. However, the Water Cycle Study (June 2010) covered Local Centres as well as the Market Towns and Key Centres and information from this has been incorporated where relevant.
- The five predecessor District Councils each commissioned Landscape Sensitivity and Capacity studies for a selection of sites in their area. The Stage 2a Site Assessment drew on the Shropshire Landscape Character information on a strategic level. Where available, the site specific information has been used to inform this Stage 2b Assessment.

4. ECONOMIC DEVELOPMENT AND EMPLOYMENT

- 4.1 The Core Strategy (Policy CS13) contains the economic development strategy for Shropshire for the plan period from 2006 to 2026. This economic development strategy proposes that Shropshire Council, working with its partners will: plan positively to develop and diversify the Shropshire economy, support enterprise and seek to deliver sustainable economic growth to bring prosperity to communities. The planned approach to this strategy has two key areas of focus: support for the development and growth of Shropshire's key business sectors and clusters (Policy CS13) and the planned and managed supply of employment land and premises to offer a flexible range and choice of sites in appropriate locations (Policy CS14). The SAMDev Final Plan strategies and policies seek to achieve these objectives and to meet the requirements for managing the release of employment land.

Employment land requirements

Overall provision of employment land

- 4.2 The Shropshire Core Strategy was published in March 2011. Policy CS1 provides for around 290 hectares of employment land to be delivered across Shropshire from 2006 to 2026. This provision is based on a robust assessment of the employment land requirements by consultants, BE Group which is evidenced in the 'Shropshire Employment Land Review and Sites Assessment' (November 2011). Although this study was completed following the adoption of the Core Strategy, the evidence was available to the Examining Inspector who concluded: *"..the ongoing work provides a sound evidence base for the proposed level of employment land provision. The proposed level of provision is therefore soundly based, and will help to support sustainable economic development and meet the employment needs of Shropshire"*.
- 4.3 Core Strategy Policy CS1 also sets the spatial distribution of employment land, while Policy CS13 sets out the strategy for promoting economic development, enterprise and employment and Policy CS14 sets out the methodology for planning and managing the release employment land to meet the objectives of the economic strategy. Policy CS14 sets out the following comprehensive approach to delivering a strategic supply of employment land and premises:
- a. to identify a suitable portfolio of employment sites to provide a range and choice in terms of the quality, accessibility, type and size of sites;
 - b. to deliver the portfolio sites using a managed Reservoir of readily available commitments and allocations to provide a 5 year rolling supply;
 - c. to support the portfolio sites by protecting existing employment areas to secure their continuing Class B employment use;
 - d. to safeguard sufficient land to facilitate the economic strategy and to afford a degree of flexibility in the use of employment land especially to support recycling and environmental industries and other land uses which contribute to the creation and maintenance of sustainable communities.

Distribution of employment

- 4.4 The distribution of employment development is reflected in the broad ranges given in Core Strategy policy CS1 for the five spatial zones, and the indicative scale of development recommended in the Employment Land Review.

Table 4.1 Core Strategy CS1 Employment Requirements

LOCATION	Employment Land Requirement 2006 - 2026	Settlement Level Recommendations (base date April 2009)		
		Settlement Requirement	Type of Need	Proposed Additional Provision
HECTARES				
SHROPSHIRE	290			
North West	55 - 65			16
Oswestry		-	High	15
Ellesmere		-	Low	1.0
North East	50 - 60			34
Market Drayton		-	High	15
Whitchurch		-	High	15
Wem		-	Medium	4.0
Central	95 - 105			37
Shrewsbury		85 - 95	High	35
Minsterley & Pontesbury		-	Low	2.0
South	35 - 45			12
Ludlow		-	High	6.0
Church Stretton		-	High	2.0
Bishops Castle		-	Medium	1.0
Craven Arms		-	Medium	2.0
Cleobury Mortimer		-	Medium	1.0
East	30 - 40			13
Bridgnorth		-	High	5.0
Shifnal		-	High	2.0
Much Wenlock		-	Medium	1.0
Broseley		-	Low	2.0
Highley		-	Low	1.0
Albrighton		-	Low	2.0

Meeting the employment requirement

Progress made to date on meeting the requirement

- 4.5 The level of provision actually proposed in the SAMDev Final Plan starts from the firm basis of actual delivery of employment development from 2006 to 2013 shown in Table 4.2 below. In this period, significant progress has been made in meeting the employment requirement of around 290 hectares.

Table 4.2 Employment Completions 2006 to 2013

Location	2006 - 2007	2008	2009	2010	2011	2012	2013	Total
	HECTARES							
SHROPSHIRE	16	11	13	8	5	11	3	67
North West	1.9	1.4	0.7	1.9	0.6	1.7	0.2	8.5
North East	4.8	0.4	3.7	2.1	2.4	3.3	0.1	16.7
Central	6.2	4.8	6.8	2.7	0.3	4.8	2.1	27.7
Shrew sbury	6.2	4.8	6.3	2.5	0.3	4.8	1.7	26.6
South	0.2	2.9	1.0	1.1	1.4	1.1	0.7	8.5
East	2.6	1.6	0.8	0.0	0.4	0.1	0.2	5.7

- 4.6 Employment commitments at April 2013 also provide an up to date position on which to base the SAMDev Final Plan. The results are summarised below which includes the level of completed employment development noted above. It can be seen that 23% of the employment requirement has already been met and that over 43% is capable of delivery on permitted and available sites. The committed development has been assessed in relation to the requirements of Policy CS14, in order to identify a realistic residual calculation of land remaining to be delivered. This ensures the committed supply comprises clearly identifiable sites with very small sites (i.e. less than 0.1ha) and sources of double counting being removed from the assessment.

Table 4.3 Residual employment land requirement April 2013

Location	Employment Land Requirement 2006 - 2026	Completions 2006 - 2026	Committed Sites April 2013	Residual Requirement April 2013
	Mid-range			
	HECTARES			
SHROPSHIRE	290	67	127	96
North West	60	8.5	14	38
North East	55	16.7	58	-20
Central	100	27.7	29	43
Shrew sbury	90	26.6	29	34
South	40	8.5	14	18
East	35	5.7	12	17

Spatial distribution – employment land portfolio

- 4.7 Core Strategy policy CS1 provides a range for each spatial zone as shown in Table 4.1. Since the start of the plan period in 2006, some spatial zones have experienced higher levels of growth than envisaged, while others have experienced lower levels as shown in Table 4.2. The Core Strategy's

flexibility in this regard is beneficial, as it enables the SAMDev Final Plan to respond to actual build rates and anticipated levels of demand in calculating how much land is required in each part of Shropshire.

- 4.8 The amount of development completed and committed since the start of the plan period in 2006 is shown in Table 4.3. By comparing past performance and anticipated demand in the Employment Land review, it was possible to estimate the degree to which development in each spatial zone can be delivered within the range specified in Policy CS1. For example, actual delivery and demand has been higher than expected in the north and centre of the County than in the south and east. To reflect this fact, much higher levels of provision are proposed in the north of the County in the SAMDev Final Plan.

Table 4.4 Employment Land Provision

Location	Employment Land Requirement 2006 - 2026	Completions 2006 - 2026	Committed Sites April 2013	Allocations April 2013	Flexibility provided by allocations
	Mid-range				
HECTARES					
SHROPSHIRE	290	67	127	169	73
North West	60	8.5	14	48	10.5
North East	55	16.7	58	35	54.7
Central	100	27.7	29	44	0.7
Shrewsbury	90	26.6	29	43	8.6
South	40	8.5	14	22	4.5
East	35	5.7	12	20	2.7

- 4.9 The provision of flexibility in the provision of allocated sites reflects two key points set out in the Employment Land Review. Firstly, there is a need to ensure that sufficient employment land is identified to support the aspirations for economic growth in Core Strategy Policy CS13. Secondly, the level of provision must enable the SAMDev Plan to address issues relating to the quantum and distribution of land around the spatial zones.
- 4.10 In the north west this is reflected in the need to significantly refresh the employment land supply in Oswestry town. It is expected that this flexibility will both attract market interest and cushion the SAMDev Final Plan against the full range of market demands, to ensure the spatial zone target will be achieved.
- 4.11 The Employment Land Review set these considerations into three key distributional issues for the SAMDev Final Plan to address:
- a. provision in the north west must provide sufficient encouragement to demand in Oswestry town;

- b. provision in the East must reflect the realistic opportunities and potential for development in Bridgnorth;
 - c. provision in the north east should seek to more fully exploit the potential of the principal settlements of Market Drayton and Whitchurch to offer better opportunities to promote the Shropshire economy as a whole.
- 4.12 The SAMDev Final Plan has respected these issues in the spatial distribution of newly allocated employment portfolio sites as show in Table 4.3. The significant provision of new land in Oswestry has been balanced by the proposed de-allocation of the existing longstanding site at Weston Farm (12ha) unless compelling evidence of a deliverable development scheme is forthcoming with proven market demand to acquire the land and premises. In the north west this is reflected in the need to significantly refresh the employment land supply in Oswestry town. It is expected that this flexibility will both attract market interest and cushion the SAMDev Final Plan against the full range of market demands, to ensure the spatial zone target will be achieved.
- 4.13 A degree of land provision has been displaced from Bridgnorth to the north of the County especially to favour Market Drayton. However, the SAMDev Final Plan will still test the assumptions about the opportunities and development potential in Bridgnorth. The proximity of Bridgnorth to the conurbation of Wolverhampton / Black Country / Birmingham may prove to be an advantage to the Shropshire economy, which offers a safer and more attractive business environment. Bridgnorth is deemed to be affected by the same pressures as Oswestry town in that, limited demand has stemmed from a lack of good quality and available employment land.

Reservoir Supply

- 4.14 The SAMDev Final Plan is required to identify a rolling supply of readily available land from the portfolio sites. This Reservoir should be capable of delivering land over a 5 years period with regular annual reviews and the supply must be maintained above a minimum level of 72 hectares.
- 4.15 Core Strategy Policy CS14 states that the initial Reservoir, in this instance from 2013 to 2018, will largely comprise the developable supply of committed land and premises. This will include permitted development on existing employment areas and new sites whose use is proposed to be changed to Class B employment uses. This supply of committed sites will be complemented by allocated sites which using the evidence of the Employment Land Review, have reasonable prospects of delivery within the Reservoir period to 2018.
- 4.16 The Reservoir is described in Table 4.5 below and set out in detail in the Annual Monitoring Report and Appendices. The balance of employment sites in the employment land portfolio (i.e. those not in the Reservoir) will form the 'pipeline' supply along with future committed windfall sites and this 'pipeline' supply will be used to refresh the Reservoir at each annual review.

Table 4.5 Reservoir Supply

LOCATION	PORTFOLIO OF LAND & PREMISES 2013 - 2026	RESERVOIR SITES 2013 - 2018			Pipeline Supply 2018 - 2026
		Existing Employment Areas	Committed Sites	Allocated Sites	
HECTARES					
SHROPSHIRE	296	48	59	61	130
North West	65	14	2	12	36
North East	94	16	20	15	45
Central	73	8	21	14	30
Shrewsbury	72	8.0	21.0	13.0	30.0
South	32	6	8	9	9
East	32	4	8	11	10

Windfall Supply

- 4.17 Windfall allowances equal to 66ha have been made across the County distributed around the principal settlements in each spatial zone. The windfall allowances recognise both the policy support for small scale employment development in the countryside and the requirement to meet the employment needs of the designated Hubs and Clusters. The windfall allowances seek, where possible, to rebalance the distribution of development in the principal settlements to help maintain sustainable rural communities.
- 4.18 The windfall allowances are based primarily on the delivery of small scale committed development (i.e. sites above 0.1ha in accordance with Policy CS14) which is expected to be an ongoing development trend supported by the SAMDev Plan. The windfall allowances are also supplemented by further provision to meet the needs of the designated Hubs and Clusters in each locality around the principal settlements. This further provision is based on the number of rural development settlements in each locality and the proposed scale of residential development. The requirement for employment development land assumes an employment need at Headship rates only.
- 4.19 It is recognised that employment windfall development will be dependent on the availability of development opportunities and the nature of demand in each locality and so, these windfall allowance may equally be met in the closest Market Town or Key Centre. The reliance on the principal settlements is expected to be higher in areas with fewer Hubs and Clusters and where there is a continuing need arising from settlements located in the countryside. This may also be necessitated by other policy considerations including the character of the natural and historic environment and the Green Belt or Area of Outstanding Natural Beauty. The spatial distribution of these windfall allowances is shown in Table 4.6.

Table 4.6 Windfall Supply and Rural Rebalance

Place Plan	Hubs (number)	Clusters (number)	Housing Provision (dwellings)	Employment Windfall Allowance (hectares)
SHROPSHIRE	28	44	2858	66
Shrewsbury	4	12	554	10
Oswestry	6	5	908	16
Market Drayton	7	3	325	6
Whitchurch	0	2	200	5
Bridgnorth	1	2	48	5
Ludlow	3	0	95	2
Bishops Castle	4	6	340	4
Ellesmere	2	4	140	4
Broseley	0	0	0	2
Church Stretton	0	0	0	2
Cleobury Mortimer	0	5	68	2
Craven Arms	0	3	70	2
Minsterley & Pontesbury	0	0	0	2
Wem	1	1	100	2
Much Wenlock	0	1	10	1
Shifnal	0	0	0	1
Albrighton *	0	0	0	0
Highley *	0	0	0	0

* No allowance due to local restrictions i.e. Green Belt / highway accessibility

Protection of Existing Employment Areas

- 4.20 The purpose of protecting existing employment areas is to increase the capacity of the local economy to accommodate investment, in addition to the portfolio of sites identified in Policy MD4 of the SAMDev Final Plan. The advantages of protecting existing employment sites for continuing Class B employment use are considered to be: the security of tenure over their operational sites for key employers, safeguarding local employment opportunities, protection of accessed and serviced development land and promotion of brownfield land for re-use and redevelopment to satisfy community needs and to deliver a sustainable pattern of development..
- 4.21 Core Strategy Policy CS14 recognises that the continuing viability of existing employment areas should be assessed before these sites are given the protection of policy. These assessments have been undertaken by consultants BE Group in the Shropshire Strategic Sites and Employment Areas Assessment (2014) for Phase 1: Shrewsbury and Phase 2: Market Towns and Key Centres. These assessments considered the commercial quality and viability of these sites and placed them into a ranked hierarchy on the basis of the significance of the sites. The study also identified the presence of committed development opportunities within the sites and the availability of regeneration opportunities to either extend the size of the

employment area or to improve the quality of the available premises or floorspace.

- 4.22 The protection of existing employment areas will be implemented through SAMDev Policy MD9. The employment areas to be protected are shown on the Policies Map for the purposes of SAMDev Policy MD9 criterion (1). The degree of protection to be afforded to each site will be proportionate to their significance in the hierarchy which is identified in Table MD9.1 of the SAMDev Plan. The significance of each employment area to be protected is shown in the Annual Monitoring Report and Appendices as explained in Table MD9.1. The study of existing employment areas has also informed a methodology identified in Policy MD9 criterion (2), whereby the significance of additional employment sites not included in the employment areas study may still be determined and the site afforded protection in proportion to the significance of that site in the hierarchy of existing employment areas.

5. Retail Planning Approach

Retail and Town Centre Policy

- 5.1. The adopted Core Strategy Policy CS15 already establishes the strategic framework for Shropshire's town centre planning policy. It sets out Shropshire's network of town centres from Shrewsbury as the Strategic Centre, Principal Centres (Bridgnorth, Ludlow, Market Drayton, Oswestry and Whitchurch) and District Centres (Bishop's Castle, Church Stretton, Cleobury Mortimer, Craven Arms, Ellesmere, Highley, Much Wenlock, Shifnal, Wem, and Minsterley/Ponstesbury). CS15 also sets out the broad role and function of each level of centre and a range of considerations in the determination of planning applications for town centre uses. Policies CS15 and CS2 also established the Riverside and West End areas of Shrewsbury as priority town centre locations for delivering a proportion of the comparison retail target of 80,000sqm gross floorspace over the plan period (2006-2026). Since the adoption of the Core Strategy, the Riverside scheme for approximately 20,000 additional sqm of A1 floorspace has been approved in 2012 (12/00409/EIA) The scheme has not yet commenced;
- 5.2. The SAMDev Plan establishes two further policies to develop the town centre policy framework in response to the additional needs set out by the NPPF. Policy MD10a and the Policies Map establish the extent of Town Centres, Primary Shopping Areas and Primary/Secondary Frontage for three categories of centre, and sets out the policy considerations for each category of centre. Policy MD10b focusses on Impact Assessment, principally where they are needed including setting out locally evidenced thresholds. The development of MD10a and MD10b began in 2012 with the publication of the SAMDev Preferred Options document on Policy Directions, and was followed by the preparation of draft policy MD10 in The SAMDev draft policies consultation in February 2013. At the Pre-Submission stage in March 2014 the policy was split into two sections for ease of use, but covered the same broad issues;

Policy MD10a: Managing Town Centre Development

- 5.3. This policy establishes three new categories of centre to enable the effective management of future town centre uses. These new categories do not replace the strategic classifications of centres identified in Policy CS15, which continue to apply. Instead the three categories identified in MD10a are a practical tool to apply varying degrees policy considerations on town centre uses in these areas. It draws in information from the CS15 strategic classifications, but also reflects additional evidence from local Retail Studies and the outcomes of community-led planning processes. With the exception of Minsterley and Pontesbury, each of the settlements identified in CS15 has an identified town centre. Neither Minsterley nor Pontesbury have previously had defined town centres, and it is considered this will not impact on the delivery of their roles as a combined district centre;
- 5.4. In Category 'A' centres a flexible approach to the kinds of town centre uses they can accommodate is encouraged, reflecting the size of the centre and its existing role and function. Category 'B' centres also include Primary Shopping Areas within their defined town centre, and accordingly have a more restrictive approach on the kind of uses acceptable in this area, with the focus on A1 retail. Whitchurch, Market Drayton, Ludlow and Bridgnorth, which are all identified as Principal Centres in Core Strategy Policy CS15, have Primary Shopping Areas in recognition of their more strategic roles as main retail destination in Shropshire. Additionally, the district centres of Shifnal, Wem and Ellesmere have been included as Category 'B' centres by virtue of evidence from the North Shropshire and Bridgnorth area Retail Studies. Albrighton and Broseley have also been included as 'Category B' centres to reflect the outcomes of the community-led plans for these areas. Oswestry and Shrewsbury have been identified as Category 'C' centres to distinguish the presence of Primary and Secondary Frontages within their Primary Shopping Areas;
- 5.5. In identifying the Town Centres, Primary Shopping Areas and Primary and Secondary Frontages, the basis has been the existing boundaries identified in the previous Local Plans or through up-to-date evidence from Retail Studies. However, for Shrewsbury the extent of the Town Centre has been widened to take account of new development, and from responding to consultation feedback from Shrewsbury Town Council. For Ludlow, a new Primary Shopping Area has been developed based upon a local assessment of existing premises.

Policy MD10b: Town and Rural Centre Impact Assessments

- 5.6. Policy MD10b provides further policy considerations by establishing locally defined set floorspace thresholds for the requirement for Impact Assessments for out-of-centre retail, leisure and office proposals. NPPF paragraph 26 sets the default threshold of 2,500sqm, but allows locally defined thresholds to be established through the Local Plan. The default threshold is considered significantly too high for the Shropshire context, and therefore advice from consultants White Young Green (WYG) was sought to establish more appropriate thresholds. The policy establishes a tiered approach to what is considered 'locally significant', using the strategic classifications of Centre

established in Policy CS15. The professional advice provided by WYG in the Shrewsbury Retail Study 2010 has been used in setting these thresholds, based upon consideration of scale and potential impact on the respective town centres. This approach has been set put in draft policy in February 2013 and has been therefore been subject to significant pre-submission consultation;

- 5.7. During the course of the consultation questions have been raised about the future role of Shrewsbury's two out-of-centre Retail Parks at Meole Brace and Sundorne in the retail policy framework. It has been suggested by some that both Retail Parks should be considered as centres within the context of a defined retail hierarchy, and less policy restriction and requirements should therefore apply to new retail development in these areas. The Pre-Submission town centre policies (MD10a and MD10b) have resisted this approach, and thus consideration of retail proposals in these areas will continue to be treated as out-of centre and subject to appropriate sequential and impact assessments. This policy approach is supported by recent evidence from the Shrewsbury Retail Study 2011 Update, which clearly suggests that the economic downturn has significantly reduced the expenditure capacity for the town's catchments area up to 2026. This in turn has reduced the comparison retail floorspace requirements established in earlier versions of the Shrewsbury Retail Study in 2010. The second key factor for continuing to apply SAMDev's policy approach is the overriding need to ensure the delivery of the major town centre New Riverside scheme. The scheme is an essential part of delivery of Core Strategy Policy CS2 and the Shrewsbury Regeneration Vision 2011 and continues to be a deliverable 'once in a generation' opportunity for the town. The approval of the New Riverside scheme in 2012 took into account the reduced floorspace requirements identified in the Shrewsbury Retail Study. It is therefore considered that up-to-date evidence of need, alongside the need to enable the delivery of the New Riverside scheme, clearly indicates the continuation of the 'town centre' first approach is appropriate for Shrewsbury and that a defined retail hierarchy is not required to meet comparison retail needs for the town. Whilst the SAMDev polices do not specifically identify either Meole Brace or Sundorne as retail centres, Policy MD10b continues to reflect the complementary role these Parks play to the overall retail offer of the town.

6. PLANNING APPROACH FOR GYPSIES AND TRAVELLERS

- 1.1 The need for gypsy and traveller pitches and travelling show person's plots was last assessed in the Gypsy and Traveller Accommodation Assessment 2008. In addition, the need for transit pitches was assessed as part of the West Midlands Gypsy and Traveller Provision Policy Statement (March 2010). In line with Government requirements, an appropriate up to date assessment of current and future need for gypsy and traveller accommodation (GTAA) is in the process of being completed;

- 1.2 Adopted Core Strategy Policy CS12 provides an overarching framework and sets out the main criteria for the consideration of planning applications for gypsy and traveller sites, with additional guidance in the Type and Affordability of Housing DPD. The current planning approach for gypsy and traveller provision started with a ‘call for sites’ in 2010. Shropshire Council has adopted a pro-active approach with respect to improving local provision through the development management process and extensions to existing gypsy sites, including those owned and managed by the Council. This approach has seen 50 new pitches (54% of the target provision) consented since 2007. Whilst it had been intended to prepare a separate Plan to address gypsy and traveller provision, the positive progress made with delivery on the ground to date and initial evidence through the emerging update of the GTAA now suggest that a different approach may be appropriate, with additional provision being identified as part of the SAMDev Plan. The Council will be addressing this as soon as the updated GTAA is available.

7. APPROACH TO PLANNING FOR MINERAL RESOURCES

- 7.1 The mineral resources currently worked in Shropshire are aggregates (sand and gravel and crushed rock), building stone, brick clay, fire clay and coal. The aggregates industry is the most active. These resources supply both local markets and a wider area, particularly in the case of crushed rock and fire clay where materials supply regional and national markets;
- 7.2 National policy guidance requires Shropshire to maintain an adequate and steady supply of aggregates during the Plan period, taking account of the existing production guidelines established by the Aggregate Working Party. The Core Strategy (2011) establishes that sufficient crushed rock aggregate resources are already available from permitted sites, but that additional sand and gravel resources need to be allocated to provide for flexibility and local competition during the period up to 2026.

Aggregates landbanks and production guideline

- 7.3 The latest available monitoring information is provided in the 2012-13 AMR and further details of the planning context for aggregate minerals is provided in the draft Local Aggregates Assessment and the explanatory text supporting policy MD5. Headline monitoring indicators are summarised in Table 6.1 below:

Table 7.1: Headline Monitoring Indicators 2012-13:

Indicators	Guideline	2012-13 Performance
AMR Core Output Indicator M1: The production of primary, land won aggregates	Sub regional: 0.82mt Sand and Gravel	Sub regional: 0.65mt

Indicators	Guideline	2012-13 Performance
	2.95mt Crushed Rock	1.65mt
Local indicator: Landbank for Sand and Gravel Resources;	7 years	13.5 years
Local indicator: Landbank for Crushed Rock Resources.	10 years	37 years

7.4 The latest available data indicates that the 10 year trend for sand gravel sales for the Shropshire and Telford & Wrekin sub-region is 0.77mt and the 3 year trend is 0.67mt, both of which are well below the current production guideline of 0.82mt. For crushed rock, the latest available data indicates that the 10 year trend for sales in Shropshire and Telford & Wrekin is 2.51mt and the 3 year trend is 1.82mt, both of which are well below the current production guideline of 2.95mt. Low levels of production reflect the impact of the current economic recession on construction activity and mean that permitted reserves remain larger than anticipated;

7.5 However, a significant proportion of sand and gravel reserves is contained in three site commitments which have remained unworked for over 5 years. This strongly suggests that both local demand and cross boundary markets are not currently strong enough to support the level of capital investment which would be required to implement these sites, although they are still likely to become viable over the Plan Period. In these circumstances, the SAMDev Plan assumes that these sites will make only a modest contribution to the supply of sand and gravel during the period to 2026, meaning that additional site allocations are required to maintain an adequate and steady supply of sand and gravel during the Plan period (see Table 6.2 below).

Table 7.2: Shropshire Sand & Gravel Reserves and Production 2012 – 2026 (million tonnes)

	Estimated Reserve *	Production Guideline	Shortfall
Operational and Committed sites 2012 – 2026 (Including unworked site commitments of 4.6mt)	8.96	11.48	2.52

* The mineral which could be produced at maximum output during the period 2012 - 2026

7.6 Shropshire Council has identified three preferred site allocations which could help to meet the production shortfall identified in Table 6.2 above. The effect

of these allocations, together with a small allowance for windfall capacity is shown in Table 6.3 below. This approach generates a modest surplus which reflects potential deliverability constraints on some of the existing site commitments in the early part of the Plan period.

Table 7.3: Delivering the Production Requirement (million tonnes)

	Production Potential 2012 – 2026
Production Requirement	11.48
Existing Reserves at Operational & Committed Sites	8.96
New Allocations	4.40
Windfall allowance	1.0
TOTAL Production Potential	14.36
Production surplus	2.88

Site selection methodology;

- 7.7 In early 2010, Shropshire Council launched a ‘call for sites’ to inform preparation of the SAMDev Plan. Potential sites were assessed by consultants using a standardised, desk based site assessment process to potential sites for future sand and gravel working to generate a ranked list of preferred sites on the Council’s behalf:

[http://www.shropshire.gov.uk/planningpolicy.nsf/viewAttachments/AWIN-8P2JGN/\\$file/Shropshire%20minerals%20site%20assessment%20report%20final.pdf](http://www.shropshire.gov.uk/planningpolicy.nsf/viewAttachments/AWIN-8P2JGN/$file/Shropshire%20minerals%20site%20assessment%20report%20final.pdf)

and: [http://www.shropshire.gov.uk/planningpolicy.nsf/viewAttachments/AWIN-8P2JGN/\\$file/addendum-mineral-assessment-feb-2011.pdf](http://www.shropshire.gov.uk/planningpolicy.nsf/viewAttachments/AWIN-8P2JGN/$file/addendum-mineral-assessment-feb-2011.pdf)).

The Council has also applied a three stage site assessment approach consistent with that adopted for housing and employment site allocations and the Council’s sustainability appraisal approach (see sections 3 and 4 above). Copies of the assessments for each of the potential mineral sites are available on the Council’s planning policy webpages;

- 7.8 These assessments have informed the choice of the Council’s Preferred Allocations for future sand and gravel sites, which are identified in the Final SAMDev Plan (2014). These sites are all extensions to existing sand and gravel sites. In the Council’s view, these sites provide the best balance between the need for comprehensive working and the potential for cumulative impacts from the concentration of mineral working near existing sites. Proximity to the market for the materials concerned has also been taken into account.

8. Implementation and Monitoring

Infrastructure Delivery

- 8.1 In delivering sustainable communities, it is important that new development is supported by necessary services and facilities;
- 8.2 In accordance with the NPPF, Shropshire Council has worked closely with a wide range of service providers to prepare the SAMDev Plan, assessing the quality and capacity of existing infrastructure to meet the demands of the projected growth and to identify any requirements for additional new infrastructure provision. The outcome of this collaborative work has directly informed the settlement strategies within the SAMDev Plan, which set out specific infrastructure requirements where applicable, and forms the basis of the LDF Implementation Plan and accompanying Place Plans which are recognised in both the Core Strategy and the SAMDev Plan as an important delivery mechanism for Shropshire's Local Plan;
- 8.3 The LDF Implementation Plan and accompanying Place Plans detail the infrastructure requirements and investment priorities needed to deliver the scale and location of growth identified within each settlement. As such, gaps in existing and planned infrastructure provision are identified and assessed in terms of the required timing for any new provision, along with information on the anticipated cost, potential funding sources and lead delivery partners, wherever information is available. Information on costs and timing of delivery may not be known for a number of reasons, including commercial confidentiality and the lack of development certainty, which only comes with a planning application and is required in order for a service provider to invest time and money in planning for any additional provision. However, where these information gaps relate to the provision of 'critical' infrastructure, the Council has worked closely with the relevant service provider to seek confirmation that the planned level and location of development can be accommodated. The intention is to formalise these discussions through the preparation of Statements of Common Ground, which will also set out any commitment to ongoing areas of work as part of the wider development management process;
- 8.4 To ensure infrastructure requirements are fully identified and planned for, the LDF Implementation Plan and Place Plans are updated annually through a formal period of consultation between September and January. This annual review cycle ensures the infrastructure plans are regularly updated to reflect changing needs and priorities. It also means that the Place Plans are an important part of Shropshire's localised planning approach, whereby service providers and local communities, via the town and parish council, are continually engaged in prioritising infrastructure and investment needs within each community, thereby ensuring the delivery of more sustainable places;
- 8.5 Much of the infrastructure requirements will be provided through the investment programmes of a range of organisations. The LDF Implementation Plan and accompanying Place Plans therefore seek to coordinate investment around an agreed set of priorities, taking account of the scale and timing of planned development. The Place Plans have also been

used throughout the preparation of the SAMDev Plan to establish that there are no insurmountable issues relating to infrastructure provision for the identified site allocations and to identify where and when future investment is required by partner organisations.

Infrastructure and Developer Contributions

- 8.6 Core Strategy Policy CS9 sets out a commitment to ensuring that new development will be supported by the necessary infrastructure. It recognises that a large majority of development within Shropshire is small scale but that it is important for any new development to contribute towards infrastructure provision. This approach is supported by the Community Infrastructure Levy (CIL) which was adopted in Shropshire at the beginning of 2012 and allows a charge to be levied on new development to pay for infrastructure to support the development of the area. However, Shropshire's development strategy recognises that there are three sources of potential contributions from developers towards infrastructure provision, of which CIL is one. Site specific infrastructure requirements may also be addressed through S106 obligations and on site design requirements. The Developer Contributions SPD provides more detailed information on these contributions and the relationship between the different mechanisms for infrastructure delivery;
- 8.7 Policy CS9 sets out the framework for infrastructure delivery by prioritising calls for contributions from development. This priority oriented approach seeks to recognise that there are limits to what development can provide by setting out the order contributions should be made and the purposes to which the contributions will be put. It is the CIL Charging Schedule which sets out how much new development must pay as a contribution to infrastructure provision through CIL, the viability of which has already been tested through independent examination. However, by identifying and updating infrastructure requirements annually through the Place Plans, the aim is to ensure widespread understanding of infrastructure needs at an early stage in the planning process, thereby providing developers with the opportunity to build in these costs within their financial appraisals and to avoid unrealistic expectations of development land values;

Infrastructure and Design Requirements

- 8.8 Whilst Policy CS9 recognises that new development will need to make contributions towards infrastructure provision, some infrastructure needs will be met through on site design. Policy MD2 (Sustainable Design) builds on the adopted Core Strategy Policy CS6 and sets out the design requirements for new development. This includes the on-site provision of amenity open space. The LDF Implementation Plan provides clarification on how developer contributions will be directed to support these design requirements;

Infrastructure and Phasing of Development

- 8.9 Many infrastructure requirements will be provided through the investment programmes of local service providers. It is therefore recognised that where 'critical' infrastructure requirements are identified, the delivery of new development may need to be phased accordingly with the relevant investment

plan. However, it is not always possible to gain a clear understanding from service providers as to their future investment programmes, either because these plans are in development or because such information is considered to be commercially confidential. In addition, whilst the site allocations provide the policy direction for future development, they do not necessarily provide development certainty. Simply because a site has been allocated within the SAMDev Plan it does not mean that it will then be developed or that the timing of development is certain, particularly since wider forces impact the implementation of the development strategy including current market conditions. It is also the intention for the SAMDev Plan not to unnecessarily constrain delivery through a phasing policy but to provide a wide range and choice of development for the area whilst allowing development to phase itself appropriately in response to the market. However, the SAMDev Plan does recognise the need to control development in relation to 'critical' infrastructure delivery and Policies MD2 (Sustainable Design) and MD8 (Infrastructure Provision) therefore seek to ensure alignment with the investment cycles of infrastructure providers. As such, a policy requirement is included within Policies MD2 and MD8 for new development to consider appropriate phasing where a 'critical' infrastructure requirement has been identified. The individual settlement policies further support this approach by setting out specific 'critical' infrastructure requirements for each area, where they are known, along with a need to consider appropriate phasing in such cases. Whilst the settlement policies set out critical infrastructure needs as they are currently known, it is not possible to identify all essential infrastructure requirements at this point in time, since infrastructure capacity constraints change over time and reflect the demands of particular development. The SAMDev Plan therefore cross refers to the LDF Implementation Plan and accompanying Place Plans which as 'living' documents provide a flexible means of capturing and prioritising Shropshire's infrastructure requirements.

Monitoring

- 8.10 Each policy within SAMDev contains a 'Delivery and Monitoring of Policy' section setting out the indicators by which the effectiveness of the policy will be measured and the range of delivery mechanisms. The development management process is a key delivery mechanism along with the LDF Implementation Plan and accompanying Place Plans. The development of Supplementary Planning Documents (SPDs) will also contribute to the delivery of some policies (particularly those on design and natural/historic environment MD2, MD12, MD13). There are also a number of other delivery mechanisms identified across the policies recognising that a range of partners and stakeholders are involved in achieving the policy's desired outcomes.
- 8.11 The Authority's Monitoring Report (AMR) provides the key mechanism for monitoring the effectiveness of the Local Plan. The adopted Core Strategy (2011) set out an overall 'Monitoring Framework' which has formed the basis for preparation of the AMR and provides the vast majority of monitoring indicators outlined in the SAMDev Plan. On adoption of the SAMDev Plan the AMR will be able to report on the Local Plan as whole (Core Strategy and SAMDev Plan).

- 8.12 The AMR monitors the delivery of the policies and will be able to assess the ongoing outcomes from the implementation of the policies during the Plan Period. Where a policy is identified as not meeting its objective or target the AMR process will identify any remedial actions that may need to be taken. The AMR therefore plays a key role in ensuring timely reviews of the Local Plan are undertaken.
- 8.13 The AMR is also recognised as providing an important role in making communities and other interested parties aware of progress and policy performance. There is also an implicit link between the monitoring of Local Plan policies, the importance of understanding the delivery of new development 'on the ground' and the annual review of infrastructure requirements and investment opportunities within the Implementation Plan and accompanying Place Plans.