

**Shropshire Local Plan Review  
Consultation on Preferred Sites**

**Consultation Period: Thursday 29 November 2018 – Thursday 31 January 2019**

## Scope of the consultation

Topic of this consultation:	This consultation document seeks views on preferred site allocations for the review of the Shropshire Local Plan. The document: <ol style="list-style-type: none"><li><b>1. Outlines a Housing policy direction to improve the delivery of local housing needs;</b></li><li><b>2. Establishes development guidelines and development boundaries for Shrewsbury, Principal and Key Centres and each proposed Community Hub;</b></li><li><b>3. Sets out the preferred sites to deliver the preferred scale and distribution of housing and employment growth during the period to 2036.</b></li></ol>
Scope of this consultation:	We are seeking views of all parties with an interest in the preferred development strategy and sites in these identified locations, so that relevant views and evidence can be taken into account in deciding the best way forward.
Geography:	These proposals relate to the administrative area of Shropshire Council.
Impact assessment:	The Preferred Sites consultation document has been subject to Sustainability Appraisal; has been screened under The Conservation of Habitats and Species Regulations 2010; and has been subject to an Equality and Social Inclusion Impact Assessment (ESIIA). The reports of these assessments are available on the Council's website.
Duration:	This consultation will run from Thursday 29 <sup>th</sup> November 2018 and will conclude on Thursday 31 <sup>st</sup> January 2019.
After the consultation:	We plan to issue a summary of responses on the Council's website within three months of the closing date of the consultation.

### **How to respond to this consultation**

The consultation will be undertaken in line with the standards set out in the Council's published Statement of Community Involvement (SCI) and national guidance.

Consultation documents will be made available on the Shropshire Council web-site, and paper copies will be provided at libraries and council offices in the main towns.

A significant number of organisations and individuals will be notified directly of the publication of the consultation documents by email in accordance with the SCI.

To respond to this consultation, please use the questionnaire available on the Shropshire Council website at: [\[insert weblink\]](#)

*Once completed, this questionnaire can be submitted by:*

*Email to: [planningpolicy@shropshire.gov.uk](mailto:planningpolicy@shropshire.gov.uk) or*

*Post to: Shropshire Council, Planning Policy & Strategy Team, Shirehall, Shrewsbury, SY2 6ND*

### **Confidentiality and data protection**

Information provided in response to this consultation, including personal information, may be subject to publication or disclosure in accordance with the access to information legislation (primarily the Freedom of Information Act 2000, the Data Protection Act 2018 and the Environmental Information Regulations 2004).

## Contents

Scope of the consultation.....	1
1. Introduction.....	5
Preferred Site Allocations .....	5
Why are we reviewing the Local Plan? .....	6
Strategic Objectives of the Local Plan Review .....	7
Strategic Context .....	8
Evidence Base.....	10
Sustainability Appraisal and Habitat Regulations Assessment.....	10
Consultation on Preferred Scale and Distribution .....	10
Hierarchy of Settlements .....	11
Identification of Preferred Sites.....	11
Call for Sites – Gypsies and Travellers.....	11
What Happens Next? .....	12
2. Delivering Local Housing Needs.....	13
Cross subsidy Exception Sites .....	13
3. Settlement Strategies .....	15
4. Albrighton Place Plan Area.....	19
Key Centre: Albrighton.....	20
Community Hubs.....	25
Cosford.....	25
Community Clusters .....	25
5. Bishop’s Castle Place Plan Area .....	26
Key Centre: Bishop’s Castle .....	27
Community Hubs: .....	32
Bucknell.....	32
Chirbury.....	35
Clun .....	38
Worthen and Brockton.....	42
Community Clusters .....	45
6. Bridgnorth Place Plan Area.....	46
Principal Centre: Bridgnorth.....	47
Community Hubs: .....	53
Alveley.....	53
Ditton Priors.....	57
Community Clusters: .....	59
7. Broseley Place Plan Area .....	60
Key Centre: Broseley.....	61
Community Hubs.....	65
Community Clusters .....	65

8.	Church Stretton Place Plan Area .....	66
	Key Centre: Church Stretton.....	67
	Community Hubs .....	73
	Community Clusters .....	73
9.	Cleobury Mortimer Place Plan Area.....	74
	Key Centre: Cleobury Mortimer .....	75
	Community Hubs .....	76
	Community Clusters .....	76
10.	Craven Arms Place Plan Area .....	77
	Key Centre: Craven Arms.....	78
	Community Hubs .....	82
	Community Clusters .....	82
11.	Ellesmere Place Plan Area .....	83
	Key Centre: Ellesmere.....	84
	Community Hubs .....	88
	Community Clusters .....	88
12.	Highley Place Plan Area .....	89
	Key Centre: Highley.....	90
	Community Hubs .....	94
	Community Clusters .....	94
13.	Ludlow Place Plan Area.....	95
	Principal Centre: Ludlow.....	96
	Community Hubs .....	101
	Burford.....	101
	Clee Hill .....	103
	Community Clusters .....	105
14.	Market Drayton Place Plan Area.....	106
	Principal Centre: Market Drayton.....	107
	Community Hubs .....	111
	Hinstock.....	111
	Hodnet.....	113
	Woore, Irelands Cross and Pipe Gate .....	115
	Community Clusters .....	115
15.	Minsterley and Pontesbury Place Plan Area .....	116
	Community Hubs .....	116
	Minsterley .....	117
	Pontesbury .....	120
16.	Much Wenlock Place Plan Area.....	124
	Key Centre: Much Wenlock .....	125
	Community Hubs .....	128
	Cressage .....	128
	Community Clusters .....	132

17. Oswestry Place Plan Area .....	133
Principal Centre: Oswestry .....	134
Community Hubs .....	138
Gobowen .....	138
Kinnerley.....	141
Knockin.....	143
Llanymynech .....	145
Pant .....	147
Ruyton XI Towns .....	149
St Martins .....	151
Trefonen .....	153
West Felton .....	155
Weston Rhyn .....	157
Whittington.....	159
Community Clusters .....	161
18. Shifnal Place Plan Area .....	162
Key Centre: Shifnal.....	163
Community Hubs .....	171
Community Clusters .....	171
19. Shrewsbury Place Plan Area .....	172
Strategic Centre: Shrewsbury.....	173
Community Hubs .....	178
Baschurch.....	178
Bayston Hill.....	181
Bicton.....	185
Bomere Heath .....	187
Cross Houses .....	189
Dorrington.....	192
Ford .....	193
Hanwood .....	196
Longden.....	199
Nesscliffe .....	201
20. Wem Place Plan Area.....	203
Key Centre: Wem .....	204
Community Hubs .....	208
Clive.....	208
Hadnall .....	210
Shawbury.....	213
Community Clusters .....	216
21. Whitchurch Place Plan Area .....	217
Principal Centre: Whitchurch .....	218
Community Hubs .....	222
Prees .....	222
Community Clusters .....	224

# 1. Introduction

## Preferred Site Allocations

- 1.1 This consultation invites feedback on the preferred sites which are required to deliver the preferred development strategy for Shropshire for the period 2016-2036. Shropshire Council consulted on the preferred development strategy for Shropshire in October 2017.
- 1.2 This draft consultation document:
  - a. Outlines a housing policy direction to improve the delivery of local housing needs
  - b. Establishes development guidelines and development boundaries for Shrewsbury, Principal and Key Centres and each proposed Community Hub;
  - c. Sets out the preferred sites to deliver the preferred scale and distribution of housing and employment growth during the period to 2036;

### Preferred Development Strategy

The preferred development strategy seeks to make the best use of the strategic advantages of Shropshire's geographic location to support a sustainable pattern of future growth over the period 2016-36 and to support the growth aspirations of neighbouring areas, particularly in the north and east of the County. The preferred strategy will help support the 'step change' in economic productivity and quality of employment which is set out in our new Economic Growth Strategy.

The key proposals are:

- **'High' housing growth of 28,750 dwellings, equivalent to an average delivery rate of 1,430 dwellings per year for the whole of Shropshire;**
- **Existing housing completions, commitments and allocations amount to around 18,500 dwellings, so the net additional housing now required is around 10,250 dwellings;**
- **Balanced employment growth to deliver around 300 hectares of employment development at an average rate of 15 hectares of employment land per year;**
- **The existing employment land supply amounts to 223ha, giving a net requirement for around 80ha of new employment land. However, this is a minimum requirement and some additional land over and above this minimum is likely to be needed;**
- **An 'Urban Focused' distribution of development:**
  - Shrewsbury – around 30%
  - Principal Centres – around 24.5%
  - Key Centres – around 18%
  - Rural Areas – around 27.5%
- **Development at strategic sites such as Ironbridge Power Station and Clive Barracks, and potential new Garden Village settlements in strategic locations;**

- **Potential release of Green Belt land to support our long term sustainability;**
- **Identify named Community Hubs with individual development guidelines and boundaries and site allocation where appropriate;**
- **Maintain existing and create new Community Clusters where Parish Councils have chosen to ‘opt-in’. Apply criteria-based policies to manage development in Community Clusters; and**
- **Continue to strictly control new market housing in the countryside whilst supporting new affordable housing for local needs and small scale employment opportunities in appropriate locations.**

## Why are we reviewing the Local Plan?

- 1.3 The Shropshire Local Plan currently comprises the Core Strategy (adopted 2011) and the Site Allocations and Management of Development (SAMDev) Plan (adopted 2015), together with the adopted Neighbourhood Plans for Much Wenlock and Shifnal. These documents set out proposals for the use of land and policies to guide future development in order to help to deliver sustainable growth in Shropshire for the period up to 2026.
- 1.4 Local Planning Authorities are required to keep under review any matters that may affect the development of its area. Shropshire Council has determined to undertake a Local Plan Review in order to; allow the consideration of updated information on development needs within the Country; reflect changes to national policy and our local strategies; to extend the Plan period to 2036; and to provide a plan which will help to support growth and maintain local control over planning decisions during the period to 2036. Maintaining an up to date Local Plan will support local growth by generating certainty for investment in local development and infrastructure through a policy framework that establishes an up to date and objective assessment of development needs and supports sustainable development in Shropshire during the period to 2036.
- 1.5 The overall strategic approach of focusing growth in Shropshire’s Strategic Centre; Principal Centres and Key Centres, whilst enabling some controlled development in rural areas to maintain local sustainability, remains the preferred development strategy. Many of the existing policies in the Core Strategy and SAMDev do not need to be amended and will be carried forward as part of the new Plan. The review will therefore focus on key areas of change, including options for the level and distribution of new housing and strategies for employment growth during the period to 2036, together with any amended policies and new site allocations which are needed to demonstrate that these requirements can be delivered. The existing Core Strategy and SAMDev Plan will remain in force until any new Plan is adopted. This is anticipated to occur during 2019-20.
- 1.6 The product of the review will be a new Local Plan document which merges the Core Strategy & SAMDev Plans and contains both strategic policies and more applied policies which primarily inform planning decisions, together with existing (and unimplemented) sites and new site allocations.

## Strategic Objectives of the Local Plan Review

- 1.7 The strategic objectives, policies and proposals in the current Local Plan have either been in place since the adoption of the Core Strategy in 2011 or since the adoption of the SAMDev Plan in 2015. It is considered that many of the objectives of the current Local Plan remain relevant to the sustainable development of Shropshire during the extended Plan period to 2036.
- 1.8 The following strategic objectives are proposed for the Local Plan Review:
- i. Provide an appropriate development strategy for Shropshire for the period 2016-2036 within an up to date Development Plan for Shropshire which is fully compliant with the National Planning Policy Framework (NPPF);
  - ii. Ensure a deliverable Development Plan for Shropshire which secures a five year land supply for both housing and employment development and maintains the primacy of the Local Plan in decision making, in accordance with the up to date policy framework of the Plan;
  - iii. Support the development of sustainable communities which are thriving, inclusive and safe, ensuring that people in all areas of Shropshire have access to decent affordable homes, jobs, education and training and the resources necessary to start well, live well and age well (Core Strategy Objective 1);
  - iv. Develop the roles of Shrewsbury as a sub-regional 'Strategic Centre', and Shropshire's Principal and Key Centres as more sustainable and self-sufficient settlements, providing the main focus for new housing, employment and infrastructure development (Core Strategy Objective 2);
  - v. Support rural communities through the delivery of local housing and employment opportunities appropriate to the role, size and function of each settlement (Core Strategy Objective 3);
  - vi. Promote sustainable economic development and growth by providing a flexible and responsive supply of employment land and premises, and the development of further/higher education and training opportunities, to support business development, satisfy the changing needs and demands of the Shropshire economy, promote inward investment, and help generate skilled, well paid employment opportunities (Core Strategy Objective 6);
  - vii. Support the development of sustainable tourism, rural enterprise, broadband connectivity, diversification of the rural economy, and the continued importance of farming and agriculture (Core Strategy Objective 7).
  - viii. Promote high quality design and ensure that development responds to its local context and creates safe, accessible and attractive places (adapted from Core Strategy Objective 10);
  - ix. Ensure that the character, quality and diversity of Shropshire's built, natural and historic environment are protected, enhanced and, where possible, restored, in a way that respects landscape character, biodiversity, heritage values, and local distinctiveness, and contributes to wider environmental networks across the County (Core Strategy Objective 11);
  - x. Improve the quantity, quality and accessibility of multifunctional open space, rights of way, and sport, recreation and cultural facilities to provide



varied opportunities for people of all ages to enjoy physical activity, cultural activities and lifetime learning, helping to improve health and well-being (Core Strategy Objective 12).

## **Strategic Context**

- 1.9 Shropshire is a large, diverse but predominantly rural, inland County. However, Shropshire does not operate in isolation; it is influenced by cross boundary interactions with adjacent areas including Herefordshire, Worcestershire, the Borough of Telford and Wrekin, Staffordshire, the West Midlands conurbation, Cheshire and areas across the English-Welsh border. These include: cross border service provision such as shopping, health, education and leisure; transport links and commuting patterns; any inter-dependencies between housing markets and economic areas; and protection of the Green Belt and our landscape, historic and natural environments. These interactions are the subject of on-going discussions with neighbouring planning authorities under our 'Duty to Co-operate'. The spatial context for the Local Plan Review is described in detail in the Authority Monitoring Report (AMR) which is available on the Council's web pages. More detailed facts, figures and trends concerning the Shropshire context are also available on the Council's webpages at: <http://shropshire.gov.uk/facts-and-figures>

### ***Shropshire: Strategic Challenges and Opportunities***

- 1.10 The existing Local Plan and particularly the Core Strategy was prepared against the backdrop of the global economic recession which significantly affected the economies of both the UK and Shropshire. The current Local Plan sought to assist economic recovery and this has now started to take effect across Shropshire under the positive influence of its objectives, policies and development strategies.
- 1.11 The influence of the Local Plan and the resurgence of demand and investment in Shropshire have coincided with proposed national infrastructure and investment programmes within the UK economy, which present further opportunities for Shropshire. The national agenda for political and administrative devolution has brought forward the Combined Authority for the West Midlands conurbation and the drive towards establishing the Midlands Engine to channel investment into the region. This agenda has also created further opportunities associated with the earlier devolution of authority to Greater Manchester, as part of the drive to create the Northern Powerhouse, providing a second route to channel investment into the west and north of England.
- 1.12 These emerging channels for investment are expected to be helpfully drawn together by the national infrastructure investment in the High Speed 2 (HS2) rail link, providing a rapid transit route between the south-east region and the regions of the north to encourage investors to look beyond the London conurbation and the Home Counties. HS2 will deliver a close link to Shropshire through the proposed interchange in Cheshire. This will provide a further channel for investment through a proposed investment zone located around the Northern Gateway centred on Crewe.

- 1.13 The emergence of these exciting investment opportunities in the sub-regions around Shropshire is timely and supports the decision to undertake an early Local Plan Review. The Local Plan Review will therefore ensure that future housing and employment land requirements and policies help meet Shropshire's future needs and capture the opportunities in and around the County.
- 1.14 The past few years have seen a change in Shropshire's fortunes with the scale of investment evident in the widespread resurgence of residential development and key investments by existing businesses across the County. This resurgence in the County was set against the backdrop of the healthy projections for the UK economy for over 2% growth through 2017. However, the national economy and the fortunes of the County may be further challenged by the decision to leave the European Community as a result of the outcome of the referendum on membership of the EU in the summer of 2016 and the negotiations on the UK exit strategy which have now commenced. These factors also influence the scope of the Local Plan Review.
- 1.15 In light of this context, the following strategic opportunities and challenges have been identified:

### **Opportunities**

- i. The Combined Authority for the West Midlands brings together the metropolitan authorities within adjoining areas to drive forward the Midlands Engine. Shropshire has the potential to benefit from this enterprise via the M54 corridor and the strategic highway network linking together key investment locations at Wolverhampton, Telford, Shifnal, Albrighton and Bridgnorth; at major redevelopment locations which include Clive Barracks, Tern Hill near Market Drayton and the former Ironbridge Power Station; and at those created around RAF Cosford;
- ii. The Northern Powerhouse and Northern Gateway together aim to re-invigorate the North West region. The Northern Gateway will drive the creation of an investment zone around the HS2 interchange at Crewe with the effects extending through physical proximity and journey time/distance into the Shropshire economy. This is expected to create direct opportunities for the northern market towns of Whitchurch, Market Drayton and Wem.
- iii. The positive effects of the northern investment potential will also be experienced through the rail network with the potential to influence other areas of the County.
- iv. The opportunities created through these external influences are expected to enhance the investments being delivered within Shropshire and in the adjoining areas of the Local Enterprise Partnership in Telford & Wrekin and Hereford. The joint working within this partnership will be led and influenced through the Strategic Economic Plan being refreshed along with Shropshire Local Plan Review.

### **Challenges**

- i. The focus of the HS2 investment will be located to the north of Shropshire and will attract significant interest from other sub-regions similarly affected by this nationally significant infrastructure investment. Shropshire needs to

be able to understand the nature of the demands to be created by HS2 and ensure that some of these investment needs are met within the County.

- ii. Shropshire recognises the opportunities to be derived from other national and sub-regional investments and from the investment and potential of its own vibrant local economy. The County places a premium on the promotion of economic growth but will need to understand and address the barriers to investment and growth to translate this demand into employment and prosperity.
- iii. Shrewsbury and Oswestry as the main centres for economic investment expect to see their current principal employment sites come to completion during the Plan period to 2036. Whilst new land is available in these locations and in other Principal and Key Centres, there is a need to further replenish the supply and bring forward a readily available supply of accessed and serviced land for investment.

## **Evidence Base**

- 1.16 The Local Plan Review will be informed by an extensive evidence base which will be made available through the Council's web pages at:  
<http://shropshire.gov.uk/planning-policy/local-plan/local-plan-partial-review-2016-2036/>

## **Sustainability Appraisal and Habitat Regulations Assessment**

- 1.17 The Preferred Sites consultation document has been subject to Sustainability Appraisal in line with the Environmental Assessment of Plans and Programmes Regulations 2004. A report of the appraisal will be available during the consultation period on the Council's webpage for its Local Plan evidence base.
- 1.18 The Preferred Options: Scale and Distribution of Development document has also been screened under The Conservation of Habitats and Species Regulations 2010 (as amended) and a Preferred Options: Scale and Distribution of Development Habitats Regulations Assessment (HRA) Screening Report will be available during the consultation period on the Council's webpage for its Local Plan evidence base. This has identified potential impacts on Natura 2000 sites arising from increased recreational pressure, water quality and air pollution. Further work to investigate these will be carried out via targeted consultation of the HRA Screening Report with Natural England, Natural Resources Wales and the Environment Agency.

## **Consultation on Preferred Scale and Distribution**

- 1.19 Shropshire Council consulted on preferred options for the scale and distribution of future growth in October 2017. A summary of the responses to this consultation are available on the Shropshire Council website at:  
[www.shropshire.gov.uk/media/9632/preferred-scale-and-distribution-of-development-consultation-response-summary.pdf](http://www.shropshire.gov.uk/media/9632/preferred-scale-and-distribution-of-development-consultation-response-summary.pdf)

- 1.20 The current document has taken into account the responses which were received and sets out preferred sites to deliver the Council's preferred scale and distribution of growth.

## **Hierarchy of Settlements**

- 1.21 The Community Hubs identified in this consultation are derived from the application of the 'Hierarchy of Settlements' methodology previously adopted by the Council's Cabinet in October 2017. This methodology has been applied using the best available information about local facilities, services and infrastructure, including feedback from previous consultation and informal consultation with representatives of the local community. The threshold for the identification of a settlement as a Community Hub remains unchanged from that on which we previously consulted in October 2017.

## **Identification of Preferred Sites**

- 1.22 Around 2,000 sites have been identified by the Council for potential allocation including responses to a 'call for sites' in January 2017 and previous stages of consultation on the Local Plan Review. These sites have been carefully assessed using a detailed assessment framework which has been applied consistently across the county. This framework has used available evidence from a variety of sources to assess the suitability of each site. The guidelines which accompany each site identify known infrastructure issues and mitigation measures, although it is expected that these will be further refined before the new Local Plan is submitted for examination.
- 1.23 The site assessment process has consisted of three key stages, these are:
1. Stage 1: The Strategic Land Availability Assessment (SLAA). This consisted of a strategic screen and review of sites.
  2. Stage 2: Detailed screen of sites. This screening exercise was informed by consideration of a sites availability, size and whether there were obvious physical, heritage or environmental constraints present, based on the strategic assessment undertaken within the SLAA.
  3. Stage 3: Detailed site review. This stage was informed by assessments undertaken by Highways; Heritage; Ecology; Trees; and Public Protection Officers; various studies, including a Landscape and Visual Sensitivity Study and Strategic Flood Risk Assessment; consideration of infrastructure requirements and opportunities; and other strategic considerations and professional judgement.

## **Call for Sites – Gypsies and Travellers**

- 1.24 As well as making provision for traditional 'bricks and mortar' dwellings, national planning policy places a requirement on local authorities to plan for and meet evidenced pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople to address the likely permanent and transit site accommodation needs of their area over the Plan period.
- 1.25 Some general provision has been made in recent years through the expansion of existing Council sites and through private sites brought forward through the

planning application process. However, there remains a requirement for a permanent site for Travelling Showpeople; site(s) for transit provision; and potentially the need for more general provision.

- 1.26 The search for appropriate sites for transit and Travelling Showpeople is ongoing, however in order to seek to provide a range of deliverable options for all types of sites a specific call for gypsy and traveller sites will occur alongside this consultation.

## **What Happens Next?**

- 1.27 We will publish a summary of the responses to this Preferred Options consultation on our web pages. The comments we receive will be used to inform the further development of the Local Plan Review.

## 2. Delivering Local Housing Needs

### Cross subsidy Exception Sites

#### ***Explanation***

- 2.1. Ordinarily, local needs affordable housing will be met through the delivery of exception site development with a mixture of low cost home ownership (usually shared ownership) and rented tenure, or as otherwise indicated by evidence of a Housing Need Survey. However, the reality of bringing exception sites forward is challenged by a number of issues including; availability of land, complexities of funding, economics of development, public perception and willingness of a land owner to release land. Paragraph 77 of the NPPF encourages Local Planning Authorities to support various opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and to consider whether allowing some market housing on these sites would better facilitate this. The open market housing is justified in terms of enabling affordable housing, through cross subsidy, to be delivered, not vice versa.
- 2.2. On a cross subsidy site a proportion of the housing on the exception site would be a form of low cost or open market home ownership of sufficient value to the developer to allow them to 'cross subsidise' the affordable homes on the same site, which without such cross subsidy would be unviable. The number of market homes proposed would be the minimum necessary to deliver the affordable element of the scheme that addresses the affordable housing needs of the local community. This approach could increase the number of sites coming forward as exception sites as landowners may be encouraged to dispose of land partly to provide affordable dwellings as the inclusion of market value homes could be seen to incentivise the early release of land.
- 2.3. Cross subsidy schemes could increase the range of low cost home ownership options, including the supply of suitable plots for the single plot exception scheme (build your own affordable home) together with discounted sale dwellings, shared ownership dwellings and entry level homes to buy. The site would also include a level of rented accommodation to reflect local need.

#### ***Delivery Mechanism***

- 2.4. It is envisaged that this approach is both proactive and reactive and provides flexibility for a range of mechanisms to be delivered by: a) Registered Providers; b) Small scale developers/landowners; c) Community-Led schemes; and/or d) a Local Housing Company. Schemes will only be supported where they can demonstrate identified housing need including the market element of the proposal.

#### ***Financial***

- 2.5. Considerations to be applied:
  - i. It is acknowledged that there is likely to be significant variations to both the number of market houses required and the sale value of the market

housing needed to deliver the affordable and low-cost home ownership dwellings. Viability will be assessed on a site by site basis to ensure that the emphasis is on the delivery of affordable homes.

OR

- ii. based on set percentages of each tenure irrelevant of site viability but influenced by county wide viability report undertaken as part of the Plan Review

### ***Site location***

- 2.6. The sites will be regarded as exception sites and will need to meet the criteria in terms of site suitability and sustainability; the approach to rural development will aligns itself with that proposed in the review of the local plan in regard to hubs and clusters. All sites will be subject to Development Management considerations.

### 3. Settlement Strategies

3.1. The table below identifies proposed housing guidelines for the Strategic Centre, Principal Centres, Key Centres and proposed Community Hubs for the period from 2016 to 2036. It also identifies the completions achieved within the first year of the Local Plan Review period (2016/17); existing commitments (sites with Planning Permission, Prior Approval or Allocation within the current Local Plan, as at the 31<sup>st</sup> March 2017); the capacity of any preferred allocations with each settlement; and the resultant windfall allowance:

Proposed Residential Guidelines 2016-2036						
Settlement	Proposed Housing Guideline 2016-36	Completions in the Plan Period (2016/17)	Existing Commitments & Allocations (at 31 <sup>st</sup> March 2017)	Additional Provision Required	Capacity of Proposed Housing Allocations	Remaining Windfall Allowance
<b>Strategic Centre</b>						
Shrewsbury	8,625	733	4,246	3,646	2,150	1,496
<b>Principal Centres</b>						
Bridgnorth	1,500	23	565	912	850	62
Ludlow	1,000	14	840	146	84	62
Market Drayton	1,200	20	539	641	625 <sup>1</sup>	16
Oswestry	1,800	47	1,524	229	200	29
Whitchurch	1,600	90	956	554	440	114
<b>Key Centres</b>						
Albrighton	500	12	247	241	195	46
Bishop's Castle	150	1	74	75	68	7
Broseley	250	42	145	63	55	8
Church Stretton	250	9	110	131	110	21
Cleobury Mortimer	200	1	61	138	138 <sup>2</sup>	
Craven Arms	500	32	377	911	0	91
Ellesmere	800	38	602	160	160	0
Highley	250	59	69	122	120	2
Much Wenlock	150	0	45	105	80	25
Shifnal	1,500	197	987	328	180	148
Wem	600	64	231	305	210	95

<sup>1</sup>This consists of the estimated amount of housing to be delivered through sites identified in the proposed Market Drayton Neighbourhood Plan (500 dwellings) and additional housing proposed to be allocated through the Local Plan Review.

<sup>2</sup>The amount of development to be delivered through site allocations and through windfall development will be determined by the Cleobury Mortimer Neighbourhood Plan.



Shropshire Local Plan Review: Consultation on Preferred Sites  
November 2018

Proposed Residential Guidelines 2016-2036						
Settlement	Proposed Housing Guideline 2016-36	Completions in the Plan Period (2016/17)	Existing Commitments & Allocations (at 31 <sup>st</sup> March 2017)	Additional Provision Required	Capacity of Proposed Housing Allocations	Remaining Windfall Allowance
<b>Community Hubs</b>						
<b>Bishop's Castle Place Plan Area</b>						
Bucknell	100	0	75	25	20	5
Chirbury	45	0	29	16	14	2
Clun	95	4	63	28	20	8
Worthen and Brockton	35	-1	8	28	25	3
<b>Bridgnorth Place Plan Area</b>						
Alveley	130	6	25	100	70	29
Ditton Priors	65	0	24	40	40	1
<b>Ludlow Place Plan Area</b>						
Burford	100	1	3	96	96 <sup>3</sup>	
Clee Hill	75	2	47	26	20	6
<b>Market Drayton Place Plan Area</b>						
Hinstock	155	0	106	49	35	14
Hodnet	105	0	53	52	40	12
Woore, Irelands Cross and Pipe Gate	88	0	58	30	0	30
<b>Minsterley and Pontesbury Place Plan Area</b>						
Minsterley	155	24	89	42	20	22
Pontesbury	175	7	106	62	40	22
<b>Much Wenlock Place Plan Area</b>						
Cressage	80	0	2	78	65	13
<b>Oswestry Place Plan Area</b>						
Gobowen	390	5	266	119	100	19
Kinnerley	60	1	36	23	0	23
Knockin	55	0	24	31	25	6
Llanymynech	125	6	68	51	50	51
Pant	70	1	17	52	45	7
Ruyton XI Towns	125	8	14	103	65	38
St Martins	355	44	175	136	95	41

<sup>3</sup>The matter of future land allocations for housing and employment development in Burford will be clarified in a later consultation on the Local Plan review.

*Shropshire Local Plan Review: Consultation on Preferred Sites  
November 2018*

<b>Proposed Residential Guidelines 2016-2036</b>						
<b>Settlement</b>	<b>Proposed Housing Guideline 2016-36</b>	<b>Completions in the Plan Period (2016/17)</b>	<b>Existing Commitments &amp; Allocations (at 31<sup>st</sup> March 2017)</b>	<b>Additional Provision Required</b>	<b>Capacity of Proposed Housing Allocations</b>	<b>Remaining Windfall Allowance</b>
Trefonen	55	0	5	50	0	50
West Felton	130	1	65	64	60	4
Weston Rhyn	155	8	46	101	100	1
Whittington	200	16	95	89	70	19
<b>Shrewsbury Place Plan Area</b>						
Baschurch	360	48	224	88	55	33
Bayston Hill	200	10	19	171	150-160	11-21
Bicton	30	1	2	27	15	12
Bomere Heath	110	0	40	70	55	15
Cross Houses	130	0	78	52	40	12
Dorrington	150	13	64	69	69 <sup>4</sup>	
Ford	100	3	28	69	50	19
Hanwood	50	0	35	15	0	15
Longden	50	14	12	24	0	24
Nesscliffe	120	1	105	14	0	14
<b>Wem Place Plan Area</b>						
Clive	40	0	2	38	25	13
Hadnall	125	8	65	52	40	12
Shawbury	150	1	55	94	80	14
<b>Whitchurch Place Plan Area</b>						
Prees	170	8	98	64	35	29

<sup>4</sup>The amount of development to be delivered through site allocations and through windfall development will be determined by the Condover Parish Neighbourhood Plan.

3.2. The table below identifies proposed employment land guidelines for the Strategic, Principal and Key Centres for the period from 2016 to 2036. It also identifies existing commitments (sites with Planning Permission, Prior Approval or Allocation within the current Local Plan, as at the 31<sup>st</sup> March 2017); the capacity of any preferred allocations within each settlement; and the resultant windfall allowance:

<b>Proposed Employment Land Guidelines 2016-2036</b>					
<b>Settlement</b>	<b>Proposed Employment Guideline 2016-36 (ha)</b>	<b>Existing Commitments and Allocations (ha)</b>	<b>Additional Provision Required (ha)</b>	<b>Capacity of Proposed Employment Allocations (ha)</b>	<b>Remaining Windfall Requirement (ha)</b>
<b>Strategic Centre</b>					
Shrewsbury	91	41	50	65	0
<b>Principal Centres</b>					
Bridgnorth	28 <sup>5</sup>	12	16	16	0
Ludlow	11	7	4	4	0
Market Drayton	13	35	0	0	0
Oswestry	19	57	0	0	0
Whitchurch	17	20	0	0	0
<b>Key Centres</b>					
Albrighton	5	0	5	0	5 <sup>6</sup>
Bishop's Castle	2	3	0	0	0
Broseley	3	1	2	0	2
Church Stretton	3	1	2	0	2
Cleobury Mortimer	2	1	1		1 <sup>7</sup>
Craven Arms	5	14	0	0	0
Ellesmere	8	9	0	0	0
Highley	3	2	1	0	1
Much Wenlock	2	1.5	0.5	0	0.5
Shifnal	40 <sup>8</sup>	2	38	38	0
Wem	6	4	2	0	2

<sup>5</sup>This consists of the preferred employment land guideline and identified additional provision to address local circumstances.

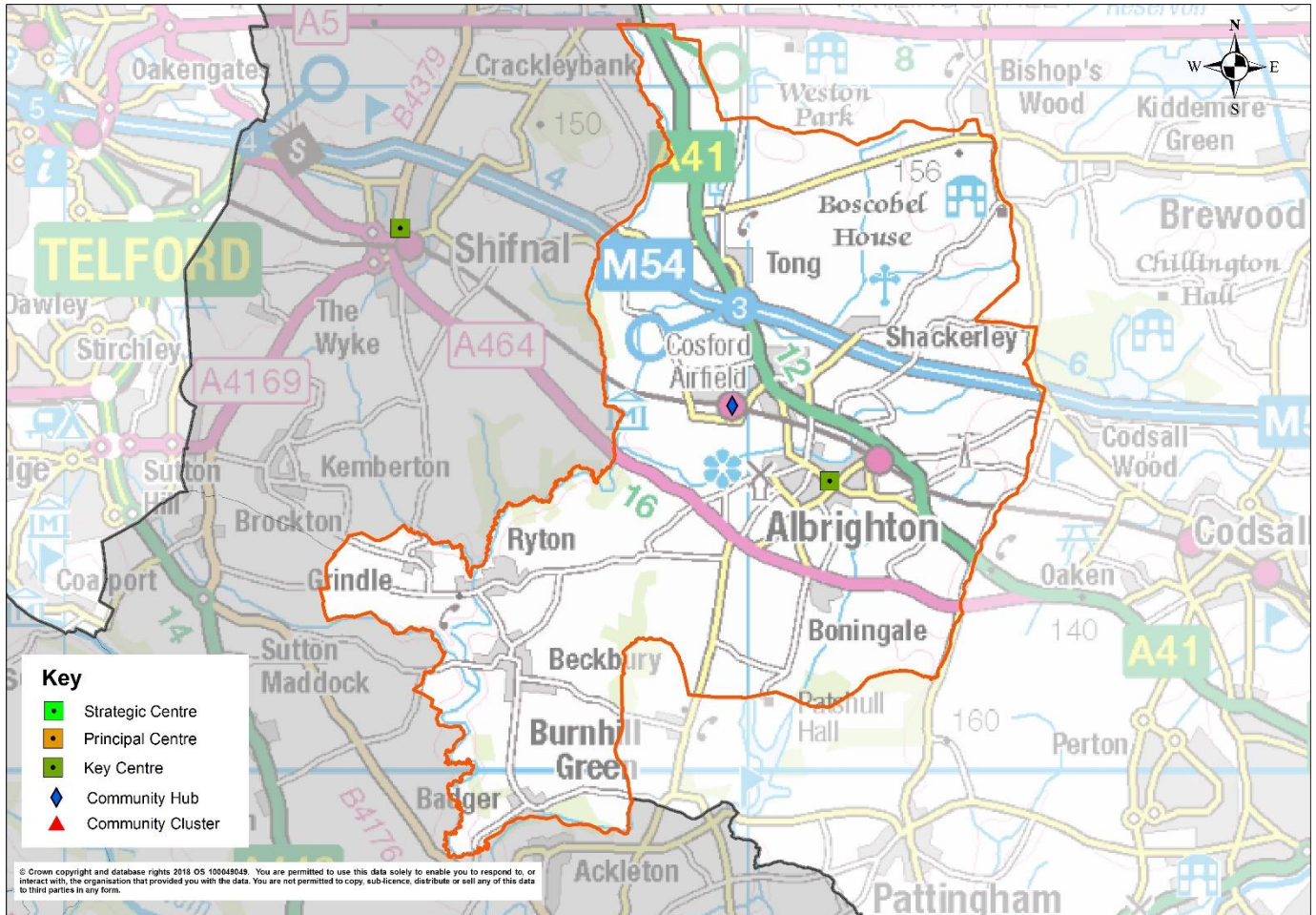
<sup>6</sup>It is proposed that no land will be allocated for employment development at Albrighton within the Local Plan Review, rather the need for additional employment land will be assessed in the context of proposals for the development of a strategic development site in the M54 corridor, which will be addressed within a future stage of consultation.

<sup>7</sup>The amount of development to be delivered through site allocations and through windfall development will be determined by the Cleobury Mortimer Neighbourhood Plan.

<sup>8</sup>This consists of the preferred employment land guideline and identified additional provision to address local circumstances.

## 4. Albrighton Place Plan Area

4.1. The Albrighton Place Plan Area is located in east Shropshire. The Place Plan area contains the Key Centre of Albrighton; Cosford village and RAF base; and numerous other small villages and hamlets.



Settlement Type	Settlement Name
<b>Key Centre:</b>	Albrighton
<b>Community Hubs:</b>	Cosford
<b>Community Clusters:</b>	N/A

4.2. If your village is not included in the list of proposed Community Hubs or Community Clusters above, then this means that it will be 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies.

## Key Centre: Albrighton

- 4.3. Albrighton has been identified as a proposed key centre. The town lies 7 miles from both Telford to the west and Wolverhampton to the east. It benefits from excellent access to the M54 and A41 and has a railway station on the Wolverhampton to Shrewsbury Line.
- 4.4. The town is surrounded (with the exception of an area of land on the eastern edge of the settlement, which has been safeguarded for future development), by the metropolitan Green Belt.
- 4.5. To the north-west of Albrighton lies Cosford village and RAF base. Whilst Albrighton and Cosford have very distinct and separate identities, due to their proximity there is a strong inter-play between them.
- 4.6. In 2016, Albrighton had an estimated population of 4,870 people and contained 2,205 dwellings. Albrighton generally has an older age structure than the average for Shropshire and England, however interestingly there is also a higher percentage of the population that are of working age (approximately 75% of the population) than the average for Shropshire (approximately 60%), the West Midlands (approximately 62%) and Great Britain (approximately 63%).
- 4.7. Within Albrighton two sites were allocated for residential development within the current Local Plan. The smaller allocation to the south of Albrighton benefits from outline planning permission. The larger allocation to the east of Albrighton benefits from Outline/Reserved Matters Approval for Phase 1 of the development. There remains land safeguarded for future development to the east of Albrighton, beyond the current site allocation.
- 4.8. Key planning issues for Albrighton include the need to provide more affordable and low-cost market housing and identification and delivery of employment land.
- 4.9. Identified critical infrastructure priorities for Albrighton include:
  - Consideration of the need for additional primary and secondary school provision.
  - Local and strategic highway improvements.
  - Provision of additional leisure, recreation, and amenity facilities.
  - Provision of a replacement GP surgery.
  - Further information on infrastructure constraints and priorities are available within the Albrighton Place Plan.
- 4.10. As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.
- 4.11. A detailed profile of the key centre of Albrighton is available here: <https://shropshire.gov.uk/media/9680/albrighton.pdf>

## Development Strategy

- 4.12. Albrighton will act as a key centre and contribute towards the strategic growth objectives in the east of the County.
- 4.13. Albrighton currently benefits from an existing Neighbourhood Plan 'Light' (adopted June 2013), a Community Led Plan which was endorsed and adopted for development management purposes by Shropshire Council in September 2013. The document informed and provides policies that supplement those in the existing adopted Local Plan.

- 4.14. The Local Plan Review will seek to achieve balanced housing and employment growth within Albrighton, through the provision of around 500 dwellings and around 5 hectares of employment development between 2016 and 2036.
- 4.15. In 2016-17, 12 dwellings were completed and a further 247 dwellings were committed through planning permission, prior approval or site allocation. Therefore, a further 241 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.
- 4.16. Recently Albrighton has delivered new housing at a relatively modest rate, which partly reflects the constraints of the Green Belt. The annual build rate required over the Local Plan Review period is some 25 dwellings per year. It is recognised that a step change in delivery will be required to support the housing guideline for the settlement, but this is considered to be achievable.
- 4.17. A significant new housing development north of Kingswood Road was allocated in the current Local Plan and is expected to be delivered in the first part of the Local Plan Review period.
- 4.18. To assist the economic growth objectives for the County, it is considered that around 5 hectares of employment land should be delivered in the area.
- 4.19. Additional land opportunities will need to recognise the presence of numerous heritage and natural environment assets in and around the town; areas of flood risk; and importantly the towns setting, inset within the Green Belt.
- 4.20. It is proposed that two adjacent sites will be allocated for residential development. The site identification process has focused on safeguarded land as this has been previously removed from the Green Belt for the purpose of providing for future development. These sites represent the full extent of the remaining land currently safeguarded for future development within Albrighton.
- 4.21. Having considered the availability, achievability and viability of sites in and around Albrighton for employment development, it is proposed that no land will be allocated for employment development at Albrighton within the Local Plan Review, rather the need for additional employment land will be assessed in the context of proposals for the development of a strategic development site in the M54 corridor, which will be addressed within a future stage of consultation.
- 4.22. The National Planning Policy Framework (NPPF) states that *“once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans”*<sup>9</sup>.
- 4.23. To inform the Local Plan Review, a Green Belt Assessment and Review has therefore been undertaken and consideration of the need to release land from the Green Belt for allocation/safeguarding for future development will occur.

---

<sup>9</sup> CLG, (2018), NPPF - Paragraph 136

- 4.24. To complement the preferred allocations, and provide long term locations for growth, it is proposed that three sites will be removed from the Green Belt and safeguarded for future development beyond the current Plan Period to 2036.
- 4.25. Whilst much of the land to the south of Albrighton has been assessed in the Green Belt review as having a high level of harm of release from the Green Belt, the proposed safeguarded areas ALB014/P36 and P35 individually, largely incorporate sub-parcels resulting in a lesser harm if released. P35 in particular is identified as separated from the wider Green Belt countryside by the A41 to the east and Kingswood Road to the south. The sub-parcel of land identified for safeguarding at P32 is contained by the A41 to the North and railway line to the South and is individually assessed as having a lower level of harm of release.
- 4.26. Although the combined effects of release may be greater, it is considered that justifiable exceptional circumstances for release exist given that in the absence of these areas of safeguarded land, there would be no remaining safeguarded land and limited opportunities to meet future development requirements. There will be scope to offset potential adverse impacts by achieving improvements to the 'environmental quality and accessibility' of remaining Green Belt as required by national policy.

#### *Summary of residential requirements*

	Number of Dwellings
Preferred dwelling guideline 2016-2036	500
Dwellings completed in 2016-17*	12
Dwellings committed as at 31 <sup>st</sup> March 2017*	247
Remaining dwelling requirement to be identified	241
Dwellings to be allocated	195
Balance/Windfall allowance**	46

*\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.*

#### *Summary of employment land requirements*

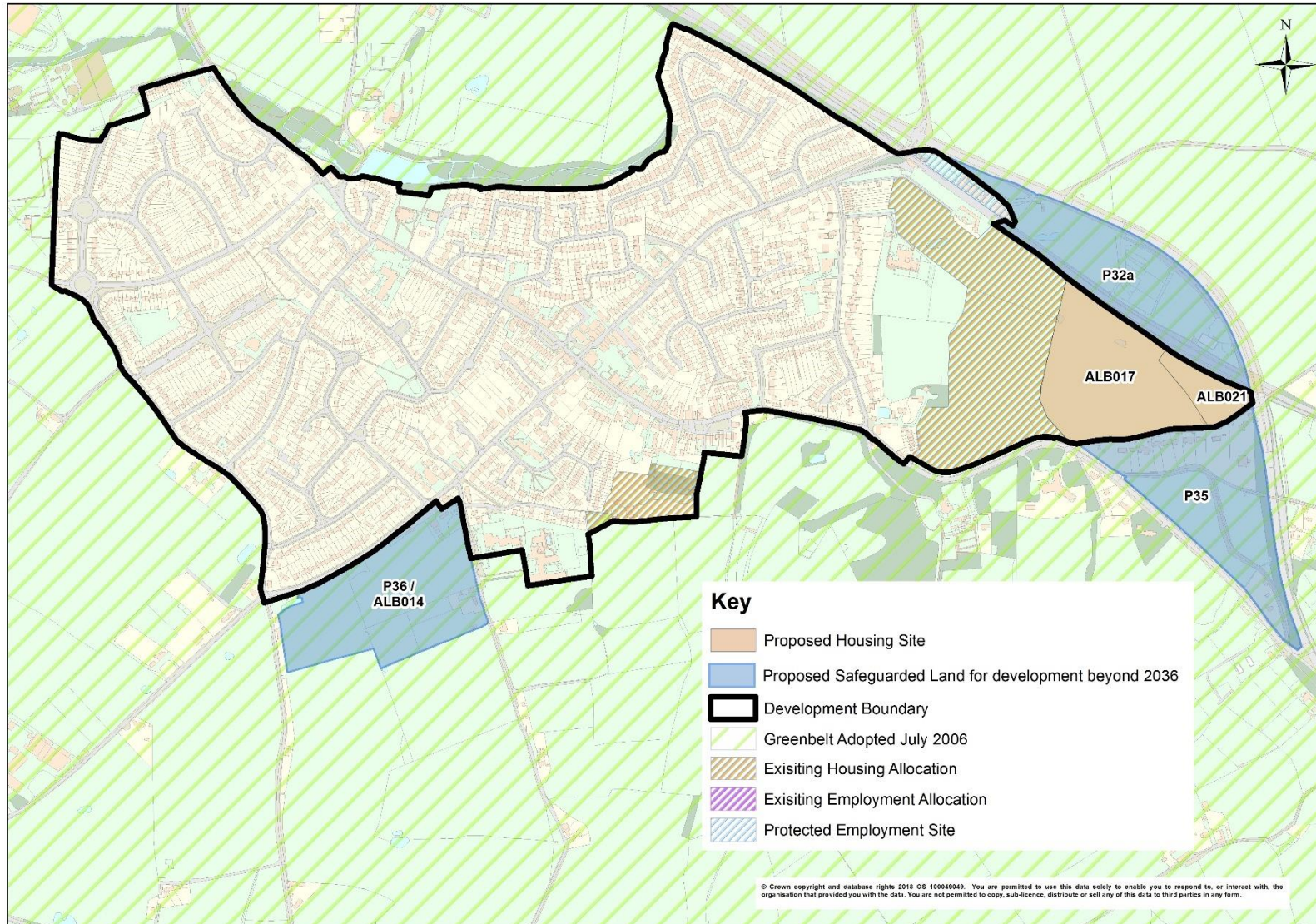
	Employment Land (Ha)
Preferred employment land guideline 2016-2036	5
Commitments and allocations as at 31 <sup>st</sup> March 2017*	0
Employment land shortfall	5
Employment land to be allocated	0
Balance/Windfall allowance**	5

*\*Analysis of Employment Supply at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall development. It is proposed that no land will be allocated for employment development at Albrighton within the Local Plan Review, rather the need for additional employment land will be assessed in the context of proposals for the development of a strategic development site in the M54 corridor, which will be addressed within a future stage of consultation.*

### **Proposed Development Boundary; Preferred Site Allocations and Preferred Areas of Safeguarded Land**

4.27. The map below identifies the location of the proposed development boundary; preferred allocations; and preferred land safeguarded for future development in Albrighton:





4.28. The table below provides information on each of the preferred site allocations:

Preferred Allocations				
Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
ALB017	Land north of Kingswood Road, Albrighton	5.49	165 dwellings	<p>Comprehensive masterplan required for ALB017 and ALB021. This should also ensure integration into the existing allocation to the west (including vehicular/cyclist/pedestrian routes and green infrastructure/environmental networks), which will enhance the sites access to services and facilities.</p> <p>An appropriately designed roundabout should be provided on Kingswood Road at the point of access into the site.</p> <p>The design and layout of development on ALB017 should ensure provision of a highway access into ALB021. It should also allow for a northern and southern highway access into the existing allocation to the west.</p> <p>Contributions to jointly required infrastructure should be proportional, based on the level of development forecast on the two sites.</p>
ALB021	Land North of Beamish Lane, Albrighton	1.04	30 dwellings	<p>The 30mph zone should be extended to reflect the extent of these sites and the impact on Beamish Lane/A41 junction should be assessed and mitigated. This will likely involve closure of this junction.</p> <p>An appropriate buffer of the railway line and the associated environmental network corridor should be provided.</p> <p>The pond on ALB017 should be appropriately assessed and managed –opportunity to integrate into open space provision.</p> <p>Where possible, trees and hedgerows on the site should be retained and enhanced and positive tree planting should occur, particularly on areas of open space.</p> <p>Residential development should be limited to those elements of the sites located outside the 1,000 year surface flood risk zone.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p>

4.29. The table below provides information on each of the preferred areas of safeguarded land:

Preferred Land Safeguarded for Future Development Beyond 2036				
Site Reference	Site Location	Site Area (Ha)	Likely Use	Site Guidelines
P36 (northern portion, including ALB014)	Land at Cross Road, Albrighton	6.98	Residential and Community Uses	It is proposed that the land is safeguarded for future development beyond the current Plan Period.
P35 (eastern portion)	Land bounded by Kingswood Road, High House Lane & Albrighton By-Pass	6.56	Residential Uses	It is proposed that the land is safeguarded for future development beyond the current Plan Period.
P32a	Land between the Albrighton By-Pass and the Railway Line, north east of Albrighton	6.32	Maintain Existing & Employment Uses	It is proposed that the land is safeguarded for future development beyond the current Plan Period.

## Community Hubs

- 4.30. Shropshire Council has undertaken an assessment of the local services, facilities, employment and public transport links available within rural settlements, in order to identify those which are considered to function as Community Hubs. This assessment is summarised within the Hierarchy of Settlements Document: [www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf](http://www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf)
- 4.31. Within the Albrighton Place Plan area, only one proposed Community Hub, Cosford, has been identified.

## Cosford

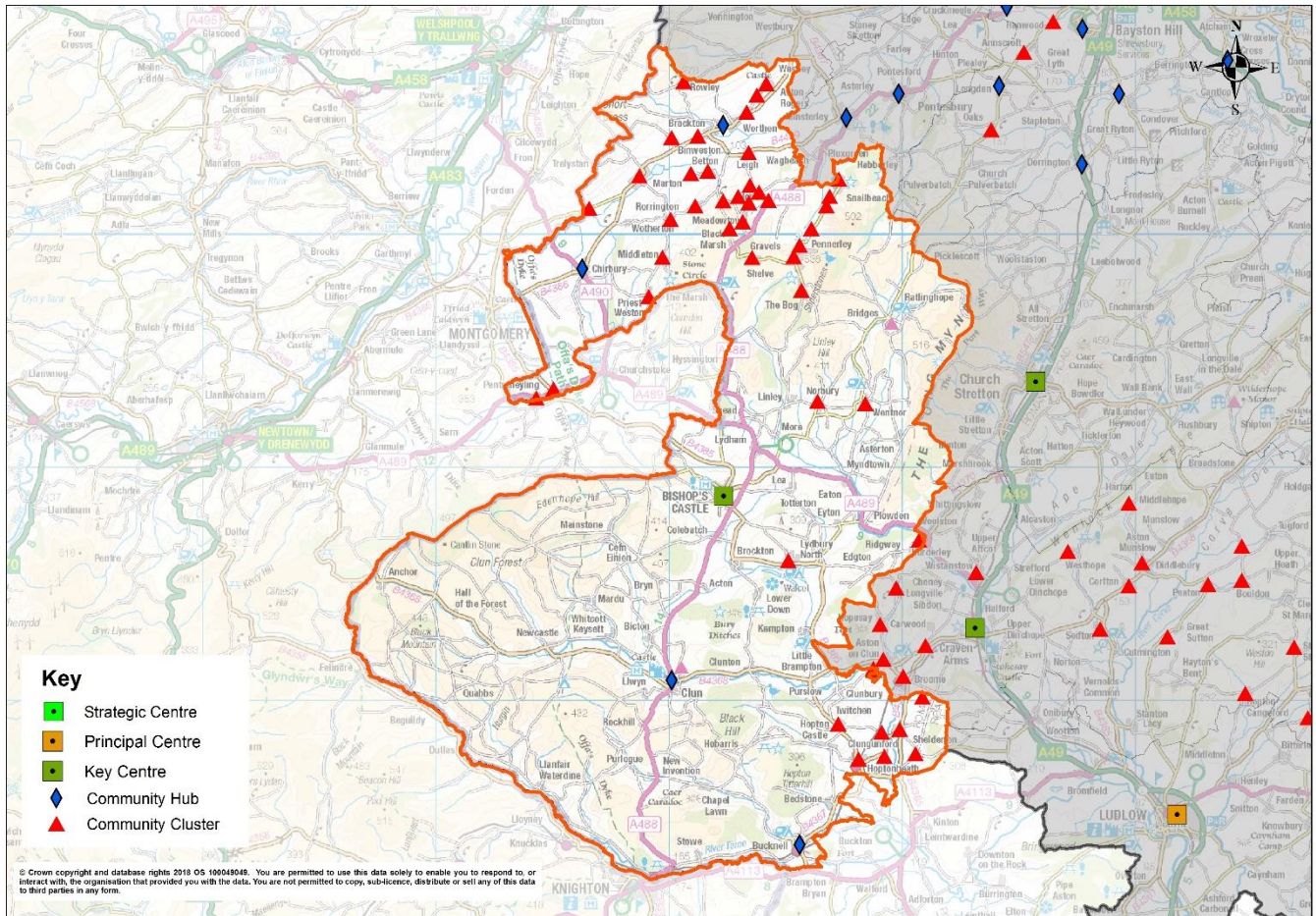
- 4.32. Cosford is a small village located alongside an RAF base and airfield located wholly in Green Belt, to the north west of Albrighton, between Albrighton and Shifnal. RAF Cosford opened in 1938 as a joint aircraft maintenance, storage and technical training unit and remains primarily a training unit to present day. The site also houses the renowned Cosford Air Museum and hosts the Cosford Air Show.
- 4.33. The built form of the settlement is primarily focused around the RAF base and the majority of the development that has occurred in recent times has been associated with its operation and that of the museum, staff housing and supporting infrastructure. There is only a small area of the village which lies outside MODs land ownership. RAF Cosford is recognised as a major developed site within the Green Belt in the current Local Plan.
- 4.34. There are a range of military buildings directly associated with the operation of RAF Cosford, including more than 400 dwellings accommodating more than 1,700 people, the majority of which are military personnel.
- 4.35. As Cosford offers a wide range of services and facilities to support it nominally performs the role of Community Hub, however many of these services and facilities are only available to military personnel and their families or are associated with the operation of the RAF base.
- 4.36. Growth potential has been identified in the Cosford area for a mixed use strategic development site to complement the existing and potential future uses of RAF Cosford. The potential for any land allocations will be addressed within the planned consultation on strategic sites in Shropshire.

## Community Clusters

- 4.37. The identification of Community Clusters will primarily be based on the aspirations of those communities, as expressed by their Parish Council(s)/Parish Meeting(s). Regard will also be given to the Local Plan Review evidence base and the views expressed by promoters of sites, residents and other stakeholders.
- 4.38. Based on the responses received during previous stages of consultation on the Local Plan Review, no Community Clusters have been identified within the Albrighton Place Plan area.
- 4.39. Within Community Clusters, it is proposed that a criteria based policy will manage development. A draft of this policy was provided within the previous Preferred Scale and Distribution of Development Consultation Document, available to view at: <https://shropshire.gov.uk/media/7632/preferred-options-consultation-final.pdf>

## 5. Bishop's Castle Place Plan Area

5.1. The Bishop's Castle Place Plan Area is located in south-west Shropshire. The Place Plan area contains the Key Centre of Bishop's Castle; the proposed Community Hubs of Bucknell, Chirbury, Clun and Worthen and Brockton; and numerous smaller villages and hamlets, many of which have opted in as proposed Community Clusters.



Settlement Type	Name
<b>Key Centre:</b>	Bishop's Castle
<b>Community Hubs:</b>	<ul style="list-style-type: none"> <li>• Bucknell</li> <li>• Chirbury</li> <li>• Clun</li> <li>• Worthen and Brockton</li> </ul>
<b>Community Clusters:</b>	<ul style="list-style-type: none"> <li>• Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington</li> <li>• Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes)</li> <li>• Hope, Bentlawnt, Hopesgate, Hemford, Shelve, Gravels (including Gravels Bank), Pentervin, Bromlow, Middleton, Meadowtown and Lordstone</li> <li>• Snailbeach, Stiperstones, Pennerley, Tankerville, Black Hole, Crow's Nest and The Bog</li> <li>• Wentnor and Norbury</li> <li>• Little Worthen, Little Brockton, Binweston, Leigh, Rowley,</li> </ul>

Settlement Type	Name
	Aston Rogers and Aston Pigott. <ul style="list-style-type: none"> <li>• Lydbury North</li> <li>• Lower Wood and Betton</li> </ul>

- 5.2. If your village is not included in the list of Community Hubs or Community Clusters above, then this means that it will be 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies.

## Key Centre: Bishop's Castle

- 5.3. Bishop's Castle has been identified as a proposed Key Centre. The town is in south-west Shropshire close to the Welsh border and in 2016 had an estimated population of 1,970 people and contained an estimated 930 dwellings. The demographic profile of Bishop's Castle shows that children and young people make up a lower proportion of the town's population than in Shropshire as a whole. However, 63.5% of the population are of working age, a higher proportion than the Shropshire average (approximately 60%), the West Midlands (approximately 62%) and Great Britain (approximately 63%). It is also the third highest of all the market towns in the County.
- 5.4. Semi-detached properties account for the largest housing type in Bishop's Castle (41.4%) and fewer household spaces are detached (30.4%) compared to Shropshire as a whole (39.5%).
- 5.5. Bishop's Castle formed around the castle which it is thought started as a motte and bailey in 1087, before being re-built in stone in 1167. The narrow streets and fine period buildings are a legacy of its development as a market town. It is now a popular destination for walkers exploring the attractive countryside and Shropshire Hills Area of Outstanding Natural Beauty (AONB) to the east.
- 5.6. The three largest employment sectors (in order) are health, manufacturing and retail. Together these account for 62.9% of employment within the town. Health represents 26.5% of the employment compared to 14.7% in Shropshire, while manufacturing comprises 22.0% of employee jobs (10.0% in Shropshire). Retail accounts for 14.4% of Bishop's Castle employment compared with 10.4% in Shropshire. A large proportion (88%) of businesses in Bishop's Castle employ less than 5 people. An additional 5.8% employ between 5 and 9 people. Less than 5% have a workforce of 20 or more.
- 5.7. A detailed profile of Bishop's Castle is available here:  
<https://shropshire.gov.uk/media/9681/bishops-castle.pdf>
- 5.8. Constraints to development in Bishop's Castle include the medieval street pattern, with parts of the town, particularly to the south of the town having more difficult access to the A488 than the north of the town. The historic core of the settlement is a Conservation Area and the castle is a Scheduled Monument. There are clusters of listed buildings in the vicinity of the castle, along High Street and Church Street and near the war memorial.
- 5.9. Key planning issues for Bishop's Castle include vehicular access through the town centre to the A488 and the need to provide more affordable and low-cost market housing.

- 5.10. Identified critical infrastructure requirements for Bishop’s Castle include:
- Upgrading the Bishops Castle wastewater treatment works to take account of the Local Plan HRA.
  - Junction capacity, sustainability and safety improvements to facilitate specific development sites.

- 5.11. Identified priority infrastructure requirements include:
- A review of primary and secondary school places to ensure sufficient provision
  - Provision and maintenance of facilities and equipment for sport, recreation and leisure
  - Production of an Operational Flood Response Plan
  - Local highway improvements, including speed and safety, public realm enhancements and sustainable travel

As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

### ***Development Strategy***

- 5.12. Bishop’s Castle will act as a Key Centre and contribute towards the strategic growth objectives in the south of the County.
- 5.13. The Local Plan Review will seek to achieve balanced housing and employment growth within Bishop’s Castle, through the provision of around 150 dwellings and around 2 hectares of employment development between 2016 and 2036.
- 5.14. In 2016-17, one dwelling was completed and a further 74 dwellings were committed through planning permission, prior approval or site allocation. Therefore, a further 75 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.
- 5.15. Between 2006/07 and 2016/17 the average housing delivery rate in Bishop’s Castle was 7 dwellings per year. The annual build rate required over the Local Plan Review period is 8 dwellings per year. This is considered realistic and deliverable, given the recent completion rates in the town.
- 5.16. As of 1<sup>st</sup> April 2016 around 3 hectares of employment land were already committed in Bishop’s Castle so there is no requirement to identify any more.

#### *Summary of residential requirements*

	Number of Dwellings
Preferred dwelling guideline 2016-2036	150
Dwellings completed in 2016-17*	1
Dwellings committed as at 31 <sup>st</sup> March 2017*	74
Remaining dwelling requirement to be identified	75
Dwellings to be allocated	68
Balance/Windfall allowance**	7

*\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.*

*Summary of employment land requirements*

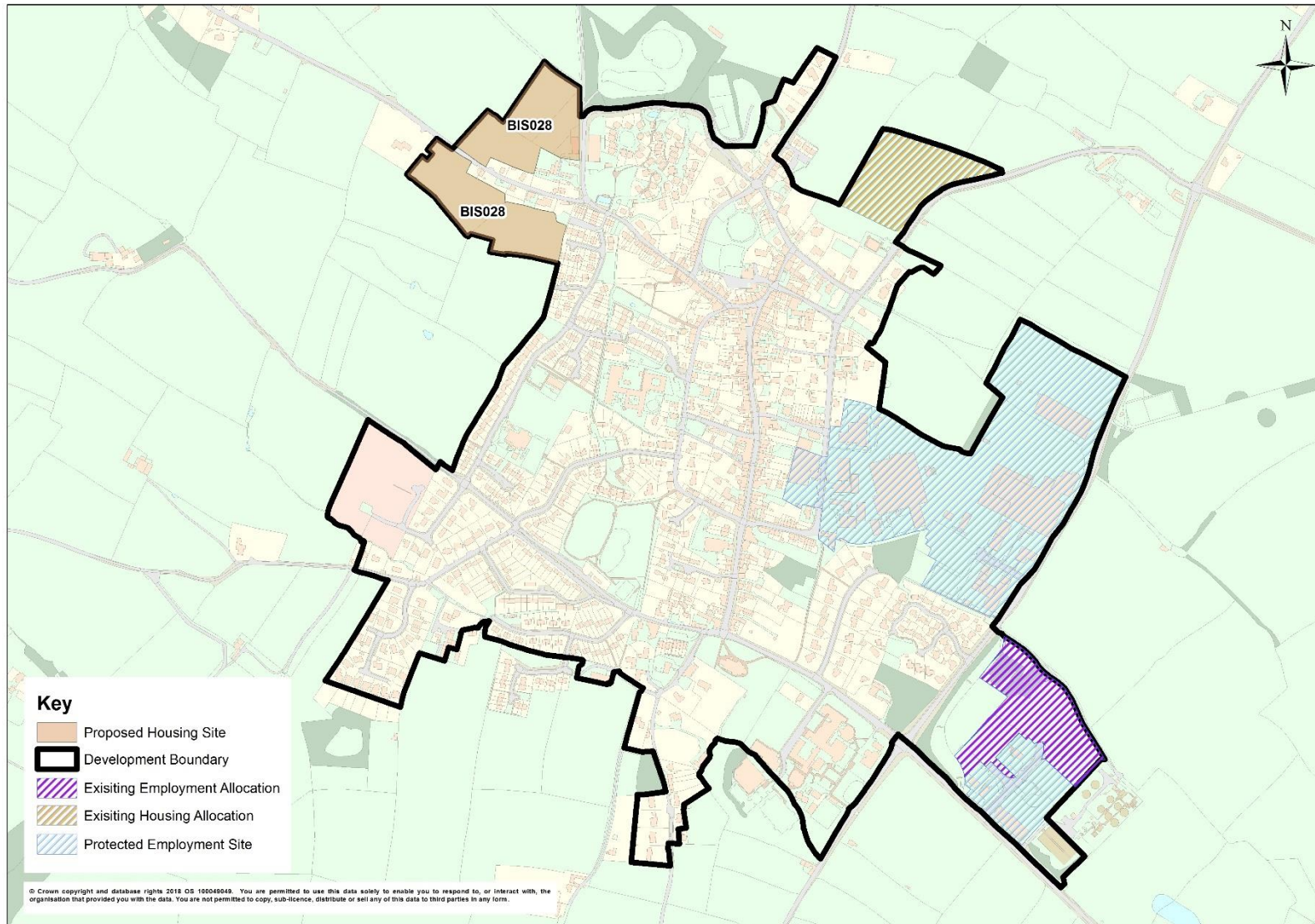
	Employment Land (Ha)
Preferred employment land guideline 2016-2036	2
Commitments and allocations as at 31 <sup>st</sup> March 2017*	3
Employment land shortfall	0
Employment land to be allocated	0
Balance/Windfall allowance**	0

*\*Analysis of Employment Supply at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall development.*

### Proposed Development Boundary and Preferred Site Allocation

5.17. The map below identifies the location of the preferred allocation and the proposed development boundary for Bishop's Castle:



5.18. The table below provides information on each of the preferred site allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
BIS028	Land off Welsh Street	4.11	70 dwellings	<p>A comprehensive and sympathetic development should take place across both northern and southern parcels of the site.</p> <p>Access to the entire site will be provided via the Wintles estate road, which will shortly be adopted by Highways.</p> <p>Historic buildings on the site should be buffered, retained and sensitively converted.</p> <p>The site should consist of an affordable housing led scheme, with 40 of around 70 dwellings (approximately 2/3 of the development) to be secured as affordable in perpetuity.</p> <p>Improvements should be made to Welsh Street to allow for enhanced pedestrian access into the town.</p> <p>A Habitat Regulations Assessment will be required for water quality impacts on the River Clun SAC and in-combination recreational impacts on the Stiperstones and Hollies SAC. Any recommendations and mitigation suggested by this assessment should be implemented.</p> <p>With regard to the River Clun SAC, this may include phasing of development.</p> <p>Mature trees and hedgerows on the site should be retained and form the focus of green links through the site. Open space provision should link to and enhance these features.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p>



## Community Hubs:

- 5.19. Shropshire Council has undertaken an assessment of the local services, facilities, employment and public transport links available within rural settlements, in order to identify those which are considered to function as Community Hubs. This assessment is summarised within the Hierarchy of Settlements Document: [www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf](http://www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf)
- 5.20. Within the Bishop's Castle Place Plan area, four proposed Community Hubs have been identified, these are:
- Bucknell;
  - Chirbury;
  - Clun; and
  - Worthen and Brockton.

## Bucknell

- 5.21. Bucknell is a larger village located on the B4367 that comprises a crossing and station on the Heart of Wales rail line on Shropshire's southern border with Powys and Herefordshire. Bucknell is a significant Community Hub that offers an extensive range of local services and facilities, some of which benefit from demand derived from their roadside location.
- 5.22. Bucknell as an existing Community Hub, already provides planned development (for 60+ dwellings) through the mixed housing and employment allocation of Land at the Timber Yard / Station Yard (SAMDev site BUCK001) on the southern edge of the town. This site was held back from development due to the adverse effects of phosphate levels in the River Clun catchment on a Special Area for Conservation (SAC) on the lower course of the river. This constraint has been removed from BUCK001 but is expected to affect new land allocations in the Local Plan review. There will also be a small allowance for windfall development in the village and these sites are also expected to be constrained in this way.
- 5.23. Bucknell is a relatively isolated village within Shropshire that broaches either side of the edge of the strategic designation of the Shropshire Area of Outstanding Natural Beauty (AONB). Local aspirations for this Community Hub is for the nominal additional development to be delivered on a single allocation to provide high quality, affordable housing across a range of tenures to meet local needs.

## Development Strategy

- 5.24. Over the period to 2036, a nominal increase in housing is being encouraged in Bucknell to support the role of the town as a Community Hub and to sustain its function as an important local service centre for other settlements situated around the south Shropshire border.
- 5.25. The provision of an additional 20 dwellings is proposed through the allocation of the northern portion of land at Redlake Meadow (BKL008a) that is accessed directly from the B4367 through the village. The development scheme for BKL008a should recognise the significant location of the site on the edge of the village. BKL008a lies on the eastern edge of Bucknell and is situated close to (but beyond) the Shropshire AONB and would be visible from the elevated land within the AONB to the north. The potential impacts of the proposed development

on the AONB (north) and the countryside (east and south) will require a good contemporary design with suitable layout and landscaping schemes. These objectives will, however, need to be balanced with the requirement for a suitable and safe access with appropriate visibility splays, from the B4367 on the northern boundary. The site is currently in agricultural use but is largely undisturbed at its margins and the land south of the preferred allocation forms part of the floodplain to the River Redlake. An ecological assessment of the site will be required to investigate the potential for priority habitats and protected species and to identify possible mitigation measures within an appropriate development scheme. A Habitat Regulations Assessment (HRA) will also be required which should include an assessment of the water quality impacts on the River Clun Special Area of Conservation (SAC).

5.26. The site will also require significant infrastructure investments to accommodate this proposed housing and to create a new residential environment of significant character that meets the local housing needs for high quality, affordable housing across a range of tenures.

*Summary of residential requirements*

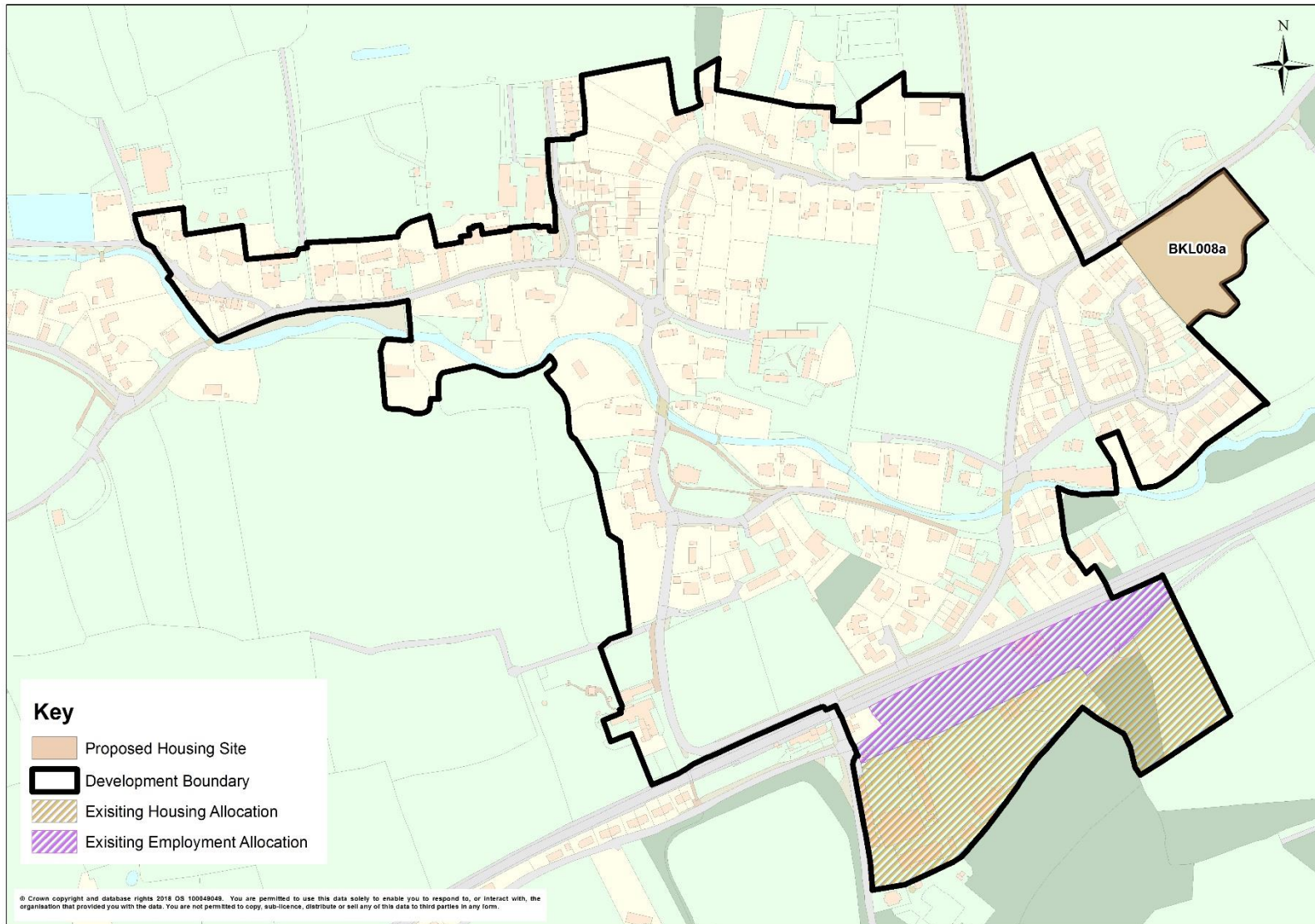
	Number of Dwellings
Preferred dwelling guideline 2016-2036	100
Dwellings completed in 2016-17*	0
Dwellings committed as at 31 <sup>st</sup> March 2017*	75
Remaining dwelling requirement to be identified	25
Dwellings to be allocated	20
Balance/Windfall allowance**	5

*\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.*

### Proposed Development Boundary and Preferred Site Allocation

5.27. The map below identifies the location of the preferred allocation and the proposed development boundary for Bucknell:



5.28. The table below provides information on preferred site allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
BKL008a	Land adjoining B4367 and Redlake Meadow (northern portion)	0.8	20 dwellings	To deliver good contemporary design, appropriate use of materials layout, and landscaping to respect the setting of the site within the AONB and countryside. Investigation of highway capacity, ecology, flood risk and drainage is required. HRA is required for the protection of priority habitat and protected species and for water quality impacts on the River Clun SAC possibly leading to mitigation measures including the phasing of development.

## Chirbury

5.29. Chirbury is a village in the south-west of Shropshire, close to the Welsh border and at the junction of the A490 and B4386. It has a range of local services and facilities. The village is identified as a Community Hub in the current Local Plan and a site, CHIR001, was allocated for 30 houses.

5.30. Between 2006 and 2016, six houses were built in Chirbury, none of which were completed in 2016/17. However, Shropshire Council is working proactively with the landowner of the current allocation and is confident that this site and newly preferred allocations will be delivered.

5.31. Key planning issues for Chirbury include the Conservation Area, several listed buildings, a Scheduled Monument west of St Michael's church (ringwork and cultivation remains) and flood risk along the line of the stream to the west and south of the village.

### **Development Strategy**

5.32. Over the period to 2036, a modest number of further dwellings will provide an opportunity to deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements.

5.33. Two site allocations are proposed to deliver around 14 dwellings, complemented by a small windfall allowance.

#### *Summary of residential requirements*

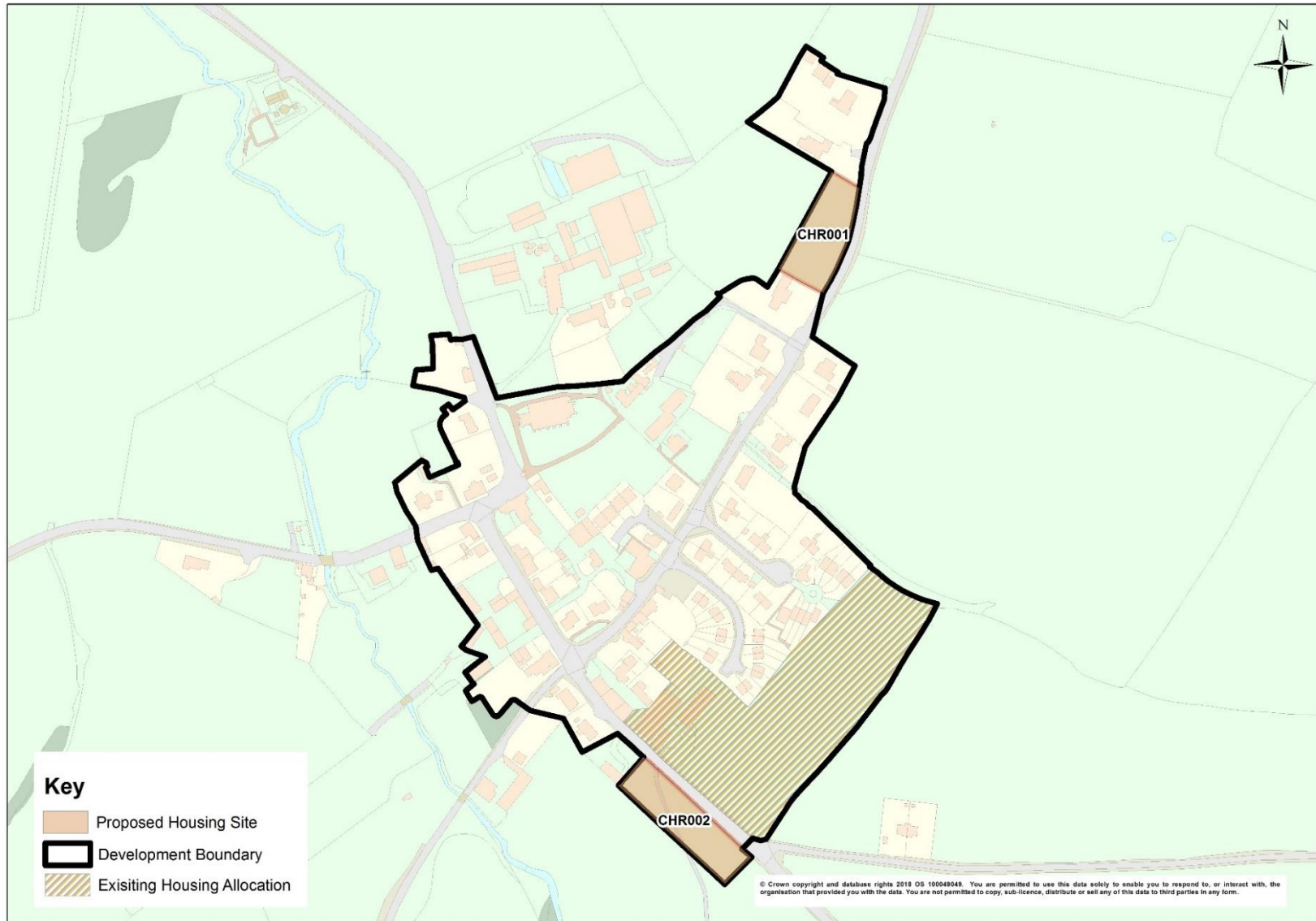
	Number of Dwellings
Preferred dwelling guideline 2016-2036	45
Dwellings completed in 2016-17*	0
Dwellings committed as at 31st March 2017*	29
Remaining dwelling requirement to be identified	16
Dwellings to be allocated	14
Balance/Windfall allowance**	2

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

### Proposed Development Boundary and Preferred Site Allocations

5.34. The map below identifies the location of the preferred allocations and proposed development boundary in Chirbury:



5.35. The table below provides information on each of the preferred site allocations:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
CHR001	Land between Orchard House and Crofton, Chirbury	0.3	7 dwellings	<p>Design and layout of development should respect village character, and complement its gateway location.</p> <p>It should also safeguard historic environment assets and integrate into the natural environment.</p> <p>Mature trees and hedgerows should be retained where possible, compensatory planting should occur.</p> <p>A pedestrian footway should be provided along the sites road frontage. An appropriate road crossing will also be necessary, to link into the wider pedestrian network.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p>
CHR002	Land south of the A490, Chirbury	0.3	7 dwellings	<p>Design and layout of development should respect village character, and complement its gateway location.</p> <p>It should also safeguard historic environment assets and integrate into the natural environment.</p> <p>The 30mph zone should be extended to reflect the extent of this site (and the existing allocation to the north).</p> <p>A continuous footway should be provided along site sites road frontage and into the village.</p> <p>Mature trees and hedgerows should be retained where possible, compensatory planting should occur.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p>

## Clun

- 5.36. Clun is a modest sized town located at the junction of the A488 / B4368 with a key river crossing of the River Clun. The town is in the extreme south-west of Shropshire, close to the border with Powys, in an area historically known as the Clun Forest. The town is a significant Community Hub offering an extensive range of local services and facilities that also benefit from the town's historic appeal to visitors and demand from through traffic.
- 5.37. The historic significance of the town drives a significant visitor economy based on the importance of the Castle (a scheduled monument) which gave rise to the adjoining town. The town sits within an extensive Conservation Area including adjacent (and now undeveloped) areas of former settlement. The historic significance of Clun dictated the preferred form of development in Clun. The tightly configured building stock contained within burgage plots created a constrained medieval street pattern that predicated a single site allocation in the east of the town. The town also lies within the Shropshire Area of Outstanding Natural Beauty.
- 5.38. As an existing Community Hub, Clun already provides planned development (for 60+ dwellings) through an existing housing allocation at Turnpike Meadow (SAMDev site CLUN002) in the east of the town. The development of this land has been delayed due to the recent high phosphate levels in the River Clun and effect on a Special Area for Conservation (SAC) in the lower course of the river. This constraint has been alleviated for CLUN002 but will still affect new land allocations in the Local Plan review.
- 5.39. There will a small allowance for windfall development, but the local aspiration is for the additional housing to be largely delivered by extending the existing allocation of CLUN002 to deliver high quality, affordable housing across a range of tenures, to meet local needs.

### ***Development Strategy***

- 5.40. Over the period to 2036, a modest increase in housing is being encouraged in Clun to support the role of the town as a Community Hub. This should sustain its function as an important service centre for the other settlements within the Clun Forest.
- 5.41. An additional 20 dwellings is proposed on an extension of the eastern boundary of the existing SAMDev Allocation at Turnpike Meadow (SAMDev site CLUN002). This site was previously allocated for 60+ dwellings with the facility to move the eastern boundary being set out in the development guidelines for CLUN002. This extended site will now deliver 80+ dwellings and should offer a suitable mix of housing and provide an acceptable scheme in terms of the housing design and layout and the landscaping and open space. Access will comprise a junction on to the B4368 Clun Road on the southern site boundary. The development should also link with the footpath on the northern boundary of the site providing pedestrian access to community facilities and services in the town.
- 5.42. There is a need for a specific Flood Risk Assessment to determine whether the development can be delivered within the Flood Zone 1 area on the extended site of CLUN002. This assessment should investigate the precise position of the

eastern site boundary to accommodate the scale, access and design of the proposed development. The site will also require significant infrastructure investment to accommodate this development and create a new residential environment of significant character that also meets the local housing needs for high quality, affordable housing across a range of tenures.

5.43.A Habitat Regulations Assessment (HRA) is required to determine the water quality impacts on the River Clun SAC and suitable mitigation measures to address these impacts.

*Summary of residential requirements*

	Number of Dwellings
Preferred dwelling guideline 2016-2036	95
Dwellings completed in 2016-17*	4
Dwellings committed as at 31st March 2017*	63
Remaining dwelling requirement to be identified	28
Dwellings to be allocated	20
Balance/Windfall allowance**	8

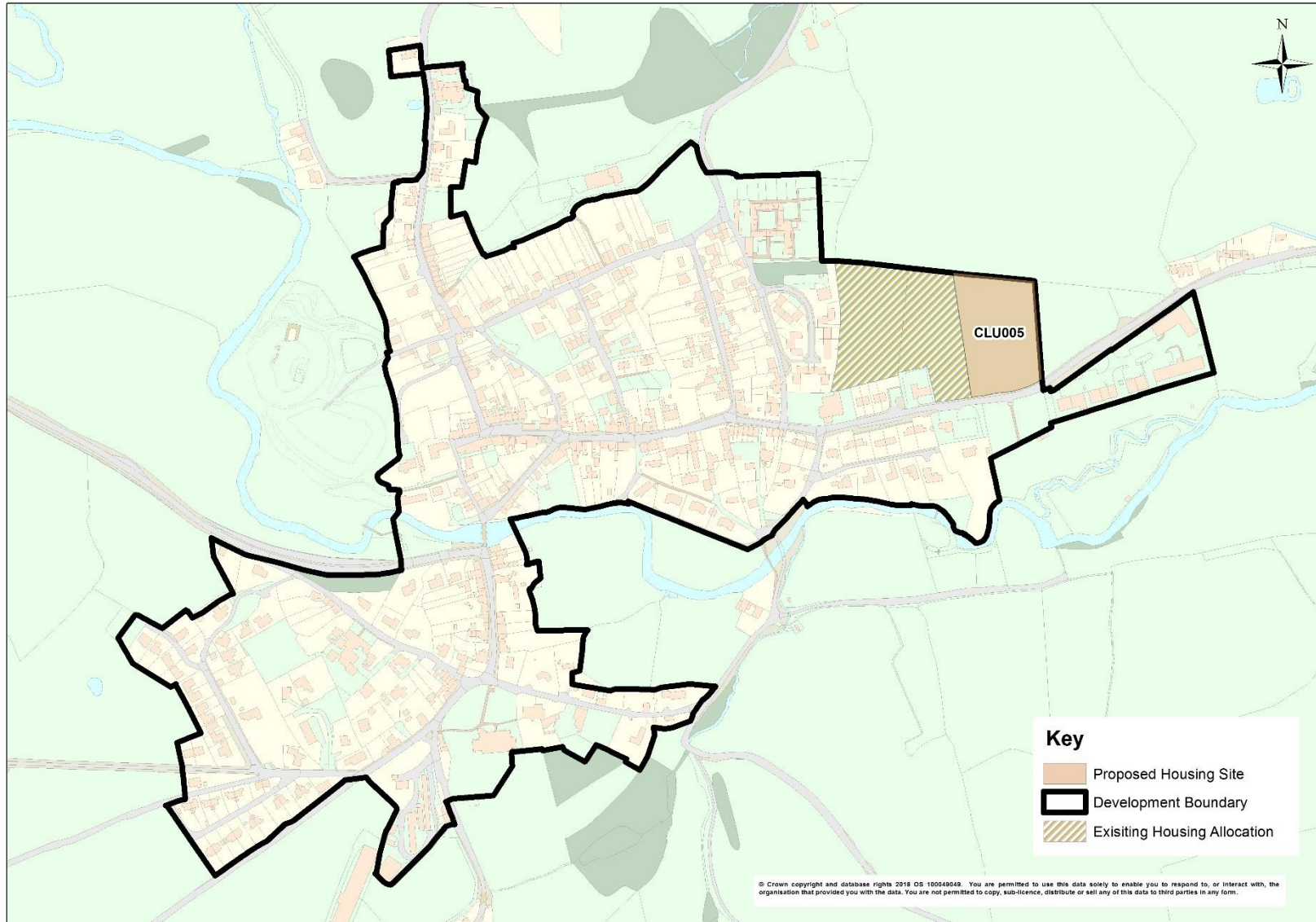
*\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.*



### Proposed Development Boundary and Preferred Site Allocation

5.44. The map below identifies the location of the proposed development boundary and preferred allocation in Clun:



5.45. The table below provides information on the preferred site allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
CLU005 (extension of existing allocation CLUN002)	Land at Turnpike Meadow, Clun	1.0	20 dwellings  (total site capacity 80+ dwellings)	To satisfy national and local heritage policies through an heritage assessment, delivering good contemporary design with appropriate use of materials, layout, landscaping and open space. Relevant supporting studies should be undertaken particularly transport assessments, ecology, tree and hedgerow surveys, flood risk and drainage with their recommendations clearly reflected in the proposed development scheme. HRA is also required for water quality impacts on the River Clun SAC possibly leading to mitigation measures including the phasing of development. This should include a suitable access to the highway network with pedestrian and cycling routes linking to local networks.

## Worthen and Brockton

- 5.46. Worthen and Brockton are two villages on the B4386 in the south-west of Shropshire, close to the Welsh border. They form part of a Community Cluster in the current Local Plan, with a guideline of 30 houses. Between 2006/07 and 2016/17 there were 10 completions across the Community Cluster and as at 31<sup>st</sup> March 2017 there were 13 commitments.
- 5.47. As part of the Local Plan Review, both Brockton and Worthen have been identified as proposed Community Hubs. However, as the two villages are geographically very close and many of the services and facilities which contribute to their proposed status as Community Hubs are shared, they have been identified as a proposed joint Community Hub. In 2016/17, there were net completions of -1 in Worthen and Brockton (7 completions and 8 losses).
- 5.48. Key planning issues for Worthen and Brockton are the retention of the gap between the two villages; flood risk along the lines of the Brockton Brook and Worthen Brook; and listed buildings to the north and south of Bank Farm, at Brockton Hall (Brockton), and to the north and south of the staggered crossroad in Worthen.

### **Development Strategy**

- 5.49. Over the period to 2036, modest growth of around 35 dwellings will occur (including existing commitments). This development should deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements.
- 5.50. Two site allocations are proposed to deliver around 25 houses, to be complemented by a small windfall allowance.

#### *Summary of residential requirement*

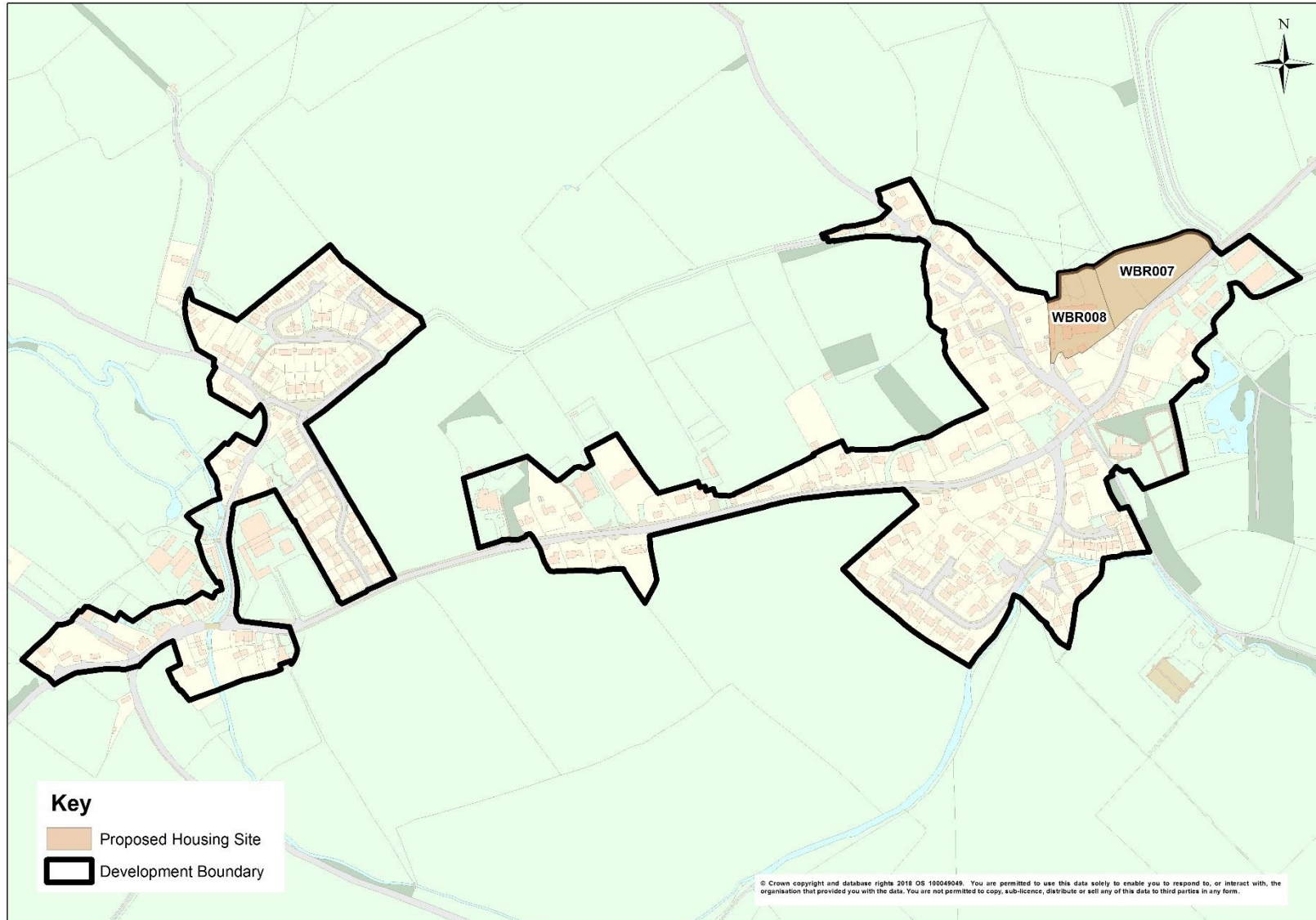
	Number of Dwellings
Preferred dwelling guideline 2016-2036	35
Dwellings completed in 2016-17*	-1
Dwellings committed as at 31 <sup>st</sup> March 2017*	8
Remaining dwelling requirement to be identified	28
Dwellings to be allocated	25
Balance/Windfall allowance**	3

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

### Proposed Development Boundary and Preferred Site Allocation

5.51. The map below identifies the location of the proposed development boundary and preferred allocations in Worthen and Brockton:



5.52. The table below provides information on the preferred site allocation:

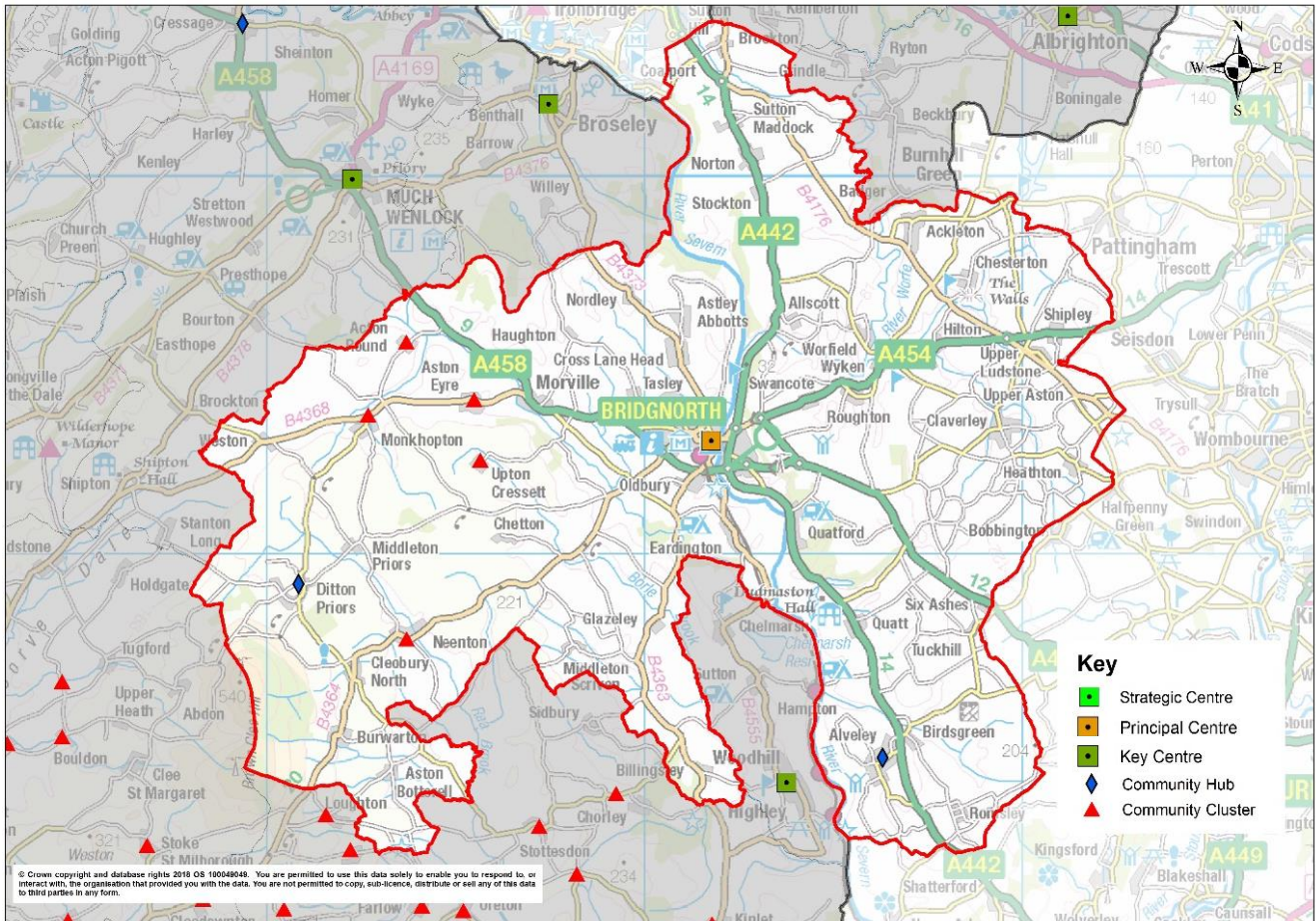
Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
WBR007 and WBR008	Land at Bank Farm, Worthen	1.3	25 dwellings	<p>A comprehensive development of around 25 dwellings will be delivered across the two sites.</p> <p>Site design and layout should complement the village character and setting. Vehicular access will be provided from an appropriate location onto the B4386. Pedestrian access will be provided via Back Lane.</p> <p>An attractive pedestrian route will be provided through the site.</p> <p>The 30mph speed limit should be extended to reflect the extent of this site, and appropriate associated traffic calming delivered.</p> <p>A Heritage Assessment (level 2 historic building assessment) will be needed for Bank Farm historic farmstead (HER PRN 22086) This should determine the effect of development and set out measures to avoid adverse effects.</p> <p>Development should retain and sensitively convert the remaining historic farm buildings if at all possible. The removal of modern portal framed sheds has the potential to enhance the character of village.</p> <p>A HRA will be needed for in-combination recreational impact on the Stiperstones and Hollies SAC. Depending on the outcome, mitigation measures for any impact are likely to be delivered through an increase in the amount of open space provided by the development</p> <p>Much of the site boundary is mature native species hedgerow and a line of early mature trees runs the length of the west boundary. The layout and density of the site needs to incorporate these features in a sustainable design that does not result in long term proximity issues.</p> <p>Remediation of contaminated land is likely to be necessary and a buffer zone to adjacent slurry lagoons to the west of the site provided.</p> <p>Residential development should be limited to those parts of the sites located outside the 1 in 1,000 year surface flood risk zone.</p> <p>The Public Right of Way across the site should be retained as part of the design of the development.</p> <p>Any other relevant supporting studies should be undertaken and their recommendations implemented.</p>

## Community Clusters

- 5.53. The identification of Community Clusters will primarily be based on the aspirations of those communities, as expressed by their Parish Council(s)/Parish Meeting(s). Regard will also be given to the Local Plan Review evidence base and the views expressed by promoters of sites, residents and other stakeholders.
- 5.54. Based on the responses received during previous stages of consultation on the Local Plan Review, the following Community Clusters are proposed to be designated in the Bishops Castle Place Plan area:
- Brompton, Marton, Middleton, Pentreheyling, Priest Weston, Stockton and Rorrington
  - Abcot, Beckjay, Clungunford, Hopton Heath, Shelderton and Twitchen (Three Ashes)
  - Hope, Bentlawnt, Hopesgate, Hemford, Shelve, Gravels (including Gravels Bank), Pentervin, Bromlow, Middleton, Meadowtown and Lordstone
  - Snailbeach, Stiperstones, Pennerley, Tankerville, Black Hole, Crow's Nest and The Bog
  - Wentnor and Norbury
  - Little Worthen, Little Brockton, Binweston, Leigh, Rowley, Aston Rogers and Aston Pigott.
  - Lydbury North
  - Lower Wood and Betton
- 5.55. Development in the Abcot Cluster is subject to HRA for water quality impacts on the River Clun SAC and in-combination recreational impacts on the Stiperstones and Hollies SAC. Depending on the outcome, mitigation measures for the impact on the River Clun SAC are likely to include the phasing of development. Mitigation measures for any impact on the Stiperstones and Hollies SAC are likely to be delivered through an increase in the amount of open space provided by development.
- 5.56. Within Community Clusters, it is proposed that a criteria based policy will manage development. A draft of this policy was provided within the previous Preferred Scale and Distribution of Development Consultation Document, available to view at:  
<https://shropshire.gov.uk/media/7632/preferred-options-consultation-final.pdf>

## 6. Bridgnorth Place Plan Area

6.1. The Bridgnorth Place Plan Area is located in east Shropshire. The Place Plan area contains the Principal Centre of Bridgnorth; the proposed Community Hubs of Alveley and Ditton Priors; and numerous other small villages and hamlets.



Settlement Type	Settlement Name
<b>Principal Centre:</b>	Bridgnorth
<b>Community Hubs:</b>	<ul style="list-style-type: none"> <li>Alveley</li> <li>Ditton Priors</li> </ul>
<b>Community Clusters:</b>	<ul style="list-style-type: none"> <li>Acton Round, Aston Eyre, Monkhopton and Upton Cressett</li> <li>Neenton</li> </ul>

6.2. If your village is not included in the list of Community Hubs or Community Clusters above, then this means that it will be 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies.

## Principal Centre: Bridgnorth

- 6.3. Bridgnorth (2016 population 12,260) is the third largest town in Shropshire and acts as a principal service centre not just for the town, but for a sizeable area of eastern Shropshire. Located at the junction of the A458 and the A442, it is within relatively easy commuting distance of Telford, Shrewsbury, Kidderminster, Wolverhampton and the Black Country.
- 6.4. The town straddles the River Severn, and comprises a Low Town and a High Town perched on cliffs 100ft above. The combination of medieval street pattern and many fine old buildings has created a unique town of considerable charm which, together with its steam railway, helps to support a thriving tourist economy.
- 6.5. There are strong environmental constraints in Bridgnorth, mainly due to the river and its floodplain, natural topography and areas of high landscape value to the south and north of the town. It is also bounded on its eastern side by the metropolitan Green Belt.
- 6.6. There are also some significant planning challenges and key planning issues for Bridgnorth including:
  - The need to provide more affordable housing;
  - Addressing the current imbalance between housing and employment by making additional employment land available for local business growth and for inward investment;
  - Improving access to community facilities, open space and the surrounding countryside.
- 6.7. A local economic growth strategy is being prepared for Bridgnorth which will set out Shropshire Council's local economic delivery plan in this area, helping the Council to address priorities outlined in the overarching Economic Growth Strategy at a local level. This strategy will also have a key role in supporting existing business growth and attracting new business and investment into not just the town but also the surrounding areas.
- 6.8. A detailed profile of the market town of Bridgnorth which provides more detailed information about key local characteristics and issues is available here: <https://shropshire.gov.uk/media/9682/bridgnorth.pdf>
- 6.9. Identified infrastructure priorities for Bridgnorth include:
  - Local and strategic highway improvements.
  - Waste water treatment and sewerage capacity.
  - Assessment of local flood risks in and around the town.
  - Reinforcement of electricity supply capacity to existing employment areas.
  - Further provision of significant accessed and serviced employment land.
  - Provision of additional leisure, recreation, amenity and cemetery facilities.
  - Further information on existing infrastructure constraints and priorities are available within the Bridgnorth Place Plan.
- 6.10. As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.



## **Development Strategy**

- 6.11. Bridgnorth will act as a Principal Centre and contribute towards the strategic growth objectives in the east of the County. It is expected that Bridgnorth will continue to explore ways in which it can effectively fulfil its role as the second largest principal centre in Shropshire.
- 6.12. The Local Plan will help to secure a better balance between housing and employment by providing for around 1,500 dwellings and at least 16 hectares of employment development between 2016 and 2036. In the period 2016-17, 23 dwellings were completed and there are a further 565 dwellings committed through planning permission, prior approval or site allocation. Therefore, a further 912 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.
- 6.13. Between 2006/07 and 2016/17 the average housing delivery rate was some 66 dwellings per year. The delivery of the preferred level of growth for the Local Plan Review period will require an annual build rate of 75 dwellings per year. Although the preferred level of growth is higher than the established completion rate, which has been constrained by exceptional circumstances associated with the commencement of development on the allocated sites, it is only slightly higher than the SAMDev Plan requirement to deliver 70 dwellings per year and this is considered to be achievable. A significant mixed use development at Tasley was allocated in the existing Local Plan. Delivery of this site was delayed by particular exceptional circumstances but development is anticipated during the early part of the Local Plan Review period.
- 6.14. To assist delivery of a level of employment growth which is balanced with the level of proposed housing, a minimum of 16 hectares of employment land will be required in Bridgnorth over the revised Plan period. At 1st April 2016, there were around 12 hectares of land committed through planning permission or as a site allocation. At least 4 hectares of additional floorspace will therefore need to be identified to achieve a balanced approach. However, one of the key challenges for Bridgnorth includes the urgent need to address an existing structural imbalance between housing and employment and to provide for additional growth by existing businesses, and this, in turn, generates a need for the identification of significant additional employment land. This issue was recognised in the Examination Report on the SAMDev Plan which stated that, "Bridgnorth is the second largest of 5 market towns in Shropshire and is located on the western edge of the West Midland conurbation. It therefore offers considerable potential to attract investment into Shropshire and to trade into these larger urban markets" and so "to accommodate the long term future of the town it is necessary to open up new areas". This is also supported by key market signals in the local economy following the departure of some key local employers from the Bridgnorth area. In response to these issues, Shropshire Council therefore proposes to identify additional employment land capable of delivering a further 12 hectares of employment floorspace.
- 6.15. The proposed pattern of future development sites in Bridgnorth recognises existing topographical and landscape constraints, together with the impact of unimplemented development at Tasley and the relationship of the A458 Bridgnorth by-pass and available sites relative to existing services and facilities. Much of the potential for larger infill development and small additions to the town has already been captured through the SAMDev Plan and the previous development of large brownfield sites. However, the Local Plan Review process

incorporates a strategic Green Belt Review which provides the potential for the release of Green Belt land in ‘exceptional circumstances’. The Local Plan Review therefore provides an opportunity to plan for the long term sustainable development of the town through the planned release of Green Belt land.

#### *Summary of residential requirements*

	Number of Dwellings
Preferred dwelling guideline 2016-2036	1,500
Dwellings completed in 2016-17*	23
Dwellings committed as at 31 <sup>st</sup> March 2017*	565
Remaining dwelling requirement to be identified	912
Dwellings to be allocated	850
Balance/Windfall allowance**	62

*\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.*

#### *Summary of employment land requirements*

	Employment Land (Ha)
Preferred employment land guideline 2016-2036	16
Additional provision to address local circumstances	12
Commitments and allocations as at 31 <sup>st</sup> March 2017*	12
Employment land shortfall	16
Employment land to be allocated	16
Balance/Windfall allowance**	0

*\*Analysis of Employment Supply at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall development.*

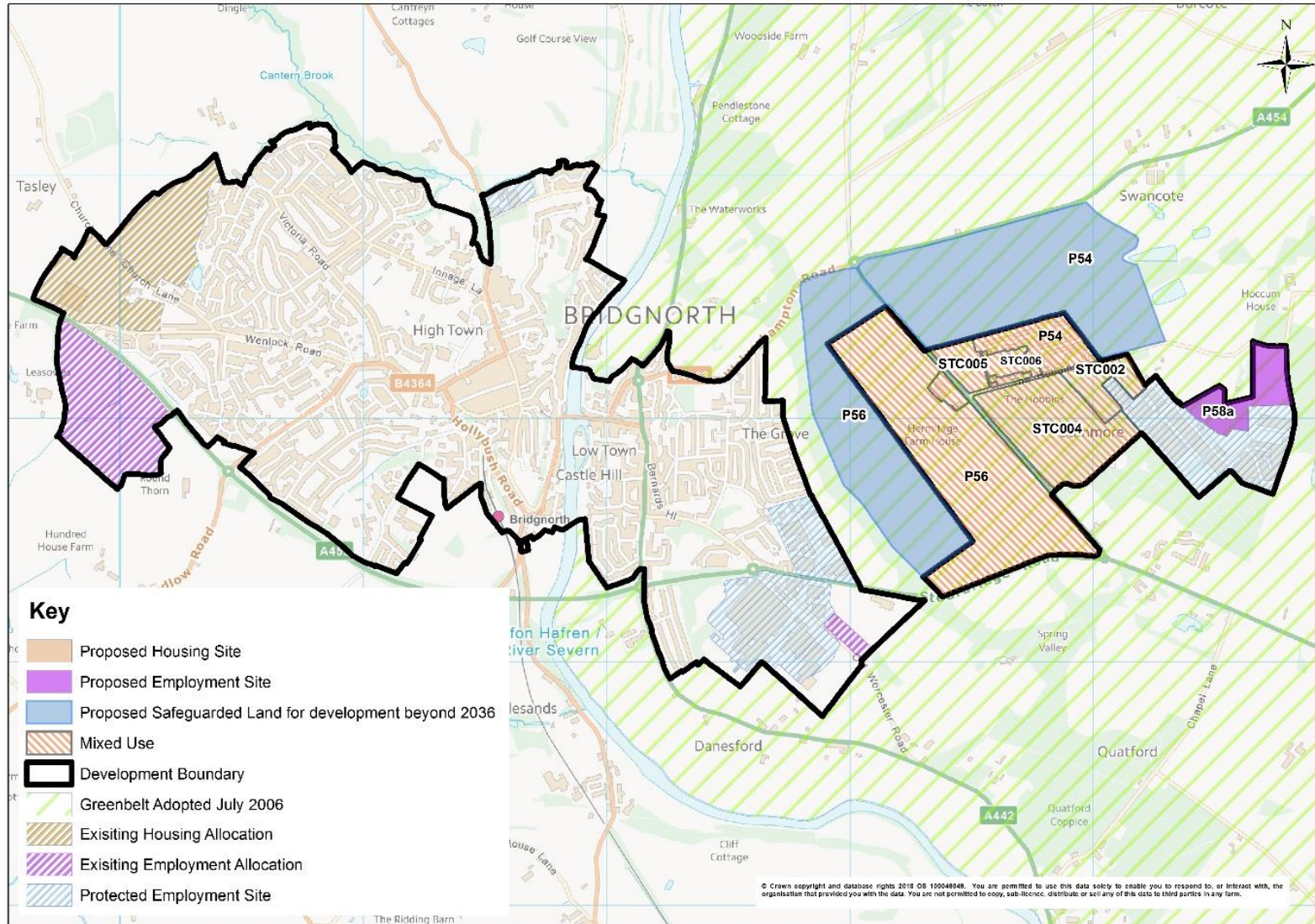
6.16. In light of the issues and challenges identified above, Shropshire Council considers that there is sufficient evidence of ‘exceptional circumstances’ in Bridgnorth to justify building on the existing urban fabric of the former RAF Stanmore to create a new community as a mixed use ‘garden settlement’ which would:

- improve local access to community facilities and infrastructure for existing residents;
- help improve access to employment, provide expansion space for existing businesses and support inward investment;
- provide a range of housing opportunities to help meet local needs;
- result in a significant net gain in the quantity, quality and connectivity of public open space;
- significantly improve access to extensive recreational open space and the countryside for existing and future residents;
- create new employment areas on greenfield land within the proposed development area and around Stanmore Industrial Estate complementing the employment opportunities in the town; and

- deliver a new area of publicly accessible woodland and open space to include Hermitage ridge providing:
    - informal managed footpaths creating functional and recreational linkages between Lower Town and the country park;
    - interpretation boards on the woodland and ecological features; and
    - interpretation boards on The Hermitage caves scheduled monument.
- 6.17. Delivery of the planned growth would take place over an extended period with some development beyond the current Plan period to 2036. For this reason, in addition to the land being released for development, additional land is safeguarded to provide for Bridgnorth's longer term growth needs.
- 6.18. The majority of the Green Belt parcels involved have been individually assessed in the Green Belt Review as causing only moderate or moderate - high harm to the Green Belt if released. Although the combined impacts of release are greater, it is considered that justifiable exceptional circumstances exist and that there will be scope to offset potential adverse impacts by achieving improvements to the 'environmental quality and accessibility' of remaining Green Belt as required by national policy. Opportunities to develop alternative approaches which would provide equivalent outcomes without the release of Green Belt land have been carefully examined but are considered to be less appropriate due to a range of factors including:
- Flood risk;
  - Impacts on areas of high landscape value;
  - Accessibility constraints; and
  - The creation of new housing areas on greenfield land remote from, but dependent on, local facilities, services and employment in the town.
- 6.19. This means that, even though the preferred option would involve the development or safeguarding of a significant area of Green Belt land, the available alternatives are not considered to compare favourably to the creation of a large, mixed use scheme which is able to provide sufficient economies of scale to deliver the benefits highlighted above.

**Proposed Development Boundary; Preferred Site Allocations and Preferred Areas of Safeguarded Land**

6.20. The map below identifies the location of the proposed development boundary; preferred allocations; and preferred land safeguarded for future development in Bridgnorth:



6.21. The table below provides information on each of the preferred site allocations:

Preferred Allocations				
Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
P54 (part); P56 (part); P58a; STC002; STC004 (part); STC005; and STC006	Land at Stanmore	Overview:		Master-planned mixed-use garden settlement including housing, employment, a local centre and extended open space. Improvements will be required to the highway network, waste water treatment and other utilities. There is potential to establish a park and ride site to serve Bridgnorth from this direction. Careful consideration will need to be given to the protection of ancient woodland and other valuable environmental and heritage assets and the juxtaposition of housing and employment uses.
		29	850 Dwellings	Entry level, key worker and employee housing are particular local priorities.
		16	Employment	Expansion space for existing occupiers of the Stanmore industrial estate, starter and grow-on space for local firms and inward investment are particular local priorities.
		5	Local centre	To provide local services, facilities and infrastructure for both existing residents and to serve the new development proposed.
		36	Green Infrastructure (GI)	Measures will be sought to safeguard and improve facilities at the existing country park and to offset impact on Green Belt by significantly improving access to open space through the provision of additional land adjacent to the Low town of Bridgnorth by enhancing and linkages to Stanmore.

6.22. The table below provides information on each of the preferred areas of safeguarded land:

Preferred Land Safeguarded for Future Development Beyond 2036				
Site Reference	Site Location	Site Area (Ha)	Likely Use	Site Guidelines
P56 (part)	Land at Stanmore	32	Residential Uses	It is proposed that the land is safeguarded for future development beyond the current Plan Period.
P54 (part)	Land at Stanmore	48	Employment Uses	It is proposed that the land is safeguarded for future development beyond the current Plan Period.

## Community Hubs:

- 6.23. Shropshire Council has undertaken an assessment of the local services, facilities, employment and public transport links available within rural settlements, in order to identify those which are considered to function as Community Hubs. This assessment is summarised within the Hierarchy of Settlements Document:  
[www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf](http://www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf)
- 6.24. Within the Bridgnorth Place Plan area, two proposed Community Hubs have been identified, these are:
- Alveley; and
  - Ditton Priors.

## Alveley

- 6.25. Alveley is a large village situated in the metropolitan Green Belt close to the A442 Bridgnorth – Kidderminster road some 7 miles to the south-east of Bridgnorth. In 2016, the village had an estimated population of 1,583 people and contained 718 dwellings. The village has a range of local services and facilities including a primary school, GP, public house, shops, community hall and outdoor sports facilities.
- 6.26. The village was not identified as a location for planned development in the SAMDev Plan and in the previous Bridgnorth Plan (adopted 2006), apart from replacement dwellings and conversions, provision was made only for local needs affordable housing as infill within the development boundary. Therefore, there has been only limited housing growth in the village in the recent past, although 2 exception sites have recently been approved for affordable housing and there are outstanding commitments for 32 houses. High quality local needs housing development in Alveley is a particular local priority.

## Development Strategy

- 6.27. Over the period to 2036, around 99 houses will be provided to supplement the existing committed sites. This will provide an opportunity to deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements. Two site allocations are proposed to deliver around 70 houses, together with an allowance of 29 homes to be delivered through windfall sites or exception schemes.
- 6.28. As there are limited opportunities for infill development within the village boundary which is inset in the Green Belt, options for delivery of development to meet community need will necessitate expansion into the Green Belt which surrounds the village. A Green Belt review has been undertaken and indicates areas of lesser harm of release to the North and South of the village. The proposed housing allocations, detailed below, are favoured on this basis and that land to the North is readily accessible and provides an opportunity to derive community benefits in the form of improvements to sport and recreational facilities. Additional opportunities to achieve improvements to the 'accessibility' of remaining Green Belt will also be explored.

6.29. However, in order to provide long term certainty about future growth in Alveley, the delivery of planned growth will need to take place over an extended period with further development beyond the current Plan period to 2036. For this reason, in addition to the land currently being proposed for development, further land is safeguarded to provide for Alveley's longer term growth needs.

*Summary of residential requirements*

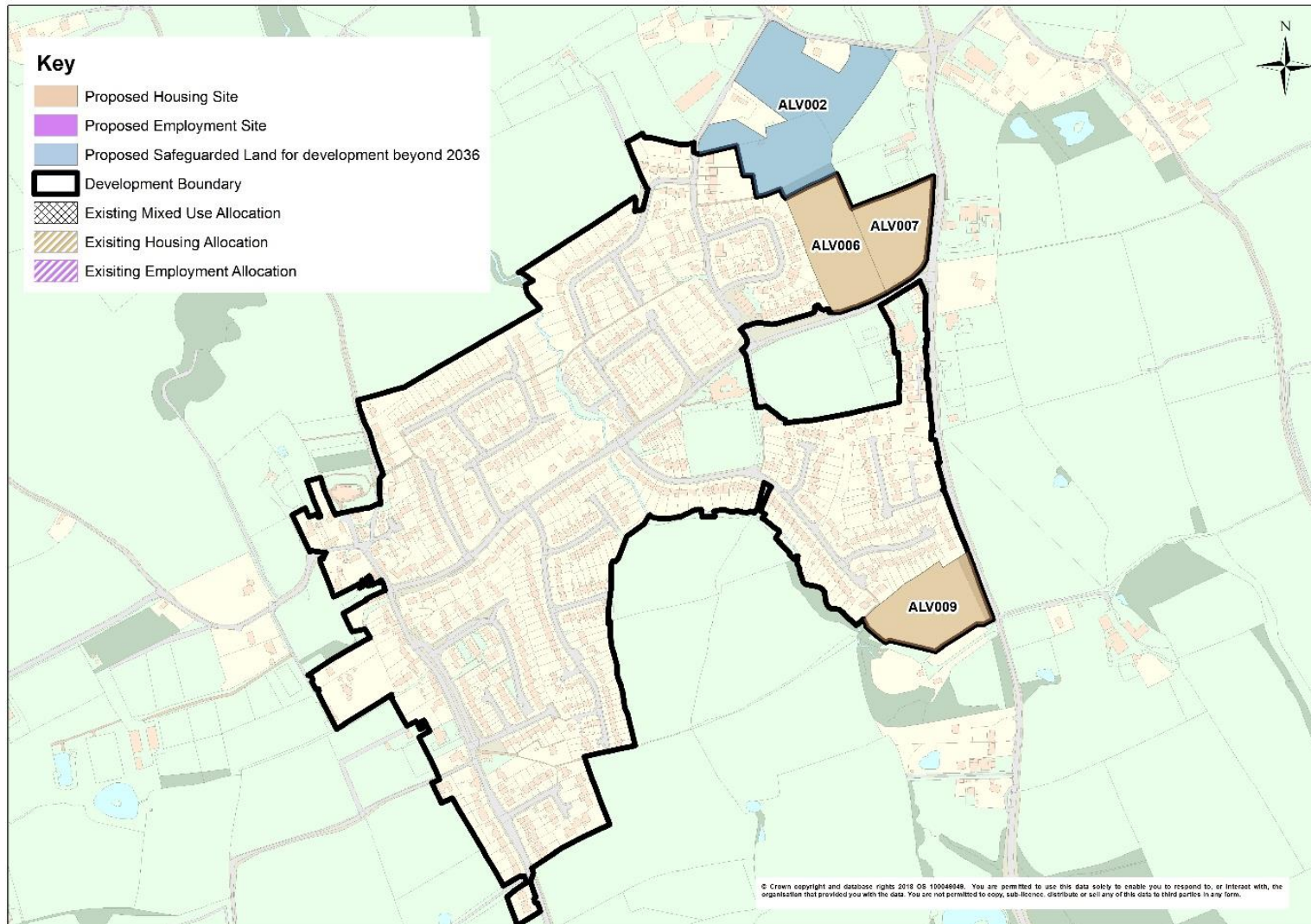
	Number of Dwellings
Preferred dwelling guideline 2016-2036	130
Dwellings completed in 2016-17*	6
Dwellings committed as at 31 <sup>st</sup> March 2017*	25
Remaining dwelling requirement to be identified	99
Dwellings to be allocated	70
Balance/Windfall allowance**	29

*\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.*

### **Proposed Development Boundary; Preferred Site Allocations and Preferred Areas of Safeguarded Land**

6.30. The map below identifies the location of the proposed development boundary; preferred allocations; and preferred land safeguarded for future development in Alveley:





4.28. The table below provides information on each of the preferred site allocations:

Preferred Allocations				
Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
ALV006 / ALV007	Land north of Daddlebrook Road and west of A442, Alveley	2.5	35 dwellings	A low housing capacity is indicated as the site is being allocated for a mixed use scheme with an element of market housing to enable community facility provision. It is expected that proposals will provide for replacement and improved community sports and recreation facilities (with supporting infrastructure such as carparking) to replace provision that currently exists at Alveley Sports Club. Any site layout should provide for future access to ALV002 which is identified as a site for safeguarding for future development.
ALV009	Land Adjacent to The Cleckars, Alveley	1.4	35 dwellings	The public right of way which crosses the site would need to be taken into account in scheme design. Introduction of footway/speed limit extension and traffic calming. Site capacity will be impacted by the need safeguard mature trees and hedgerows and any ecological interest.

6.31. The table below provides information on the preferred area of safeguarded land:

Preferred Land Safeguarded for Future Development Beyond 2036				
Site Reference	Site Location	Site Area (Ha)	Likely Use	Site Guidelines
ALV002	Land off Cooks Cross, Alveley	3	Safeguarded for housing	It is proposed that the land is safeguarded for future development beyond the current Plan Period.

## Ditton Priors

6.32. Ditton Priors is a village some 7 miles to the west of Bridgnorth located at the foot of the Brown Clee Hill with the western part of the village within the AONB. It is off the main road network with the nearest main road being the B4363 Bridgnorth - Ludlow road around 2 miles to the south. In 2016, the village had an estimated population of 831 people and contained 340 dwellings. Perhaps as a result of its rurality it benefits from a relatively good range of local services and facilities, including a primary school, medical practice, convenience store, community hall and petrol station. There is also some local employment. The village is already identified as a Community Hub in the SAMDev Plan, although the site allocated for housing development has yet to be developed, contributing to the outstanding commitments for 24 houses.

### ***Development Strategy***

6.33. Over the period to 2036, modest amounts of further housing will provide an opportunity to deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements. There is a strong need for high quality housing development in Ditton Priors to complement local character and some identified need for smaller (1 and 2 bed) affordable units (Homepoint 2018). A local housing needs survey is proposed to provide a more accurate picture of local requirements.

6.34. Small, well designed developments will be acceptable within the development boundary provided they are sensitive to the village's Conservation Area and its location within the AONB.

### *Summary of residential requirements*

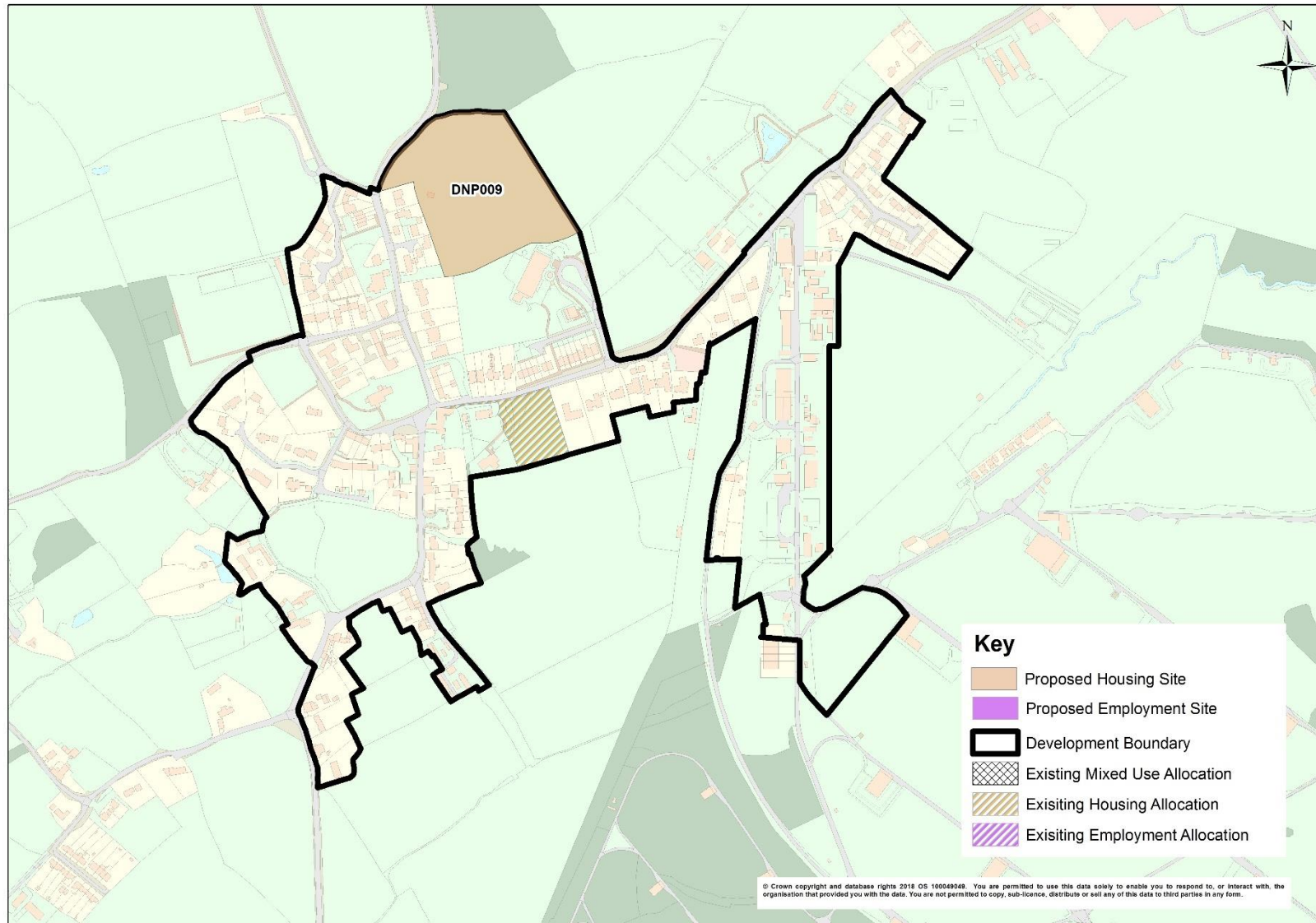
	Number of Dwellings
Preferred dwelling guideline 2016-2036	65
Dwellings completed in 2016-17*	0
Dwellings committed as at 31 <sup>st</sup> March 2017*	24
Remaining dwelling requirement to be identified	40
Dwellings to be allocated	40
Balance/Windfall allowance**	1

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

### Proposed Development Boundary and Preferred Site Allocation

6.35. The map below identifies the location of the preferred site allocation and the proposed development boundary for Ditton Priors:



The table below provides information on each of the preferred site allocation:

Preferred Allocations				
Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
DNP009	Land off Derrington Road, Adjacent to Brown Clee Primary School, Ditton Priors	2.0	40	Subject to securing a new access to and parking for the primary school. The design and layout of development may need to take into account surface water flood risk.

### Community Clusters:

6.36. The identification of Community Clusters will primarily be based on the aspirations of those communities, as expressed by their Parish Council(s)/Parish Meeting(s). Regard will also be given to the Local Plan Review evidence base and the views expressed by promoters of sites, residents and other stakeholders.

6.37. Based on the responses received during previous stages of consultation on the Local Plan Review, two proposed Community Clusters have been identified within the Bridgnorth Place Plan area, these are:

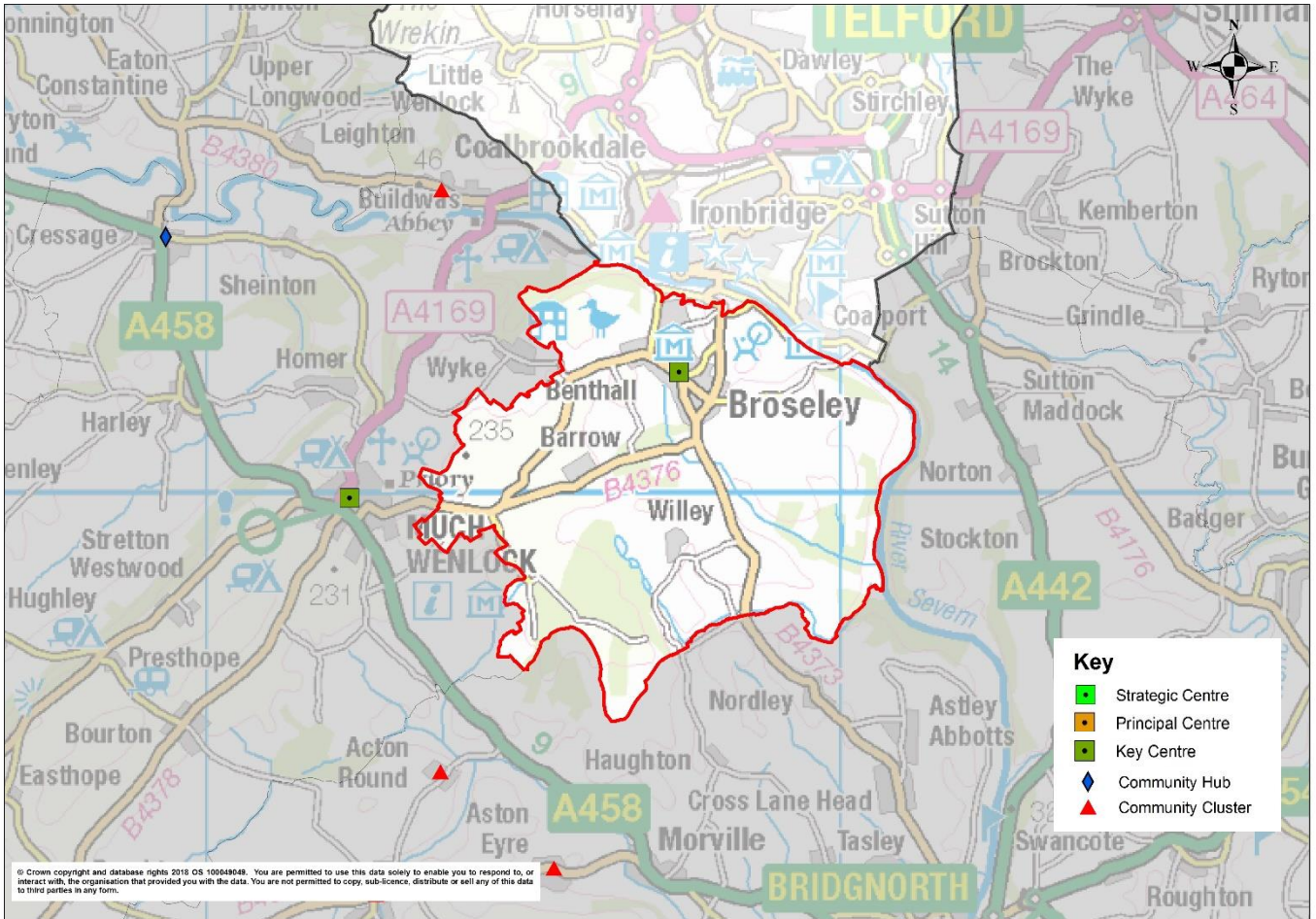
- Acton Round, Aston Eyre, Monkhopton and Upton Cressett; and
- Neenton

6.38. Within Community Clusters, it is proposed that a criteria based policy will manage development. A draft of this policy was provided within the previous Preferred Scale and Distribution of Development Consultation Document, available to view at:

<https://shropshire.gov.uk/media/7632/preferred-options-consultation-final.pdf>

## 7. Broseley Place Plan Area

7.1. The Broseley Place Plan Area is located in east Shropshire. The Place Plan area contains the Key Centre of Broseley and numerous smaller villages and hamlets.



Settlement Type	Settlement Name
<b>Key Centre:</b>	Broseley
<b>Community Hubs:</b>	N/A
<b>Community Clusters:</b>	N/A

7.2. If your village is not included in the list of proposed Community Hubs or Community Clusters above, then this means that it will be 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies.

## **Key Centre: Broseley**

- 7.3. Broseley has been identified as a proposed key centre and will contribute towards the strategic growth objectives in the east of the County. The town extends along a broad ridge for about a mile on the southern side of the Ironbridge Gorge World Heritage Site, between Bridgnorth and Telford.
- 7.4. In 2016, the town had an estimated population of 5,372 people and contained 2,416 dwellings. Broseley generally has an older age structure and a smaller percentage of its population of working age (approximately 58% of the population) than the average for Shropshire (approximately 60%), the West Midlands (approximately 62%) and Great Britain (approximately 63%).
- 7.5. Broseley is an historic settlement containing a large Conservation Area and many listed buildings. It is also in proximity of other significant heritage and environmental assets, including the aforementioned Ironbridge Gorge World Heritage Site; Severn Gorge Conservation Area; ancient woodland; and several designated wildlife sites.
- 7.6. The town was prominent in the early industrial revolution, which has resulted in a significant mining and smelting heritage, but also has implications for ground conditions. The unplanned growth, narrow lanes and streets formed during this period is an intrinsic part of its character.
- 7.7. The implications of the redevelopment of the nearby Ironbridge Power Station, although in the adjacent Much Wenlock Place Plan area, will also require due consideration.
- 7.8. Identified critical infrastructure priorities for Broseley include:
  - Consideration of the need for additional primary and secondary school provision.
  - Local and strategic highway improvements.
  - Provision of additional leisure, recreation, amenity and cemetery facilities.
  - Further information on infrastructure constraints and priorities are available within the Broseley Place Plan.
- 7.9. As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.
- 7.10. A detailed profile of the key centre of Broseley is available here:  
<https://shropshire.gov.uk/media/9802/broseley.pdf>

## ***Development Strategy***

- 7.11. Broseley will act as a key centre and contribute towards the strategic growth objectives in the east of the County.
- 7.12. The Local Plan Review will seek to achieve balanced housing and employment growth within Broseley, through the provision of around 250 dwellings and around 3 hectares of employment development between 2016 and 2036.
- 7.13. In 2016-17, 42 dwellings were completed and a further 145 dwellings were committed through planning permission, prior approval or site allocation. Therefore, a further 63 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

- 7.14. There are no housing allocations in Broseley in the current Local Plan, reflecting previous delivery, outstanding planning permissions, the expected approval of the large site at Dark Lane (which is currently being developed) and other anticipated windfall development.
- 7.15. Since 2006 Broseley has delivered new housing at a relatively modest rate, except during 2016 - 2017 when 42 houses were completed, reflecting the completions at Dark Lane. The annual build rate required over the Local Plan Review period is around 11 dwellings per annum. This rate is similar to the average rate experienced since 2006 and is considered realistic and deliverable.
- 7.16. Whilst some opportunities for development of windfall sites within the existing development boundary have been identified, there will be a need for additional sites for residential development to secure the identified growth required.
- 7.17. Broseley is not a main employment centre but has a number of employment premises. Existing employment land, includes sites at Cockshutt Lane and off Calcutts Road. To assist the economic growth objectives for the County, 1 hectare of employment to the south of Avenue Road is already committed by virtue of an allocation for B class employment uses. Therefore, an additional 2 hectares of employment land will be needed to support the employment growth objectives. This will be enabled by allowing appropriate sites to come forward facilitated by policy in the Plan.
- 7.18. Additional land opportunities will need to recognise the presence of numerous natural and heritage assets including the Ironbridge Gorge World Heritage Site, Severn Gorge Conservation Area; Broseley Conservation Area, wildlife sites and areas of landscape sensitivity. There will also be a need to take into account extensive areas of historic mining that impact on ground conditions and the historic road network of narrow lanes and streets

*Summary of residential requirements*

	Number of Dwellings
Preferred dwelling guideline 2016-2036	250
Dwellings completed in 2016-17*	42
Dwellings committed as at 31 <sup>st</sup> March 2017*	145
Remaining dwelling requirement to be identified	63
Dwellings to be allocated	55
Balance/Windfall allowance**	8

*\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.*

*Summary of employment land requirements*

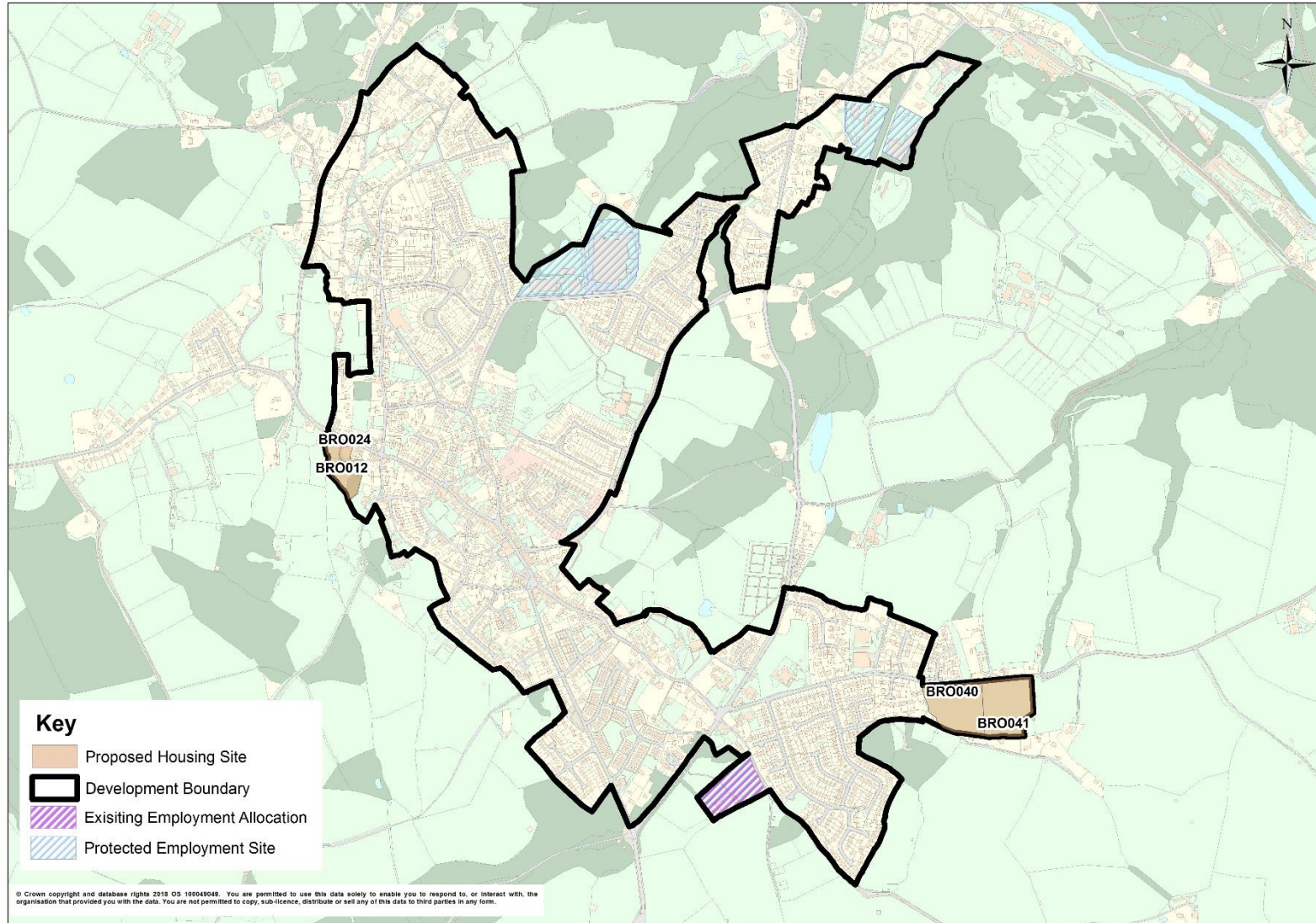
	Employment Land (Ha)
Preferred employment land guideline 2016-2036	3
Commitments and allocations as at 31 <sup>st</sup> March 2017*	1
Employment land shortfall	2
Employment land to be allocated	0
Balance/Windfall allowance**	

*\*Analysis of Employment Supply at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall development.*

### Proposed Development Boundary and Preferred Site Allocations

7.19. The map below identifies the location of the preferred site allocations and the proposed development boundary for Broseley:





7.20. The table below provides information on each of the preferred site allocations:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
<b>BRO012 And BRO024</b>	Land off Barratt's Hill, Broseley	0.86	10 dwellings	<p>Necessary improvements to the access to accommodate small-scale development on the site should be assessed and implemented.</p> <p>Design and layout must complement the sites setting within a conservation area and in proximity of listed buildings. It should also minimise any impact from the noise from the adjacent road.</p> <p>The wall fronting Barratts Hills on the sites western boundary should be retained and improved.</p> <p>On-site open space provision should link to and enhance the environmental network.</p> <p>Mature trees and hedges should be incorporated into the site design.</p> <p>The local 'green hay' technique should be used to seed any grassland.</p> <p>Residential development should be limited to those elements of the sites located outside the 1,000 year surface flood risk zone.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p>
<b>BRO040 and BRO041 (western field)</b>	Land at Coalport Road, Broseley	2.99	45 dwellings	<p>A comprehensive scheme should occur across BRO040 and BRO041 (western field).</p> <p>Design and layout should seek to minimise the visual impact of development.</p> <p>The proposed housing mix should reflect local needs.</p> <p>Significant and strong landscape buffers should be provided along sites boundaries.</p> <p>The watercourse that forms the sites eastern boundary and the public footpath which forms the sites western boundary should form the focus for two green corridors.</p> <p>A significant area of open space should be provided on the site.</p> <p>Mature trees, hedgerows and boundary trees should be retained.</p> <p>The speed limit on Coalport Road should be extended to reflect the extent of the site.</p> <p>A pedestrian footway should be provided along the sites northern boundary.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p>

## **Community Hubs**

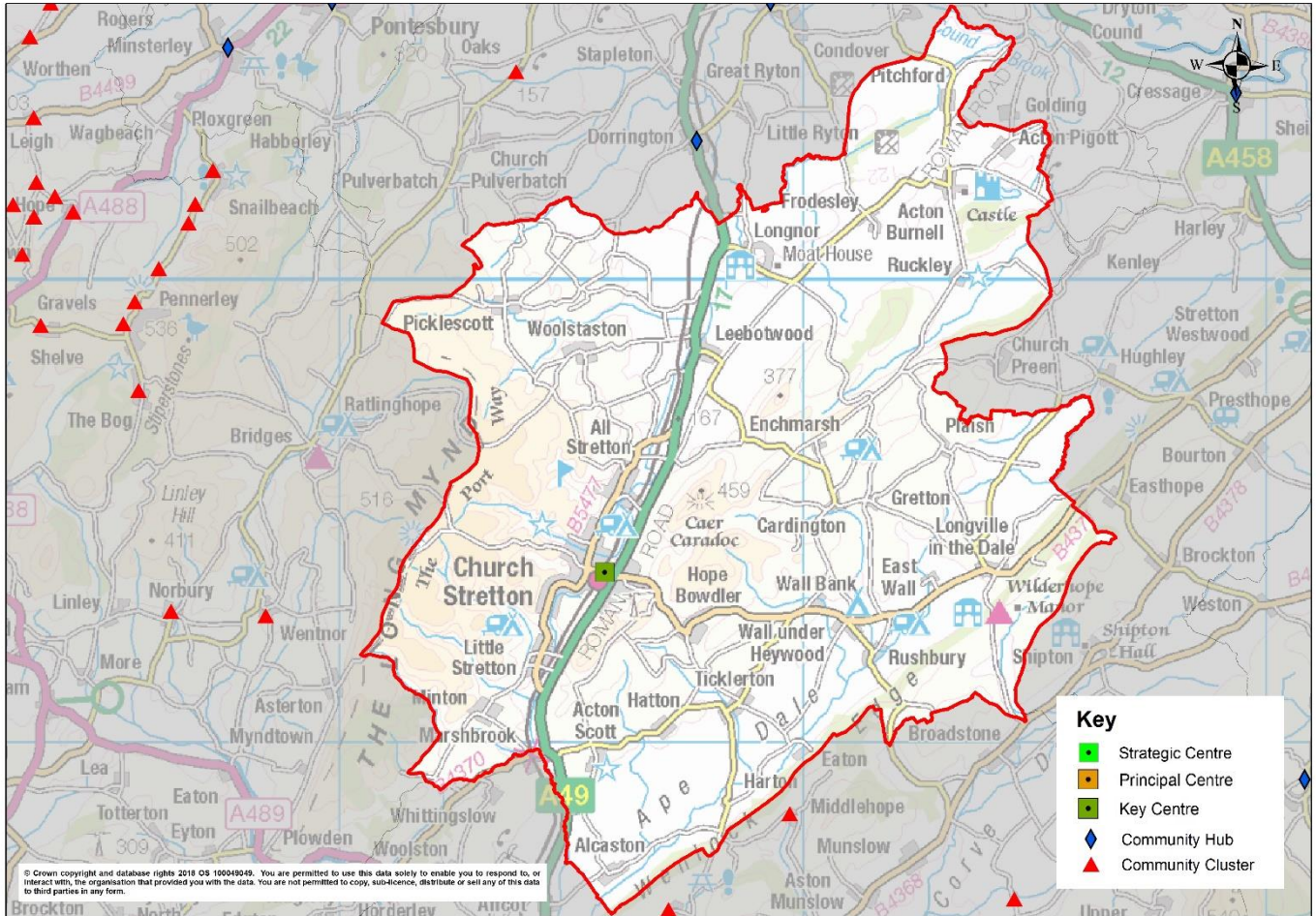
- 7.21. Shropshire Council has undertaken an assessment of the local services, facilities, employment and public transport links available within rural settlements, in order to identify those which are considered to function as Community Hubs. This assessment is summarised within the Hierarchy of Settlements Document:  
[www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf](http://www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf)
- 7.22. Within the Broseley Place Plan area, no proposed Community Hubs have been identified.

## **Community Clusters**

- 7.23. The identification of Community Clusters will primarily be based on the aspirations of those communities, as expressed by their Parish Council(s)/Parish Meeting(s). Regard will also be given to the Local Plan Review evidence base and the views expressed by promoters of sites, residents and other stakeholders.
- 7.24. Based on the responses received during previous stages of consultation on the Local Plan Review, no Community Clusters have been identified within the Broseley Place Plan area.
- 7.25. Within Community Clusters, it is proposed that a criteria based policy will manage development. A draft of this policy was provided within the previous Preferred Scale and Distribution of Development Consultation Document, available to view at:  
<https://shropshire.gov.uk/media/7632/preferred-options-consultation-final.pdf>

## 8. Church Stretton Place Plan Area

8.1. The Church Stretton Place Plan Area is located in south Shropshire. The Place Plan area contains the Key Centre of Church Stretton and numerous other small villages and hamlets.



Settlement Type	Settlement Name
<b>Key Centre:</b>	Church Stretton
<b>Community Hubs:</b>	N/A
<b>Community Clusters:</b>	N/A

8.2. All settlements in the Church Stretton area (other than Church Stretton itself) are 'countryside' for planning policy purposes. This means that new development is strictly controlled in accordance with national and local planning policies. New housing will only be permitted in exceptional circumstances.

## Key Centre: Church Stretton

- 8.3. Church Stretton has been identified as a proposed key centre. The town lies in a valley on the A49 in south Shropshire between Shrewsbury and Ludlow. In 2016, the town had an estimated population of 3,936 people and contained 1,987 dwellings. The demographic profile shows that it has a significantly higher proportion of people aged over 65 than in England and the lowest proportion of people of working age (43.7%) in the county (Shropshire has 60% as a whole).
- 8.4. A greater number of Church Stretton household spaces are detached properties (52.2%) compared to Shropshire as a whole (39.5%). Fewer household spaces are semi-detached (21.6%) than in the rest of the county (33.4%).
- 8.5. Church Stretton is the only town in the Shropshire Hills Area of Outstanding Natural Beauty (AONB). The town's development from a medieval settlement to spa resort in the late 19<sup>th</sup> century has left a legacy of fine period buildings. These, along with the Long Mynd to the west and Stretton Hills to the east, combine to create an attractive, high quality environment which is a popular tourist and retirement destination.
- 8.6. The three largest employment sectors (in order) in Church Stretton are retail; education; and accommodation and food services. Together these account for 42.1% of employment. These sectors have a higher share of the local economy than in the rest of Shropshire. More than four-fifths of businesses in the town employ less than 5 people. An additional 8% employ between 5 and 9. Less than 5% have a workforce of 20 or more
- 8.7. A detailed profile of Church Stretton is available here:  
<https://shropshire.gov.uk/media/9683/church-stretton.pdf>
- 8.8. There are strong environmental constraints to development in Church Stretton. The valley floor to the north and south of the town centre is prone to flooding and there are numerous heritage and national and local biodiversity designations including; a large Conservation Area covering much of the historic built form; a cluster of grade II Listed Buildings along the High Street; Scheduled Monuments at Caer Caradoc, Novers Hill, Bodbury Ring and Brockhurst Castle; the Long Mynd SSSI; Coppice Leasowes Local Nature Reserve and several large Local Wildlife Sites on the Stretton Hills, two of which contain ancient woodland.
- 8.9. Key planning issues for Church Stretton include the need to; safeguard the high quality natural and built environment; provide more affordable and low-cost market housing and deliver diversified employment opportunities.
- 8.10. Identified critical infrastructure requirements for Church Stretton include:
  - Assessment of the sewerage network capacity.
  - Junction capacity, sustainability and safety improvements to facilitate specific development sites.
- 8.11. Identified priority infrastructure requirements include:
  - A review of primary and secondary school places to ensure sufficient provision
  - Provision of a multi-purpose health and wellbeing centre

- Provision of new changing facilities and pavilion at Brooksburry Recreation Ground.
- Provision and maintenance of facilities and equipment for sport, recreation and leisure
- Production of Operational Flood Response Plan
- Local highway improvements, including speed and safety, public realm enhancements and sustainable travel.

8.12. As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

### ***Development Strategy***

8.13. Church Stretton will act as a Key Centre and contribute towards the strategic growth objectives in the south of the County.

8.14. The Local Plan Review will seek to achieve balanced housing and employment growth within Church Stretton, through the provision of around 250 dwellings and around 3 hectares of employment development between 2016 and 2036.

8.15. In 2016-17, nine dwellings were completed and a further 110 dwellings were committed through planning permission, prior approval or site allocation. Therefore, a further 131 dwellings will need to be identified on new sites to support the housing growth objectives of the Local Plan Review.

8.16. Between 2006/07 and 2016/17 the average housing delivery rate in Church Stretton was 13 dwellings per year. The annual build rate required over the Local Plan Review period is 13 dwellings per year. This is considered realistic and deliverable, given the recent completion rates in the town.

8.17. As of 1<sup>st</sup> April 2016 there was one hectare of land committed for employment in Church Stretton. Therefore an additional 2 ha needs to be delivered to support the employment development objectives for the town. No employment allocations are proposed as it is considered that appropriate employment land will be achieved through windfall development. Proposals to develop a minimum of 2 hectares of additional employment land will be supported on appropriate sites consistent with criteria-based Local Plan policies to deliver the preferred level of employment development in the town.

8.18. Additional land opportunities will need to recognise the town's location within the Shropshire Hills AONB, flood risk in the town centre and to the north and south of the town, as well as the need to safeguard the significance/special interest of a range of nationally and locally designated historic and natural assets.

*Summary of residential requirements*

	Number of Dwellings
Preferred dwelling guideline 2016-2036	250
Dwellings completed in 2016-17*	9
Dwellings committed as at 31 <sup>st</sup> March 2017*	110
Remaining dwelling requirement to be identified	131
Dwellings to be allocated	110
Balance/Windfall allowance**	21

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

*Summary of employment land requirements*

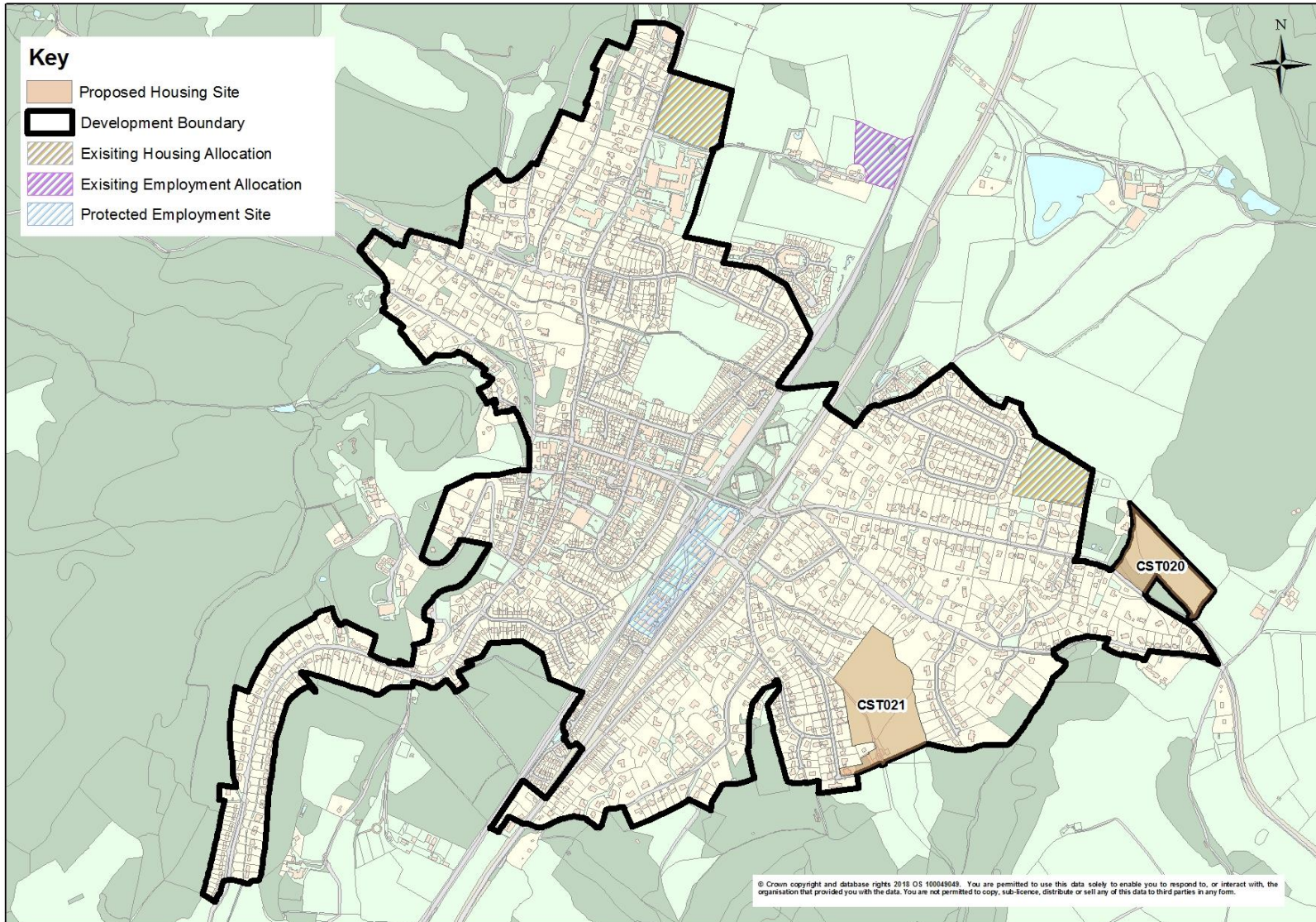
	Employment Land (Ha)
Preferred employment land guideline 2016-2036	3
Commitments and allocations as at 31 <sup>st</sup> March 2017*	1
Employment land shortfall	2
Employment land to be allocated	0
Balance/Windfall allowance**	2

\*Analysis of Employment Supply at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall development.

### Proposed Development Boundary and Preferred Site Allocations

8.19. The map below identifies the location of the preferred site allocations and the proposed development boundary for Church Stretton:



8.20. The table below provides information on each of the preferred site allocations:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
<b>CST020 (part)</b>	Land NW of Gaerstone Farm, Church Stretton	Area proposed for allocation is 2.39ha  (total site area is 4.02 ha)	40 dwellings	<p>The unallocated part of the promoted site must provide a landscape buffer to the Ancient Woodland on Helmeth Hill. Guidance is available in Natural England and Forestry Commission Standing advice on development near Ancient Woodland This woodland is also a Wildlife Site and is subject to a Tree Preservation Order. The landscape buffer should include sympathetic habitat creation measures.</p> <p>Additionally, the whole of the promoted site is within an Environmental Network so the design and layout of development must include habitats which maintain and enhance the links between Helmeth Hill and Hazler Hill. The woodland along the southern boundary of the site should be retained as part of this. Other mature trees and hedgerows should be retained and integrated into the green links through the site.</p> <p>A HRA will be needed for in-combination recreational impact on the Stiperstones and Hollies SAC. Depending on the outcome, mitigation measures for any impact are likely to be delivered through an increase in the amount of open space provided by the development.</p> <p>The southern part of the allocated site is in a Conservation Area. A Heritage Assessment (HA) will be needed to determine the effect of development on this designated asset and set out measures to avoid adverse effects. A desk based archaeological assessment should be included in the HA for earthworks showing on the Historic Environment Record. The design, layout and materials used in the development should be of a high quality and be informed by the HA.</p> <p>Vehicular and pedestrian access to the site will be via Sandford Avenue. A pedestrian crossing to the footway on the opposite side of Sandford Avenue will be needed. A review of the extent of the existing speed limit will also need to be carried out.</p> <p>Open space provision should be located on the more elevated and sensitive elements of the sites to the north and east. Open space provision should also integrate into the green links through the site.</p> <p>Mature trees and hedgerows should be retained and again integrated into the green links through the site.</p> <p>Other relevant supporting studies should be undertaken and their recommendations implemented.</p>



<p><b>CST021</b></p>	<p>Snatchfield Farm, Church Stretton</p>	<p>4.29</p>	<p>70</p>	<p>Site should be accessed via Chelmick Drive (this will involve the demolition of a bungalow in site promoter's ownership).  A HRA will be needed for in-combination recreational impact on the Stiperstones and Hollies SAC. Depending on the outcome, mitigation measures for any impact are likely to be delivered through an increase in the amount of open space provided by the development.  A detailed botanical survey to determine whether rush pasture priority habitat is present will be needed. If so, then policy MD12 which prevents significant adverse effect on such habitats will apply. Damper grassland and channels should be retained along the eastern boundary and linked to the Environmental Network to the south west and south east.  Mature trees along the site's eastern and northern boundaries should be retained and given an adequate buffer. Links between these and the woodland to the south of the site boundary should be maintained and the off-site woodland buffered through landscaping.  The line of the Jack Mytton Way through the site must be retained and buffered through sympathetic landscaping.  A Heritage Assessment (HA) will be needed to determine the effect of development on setting of the adjacent Conservation Area and set out measures to avoid adverse effects. A desk based archaeological assessment should be included in the HA for earthworks showing on the Historic Environment Record. The design, layout and materials used in the development should be of a high quality and be informed by the HA.  Residential development should be limited to that part of the site located outside the 1 in 1,000 year surface flood risk zone.  Any other relevant supporting studies should be undertaken and their recommendations implemented.</p>
----------------------	--	-------------	-----------	---

## **Community Hubs**

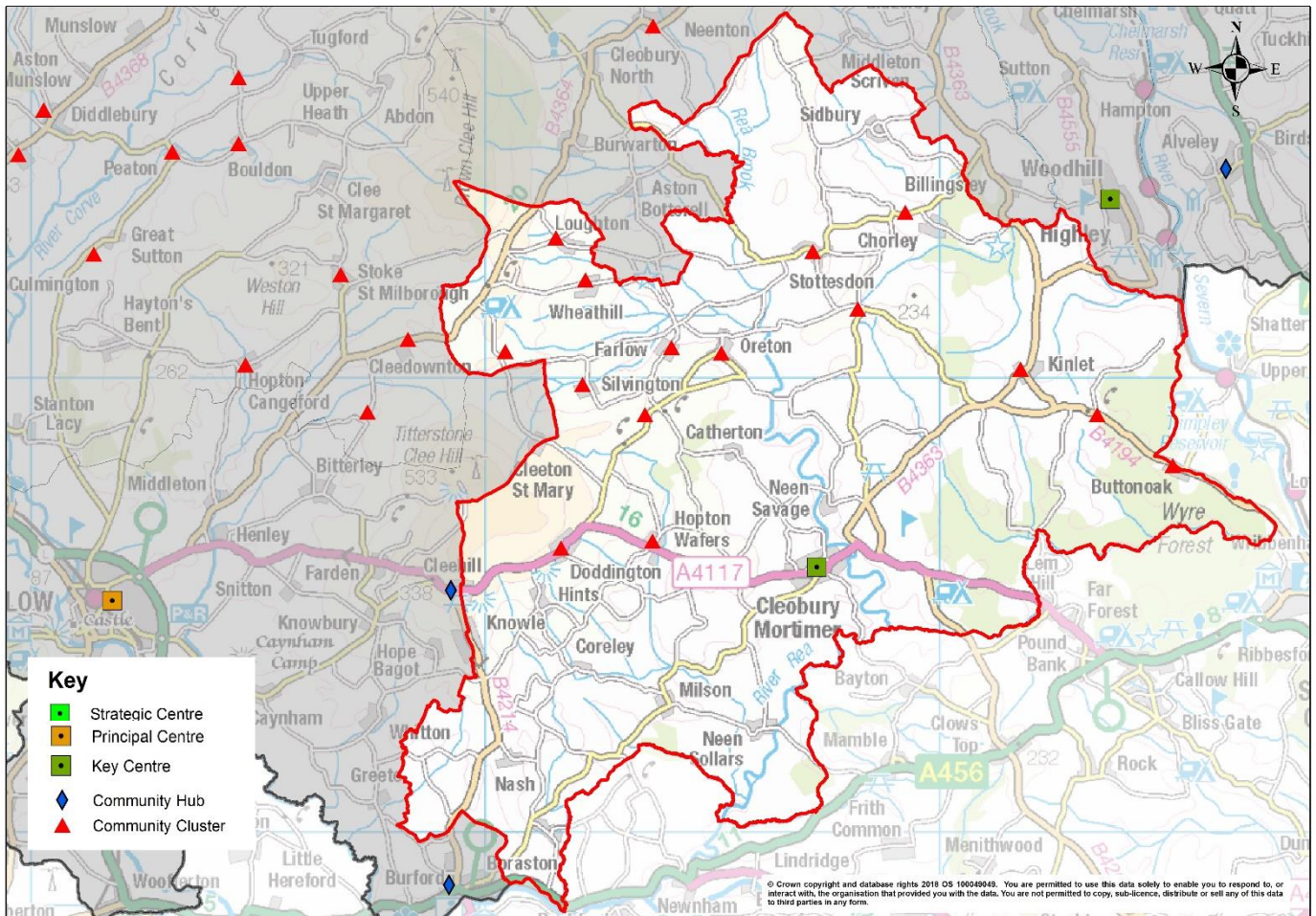
- 8.21. Shropshire Council has undertaken an assessment of the local services, facilities, employment and public transport links available within rural settlements, in order to identify those which are considered to function as Community Hubs. This assessment is summarised within the Hierarchy of Settlements Document:  
[www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf](http://www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf)
- 8.22. No Community Hubs have been identified within the Church Stretton Place Plan area.

## **Community Clusters**

- 8.23. The identification of Community Clusters will primarily be based on the aspirations of those communities, as expressed by their Parish Council(s)/Parish Meeting(s). Regard will also be given to the Local Plan Review evidence base and the views expressed by promoters of sites, residents and other stakeholders.
- 8.24. Based on the responses received during previous stages of consultation on the Local Plan Review, there are no Community Clusters in the Church Stretton area.
- 8.25. Within Community Clusters, it is proposed that a criteria based policy will manage development. A draft of this policy was provided within the previous Preferred Scale and Distribution of Development Consultation Document, available to view at:  
<https://shropshire.gov.uk/media/7632/preferred-options-consultation-final.pdf>

## 9. Cleobury Mortimer Place Plan Area

9.1. The Cleobury Mortimer Place Plan Area is in south Shropshire. The Place Plan area contains the Key Centre of Cleobury Mortimer and numerous small villages and hamlets, a number of which are identified as Community Cluster settlements as listed below. The rest of the Place Plan area is classified as 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies.



Settlement Type	Settlement Name
<b>Key Centre:</b>	Cleobury Mortimer
<b>Community Hubs:</b>	N/A
<b>Community Clusters:</b>	<ul style="list-style-type: none"> <li>• Kinlet, Button Bridge, and Button Oak</li> <li>• Hopton Wafers and Doddington</li> <li>• Oerton, Farlow and Hill Houses</li> <li>• Silvington, Bromdon, Loughton and Wheathill</li> <li>• Stottesdon, Chorley and Bagginswood</li> </ul>

9.2. All settlements in the Cleobury Mortimer area (other than Cleobury Mortimer itself) are 'countryside' for planning policy purposes. This means that new development is strictly controlled in accordance with national and local planning policies. New housing will only be permitted in exceptional circumstances.

## Key Centre: Cleobury Mortimer

- 9.3. Cleobury Mortimer is small rural market town in the very south of Shropshire close to the boundary with Worcestershire. It is some 11 miles to the East of Ludlow and a similar distance to the west of Kidderminster. In 2016, the village had an estimated population of 3,049 people and contained 1,306 dwellings.

### Development Strategy

- 9.4. Cleobury Mortimer Town Council are in the early stages of developing a Neighbourhood Plan for the town also to cover the period to 2036. Shropshire Council continues to have a role in providing strategic planning policies for the area, and in discussion with the Town Council the Local Plan Review will provide an overall housing guideline for the Cleobury Mortimer, but it will be the role of the Neighbourhood Plan to subsequently provide additional policies on how this growth should be managed and to support sustainable development. This could include identifying a development boundary for the town and specific site allocations.
- 9.5. The Neighbourhood Plan will need to be in general conformity with the strategic policies of the Local Plan Review. Shropshire Council will support the Town Council in the preparation of their Neighbourhood Plan.
- 9.6. Existing commitments and recent growth, together with environmental constraints, have been taken into account in setting a new housing guideline figure for the town to 2036

### Summary of residential requirements

	Number of Dwellings
Preferred dwelling guideline 2016-2036	200
Dwellings completed in 2016-17*	1
Dwellings committed as at 31st March 2017*	61
Remaining dwelling requirement to be identified	138
Dwellings to be allocated	To be determined by the neighbourhood plan
Balance/Windfall allowance**	To be determined by the neighbourhood plan

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

### Summary of employment land requirements

	Employment Land (Ha)
Preferred employment land guideline 2016-2036	2
Commitments and allocations as at 31 <sup>st</sup> March 2017*	1
Employment land shortfall	1
Employment land to be allocated	To be determined by the neighbourhood plan
Balance/Windfall allowance**	To be determined by the neighbourhood plan

\*Analysis of Employment Supply at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall development.

## Community Hubs

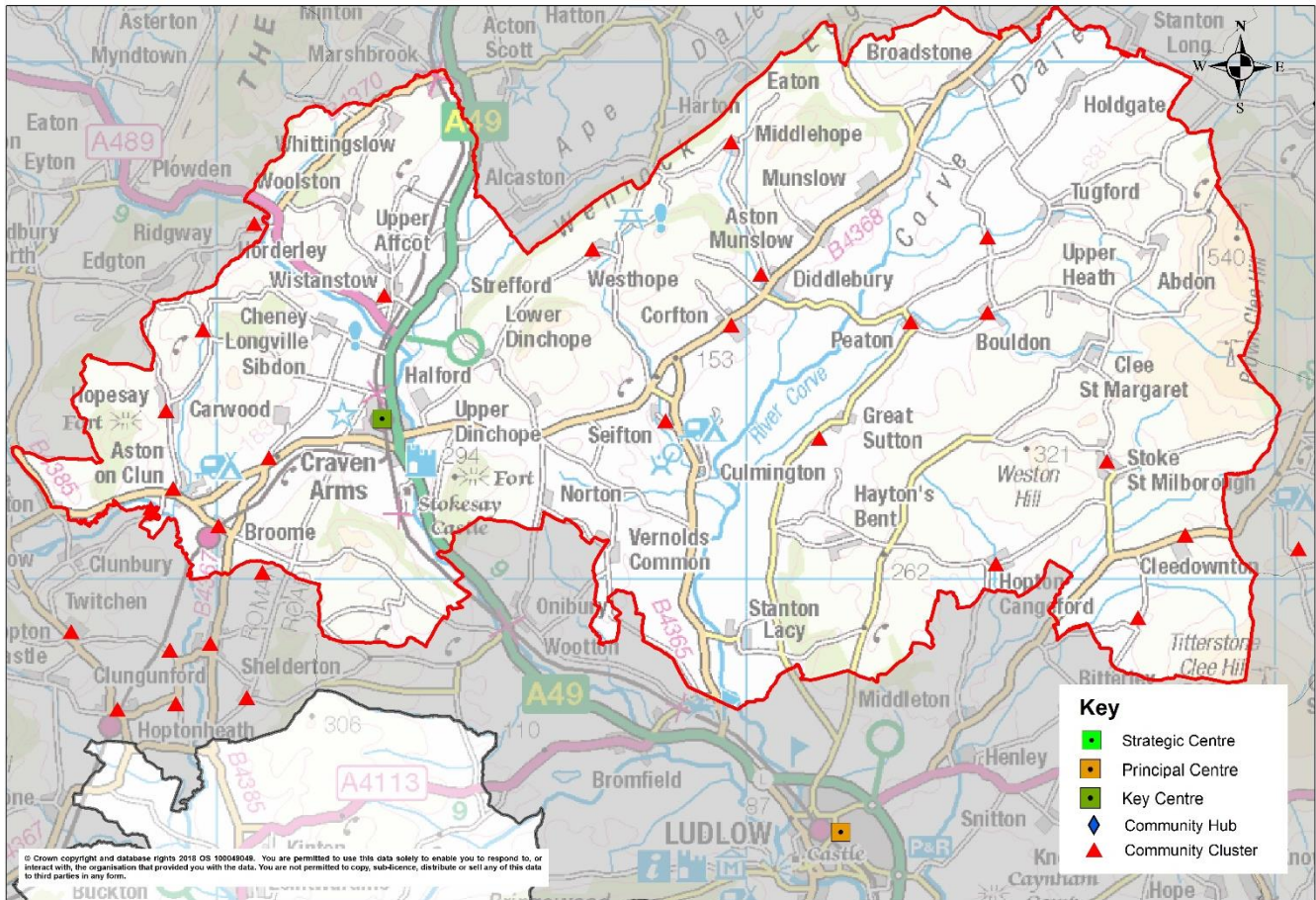
- 9.7. Shropshire Council has undertaken an assessment of the local services, facilities, employment and public transport links available within rural settlements, in order to identify those which are considered to function as Community Hubs. This assessment is summarised within the Hierarchy of Settlements Document:  
[www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf](http://www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf)
- 9.8. No Community Hubs have been identified within the Cleobury Mortimer Place Plan area.

## Community Clusters

- 9.9. The identification of Community Clusters will primarily be based on the aspirations of those communities, as expressed by their Parish Council(s)/Parish Meeting(s). Regard will also be given to the Local Plan Review evidence base and the views expressed by promoters of sites, residents and other stakeholders.
- 9.10. Based on the responses received during previous stages of consultation on the Local Plan Review, the following Community Clusters are proposed to be designated in the Cleobury Mortimer Place Plan area:
- Kinlet, Button Bridge and Button Oak
  - Hopton Wafers and Doddington
  - Oreton, Farlow and Hill Houses
  - Silvington, Bromdon, Loughton and Wheathill
  - Stottesdon, Chorley and Bagginswood
- 9.11. Within Community Clusters, it is proposed that a criteria based policy will manage development. A draft of this policy was provided within the previous Preferred Scale and Distribution of Development Consultation Document, available to view at:  
<https://shropshire.gov.uk/media/7632/preferred-options-consultation-final.pdf>

## 10. Craven Arms Place Plan Area

10.1. The Craven Arms Place Plan Area is located in south Shropshire. This Place Plan contains the Key Centre of Craven Arms and numerous smaller villages and hamlets.



Settlement Type	Settlement Name
<b>Key Centre:</b>	Craven Arms
<b>Community Hubs:</b>	N/A
<b>Community Clusters:</b>	<ul style="list-style-type: none"> <li>• Aston on Clun, Hopesay, Broome, Horderley, Beambridge Long Meadow End, Rowton and Round Oak</li> <li>• Bache Mill, Bouldon, Broncroft, Corfton, Middlehope, Peaton, Seifton (Great/Little) Sutton and Westhope</li> <li>• Stoke St Milborough, Hopton Cangeford, Cleestanton and Cleedownton</li> <li>• Wistantow</li> </ul>

10.2. If your village is not included in the list of proposed Community Hubs or Community Clusters above, then this means that it will be 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies.

## Key Centre: Craven Arms

- 10.3. Craven Arms (2016 population 2,607) acts as a key service centre not just for the town, but for a sizeable area of south Shropshire. Located on the A49 trunk road, the town forms an important junction with the B4368 extending east into the Corvedale and west into the Clun valley along with the B4367 and into the Kemp valley via the B4385. The town is located on the Shrewsbury to Cardiff rail line and also accommodates the rail junction with the Heart of Wales line to Aberystwyth.
- 10.4. The town sits between the high ground of the Shropshire Hills Area of Outstanding Natural Beauty to the west (and east) and the River Corve along the eastern boundary of the town. Craven Arms is therefore crossed by many small water courses and development is required to take account of the potential flood risks especially from surface water flooding. The growth of the town was influenced by its accessibility and its function as a service centre for the local agricultural economy but also has significant evidence of previous settlement in the form of its Conservation Area and its many, known sites of archaeological interest.
- 10.5. Craven Arms is already pursuing an ambitious growth strategy to improve the employment opportunities and deliver significant new housing in the town. The development partners and key stakeholders will continue to work together to successfully implement this strategy during the period for the Local Plan from 2016 to 2036.
- 10.6. There are significant planning challenges and key planning issues for Craven Arms including the:
- proposed relocation of the existing abattoir operation from their site on Corvedale Road (east) to the proposed Newington Food Park (north);
  - delivery of a new highway junction on the A49 to serve Newington Food Park;
  - creation of a new northern highway from the A49 junction (north) to Watling Street (west) bridging the rail line and enabling the closure of the Long Lane level crossing;
  - the use of the new highway infrastructure to provide a strategic link between the A49 and the proposed new employment and housing sites;
  - provision of significant new market and affordable housing to meet local needs; and
  - management and accessibility of community facilities and open space.
- 10.7. These challenges from part of the growth strategy for the town and the delivery of these objectives will help the Council to address the priorities outlined in the overarching Economic Growth Strategy, at a local level.
- 10.8. A detailed profile of the key centre of Craven Arms providing more detailed information about key local characteristics and issues is available here: <https://shropshire.gov.uk/media/9684/craven-arms.pdf>.
- 10.9. Identified infrastructure priorities for Craven Arms include:
- Local and strategic highway improvements.
  - Waste water treatment and sewerage capacity.
  - Reinforcement of electricity supply capacity to existing employment areas.
  - Creation of Newington Food Park to accommodate the relocation and expansion of a key local employer.
  - Regeneration of the 'high street' uses on Corvedale Road and improvement of the eastern gateway into the town.
  - Improvement of primary school provision within the town.
  - Appropriate secondary school capacity in other key centres to serve the town.

- Additional leisure, recreation, amenity and cemetery facilities.
- Further information on infrastructure constraints and priorities are available within the Craven Arms Place Plan.

10.10. As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

### ***Development Strategy***

10.11. Craven Arms will act as a Key Centre and contribute towards the strategic growth objectives in the south of the County. It is expected that Craven Arms will continue to explore ways in which it can effectively implement the ambitious growth strategy previously set out in the SAMDev Plan, Policy S7.1.

10.12. A key proposal for the growth and regeneration of Craven Arms is the relocation of the Euro Quality Lambs (EQL) abattoir from its existing and physically constrained site on the high street at Corvedale Road. It is then proposed that the high street will itself be regenerated as a Key Area of Change to better meet the needs of the community and to improve the eastern gateway into the town.

10.13. The relocation of EQL to Newington Farm, on to an 8 hectare site to the north of the town, is the key proposal for the growth and regeneration of Craven Arms and its economy. Newington Food Park will provide a new strategic junction onto the A49 and will accommodate a modern abattoir and processing complex with further 'value-added' processing operations to increase production and diversify the business enterprise. This facility will be developed over time and will include appropriate support services comprising cold storage warehousing, HGV delivery and distribution facilities, car parking and facilities for employees and visitors and appropriate physical bio-security measures.

10.14. The EQL relocation will consolidate employment opportunities around the successful Craven Arms Business Park on Long Lane. The Business Park will soon reach full capacity and an opportunity to create a further Phase 2 development is available on a 3.5 hectare site to the north of Long Lane. The new strategic junction to Newington Food Park on the A49 will also trigger the release of a new employment site for 2.5 hectares on the west of the A49, adjoining the rail line and the Business Park.

10.15. The allocated site for Phase 2 of Craven Arms Business Park is separated from the A49 by the Shrewsbury to Cardiff rail line and the Long Lane level crossing. This is the proposed location for an automated level crossing with longer closure times likely to affect the A49 at its junction with Long Lane.

10.16. It is an objective of the strategy that the strategic junction on the A49 also be used to facilitate a new northern highway linking the trunk road to the proposed developments on Long Lane (north) and Watling Street (west) to improve communications in and around the town.

10.17. This new northern highway would need to bridge the rail line and would facilitate the complete closure of the Long Lane level crossing. This new northern highway would then link the A49 and Newington Food Park with the other two employment sites and the new allocated housing sites along Watling Street.

10.18. The committed site for the expansion of the Business Park is identified in Schedule 7.1c below with other sites which will complement the range and choice of economic development opportunities in the town. The expansion site to the north of Long Lane Long could include recycling and environmental industries



which have been successfully integrated into the existing Business Park to the south.

- 10.19. The local housing market is not as strong as most of southern Shropshire which results in a lower requirement for affordable housing as a developer contribution from open market developments. However, this is now supported by the recent delivery of the exception housing scheme west of Watling Street for site for 25 dwellings.
- 10.20. Housing sites to accommodate around 325 new dwellings will help to deliver the growth aspirations for Craven Arms. These existing allocations include a series of sites located along the eastern frontage of Watling Street which are proposed to be linked to the A49 via the proposed, new northern highway. These sites are expected to provide significant new market and affordable housing to meet local needs within the town and the Craven Arms Place Plan area.
- 10.21. To assist the operation and management of the proposed Newington Food Park, it is proposed to allocate Newington Farmstead for a small residential conversion of the historical farm buildings to provide around 5 new dwellings to accommodate key workers employed at the Food Park. This redevelopment will enable the demolition of unsympathetic modern outbuildings on the site to reveal the historic character of the Farmstead and it is expected that these significant buildings will be redeveloped to enhance their appearance and to conserve their architectural interest.
- 10.22. In addition to the identified site allocations, there are significant opportunities for the development of windfall sites within the existing development boundary and an allowance of around 90 dwellings has been made for this purpose. This allowance is to ensure the delivery of around 500 new dwellings in Craven Arms to 2036.

#### *Summary of residential requirements*

	Number of Dwellings
Preferred dwelling guideline 2016-2036	500
Dwellings completed in 2016-17*	32
Dwellings committed as at 31 <sup>st</sup> March 2017*	377
Remaining dwelling requirement to be identified	91
Dwellings to be allocated	0
Balance/Windfall allowance**	91

*\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.*

#### *Summary of employment land requirements*

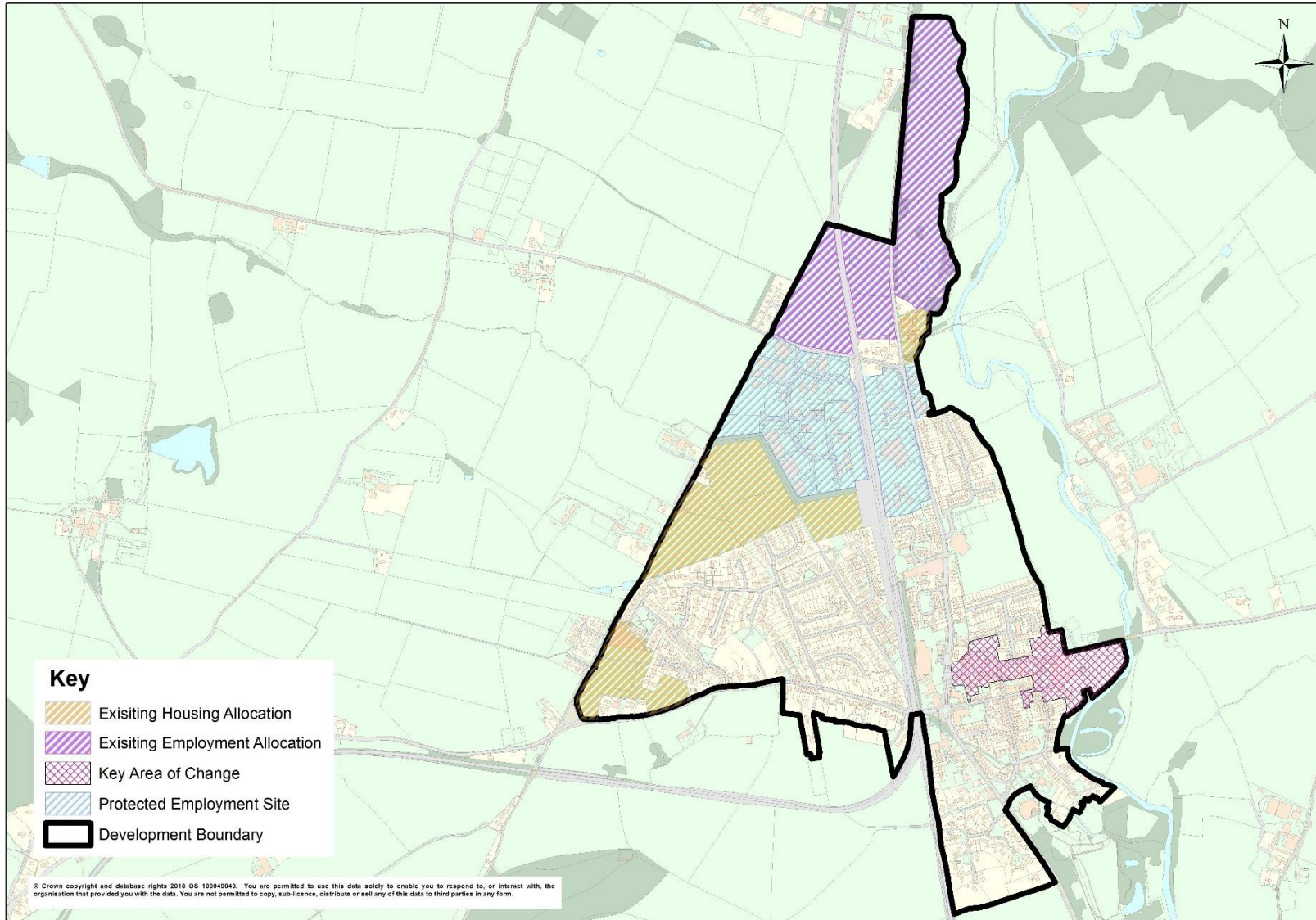
	Employment Land (Ha)
Preferred employment land guideline 2016-2036	5
Commitments and allocations as at 31 <sup>st</sup> March 2017*	14
Employment land shortfall	0
Employment land to be allocated	0
Balance/Windfall allowance**	0

*\*Analysis of Employment Supply at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall development.*

### Proposed Development Boundary

10.23. The map below identifies the location of the proposed development boundary for Craven Arms:



## Community Hubs

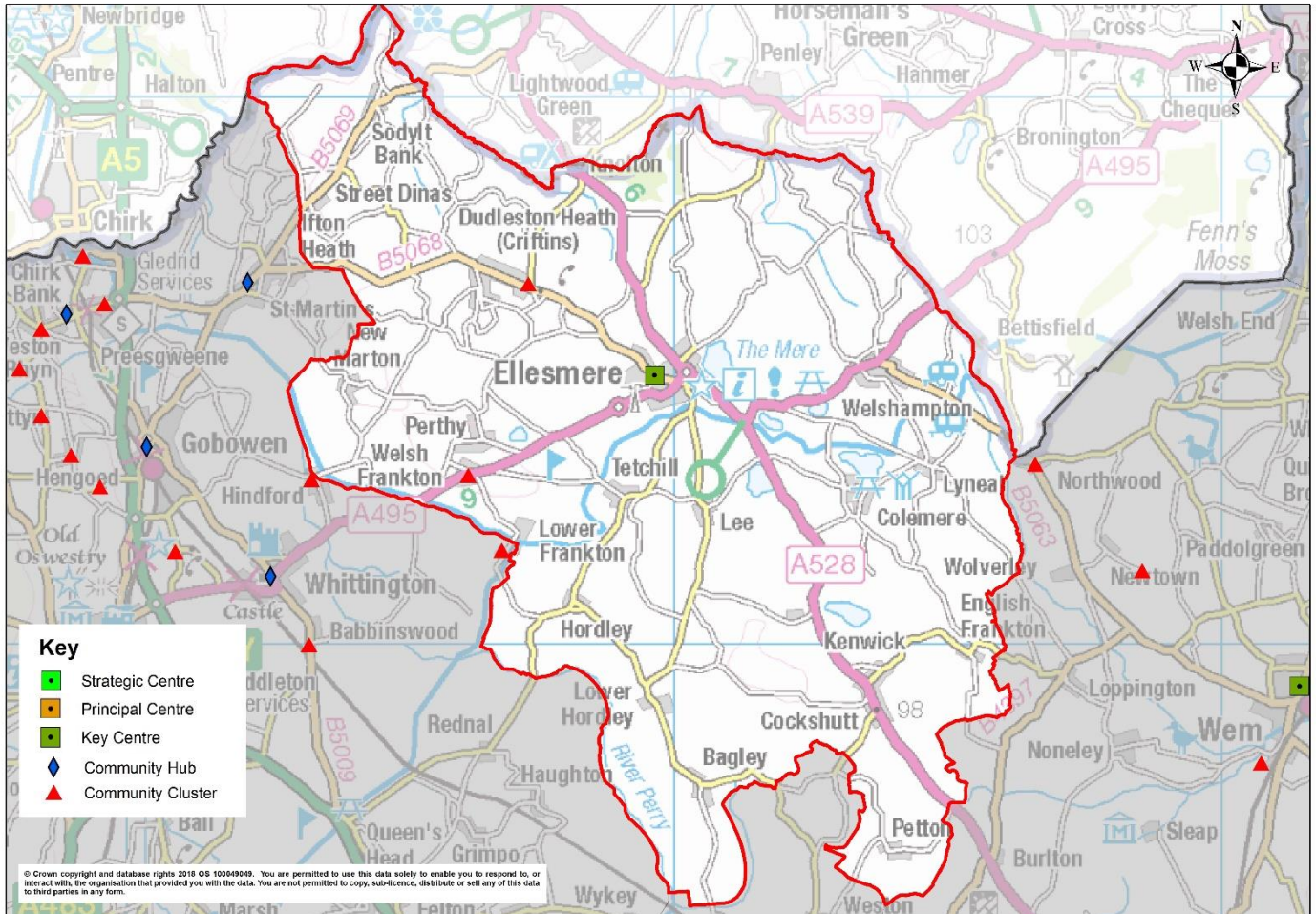
- 10.24. Shropshire Council has undertaken an assessment of the local services, facilities, employment and public transport links available within rural settlements, in order to identify those which are considered to function as Community Hubs. This assessment is summarised within the Hierarchy of Settlements Document:  
[www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf](http://www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf)
- 10.25. No proposed Community Hubs have been identified within the Highley Place Plan area.

## Community Clusters

- 10.26. The identification of Community Clusters will primarily be based on the aspirations of those communities, as expressed by their Parish Council(s)/Parish Meeting(s). Regard will also be given to the Local Plan Review evidence base and the views expressed by promoters of sites, residents and other stakeholders.
- 10.27. Based on the responses received during previous stages of consultation on the Local Plan Review, four proposed Community Clusters have been identified within the Bridgnorth Place Plan area, these are:
- Aston on Clun, Hopesay, Broome, Horderley, Beambridge Long Meadow End, Rowton, and Round Oak;
  - Bache Mill, Bouldon, Broncroft, Corfton, Middlehope, Peaton, Seifton (Great/Little) Sutton, and Westhope
  - Stoke St Milborough, Hopton Cangeford, Cleestanton, and Cleedownton; and
  - Wistanstow
- 10.28. Within Community Clusters, it is proposed that a criteria based policy will manage development. A draft of this policy was provided within the previous Preferred Scale and Distribution of Development Consultation Document, available to view at:  
<https://shropshire.gov.uk/media/7632/preferred-options-consultation-final.pdf>

## 11. Ellesmere Place Plan Area

11.1. The Ellesmere Place Plan Area is located in north-west Shropshire. The Place Plan area contains the Key Centre of Ellesmere and numerous small villages and hamlets.



Settlement Type	Settlement Name
<b>Key Centre:</b>	Ellesmere
<b>Community Hubs:</b>	N/A
<b>Community Clusters:</b>	<ul style="list-style-type: none"> <li>• Welsh Frankton, Dudleston Heath and Elson</li> </ul>

11.2. If your village is not included in the list of proposed Community Hubs or Community Clusters above, then this means that it will be 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies.

## Key Centre: Ellesmere

- 11.3. Ellesmere has been identified as a proposed key centre. The town lies on the A495 between Oswestry, Wrexham and Whitchurch. In 2016, the town had an estimated population of 4,188 people and contained 1,930 dwellings. Ellesmere generally has an older age structure and a smaller percentage of its population of working age (approximately 54% of the population) than the average for than the average for Shropshire (approximately 60%), the West Midlands (approximately 62%) and Great Britain (approximately 63%).
- 11.4. Ellesmere is well known for its Mere, which together with the Llangollen branch of the Shropshire Union Canal attract significant numbers of visitors to the town. The employment offer in Ellesmere consists of several larger employers and significant numbers of businesses employing less than five people.
- 11.5. A major mixed-use redevelopment on the site of the canalside wharf is now nearing completion. A further mixed-use allocation was identified for development within the current Local Plan and has subsequently been granted Planning Permission. This development will deliver housing, a hotel, a boating marina, a leisure complex, a pub/restaurant, holiday cabins and touring caravan pitches. Further significant residential development is also ongoing to the west of the town.
- 11.6. Key planning issues for Ellesmere include the need to provide more affordable housing; low-cost market housing; and deliver employment opportunities upon the employment allocations within the current Local Plan.
- 11.7. Identified critical infrastructure priorities for Ellesmere include:
- Additional primary and secondary school provision.
  - Assessment of the sewerage network capacity.
  - Local and strategic highway improvements.
  - Provision of additional leisure, recreation, amenity and cemetery facilities.
  - Additional GP provision.
  - Further information on infrastructure constraints and priorities are available within the Ellesmere Place Plan.
- 11.8. As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.
- 11.9. A detailed profile of the key centre of Ellesmere is available here: <https://shropshire.gov.uk/media/9792/ellesmere.pdf>

## Development Strategy

- 11.10. Ellesmere will act as a key centre and contribute towards the strategic growth objectives in the north-west of the County.
- 11.11. The Local Plan Review will seek to achieve balanced housing and employment growth within Ellesmere, through the provision of around 800 dwellings and around 8 hectares of employment development between 2016 and 2036.
- 11.12. In 2016-17, 38 dwellings were completed and a further 602 dwellings were committed through planning permission, prior approval or site allocation.

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

- 11.13. Between 2006/07 and 2016/17 the average housing delivery rate in Ellesmere was some 29 dwellings per year. However, the average rate experienced in recent years (between 2013/14 - 2016/17) was some 60 dwellings per year. The annual build rate required over the Local Plan Review period is some 25 dwellings per year. This is considered realistic and deliverable, given the recent completion rates in the town.
- 11.14. Around 9 hectares of employment land is already committed in Ellesmere, through planning permission, prior approval or site allocation. No further employment land therefore needs to be identified to support the employment development objectives for the town, subject to an employment land review. The emphasis within the Local Plan Review will be seeking to deliver employment opportunities within these sites.
- 11.15. Additional land opportunities will need to recognise the presence of numerous heritage and natural environment assets in and around the town, particularly The Mere, the Shropshire Union Canal and Ellesmere Conservation Area, which contribute to its character but may also constrain development. Opportunities may also be constrained by flood risk that will require further site assessments.
- 11.16. It is proposed that two adjacent sites will be allocated for residential development. These sites are located to the west of Ellesmere and complement the existing mixed use allocation.

*Summary of residential requirements*

	Number of Dwellings
Preferred dwelling guideline 2016-2036	800
Dwellings completed in 2016-17*	38
Dwellings committed as at 31 <sup>st</sup> March 2017*	602
Remaining dwelling requirement to be identified	160
Dwellings to be allocated	160
Balance/Windfall allowance**	0

*\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.*

*Summary of employment land requirements*

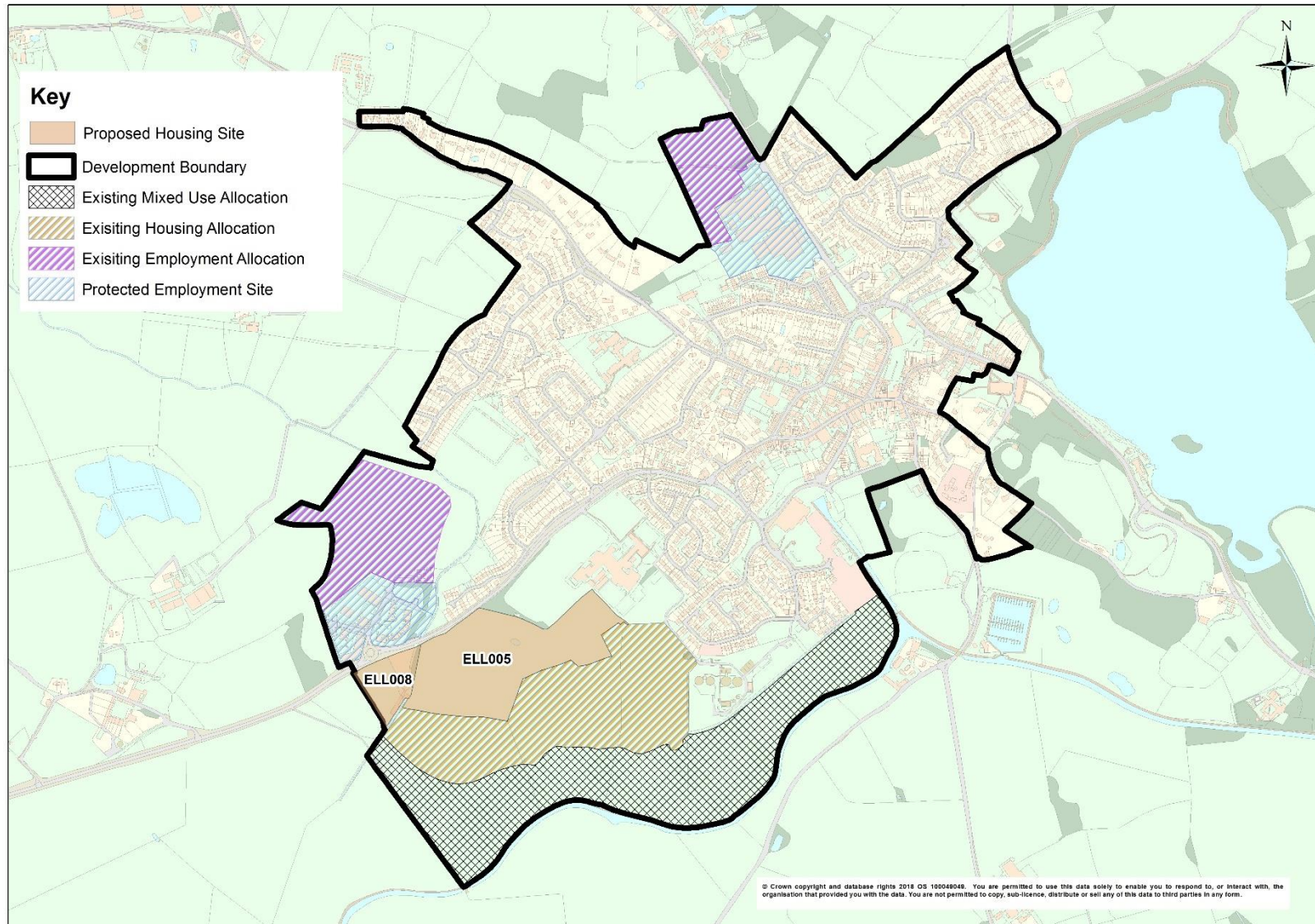
	Employment Land (Ha)
Preferred employment land guideline 2016-2036	8
Commitments and allocations as at 31 <sup>st</sup> March 2017*	9
Employment land shortfall	0
Employment land to be allocated	0
Balance/Windfall allowance**	0

*\*Analysis of Employment Supply at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall development.*

### Proposed Development Boundary and Preferred Site Allocations

11.17. The map below identifies the location of the preferred allocations and the proposed development boundary for Ellesmere:



11.18. The table below provides information on each of the preferred allocations:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
<b>ELL005</b>	Land South of Oswestry Road, Ellesmere	7.00	150 dwellings	<p>Comprehensive masterplan required for ELL005 and ELL008. This should ensure integration into the existing allocation to the south.</p> <p>Access into ELL005, ELL008 and the existing allocation to the south should be complementary and if possible integrated through the provision of an appropriate junction(s) onto the A495.</p> <p>An appropriate pedestrian crossing facility over the A495 is required.</p> <p>HRA required of the recreational and increased road traffic impact on nearby meres and mosses.</p> <p>Open space requirements must exceed default standards to address recreation issues.</p>
<b>ELL008</b>	Land at the Nursery, Oswestry Road, Ellesmere	1.33	10 dwellings	<p>Open space provision should link to green spaces within the development to the south and the surrounding area, with the intention of creating a circular walk.</p> <p>Provision of an appropriate buffer (minimum 10m) to Newnes Brook to create an environmental corridor. Potential to de-culvert Newnes Brook should also be investigated and if possible implemented.</p> <p>Existing tree cover should be retained and enhanced.</p> <p>Design and layout should minimise noise impact from adjacent road.</p> <p>Residential development should be limited to those elements of the sites located outside flood zones 2 and/or 3 and the 1,000 year surface flood risk zone.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p>



## **Community Hubs**

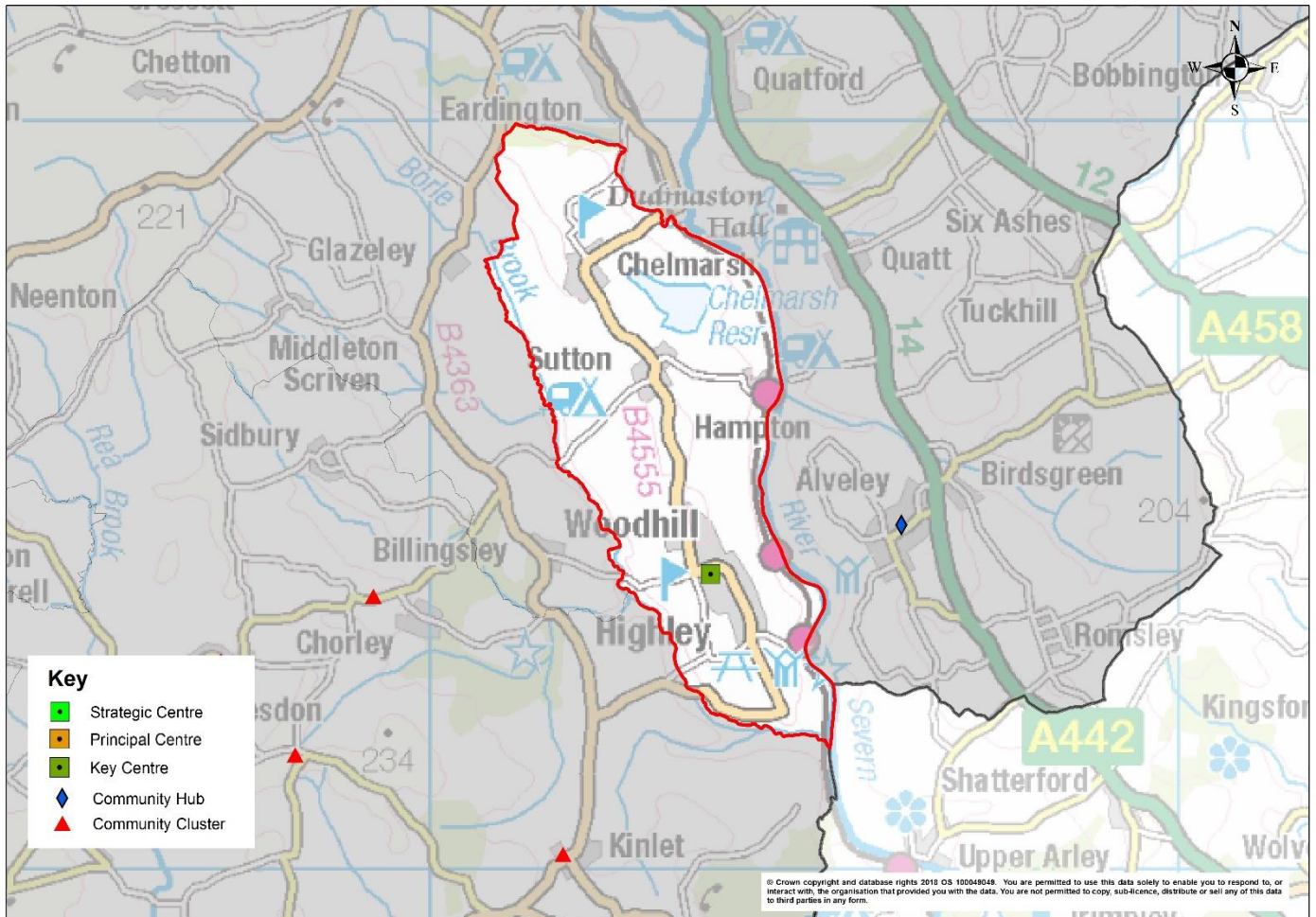
- 11.19. Shropshire Council has undertaken an assessment of the local services, facilities, employment and public transport links available within rural settlements, in order to identify those which are considered to function as Community Hubs. This assessment is summarised within the Hierarchy of Settlements Document:  
[www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf](http://www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf)
- 11.20. No proposed Community Hubs have been identified within the Ellesmere Place Plan area.

## **Community Clusters**

- 11.21. The identification of Community Clusters will primarily be based on the aspirations of those communities, as expressed by their Parish Council(s)/Parish Meeting(s). Regard will also be given to the Local Plan Review evidence base and the views expressed by promoters of sites, residents and other stakeholders.
- 11.22. Based on the responses received during previous stages of consultation on the Local Plan Review, the following Community Clusters are proposed to be designated in the Ellesmere Place Plan area:
- Welsh Frankton, Dudleston Heath and Elson.
- 11.23. Within Community Clusters, it is proposed that a criteria based policy will manage development. A draft of this policy was provided within the previous Preferred Scale and Distribution of Development Consultation Document, available to view at:  
<https://shropshire.gov.uk/media/7632/preferred-options-consultation-final.pdf>

## 12. Highley Place Plan Area

12.1. The Highley Place Plan Area is located in north-west Shropshire. The Place Plan area contains the Key Centre of Highley and numerous small villages and hamlets.



Settlement Type	Settlement Name
<b>Key Centre:</b>	Highley
<b>Community Hubs:</b>	N/A
<b>Community Clusters:</b>	N/A

12.2. If your village is not included in the list of proposed Community Hubs or Community Clusters above, then this means that it will be 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies.

## **Key Centre: Highley**

- 12.3. Highley has been identified as a proposed key centre. The settlement lies to the south-east of Shropshire, seven miles south of Bridgnorth and within commuting distance of Kidderminster.
- 12.4. In 2016, Highley's estimated population was 3,195 people and it contained an estimated 1,462 dwellings. Highley generally has an older age structure and a smaller percentage of its population of working age (approximately 50% of the population) than the average for Shropshire (approximately 60%), the West Midlands (approximately 62%) and Great Britain (approximately 63%).
- 12.5. Highley is a linear settlement, spread over a mile on the B4555 on a ridge above the River Severn. It has a mining heritage. The river separates Highley from Alveley to the east, apart from a footbridge that provides pedestrian access.
- 12.6. The housing site allocated within the current Local Plan (Land off Rhea Hall/Coronation Street) and a large windfall site at Jubilee Drive have both been completed. A further windfall site at The Cedars, Bridgnorth Road is currently being developed.
- 12.7. Identified critical infrastructure priorities for Highley include:
  - Assessment of the need for additional primary and secondary school provision.
  - Local and strategic highway improvements.
  - Addressing the parking provision for the medical centre.
  - Provision of additional leisure, recreation and amenity facilities.
- 12.8. Further information on infrastructure constraints and priorities are available within the Highley Place Plan. As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.
- 12.9. A detailed profile of the key centre of Highley is available here:  
<https://shropshire.gov.uk/media/9685/highley.pdf>

## ***Development Strategy***

- 12.10. Highley will act as a key centre and contribute towards the strategic growth objectives in the east of the County.
- 12.11. The Local Plan Review will seek to achieve balanced housing and employment growth within Highley, through the provision of around 250 dwellings and around 3 hectares of employment development between 2016 and 2036.
- 12.12. In 2016-17, 59 dwellings were completed and a further 69 dwellings were committed through planning permission, prior approval or site allocation. Therefore, a further 122 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.
- 12.13. Between 2006/07 and 2016/17 the average housing delivery rate in Highley was some 15 dwellings per year. This is comparable with the annual build rate required over the Local Plan Review period of some 13 dwellings per year.

- 12.14. Around 2 hectares of employment land is already committed in Highley, through planning permission, prior approval or site allocation. Therefore, a minimum of 1 hectare of additional employment land will need to be identified to achieve the preferred level of employment development in the settlement.
- 12.15. Additional land opportunities will need to recognise the constraints caused by the distance of Highley's connections to the main transport network and its relatively limited employment offer. Furthermore, the settlement stands on a prominent ridge above the Severn Valley, in an area of attractive landscape and contains a number of heritage assets. Therefore, new development needs to be located and designed with these considerations in mind.
- 12.16. It is proposed that one site will be allocated for residential development. This site is located to the east of the settlement and benefits from good links into the town centre. The site will deliver a mix of house types including bungalows and an extra care scheme.
- 12.17. No employment allocations are proposed as it is considered that appropriate employment land will be achieved through windfall development.

*Summary of residential requirements*

	Number of Dwellings
Preferred dwelling guideline 2016-2036	250
Dwellings completed in 2016-17*	59
Dwellings committed as at 31 <sup>st</sup> March 2017*	69
Remaining dwelling requirement to be identified	122
Dwellings to be allocated	120
Balance/Windfall allowance**	2

*\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.*

*Summary of employment land requirements*

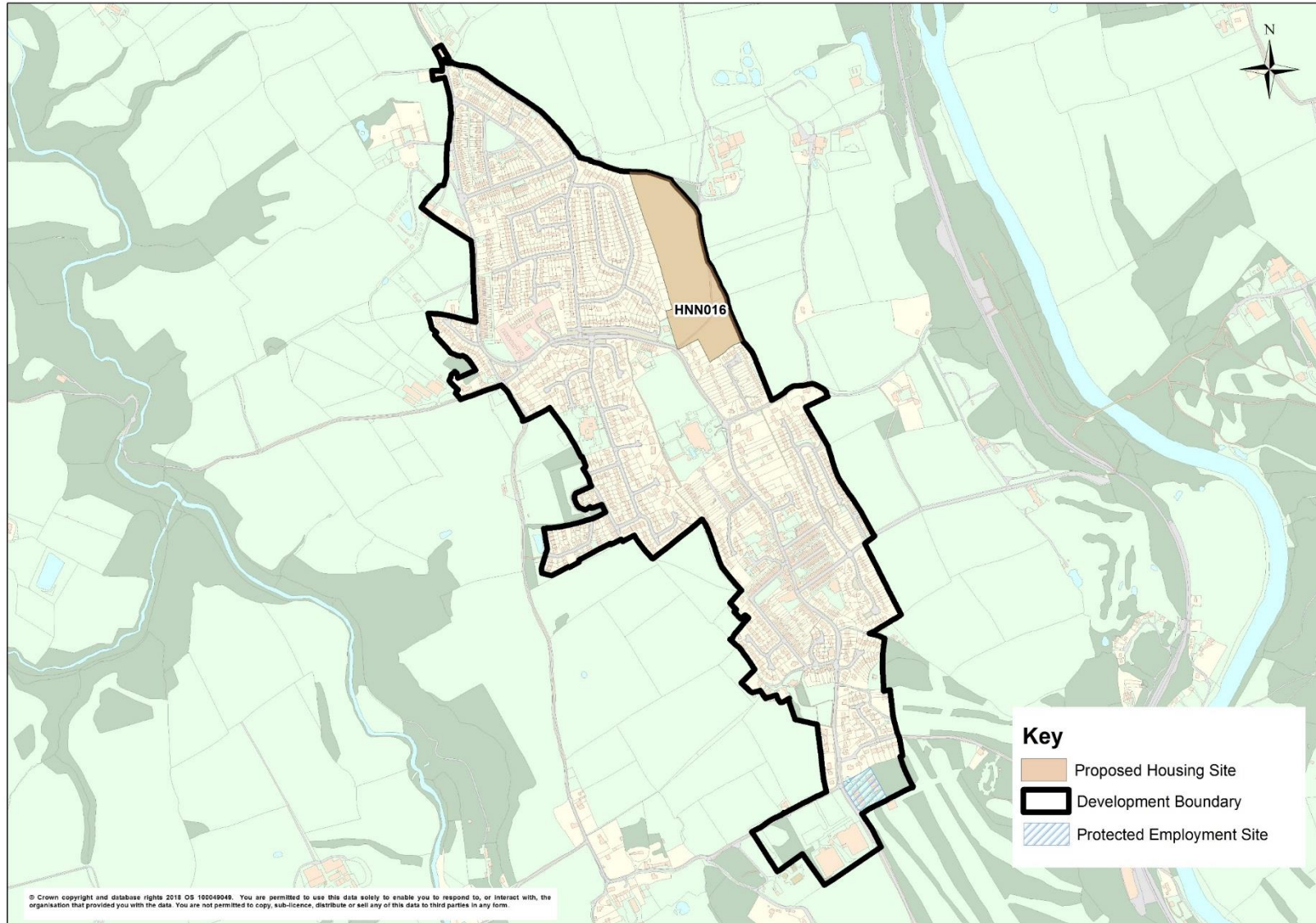
	Employment Land (Ha)
Preferred employment land guideline 2016-2036	3
Commitments and allocations as at 31 <sup>st</sup> March 2017*	2
Employment land shortfall	1
Employment land to be allocated	0
Balance/Windfall allowance**	1

*\*Analysis of Employment Supply at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall development.*

### Proposed Development Boundary and Preferred Site Allocation

12.18. The map below identifies the location of the preferred allocation and the proposed development boundary for Highley:



12.19. The table below provides information on each of the preferred allocations:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
HNN016	Land South of Oak Street, Highley	5.42	70 dwellings and 50 extra-care apartments	<p>A mixed use residential allocation consisting of:</p> <ul style="list-style-type: none"> <li>• Around 10 bungalows on the southern-most element of the site, south of the access point;</li> <li>• A 50 bedroom extra-care facility on the southern element of the site, north of the access point.</li> <li>• Around 60 dwellings on the northern element of the site.</li> </ul> <p>An extra care scheme is considered to meet local needs and will also provide additional employment within the settlement.</p> <p>Similarly, there is considered to be local demand for bungalows and the southern-most element of the site is considered most sensitive to overlooking.</p> <p>A pedestrian crossing of Bridgnorth Road should be provided at an appropriate location in proximity of the site.</p> <p>On-site open space provision should consist of areas suitable for general recreation; young person's play space; allotments; and semi-natural areas, linking to existing hedgerows and woodland to the north.</p> <p>Open space provision should provide biodiversity enhancements and be easily accessible for residents on the site and within the surrounding area.</p> <p>All hedgerows, tree lines and mature trees on the site should be retained.</p> <p>Design and layout will need to reflect the sites location within the setting of Grade II listed Hazelwell's Farm House.</p> <p>Residential development should be limited to those elements of the sites located outside the 1,000 year surface flood risk zone.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p>

## **Community Hubs**

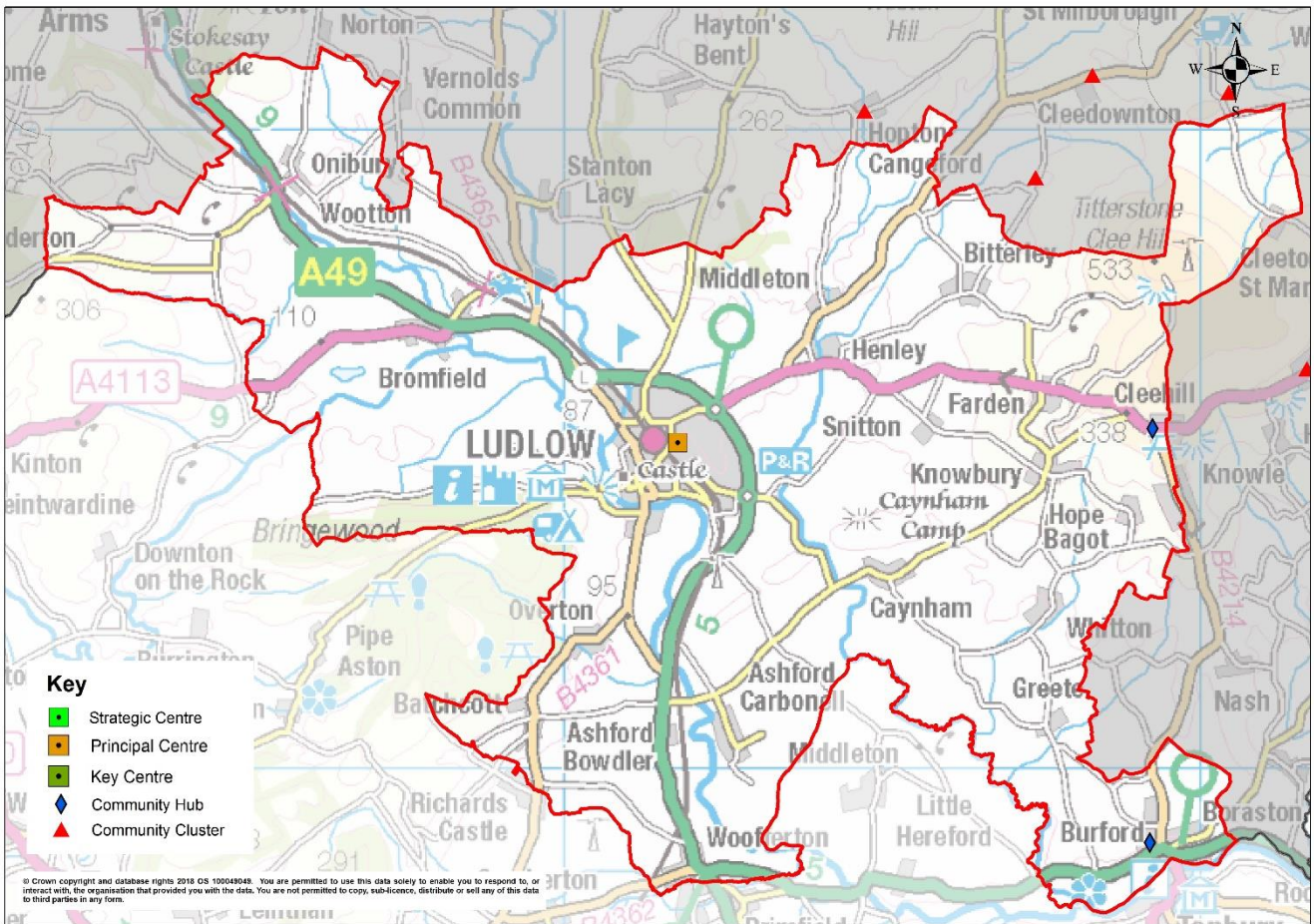
- 12.20. Shropshire Council has undertaken an assessment of the local services, facilities, employment and public transport links available within rural settlements, in order to identify those which are considered to function as Community Hubs. This assessment is summarised within the Hierarchy of Settlements Document: <https://www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf>
- 12.21. No proposed Community Hubs have been identified within the Highley Place Plan area.

## **Community Clusters**

- 12.22. The identification of Community Clusters will primarily be based on the aspirations of those communities, as expressed by their Parish Council(s)/Parish Meeting(s). Regard will also be given to the Local Plan Review evidence base and the views expressed by promoters of sites, residents and other stakeholders.
- 12.23. Based on the responses received during previous stages of consultation on the Local Plan Review, no Community Clusters are proposed to be designated in the Highley Place Plan area.
- 12.24. Within Community Clusters, it is proposed that a criteria based policy will manage development. A draft of this policy was provided within the previous Preferred Scale and Distribution of Development Consultation Document, available to view at: <https://shropshire.gov.uk/media/7632/preferred-options-consultation-final.pdf>

## 13. Ludlow Place Plan Area

13.1. The Ludlow Place Plan Area is located in south Shropshire on the border with Herefordshire. This Place Plan contains the Principal Centre of Ludlow, two Community Hubs at Burford and Clee Hill and numerous smaller villages and hamlets.



Settlement Type	Settlement Name
<b>Principal Centre:</b>	Ludlow
<b>Community Hubs:</b>	<ul style="list-style-type: none"> <li>• Burford</li> <li>• Clee Hill</li> </ul>
<b>Community Clusters:</b>	N/A

13.2. If your village is not included in the list of proposed Community Hubs or Community Clusters above, then this means that it will be 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies.



## **Principal Centre: Ludlow**

- 13.3. Ludlow (2016 population 10,717) is the smaller of the principal market towns in Shropshire but is strategically located on the southern boundary of the County and is also accessible to other settlements and rural communities in Herefordshire and Worcestershire. This important and historic market town is therefore a significant service centre for the more sparsely populated areas of south Shropshire and beyond. The town also has a national reputation as a significant and well conserved historic town and so, has a significant tourist and visitor economy.
- 13.4. Ludlow is located between the course of the River Teme, which contributed to the defences of the town with its impressive and well conserved castle and the contemporary communications provided by the A49 trunk road and its station on the Shrewsbury Cardiff rail line. The A49 forms two important junctions; the B4364 extending east to the Community Hub settlement of Clee Hill and The Sheet leading across the uplands of the Clees to the second Community Hub settlement of Burford on the A456 linking to Worcestershire.
- 13.5. Housing delivery rates in Ludlow have varied significantly over recent years but have achieved an average of around 35 dwellings per year. It is expected that the lower rates of delivery reflect the impacts of the economic downturn and the uncertainty associated with the recent planning appeals which do, however, indicate the likely demand for housing in the town. The significant strategy now identified for Ludlow will require a delivery rate of around 60 dwellings per year. This is higher than the recent average, but these levels have been achieved in the past and the strategy is considered to be realistic and deliverable.
- 13.6. In the recent past, Ludlow breached the historical boundary created by the A49 with mixed use developments around The Sheet that are currently being delivered within the adjoining Parish of Ludford. The smaller scale of residual housing development requiring additional land can now be accommodated on brownfield and windfall sites coming forward within the town. Therefore, the housing expansion into the adjoining parish area can be subject to a period of respite for the foreseeable future.
- 13.7. To assist the economic growth objectives for the County, 11 hectares of employment development will be required in Ludlow over the Local Plan Review period. As the town currently has employment commitments of 7 hectares only 4 hectares of land remain to be found. It is considered that a consolidation of opportunity at The Sheet provides the better strategy for Ludlow to attract business investment interest into the local economy.
- 13.8. A local economic growth strategy is being prepared for Ludlow which will set out Shropshire Council's local economic delivery plan in this area, helping the Council to address priorities outlined in the overarching Economic Growth Strategy at a local level. This strategy will also have a key role in supporting existing business growth and attracting new business and investment into not just the town but also the surrounding areas.
- 13.9. A detailed profile of the principal Market Town of Ludlow providing more detailed information about key local characteristics and issues is available here: <https://shropshire.gov.uk/media/9687/ludlow.pdf>.
- 13.10. Identified critical infrastructure priorities for Ludlow include:
- Waste water treatment and sewerage capacity.
  - Additional primary school provision and consideration of the need for additional secondary school provision.

- Consideration of the need for additional medical facilities.
- Local and strategic highway improvements, including provision of a foot/cycle bridge over the A49 (to be delivered through current site allocations).
- Provision of additional leisure, recreation, and amenity facilities.
- Further information on infrastructure constraints and priorities are available within the Ludlow Place Plan.

13.11. As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

### ***Development Strategy***

- 13.12. Ludlow is a principal Market Town settlement that contributes towards the strategic growth objectives in the south of the County. It is expected that Ludlow will continue to explore ways in which it can effectively implement the ambitious growth strategy that has been identified within the SAMDev Plan and significantly augmented by recent committed development particularly two large appeals sustained for housing development at Bromfield Road (north) and Foldgate Lane (south).
- 13.13. The SAMDev Plan established two key allocations at Rocks Green and Sheet Road to continue the development of the eastern extension of Ludlow in the neighbouring parish of Ludford. These two areas of new development will soon enter the housing land supply in Ludlow and each will provide access to land running along the east of the A49 route by-passing the town. In the period since the adoption of the SAMDev Plan, the housing supply in Ludlow has been significantly augmented by the housing development at Bromfield Road (north) and Foldgate Lane (south). There is, therefore, only a limited need for additional housing land in Ludlow that can be met from existing brownfield opportunities in the town that are already being marketed for redevelopment or are at an advanced stage in the planning of their redevelopment. There will also be an allowance for windfall development in the town and these sites should assist in the recycling and repurposing of under-used or are also expected to be constrained in this way.
- 13.14. It is therefore proposed that any further housing expansion into the adjoining Ludford parish should be subject to a period of respite for the foreseeable future to focus on the delivery of housing within the built area of the town.
- 13.15. The Council will consider the need to bring forward an outline masterplan for this potential urban extension under their duty to keep under review matters affecting the proper and effective planning of the County.
- 13.16. The housing requirement for Ludlow comprises a significant provision of 1,000 dwellings. The effect of the SAMDev plan and the scale of development committed since the adoption, leaves a nominal additional requirement for only 148 dwellings. This is to be satisfied from two significant brownfield site releases and further windfall development. It is expected that this development will be designed to respect the historic character of Ludlow using good contemporary design within schemes that provides and appropriate scale and form of landscaping, open space and car parking.
- 13.17. The rate of development in Ludlow has been lower than anticipated for some time despite these significant commitments. The Council will require those landowners and developers with sites that form part of the current commitments to act swiftly to bring forward their land to consent for development and to commence

construction. The objective will be to bring dwellings to the market and to prove the demand for new homes in the town.

- 13.18. The employment needs of Ludlow are proposed to be met through an extension of the existing allocation south of Sheet Road increasing the size of the overall allocation from 3.5 hectares to around 8 hectares. The development of these two inter-related sites should significantly change the employment land offer within Ludlow. This effect should improve the offer of employment land, commercial premises, business representation and employment in the town. This newly combined employment allocation is expected to create a critical mass for development in terms of the provision of infrastructure and the suitability of the site for larger building footprints. Development must deliver good contemporary design with appropriate use of materials, layout and landscaping. The development scheme should also include improvements to the A49 / Sheet Road junction and provide a suitable access to the site in combination with the adjacent existing employment allocation. The site is situated within an open aspect in an important landscape close to historic and environmental assets and the development scheme will be expected to respect and conserve these important natural and historic assets.

#### *Summary of residential requirements*

	Number of Dwellings
Preferred dwelling guideline 2016-2036	1,000
Dwellings completed in 2016-17*	14
Dwellings committed as at 31 <sup>st</sup> March 2017*	840
Remaining dwelling requirement to be identified	146
Dwellings to be allocated	84
Balance/Windfall allowance**	62

*\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.*

#### *Summary of employment land requirements*

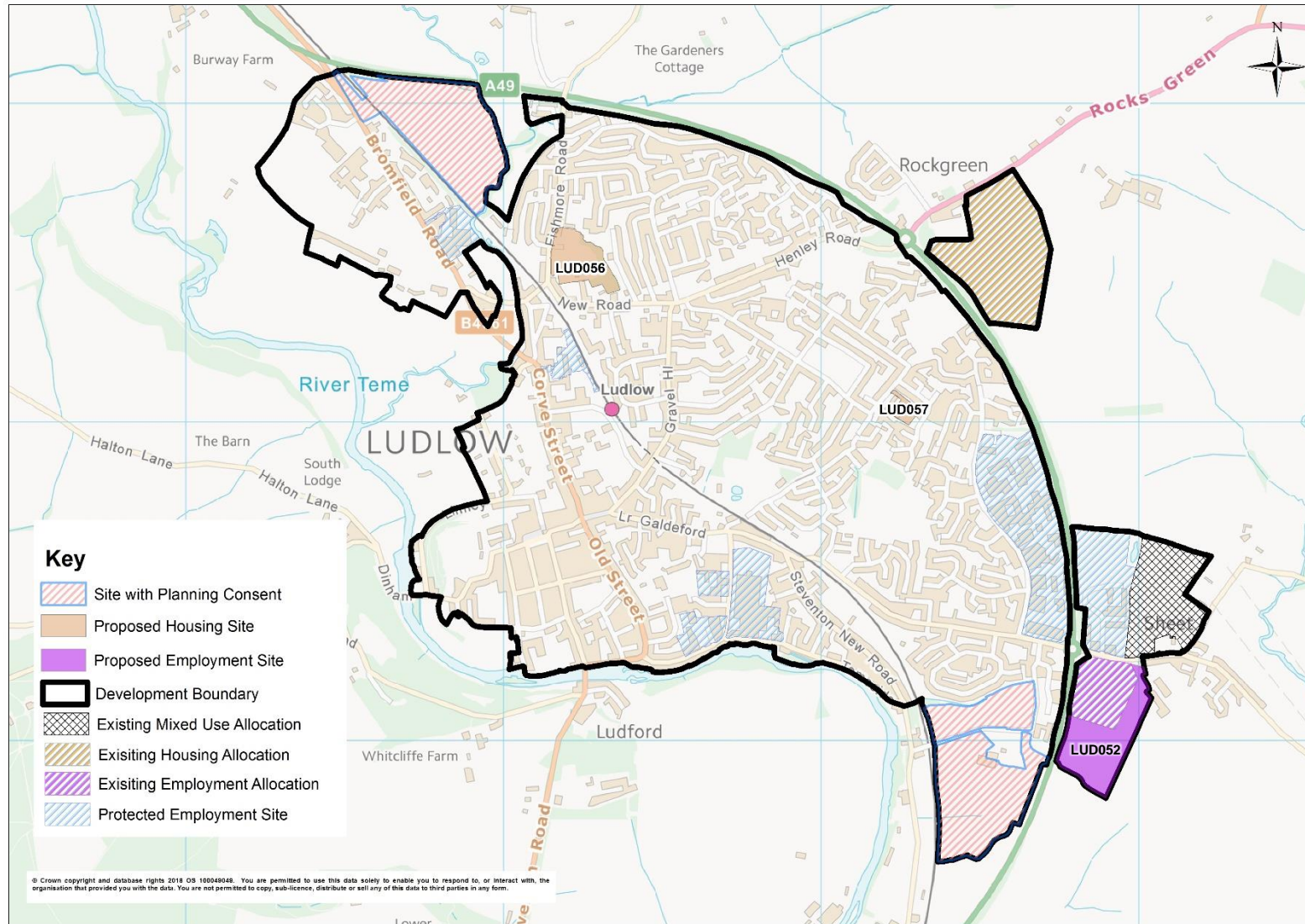
	Employment Land (Ha)
Preferred employment land guideline 2016-2036	11
Commitments and allocations as at 31 <sup>st</sup> March 2017*	7
Employment land shortfall	4
Employment land to be allocated	4
Balance/Windfall allowance**	0

*\*Analysis of Employment Supply at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall development.*

### Proposed Development Boundary and Preferred Site Allocations

13.19. The map below identifies the location of the preferred allocations and the proposed development boundary for Ludlow:



13.20. The table below provides information on each of the preferred allocations:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
LUD056	Former Coach Depot and Land at Fishmore Road, Ludlow	2.1	74 dwellings	Resolution to grant consent has been reached under application reference 16/03096/OUT. Details for scale, layout, design and landscaping will be addressed as matters reserved. The site is not part of the committed supply and permissions granted will be time limited within the period of the Local Plan review. The site is allocated to establish the commitment to deliver this large brownfield site for housing use.
LUD057	Western Power Distribution Depot, Riddings Road, Ludlow	0.45	10 dwellings	This brownfield site is currently occupied by an inappropriate use in a residential area particularly in terms of the traffic generated by Western Power Distribution. The site is allocated to establish the commitment to the redevelopment of this brownfield site. The site has been marketed for housing and this is an appropriate use for the site. Redevelopment will deliver around 10 dwellings with adequate open space and car parking provided within the site to avoid adverse impacts on the existing residential amenity in this densely developed neighbourhood.
LUD052	Land south of Eco-Park, Sheet Road, Ludlow	4.85	1.94ha of employment land	This site will extend an existing employment allocation to create a critical mass for development in terms of the provision of infrastructure and the suitability of the site for larger building footprints. To satisfy national and local heritage policies through an heritage assessment to account for the setting of the scheduled Caynham Camp. Development must deliver good contemporary design with appropriate use of materials, layout and landscaping. Relevant supporting studies should be undertaken particularly transport assessments, ecology to take account of adjacent SSSI, tree and hedgerow surveys to protect existing boundary treatment to screen site and conserve the environmental network around the town, flood risk and drainage with their recommendations clearly reflected in the proposed development scheme. This should include improvements to the A49 / Sheet Road junction and provide a suitable access to the site in combination with the adjacent existing employment allocation.

## Community Hubs

- 13.21. Shropshire Council has undertaken an assessment of the local services, facilities, employment and public transport links available within rural settlements, in order to identify those which are considered to function as Community Hubs. This assessment is summarised within the Hierarchy of Settlements Document: <https://www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf>
- 13.22. Two proposed Community Hubs has been identified within the Ludlow Place Plan area, these are:
- Buford
  - Clee Hill

## Burford

- 13.23. Burford is a moderate size town located on the A456 Kidderminster Road. The town forms a southern gateway for Shropshire at its border with Worcestershire marked by the course of the River Teme. Burford is located at the junctions of the A456 / A4112 / B4214 leading to the river bridge connecting Burford with its larger 'sister' settlement of Tenbury Wells located in Worcestershire.
- 13.24. Burford offers the most extensive range of services and facilities of all of Shropshire's Community Hubs partly due to its proximity to services within Tenbury wells. As a measure of the inter-relationship between these two towns, Burford accommodates a range of services including some key services and facilities operated and funded by Worcestershire authorities (e.g. its hospital and fire station). However, Burford accommodates an extensive and successful employment area comprising the Upper and Lower Teme Business Parks that are protected by Shropshire's Local Plan policies which also benefit the community of Tenbury Wells.
- 13.25. Burford is an existing Community Hub but the town did not receive any allocations of land for development and so, the village has not seen planned development for some time. Although there have been progressive intensification of the employment uses at the Upper and Lower Teme Business Parks with some small scale, windfall housing development in the village. It is intended to maintain a small allowance for windfall housing development in Burford.
- 13.26. Burford is therefore a sustainable development location in need of new land for housing and employment investment. This will support demands from business from within and beyond the town, to sustain the vitality of the local community and to support the local services within Buford and Tenbury Wells. Local aspirations for this Community Hub are for the significant new housing development to be delivered on a single allocation to provide high quality, affordable housing across a range of tenures to meet local needs. Employment land should be co-located with the existing Business Parks and is expected to be brought forward under criteria based policies to be identified in a later consultation on the Local Plan review.

## Development Strategy

- 13.27. Over the period to 2036, a significant increase in housing is to be encouraged in Burford to support the role of the town as a Community Hub and to sustain its proven function as a key service centre with Tenbury Wells on the Shropshire / Worcestershire border.
- 13.28. The Call for Sites in the Local Plan review consultation in March 2017 did yield sites but these were not actively promoted as part of the Local Plan review. These circumstances have been brought to the attention of local landowners who are currently considering the development potential of their landholdings. The matter of future land allocations for housing and employment development in Burford will therefore be clarified in a later consultation on the Local Plan review.

### Summary of residential requirements

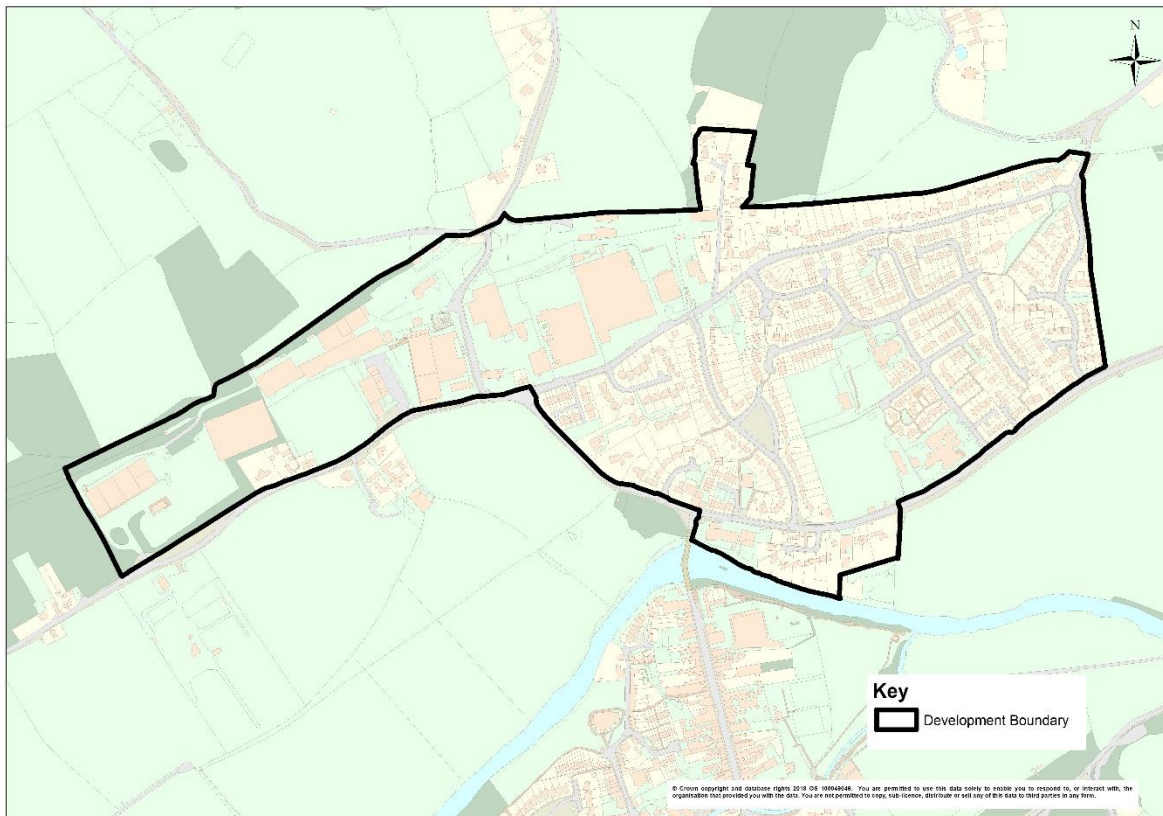
	Number of Dwellings
Preferred dwelling guideline 2016-2036	100
Dwellings completed in 2016-17*	1
Dwellings committed as at 31 <sup>st</sup> March 2017*	3
Remaining dwelling requirement to be identified	96
Dwellings to be allocated and/or windfall allowance**	96

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

### Existing Development Boundary: Burford

- 13.29. The map below identifies the location of the existing development boundary for Burford:



## Clee Hill

- 13.30. Clee Hill is a village in the south of Shropshire. It lies between Ludlow and Cleobury Mortimer on the A4117 and has a range of local services and facilities. The village was identified as a Community Hub in the SAMDev Plan with a housing guideline of 30 dwellings to be delivered by infilling, groups of houses and conversions. Between 2006/7 and 2016/17, three houses were built in Clee Hill, two of them in 2016/17. There is also planning permission or prior approval for 47 other dwellings – the majority of which are at the Springfield Park site.
- 13.31. Key issues for planning in Clee Hill include; its location in the Shropshire Hills AONB; the designation of extensive tracts of land adjacent to the development boundary in the east as Wildlife Sites; other Wildlife Sites to the south and west and the Clee Hill Quarries SSSI to the north.

### ***Development Strategy***

- 13.32. Over the period to 2036, a modest amount of further housing of around 26 dwellings, to supplement the existing committed sites, will provide an opportunity to deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements. As more than half the development guideline is already committed, one site allocation is proposed to deliver around 20 houses, together with an allowance of 6 homes to be delivered through windfall sites.

#### *Summary of residential requirements*

	Number of Dwellings
Preferred dwelling guideline 2016-2036	75
Dwellings completed in 2016-17*	2
Dwellings committed as at 31 <sup>st</sup> March 2017*	47
Remaining dwelling requirement to be identified	26
Dwellings to be allocated	20
Balance/Windfall allowance**	6

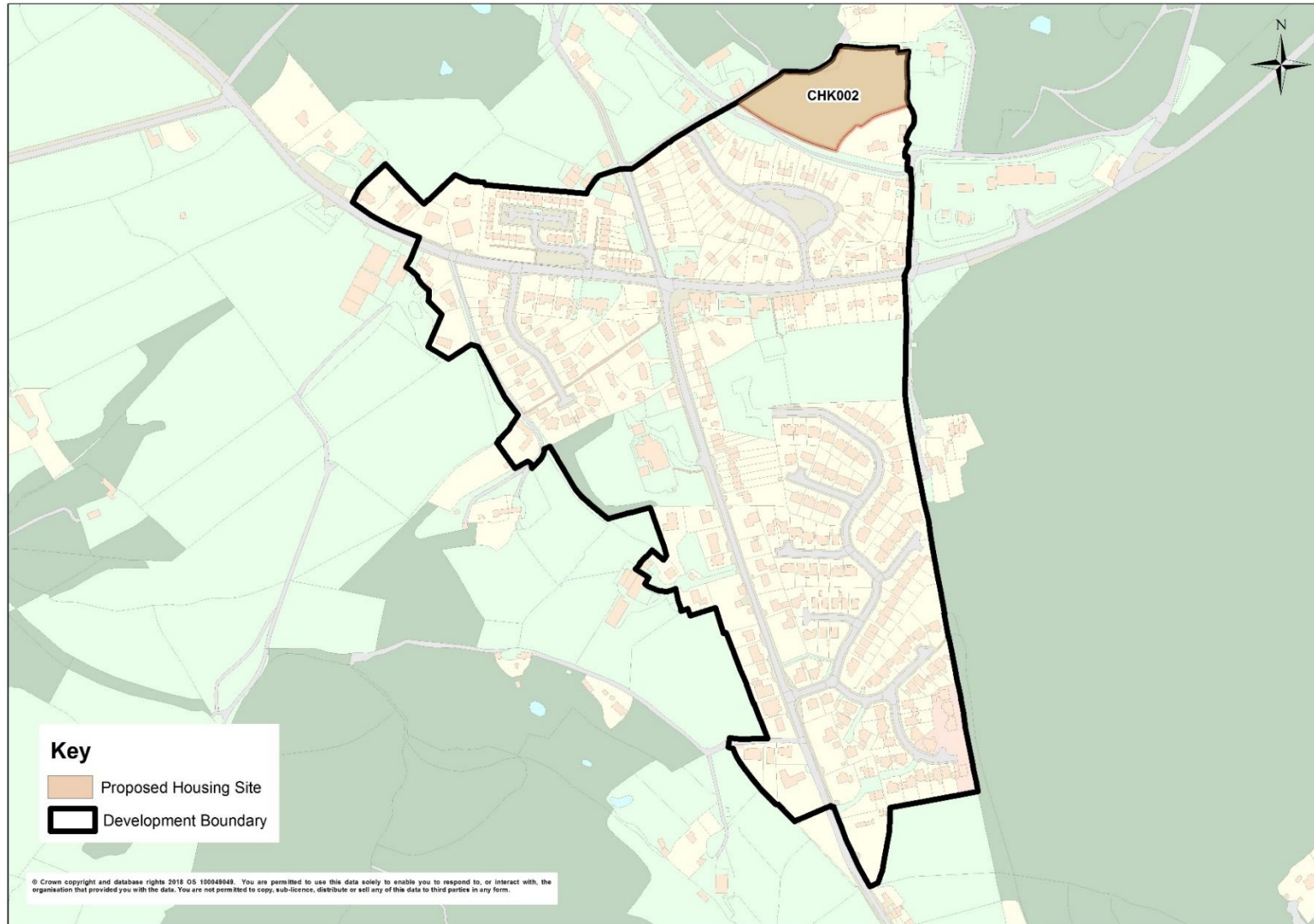
\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.



### **Proposed Development Boundary and Preferred Site Allocation**

13.33. The map below identifies the location of the preferred allocation and the proposed development boundary for Cleve Hill:



13.34. The table below provides information on the preferred allocation:

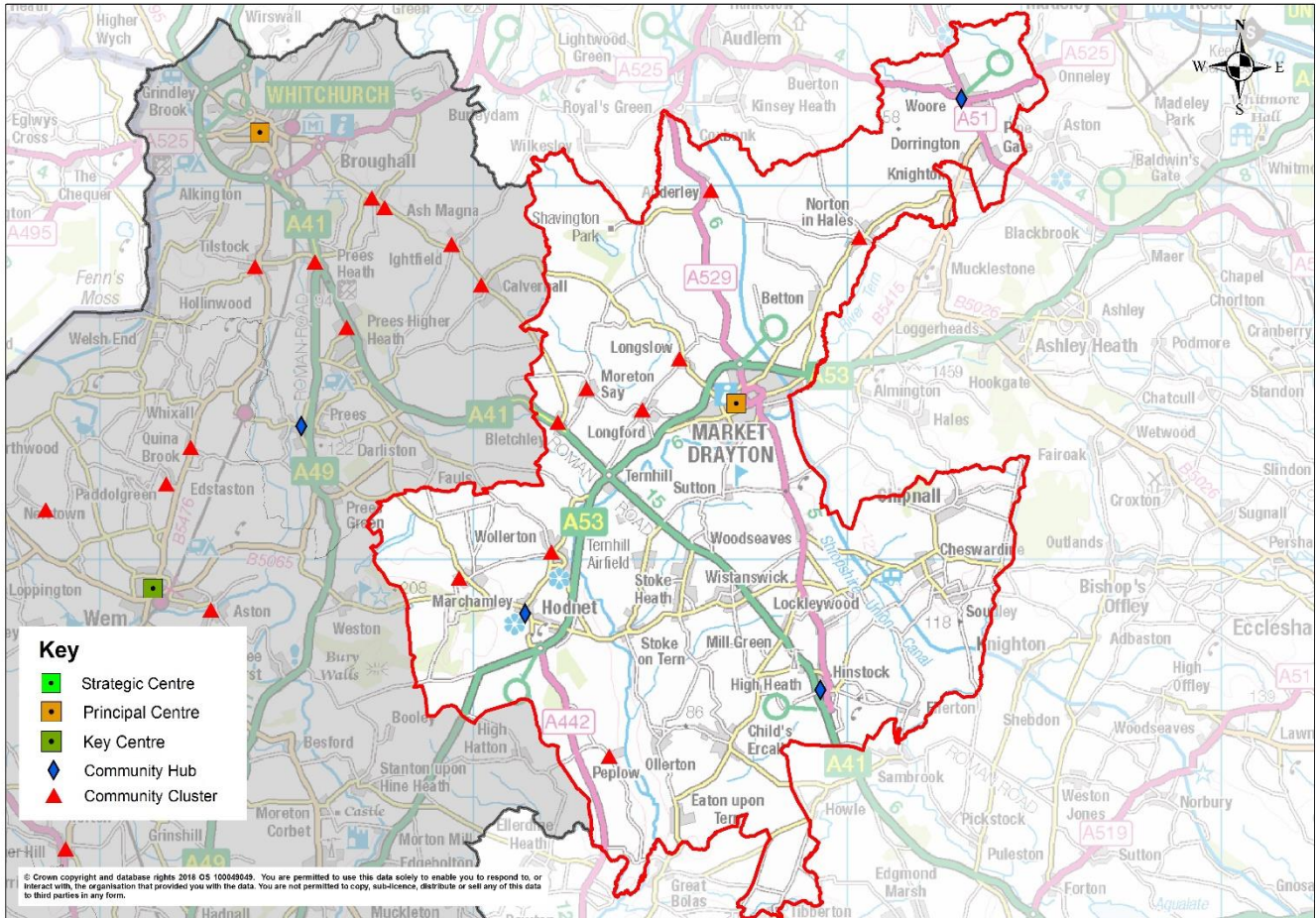
Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
CHK002	Land to the north of the Crescent	0.95	20	A heritage assessment (archaeological) will be needed to determine interest from early coal and ironstone working. There is the potential for restoration of priority habitat as part of the development. The cattle grid on the access into the site may need to be removed as part of the development.

## Community Clusters

- 13.35. The identification of Community Clusters will primarily be based on the aspirations of those communities, as expressed by their Parish Council(s)/Parish Meeting(s). Regard will also be given to the Local Plan Review evidence base and the views expressed by promoters of sites, residents and other stakeholders.
- 13.36. Based on the responses received during previous stages of consultation on the Local Plan Review, no Community Clusters are proposed to be designated in the Ludlow Place Plan area.
- 13.37. Within Community Clusters, it is proposed that a criteria based policy will manage development. A draft of this policy was provided within the previous Preferred Scale and Distribution of Development Consultation Document, available to view at:  
<https://shropshire.gov.uk/media/7632/preferred-options-consultation-final.pdf>

## 14. Market Drayton Place Plan Area

14.1. The Market Drayton Place Plan Area is located in north-east Shropshire. The Place Plan area contains the Principal Centre of Market Drayton; the proposed Community Hubs of Hinstock, Hodnet and Woore/Irelands Cross/Pipe Gate; and numerous small villages and hamlets.



Settlement Type	Settlement Name
<b>Principal Centre:</b>	Market Drayton
<b>Community Hubs:</b>	<ul style="list-style-type: none"> <li>• Hinstock</li> <li>• Hodnet</li> <li>• Woore/Irelands Cross</li> </ul>
<b>Community Clusters:</b>	<ul style="list-style-type: none"> <li>• Marchamley, Peplow and Wollerton</li> <li>• Bletchley, Longford, Longslow, Moreton Say, Adderley and Norton in Hales</li> </ul>

14.2. If your village is not included in the list of proposed Community Hubs or Community Clusters above, then this means that it will be 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies.

## **Principal Centre: Market Drayton**

### ***Development Strategy***

- 14.3. Market Drayton has been identified as a Principal Centre and will contribute to the strategic growth objectives in the north-east of the County.
- 14.4. The Local Plan Review will seek to achieve balanced housing and employment growth within Market Drayton through the provision of around 1,200 dwellings and 13 hectares of employment land between 2016 and 2036.
- 14.5. In the first year of the new Local Plan Review period (2016-2017) 20 dwellings were completed, and there are a further 539 dwellings committed through planning permission, prior approval or allocation. Therefore, a further 641 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.
- 14.6. Between 2006/07 and 2016/17 the average housing delivery rate was 40 dwellings per year. It is recognised therefore there will need to be a step change in average delivery over the plan period to around 60 dwellings per year in order to achieve the local housing requirement. This rate has been achieved in the past and is considered to be achievable in the future, especially as the sites allocated within the SAMDev Plan are now progressing, including the development at Rush Lane which commenced in April 2017.
- 14.7. Around 35 hectares of employment provision has already been provided through allocations in the SAMDev Plan and other employment commitments. Subject to an employment land review it is considered this level of provision is sufficient to meet the needs of therefore there is no requirement to identify any additional employment land.

### ***Relationship with the Draft Market Drayton Neighbourhood Plan***

- 14.8. This strategy needs to reflect closely the key objectives established in the draft Market Drayton Neighbourhood Plan (MDNP) currently being prepared by Market Drayton Town Council. At the time of publication the MDNP is at the formal examination stage having been subject to public consultation in July 2018.
- 14.9. The draft MDNP, which plans for the period to 2026, supplements the development proposals already established in the adopted Local Plan (SAMDev and Core Strategy). The draft MDNP includes two key objectives for the town: the relocation of Greenfields Sports Facility to a new site north of the A53 at Longford Turning; and the development of a marina with associated services and facilities at land adjacent to Victoria Wharf. The draft MDNP identifies the need to cross-subsidise these proposals with residential development, and therefore also identifies additional housing land for this purpose.
- 14.10. Shropshire Council is broadly supportive of the aims and objectives of the draft MDNP, and it is considered appropriate for the Local Plan Review to reflect closely the Neighbourhood Plan's proposed site allocations as a contribution to meeting the overall housing requirement for the town up to 2036. The summary of housing requirements set out below set out the Council's assumptions on housing delivery over the Plan period to 2036.

- 14.11. The outcome of the Market Drayton Neighbourhood Plan is therefore of importance to the ongoing preparation of Shropshire’s Local Plan Review. If, in due course the Neighbourhood Plan does not proceed to adoption, the Local Plan Review will need to provide additional certainty for housing delivery up to 2036 which will involve the allocation of additional land.
- 14.12. It is therefore considered appropriate for Shropshire Council to consult as part of this preferred options document on the proposed housing allocations in the draft MDNP. These sites are therefore included on the schedule of housing sites and the preferred development boundary and allocations map below.
- 14.13. Following an assessment of all site options in the town, including those proposed in the MDNP, it is considered the proposed housing allocations in the draft MDNP are capable of being delivered in a sustainable manner. It is acknowledged their delivery is dependent upon the realisation of the town’s wider objectives and at this stage the Council is confident that both the relocation of the Greenfields Sports Facility and the delivery of the marina development are achievable within the plan period to 2036.
- 14.14. In order to provide further clarity to housing delivery and to ensure the proposed local housing requirement is achieved by 2036, the Local Plan Review proposes the inclusion of one additional site at land off Adderley Road shown on the map below for around 125 dwellings. It is considered this site complements the delivery of the objectives of the draft MDNP and can be delivered relatively early in the plan period.

*Summary of residential requirements*

	Number of Dwellings
Preferred dwelling guideline 2016-2036	1,200
Dwellings completed in 2016-17*	20
Dwellings committed as at 31 <sup>st</sup> March 2017*	539
Remaining dwelling requirement to be identified	641
Estimated amount of housing to be delivered through sites identified in the proposed Market Drayton Neighbourhood Plan (including windfall delivery at the Greenfields Sports Facility).	500
Additional housing proposed to be allocated in the Local Plan Review	125
Balance/Windfall allowance**	16

*\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.*

*Summary of employment land requirements*

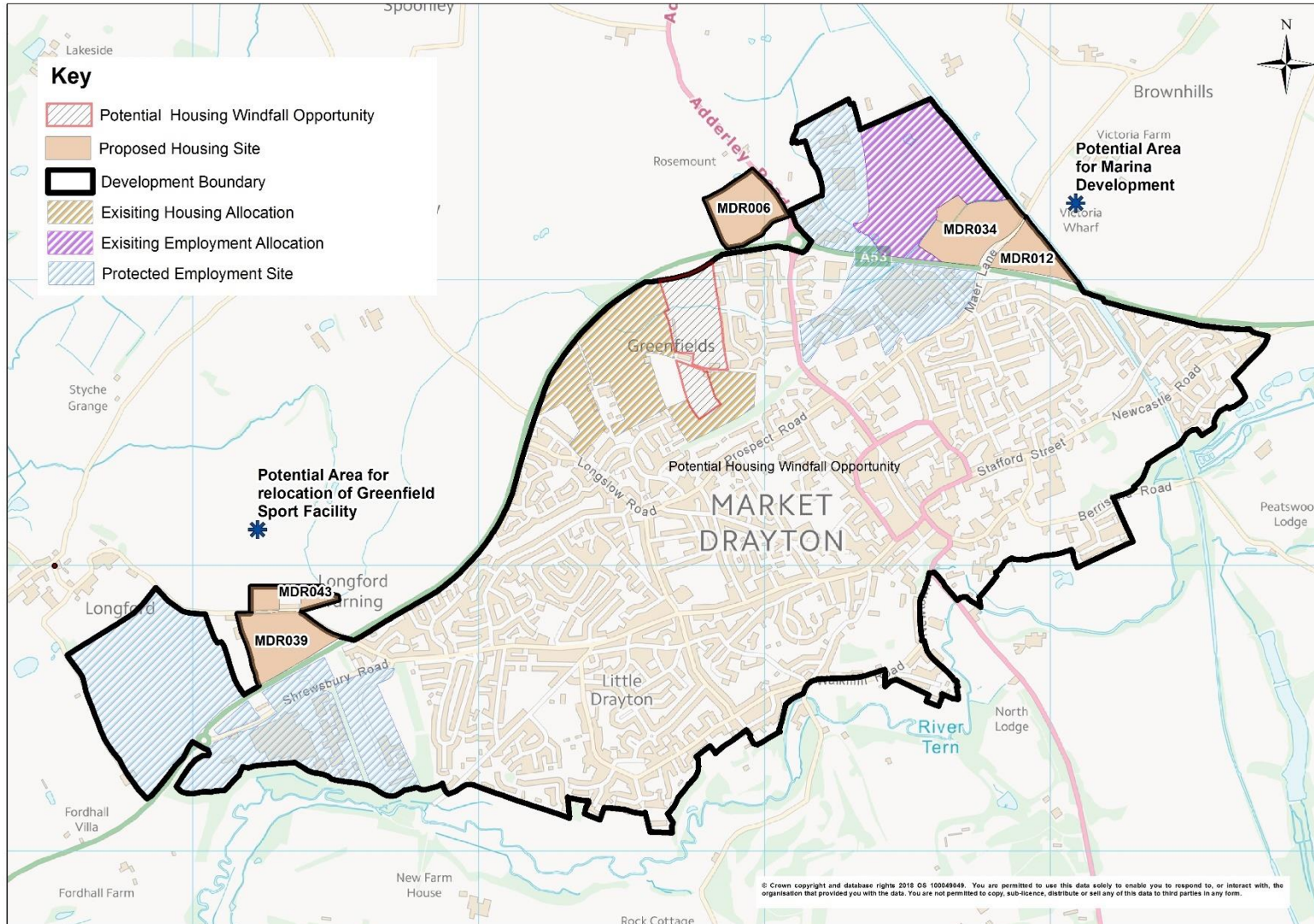
	Employment Land (Ha)
Preferred employment land guideline 2016-2036	13
Commitments and allocations as at 31 <sup>st</sup> March 2017*	35
Employment land shortfall	0
Employment land to be allocated	0
Balance/Windfall allowance**	0

*\*Analysis of Employment Supply at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall development.*

### Proposed Development Boundary and Preferred Site Allocations

14.15. The map below identifies the location of the preferred allocations (including those proposed in the Draft Market Drayton Neighbourhood Plan) and the proposed development boundary for Market Drayton:



14.16. The table below provides information on each of the preferred allocations:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
<b>MDR012</b>	Land to the east of Maer Lane, north of the A53	2.9	70 dwellings	<b>This site is proposed in the Draft Market Drayton Neighbourhood Plan which includes draft guidelines for development.</b> Development will be supported where it comes forward as part of a comprehensive development through a masterplan in association with a proposal for a marina on the area of land identified on the map below.
<b>MDR034</b>	Land to the west of Maer Lane, north of the A53	5.67	120 dwellings	<b>This site is proposed in the Draft Market Drayton Neighbourhood Plan which includes draft guidelines for development.</b> Development will be supported where it comes forward as part of a comprehensive development through a masterplan in association with a proposal for a marina on the area of land identified on the map below. Flood risk issues need to be taken account within the design and layout of the site and have been taken into account in reducing expectations on the site's delivery.
<b>MDR039 / MDR043</b>	Land at Longford Turning	6.96	150 dwellings	<b>This site is proposed in the Draft Market Drayton Neighbourhood Plan which includes draft guidelines for development</b> Housing development is subject to it supporting the delivery of the proposed formal and informal recreation proposal (the relocated Greenfields Sports Facility) through improving accessibility, the construction of a public footway and cycleway along the northern edge of the site, improved traffic management.
<b>MDR006</b>	Land adjoining Adderley Road, Market Drayton	4.55	125 dwellings	Vehicular access through the introduction of a priority controlled junction onto A529 Adderley Road. Pedestrian / cycle linkages into Market Drayton will be upgraded, including the provision of two new sections of footway along with the introduction of a signal controlled pedestrian crossing on the A53 western arm of the roundabout.

## Community Hubs

- 14.17. Shropshire Council has undertaken an assessment of the local services, facilities, employment and public transport links available within rural settlements, in order to identify those which are considered to function as Community Hubs. This assessment is summarised within the Hierarchy of Settlements Document:  
[www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf](http://www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf)
- 14.18. The villages of Hinstock, Hodnet and Woore are being proposed as Community Hubs within the Market Drayton Place Plan area.

## Hinstock

- 14.19. Hinstock is a moderately sized village situated to the south of Market Drayton off the A41. The village has a range of services and facilities, including a primary school, a church, a pub and a shop. The village is already identified as a Community Hub within the SAMDev Plan. The village had a linear character with the vast majority of existing development being located between the A49 and the A529 to the east, which includes the land at Bearcroft which was previously allocated and is currently in the final stages of construction.

## Development Strategy

- 14.20. Over the period to 2036, it is considered Hinstock should provide around an additional 49 dwellings to supplement the existing committed sites. This moderate level of additional growth will provide an opportunity to deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements where these are required as a result of development. Consideration has been given to the relatively high level of commitments in the village when establishing this additional housing requirement.
- 14.21. Delivery will primarily be through development of a single site to east of School Bank identified on the map below which will provide around 35 dwellings. The balance will be delivered through infill and conversion opportunities within the development boundary, along with affordable housing exception schemes for local needs. The housing requirement takes into account the scale and character of the village, as well as the opportunities for new development. The proposed site provides an opportunity to develop land within easy walking distance of many facilities, including the primary school.

### Summary of residential requirements

	Number of Dwellings
Preferred dwelling guideline 2016-2036	155
Dwellings completed in 2016-17*	0
Dwellings committed as at 31 <sup>st</sup> March 2017*	106
Remaining dwelling requirement to be identified	49
Dwellings to be allocated	35
Balance/Windfall allowance**	14

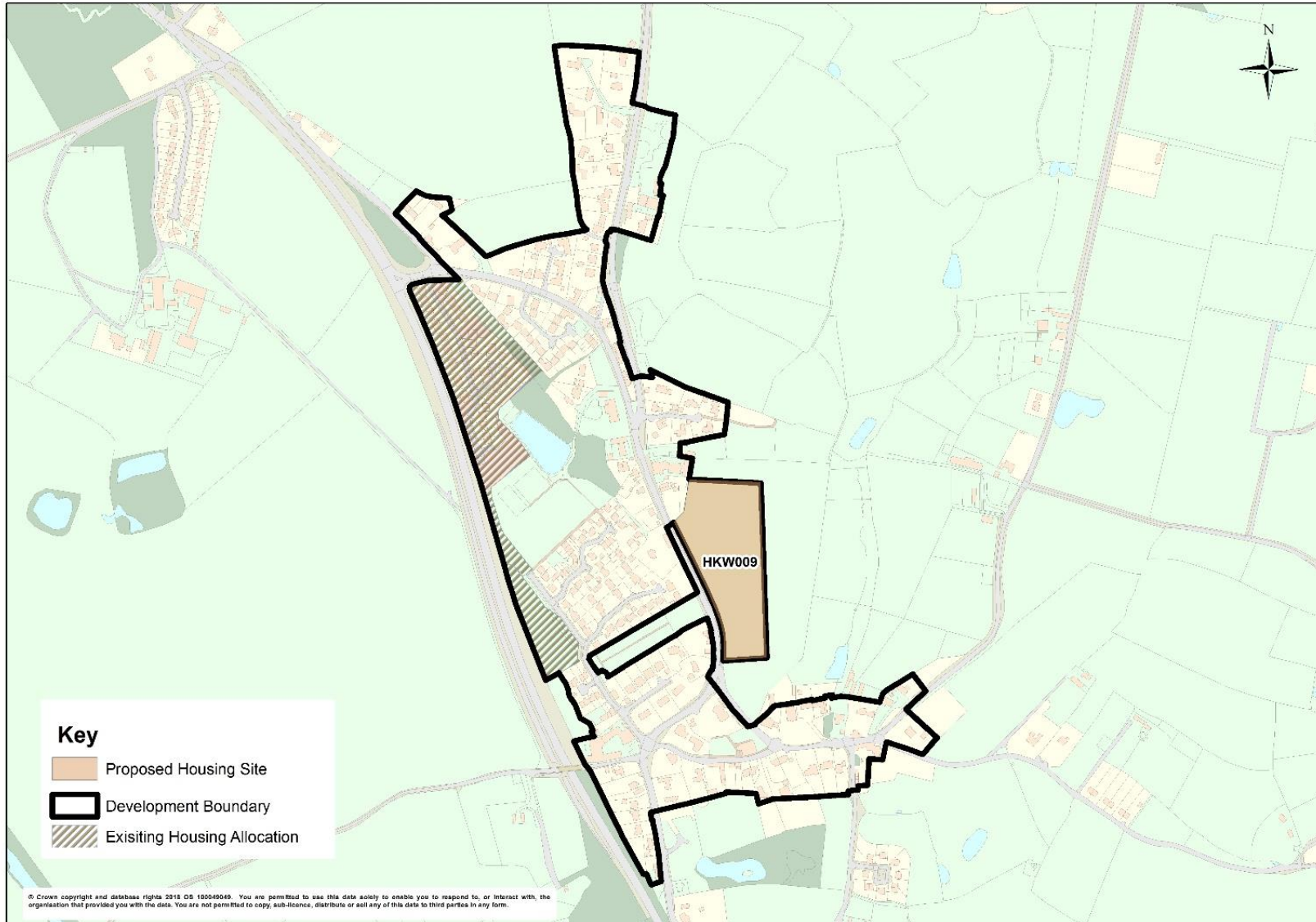
\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.



### Proposed Development Boundary and Preferred Site Allocation

14.22. The map below identifies the location of the preferred allocation and the proposed development boundary for Hinstock:



14.23. The table below provides information on the preferred allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
HKW009	Land at School Bank Road, Hinstock	1.8	35 dwellings	Development to include an access from School Bank Road. Development should respect its location adjacent to the historic core of the village.

## Hodnet

14.24. Hodnet is a moderately sized village situated to the south of Market Drayton off the A53. The village has a range of services and facilities, as is already identified as a Community Hub within the SAMDev Plan. The village has a fairly dispersed character, with the existing built area almost exclusively to the east of Shrewsbury Street along Station Road and Shrewsbury Street.

### *Development Strategy*

14.25. Over the period to 2036, it is considered Hodnet should provide around an additional 52 dwellings to supplement the existing committed sites. This moderate level of additional growth will provide an opportunity to deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements where these are required as a result of development. Consideration has been given to the relatively high level of commitments in the village when establishing this additional housing requirement.

14.26. Delivery will primarily be through development of a site to east of Shrewsbury Road on land adjacent to the primary school for around 40 dwellings. The balance will be delivered through infill and conversion opportunities within the development boundary, along with affordable housing exception schemes for local needs. The housing requirement takes into account the scale and character of the village, as well as the opportunities for new development. The proposed site provides an opportunity to develop land within easy walking distance of many facilities, including the primary school.

### *Summary of residential requirements*

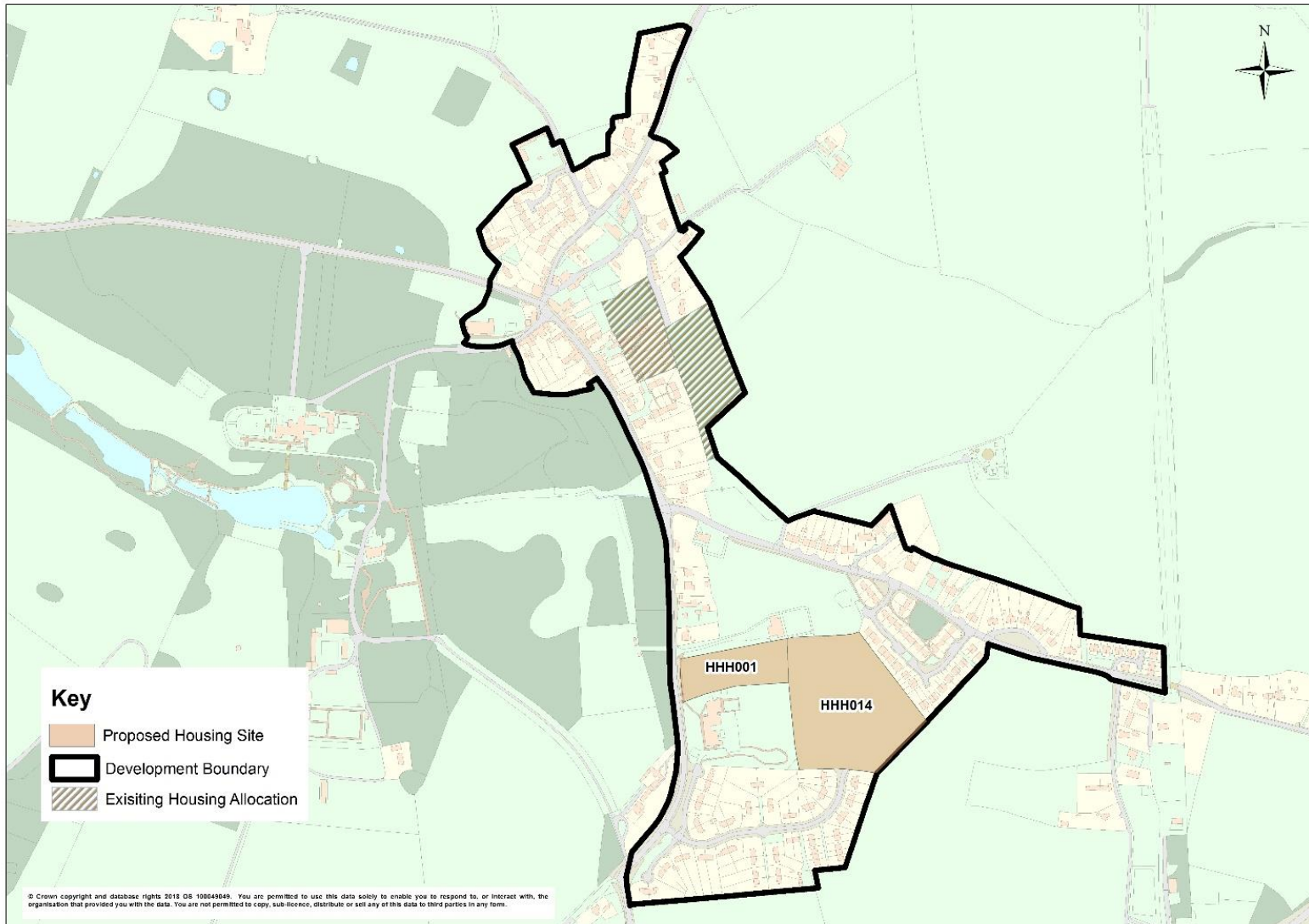
	Number of Dwellings
Preferred dwelling guideline 2016-2036	105
Dwellings completed in 2016-17*	0
Dwellings committed as at 31 <sup>st</sup> March 2017*	53
Remaining dwelling requirement to be identified	52
Dwellings to be allocated	40
Balance/Windfall allowance**	12

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

### Proposed Development Boundary and Preferred Site Allocations

14.27. The map below identifies the location of the preferred allocations and the proposed development boundary for Hinstock:



14.28. The table below provides information on each of the preferred allocations:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
HHH001 and HHH014	Land adjacent to the Primary School and The Grove, Hodnet	3.13	40	Development could achieve a vehicular access off either Shrewsbury Street or through the Grove. Development to provide for open space and a mix of tenures in line with any identified local housing needs.

## **Woore, Irelands Cross and Pipe Gate**

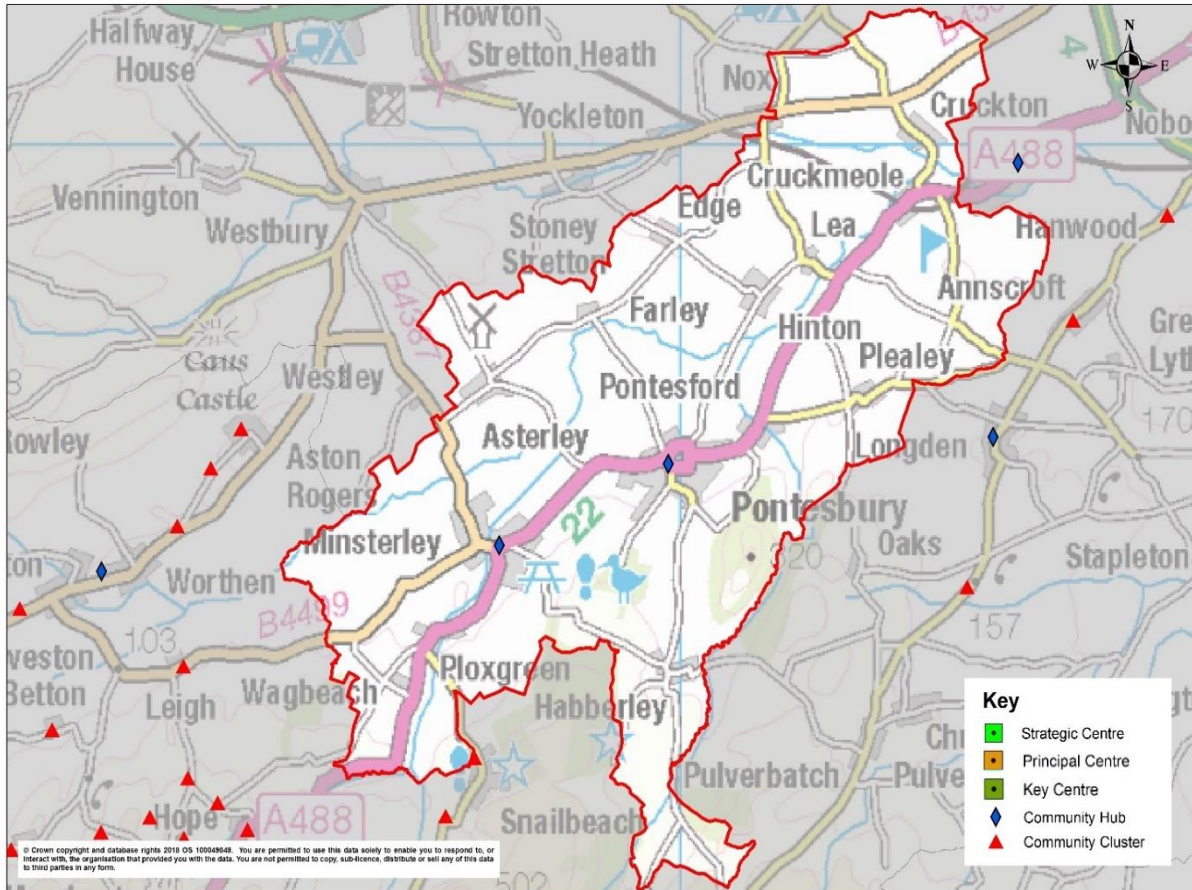
- 14.29. Woore, Irelands Cross and Pipe Gate has been identified as a Community Hub as part of this Local Plan Review due to the level of services and facilities the village provides.
- 14.30. However, the Parish Council has recently been undertaking a Neighbourhood Plan for development up to 2036. The Neighbourhood Plan includes a proposed housing guideline of an additional 30 dwellings in the settlement up to 2036 and provides a development boundary for Woore, Irelands Cross and Pipe Gate. The Neighbourhood Plan is currently subject to examination which will determine if it can proceed to referendum.
- 14.31. On the basis that the Neighbourhood Plan is already proposing to provide a local policy framework for development up to 2036 the Local Plan Review will not provide any additional information at this stage. The draft version of the Woore Neighbourhood Plan can be viewed here <http://shropshire.gov.uk/media/9929/woore-draft-neighbourhood-plan.pdf>.

## **Community Clusters**

- 14.32. The identification of Community Clusters will primarily be based on the aspirations of those communities, as expressed by their Parish Council(s)/Parish Meeting(s). Regard will also be given to the Local Plan Review evidence base and the views expressed by promoters of sites, residents and other stakeholders.
- 14.33. Based on the responses received during previous stages of consultation on the Local Plan Review, the following Community Clusters are proposed to be designated in the Market Drayton Place Plan area:
- Marchamley, Peplow and Wollerton
  - Bletchley, Longford, Longslow, Moreton Say, Adderley and Norton in Hales
- 14.34. Within Community Clusters, it is proposed that a criteria based policy will manage development. A draft of this policy was provided within the previous Preferred Scale and Distribution of Development Consultation Document, available to view at: <https://shropshire.gov.uk/media/7632/preferred-options-consultation-final.pdf>

## 15. Minsterley and Pontesbury Place Plan Area

15.1. The Minsterley and Pontesbury Place Plan Area is in central Shropshire. The Place Plan area contains the Community Hub Settlements of Minsterley and Pontesbury and numerous small hamlets.



Settlement Type	Settlement Name
<b>Community Hubs:</b>	<ul style="list-style-type: none"> <li>• Minsterley</li> <li>• Pontesbury</li> </ul>
<b>Community Clusters:</b>	N/A

15.2. If your village is not included in the list of proposed Community Hubs or Community Clusters above, then this means that it will be 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies.

### Community Hubs

15.3. Minsterley and Pontesbury are identified as a joint Key Centre in the Shropshire Core Strategy and SAMDev Plan. However, Shropshire Council has updated its evidence base by undertaking a comparative assessment of the size and role of settlements across Shropshire including an appraisal of the local services, facilities, employment, broadband and public transport links available within rural settlements. This assessment is summarised within the Hierarchy of Settlements Document:

[www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf](http://www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf)

- 15.4. As a result of the Hierarchy of Settlements exercise, which forms part of the evidence base for the Local Plan Review, it is now proposed that the settlements of Minsterley and Pontesbury function as individual Community Hubs.
- 15.5. Whilst there are some small hamlets in the rural area beyond the villages of Minsterley and Pontesbury, no Community Cluster settlements have currently been identified. The rest of the Place Plan area is therefore classified as 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies. Thus, the villages of Minsterley and Pontesbury, whilst no longer designated as Key Centres do, as Community Hubs, provide services and facilities to serve the needs of the Place Plan area and will continue to provide the focus for future housing and employment development.
- 15.6. As individual Community Hub settlements, Minsterley and Pontesbury will continue to have development boundaries and identified housing development guidelines which reflect the scale and nature of the settlements including their role within the wider Place Plan context and any constraints to development.
- 15.7. Minsterley and Pontesbury are the main settlements within the Rea Valley ward which is predominantly rural in nature and contains a population that is similar to the county but with a higher percentage of older people, aged 65 plus. Significantly, a greater number of Rea Valley household spaces (in 2016) were detached properties (49.8%) compared to Shropshire as a whole (39.5%). The number of people claiming JSA, in 2016 was also significantly lower than for Shropshire with 1,100 jobs identified in the ward (Source: Mint 2015).
- 15.8. A detailed profile of the Rea Valley ward is available here:  
<https://shropshire.gov.uk/media/5554/rea-valley-ward-profile-2017.pdf>

## **Minsterley**

- 15.9. Minsterley is large village some 10 miles to the south-west of Shrewsbury, on the A488 Shrewsbury - Bishops Castle road. In 2016, the village had an estimated population of 1,558 people and contained 670 dwellings.
- 15.10. Minsterley has a range of local services and facilities including a primary school, community hall, petrol station and convenience store. Minsterley also plays a significant role as an employment centre with two large food producers, Rea Valley Foods and Muller Creamery, located within its centre within a protected employment area. The importance of this employment is recognised and the area will continue to be designated as a protected employment area.
- 15.11. At the allocated housing site off Callow Lane, 48 dwellings (of 56 permitted) are currently recorded as complete. Additionally, the northern part of the Hall Farm mixed use allocation has planning permission for 7 residential properties and 4 employment units. The remainder of the Hall Farm site and proposals for mixed use at the former bus depot are subject to current planning applications.
- 15.12. The delivery of a scheme at Hall Farm to enhance the appearance of the site, the setting of the adjoining listed building and to secure the future of heritage assets on the site, whilst delivering some housing and employment opportunities, remains a recognised objective.

- 15.13. Whilst there has been delivery of affordable housing at Orchid Meadow (off Callow Lane) and at Park Meadow, there is a remaining identified need for affordable dwellings. There is also a need to: recognise the requirements of existing employment; support new small-scale employment opportunities; and to deliver a range of house types to support the vitality of the village. However, development opportunities, within and adjoining the village, are significantly constrained by appropriate land availability and the impacts of an extensive area of flood risk and the need to safeguard Minsterley Meadows SSSI.
- 15.14. Identified infrastructure priorities for Minsterley include:
- Local and strategic highway improvements.
  - Upgrade Minsterley wastewater treatment works and address sewerage network capacity.
- 15.15. Further information on infrastructure constraints and priorities are available within the Minsterley and Pontesbury Place Plan.
- 15.16. As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

### ***Development Strategy***

- 15.17. Over the period to 2036, around an additional 42 houses will be provided to supplement the existing committed sites. This will provide an opportunity to deliver a range of accommodation types to help meet local housing needs.
- 15.18. In considering suitable, promoted land and thus available options for further housing it is considered land at the entrance of the village to the east, adjoining existing recent development, could deliver additional housing to meet needs. It is accessible off the A488 (with appropriate speed restrictions/traffic calming measures) and relatively well located in relation to the existing built form of the village. Flood constraints and surface water management would need to be taken into account in the design of any development and it is considered at this point that the site would therefore yield around 20 dwellings. Additional homes may be delivered through windfall sites or cross subsidy/exception schemes on sites which are not currently promoted.

#### *Summary of residential requirements*

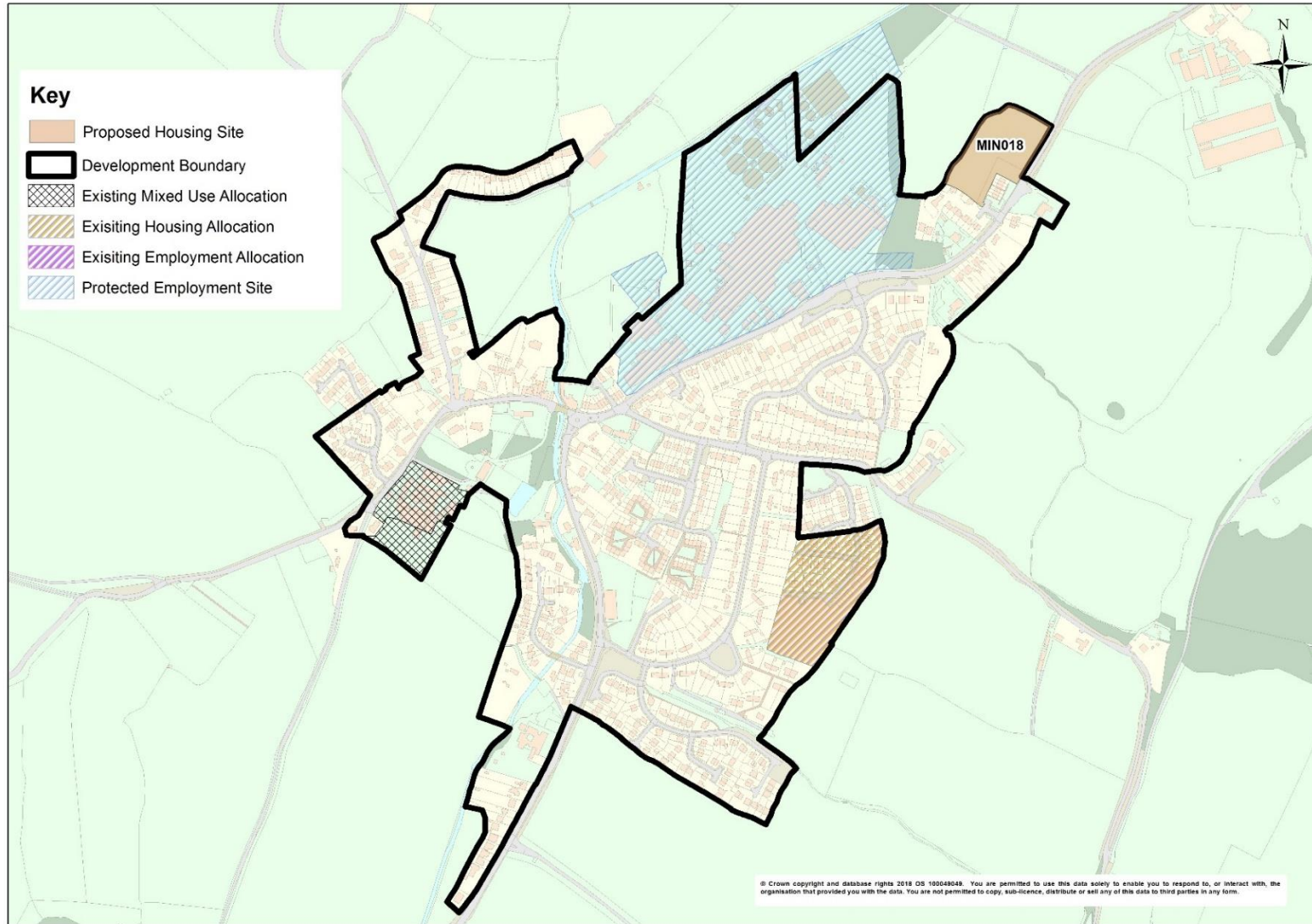
	Number of Dwellings
Preferred dwelling guideline 2016-2036	155
Dwellings completed in 2016-17*	24
Dwellings committed as at 31 <sup>st</sup> March 2017*	89
Remaining dwelling requirement to be identified	42
Dwellings to be allocated	20
Balance/Windfall allowance**	22

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

### Proposed Development Boundary and Preferred Site Allocation

15.19. The map below identifies the location of the preferred allocation and the proposed development boundary for Minsterley:





15.20. The table below provides information on the preferred allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
MIN018	Land west of A488, Minsterley	1.1	20 dwellings	Traffic calming, footway extension and crossing and extension of 30 mph speed limit will be required. Known pluvial flood risk will reduce the capacity of the site for development. The design, layout of and access to the development will need to take into account surface water flood risk informed by a flood risk assessment. Development should be restricted to land outside the 1,000 year surface flood risk zone. A Habitat Regulations Assessment will be required for in-combination recreational impact on the Stiperstones and Hollies SAC. Depending on the outcome, mitigation measures for any impact are likely to be delivered through an increase in the amount of open space provided by the development.

## Pontesbury

- 15.21. Pontesbury is a large village around 8 miles to the south-west of Shrewsbury, on the A488 Shrewsbury - Bishops Castle road. In 2016, the village had an estimated population of 1,897 people and contained 850 dwellings.
- 15.22. Pontesbury has a good range of local services and facilities including primary and secondary schools, a variety of local shops, community hall, library and medical practice, dentist and chemist. It performs well within the hierarchy of settlement services and facilities assessment being within the top range of Community Hubs identified in the local plan review. Pontesbury does not have a significant role as an employment centre but existing service providers and other small local employers and businesses at sites adjoining and in the rural area around Pontesbury such as Malehurst and Rea Valley Business park provide some employment opportunities.
- 15.23. Housing and mixed-use sites, at Minsterley Road and Hall Bank respectively, were allocated in the SAMDev Plan. Planning applications have been approved on both sites and work is due to commence at Hall Bank this Autumn. It is anticipated that the Hall Bank scheme will deliver 86 dwellings over the next 5 years as well as a convenience store, relocated nursery and community hub. This is a significant development in the context of Pontesbury delivering a number of community benefits. It will however need some time to be completed and assimilated into the fabric of the village.
- 15.24. There has been limited delivery of affordable housing locally and although the development at Hall Bank will provide around 15 affordable dwellings there is a remaining identified need for affordable dwellings and the delivery of a range of house types to support the vitality of the village.

- 15.25. Opportunities for development, within and adjoining the village, are impacted by areas of high landscape value to the south and east, including the AONB and a restricted road network to the south of the A488. Some sites to the north-eastern side of the village also currently lack suitable access.
- 15.26. Identified infrastructure priorities for Pontesbury include:
- Local and strategic highway improvements.
  - Malehurst primary electricity substation reinforcement.
- 15.27. As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent. Additionally, Shropshire Council is working proactively with Pontesbury Parish Council in the ongoing production of the Neighbourhood Plan which will support the development strategy for Pontesbury.

### ***Development Strategy***

- 15.28. Over the period to 2036, an additional 62 houses will be provided to supplement the existing committed sites. This will provide an opportunity to deliver a range of accommodation types to help meet local housing needs and support village services and infrastructure improvements.
- 15.29. In considering suitable, promoted land and thus available options for further housing it is considered land at the western end of the village off the A488, could deliver the required additional housing to meet needs. It is accessible off the A488 which has appropriate speed restrictions in place. It is also relatively well located in relation to the existing built form of the village and accessible to local services and facilities. The preferred allocations are therefore expected to deliver between 40 dwellings, together with an allowance of around 23 homes to be delivered through windfall sites or exception schemes.

#### *Summary of residential requirements*

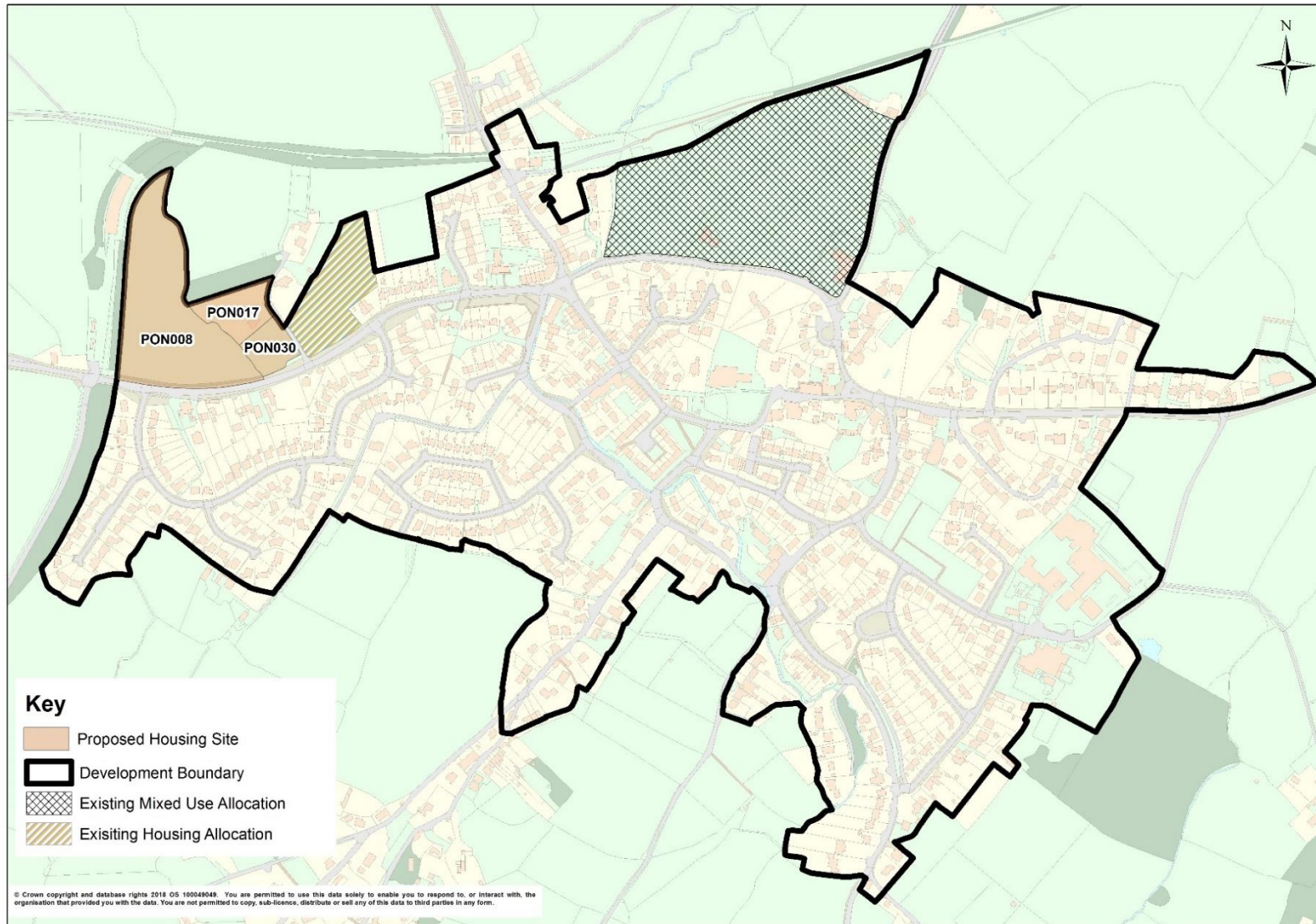
	Number of Dwellings
Preferred dwelling guideline 2016-2036	175
Dwellings completed in 2016-17*	7
Dwellings committed as at 31 <sup>st</sup> March 2017*	106
Remaining dwelling requirement to be identified	62
Dwellings to be allocated	40
Balance/Windfall allowance**	22

*\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.*

### Proposed Development Boundary and Preferred Site Allocations

15.30. The map below identifies the location of the preferred allocations and the proposed development boundary for Pontesbury:

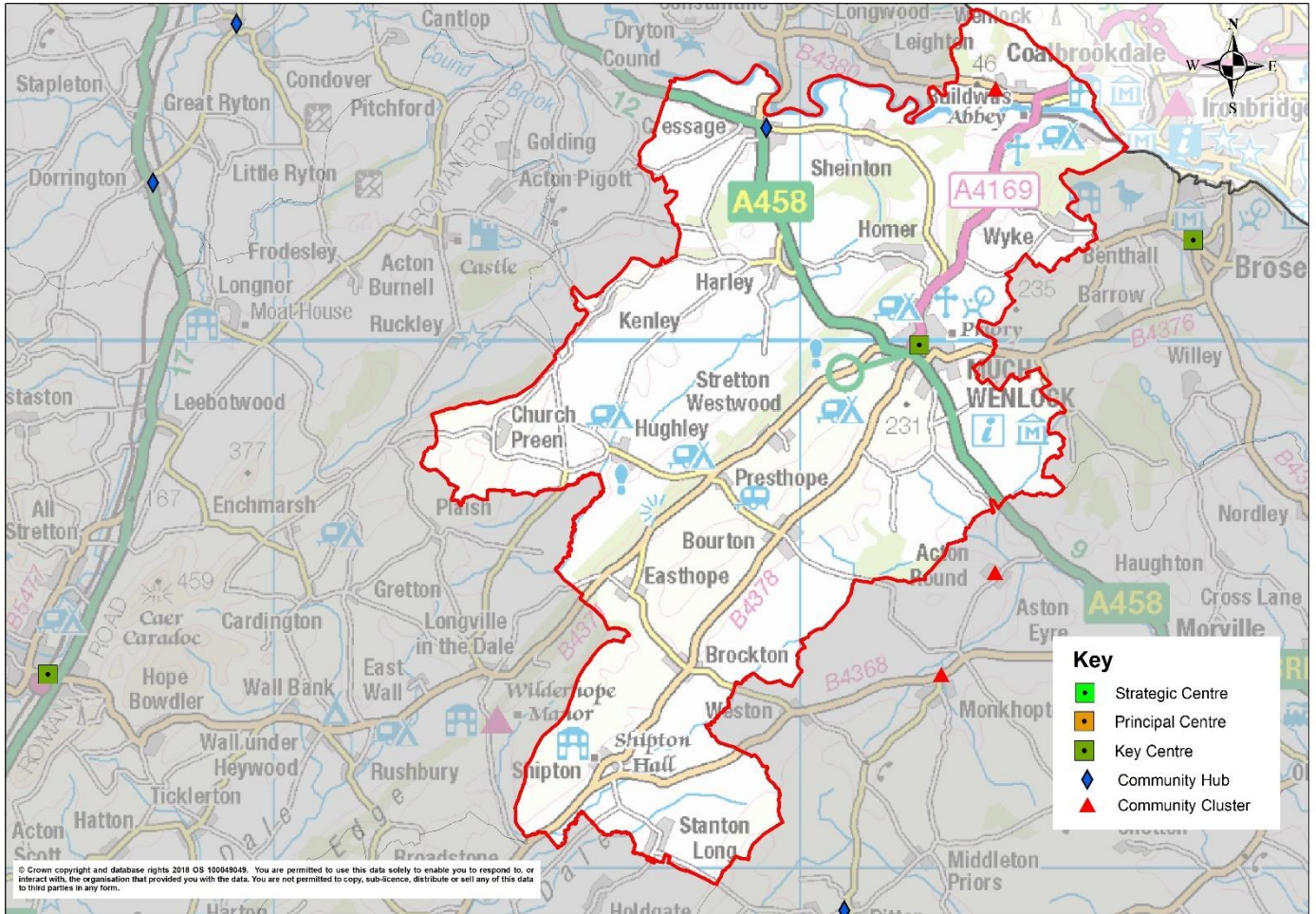


15.31. The table below provides information on each of the preferred allocations:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
PON008, PON017 and PON030	Minsterley Road, Pontesbury	2.7	40 dwellings	A suitable new, joint funded access (potentially a roundabout junction) to serve all the sites off Minsterley Road and footway extension will be required. A small part of the site is in flood zone 2, this and additional surface water flood risk is likely to reduce the capacity of the site for development. The design and layout of development will need to take into account: elevated and rising topography; mature trees and hedgerows; ecological interest; potential contamination and flood risk informed by a flood risk assessment. Relevant supporting studies should be undertaken and their recommendations implemented. Development should be restricted to land outside the 1,000-year surface flood risk zone. A survey will be required to determine whether PON030 contains priority habitat and is an acceptable location for development. A Habitat Regulations Assessment will be required for in-combination recreational impact on the Stiperstones and Hollies SAC. Depending on the outcome, mitigation measures for any impact are likely to be delivered through an increase in the amount of open space provided by the development.

## 16. Much Wenlock Place Plan Area

16.1. The Much Wenlock Place Plan Area is in east Shropshire. The Place Plan area contains the Key Centre of Much Wenlock; the proposed Community Hub of Cressage; and numerous smaller villages and hamlets, of which Buildwas has opted in as a Community Cluster.



Settlement Type	Settlement Name
<b>Key Centre:</b>	Much Wenlock
<b>Community Hubs:</b>	Cressage
<b>Community Clusters:</b>	Buildwas

16.2. If your village is not included in the list of proposed Community Hubs or Community Clusters above, then this means that it will be 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies.

## Key Centre: Much Wenlock

- 16.3. Much Wenlock is a small historic Shropshire market town with a wide rural hinterland which runs from the lip of the Severn Gorge down to the south west along Wenlock Edge. Much Wenlock is a desirable place to live in Shropshire because of the town's rich history, environmental qualities and especially its location near the growth points of Telford and Shrewsbury and being within ready commuting distance of the West Midlands conurbation. The resulting development pressures and high house prices create a challenge to provide housing to meet local needs in a way that respects the quality of the town and its rural setting.
- 16.4. Much Wenlock benefits from an existing Neighbourhood Plan (adopted July 2014) which provides policies that supplement those in the adopted Local Plan. These policies reflect the unique character, circumstances and community aspirations in Much Wenlock. Shropshire Council is committed to continue to work with Much Wenlock Town Council to consider the need to update the Neighbourhood Plan in light of the Local Plan Review so that they can continue to work together to positively manage local development during the Local Plan Review period to 2036.
- 16.5. The Town Council recently commissioned a review paper (March 2017) to examine the delivery of housing in the context of the existing Local Plan guideline. The report concluded that new housing has been delivered at or slightly above the anticipated rate and there was no need to modify the housing policies and approach set out in the existing Neighbourhood Plan.
- 16.6. Key planning issues for Much Wenlock include the fact that the town catchment has been designated as a Flood Rapid Response Catchment in the highest category. Surface water flooding can develop very quickly in this situation and the potential impact on flood risk is a very significant consideration, in the context of the identification of additional development sites. Other issues include the need to provide more affordable housing and to achieve a better balance between housing and employment by stimulating additional local employment opportunities.
- 16.7. A detailed profile of the market town of Much Wenlock is available here: <https://shropshire.gov.uk/media/9689/much-wenlock.pdf>
- 16.8. Identified critical infrastructure priorities for Much Wenlock include:
- Measures to effectively address flooding and waste water management issues in Much Wenlock;
  - The provision of premises to support the future delivery of secondary health care and other community services;
  - Assessment of the need for additional primary and secondary school provision;
  - Local and strategic highway improvements and traffic management;
  - Provision of additional leisure, recreation and amenity facilities, with a particular focus in the south of the town;
  - Further information on infrastructure constraints and priorities are available within the Much Wenlock Neighbourhood Plan and Place Plan.
- 16.9. As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

## Development Strategy

- 16.10. Much Wenlock will continue to act as a Key Centre and development will balance the need for additional housing and employment by accommodating around 150 dwellings and around 1 hectare of employment development between 2016 and 2036. There are currently 45 dwellings committed (Planning Permission, Prior Approval or Allocation) in Much Wenlock. Therefore, a further 105 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review. Between 2006/07 and 2016/17 the average housing delivery rate was some 9 dwellings per year. This is comparable with the annual build rate required over the Local Plan Review period of some 8 dwellings per year.
- 16.11. To assist the economic growth objectives for the County, an additional 2 hectare of employment development will be required in Much Wenlock over the Local Plan Review period. At 1st April 2016, there was around 1 hectare of land committed (Allocated or Planning Permission). Therefore, proposals to develop a minimum of 1 hectare (net) of additional employment land will be supported on appropriate sites consistent with criteria-based Local Plan policies to deliver the preferred level of employment development in the town.
- 16.12. Additional development in Much Wenlock will need to recognise the potential impacts on flood risk, heritage assets and the policies and objectives in the Neighbourhood Plan.

### Summary of residential requirements

	Number of Dwellings
Preferred dwelling guideline 2016-2036	150
Dwellings completed in 2016-17*	0
Dwellings committed as at 31 <sup>st</sup> March 2017*	45
Remaining dwelling requirement to be identified	105
Dwellings to be allocated	80
Balance/Windfall allowance**	25

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

### Summary of employment land requirements

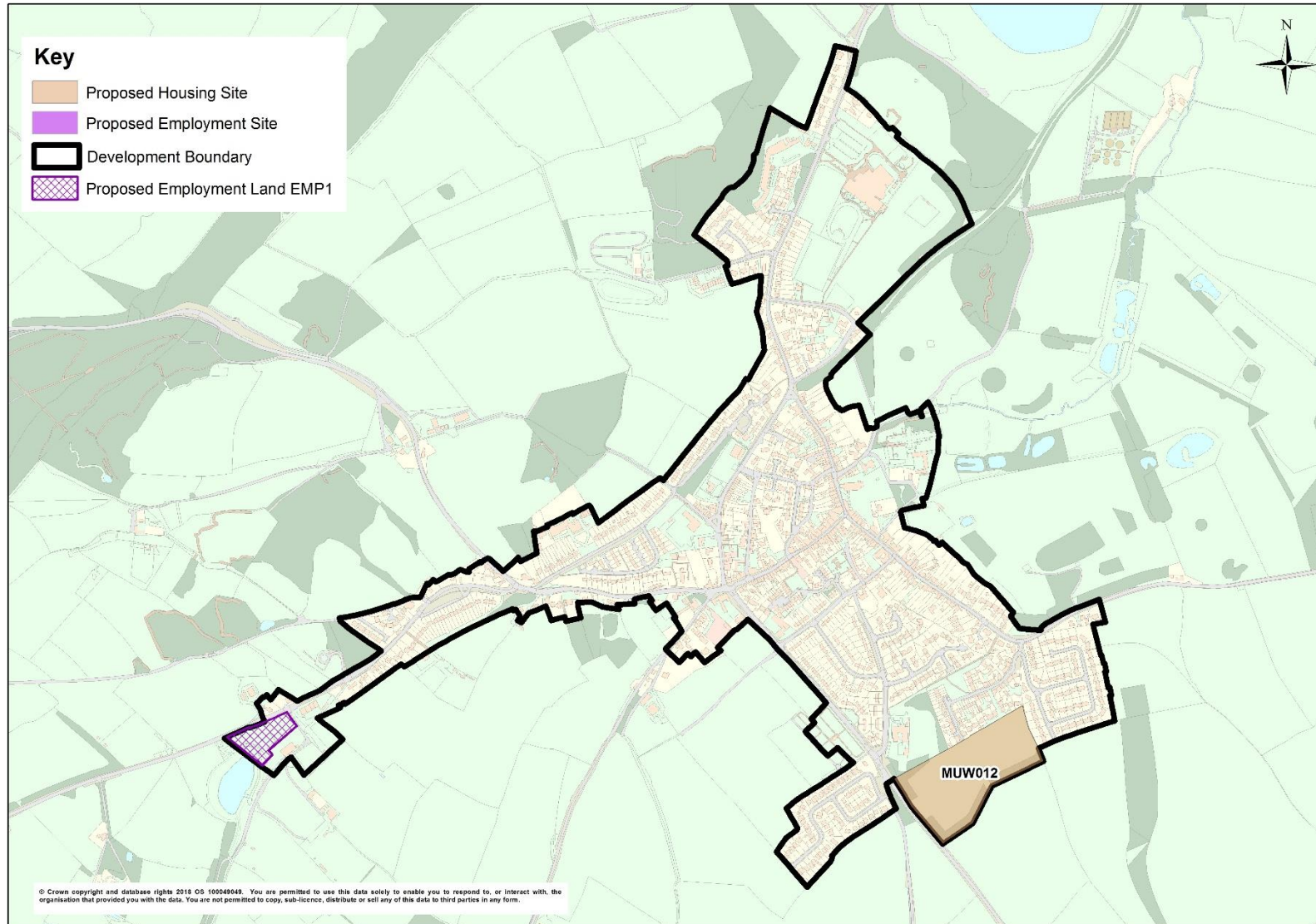
	Employment Land (Ha)
Preferred employment land guideline 2016-2036	2
Commitments and allocations as at 31 <sup>st</sup> March 2017*	1.5
Employment land shortfall	0.5
Employment land to be allocated	0
Balance/Windfall allowance**	0.5

\*Analysis of Employment Supply at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall development.

### Proposed Development Boundary and Preferred Site Allocation

16.13. The map below identifies the location of the preferred allocation and the proposed development boundary for Much Wenlock:





16.14. The table below provides information on the preferred allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
MUW012	Land adjoining the Primary School and Hunters Gate, Much Wenlock	3.80	80 dwellings	Development is subject to: <ul style="list-style-type: none"> <li>• In conjunction with the existing 'Hunters Gate' development, the delivery of both on and off-site attenuation infrastructure, to address 'rapid catchment' flood risk;</li> <li>• Consideration of the potential to deliver a roundabout access to the A458.</li> </ul>

## Community Hubs

16.15. Shropshire Council has undertaken an assessment of the local services, facilities, employment and public transport links available within rural settlements, in order to identify those which are considered to function as Community Hubs. This assessment is summarised within the Hierarchy of Settlements Document:

[www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf](http://www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf)

16.16. One Community Hub has been identified within the Shifnal Place Plan area, specifically: Cressage.

## Cressage

16.17. Cressage is a modest sized village located to the south-east of Shrewsbury on the A458 Bridgnorth Road, close to Wenlock Edge. The character of the village reflects its progressive development south from the historic core of the Old Hall and Castle on the junction of the A458 with Sheinton Road / Station Road. The village has a range of local services and facilities largely serving the local community rather than demand from the A458. The primary road through the village mainly functions as a through route for traffic.

16.18. The A458 separates the village into two unequal parts with the services located in the larger eastern portion. The route of the A458 comprises a sharp bend within the village where it forms a complicated junction with Sheinton Road / Station Road which also accommodates the War Memorial and the former public house The Eagles, in need of re-use or redevelopment. This configuration of land uses creates a constrained junction where traffic flows compete for road space. The A458 south also rises on a steep and relatively consistent gradient which encourages excessive speeds through the village.

16.19. Cressage was not identified as a location for planned development in the SAMDev Plan (2015) and the preceding Local Plan did not make any site allocations in Cressage and so the village Cressage has not seen planned development for some time. In this Local Plan, there will be two housing allocations both situated on the route of the A458 along with an allowance for windfall development within the village. Local aspirations for this Community Hub require these new developments to have positive effects on the character of the village, to exert a calming influence on traffic flows along the A458 and to meet local housing needs for high quality, affordable housing across a range of tenures.

## Development Strategy

- 16.20. Over the period to 2036, Cressage will function as a Community Hub and the planned developments will secure this role and address the needs of the village community.
- 16.21. Two housing allocations are identified comprising land off Harley Road (CES005) in the south of the village and the disused public house and site of The Eagles (CES006) at the junction of the A458 with Sheinton Road / Station Road. These sites require investigation of their archaeological significance and for CES005, for built heritage significance also. Further investigations are necessary for its ecological significance being situated close to the Wood Lane Cressage LWS, flood risk and drainage of both sites particularly recognising the potential for habitat use of the disused building at The Eagles. Both sites have natural landscaping especially around their boundaries which should be retained, improved or enhanced to contribute to the character of the proposed developments.
- 16.22. Both sites are expected to meet the local housing needs of the village through the provision of appropriate and affordable housing providing good contemporary design with a sympathetic layout respecting the amenity of adjoining uses and the proximity of the A458.
- 16.23. CES005 (Land at Harley Road) should provide a suitable highway junction with adequate visibility into the A458 incorporating traffic calming measures that complement the speed restrictions within the village. This junction is expected to require some significant works to the site boundary to accommodate the anticipated roundabout junction and any necessary realignment of the route of the A458. Vehicular access from CES005 onto the narrow Wood Lane to the rear should consider the character of this lane and the limited capacity of the roadway and its constrained junction with the A458. It is expected that CES006 would better respect its setting with only a single access located on or near the current car park access. The existing, secondary access onto Sheinton Road, if closed, would help alleviate current traffic constraints on Sheinton Road and at its junction with the A458. Both of these allocated sites require pedestrian and cycle access within the development and should link to the highway and footpath network in the village.

### Summary of residential requirements

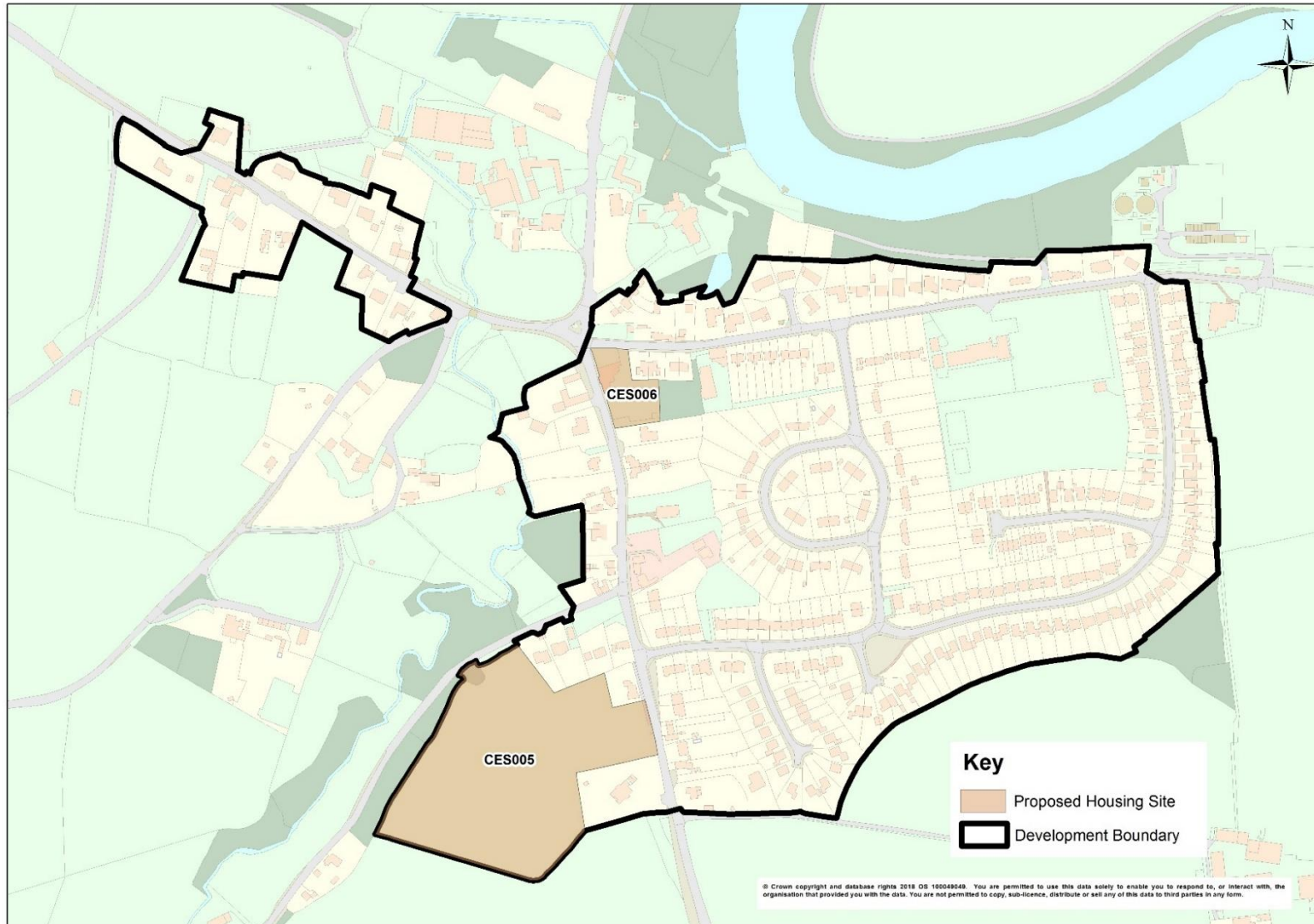
	Number of Dwellings
Preferred dwelling guideline 2016-2036	80
Dwellings completed in 2016-17*	0
Dwellings committed as at 31 <sup>st</sup> March 2017*	2
Remaining dwelling requirement to be identified	78
Dwellings to be allocated	65
Balance/Windfall allowance**	13

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

### Proposed Development Boundary and Preferred Site Allocations

16.24. The map below identifies the location of the preferred allocations and the proposed development boundary for Cressage:



16.25. The table below provides information on each of the preferred allocations:

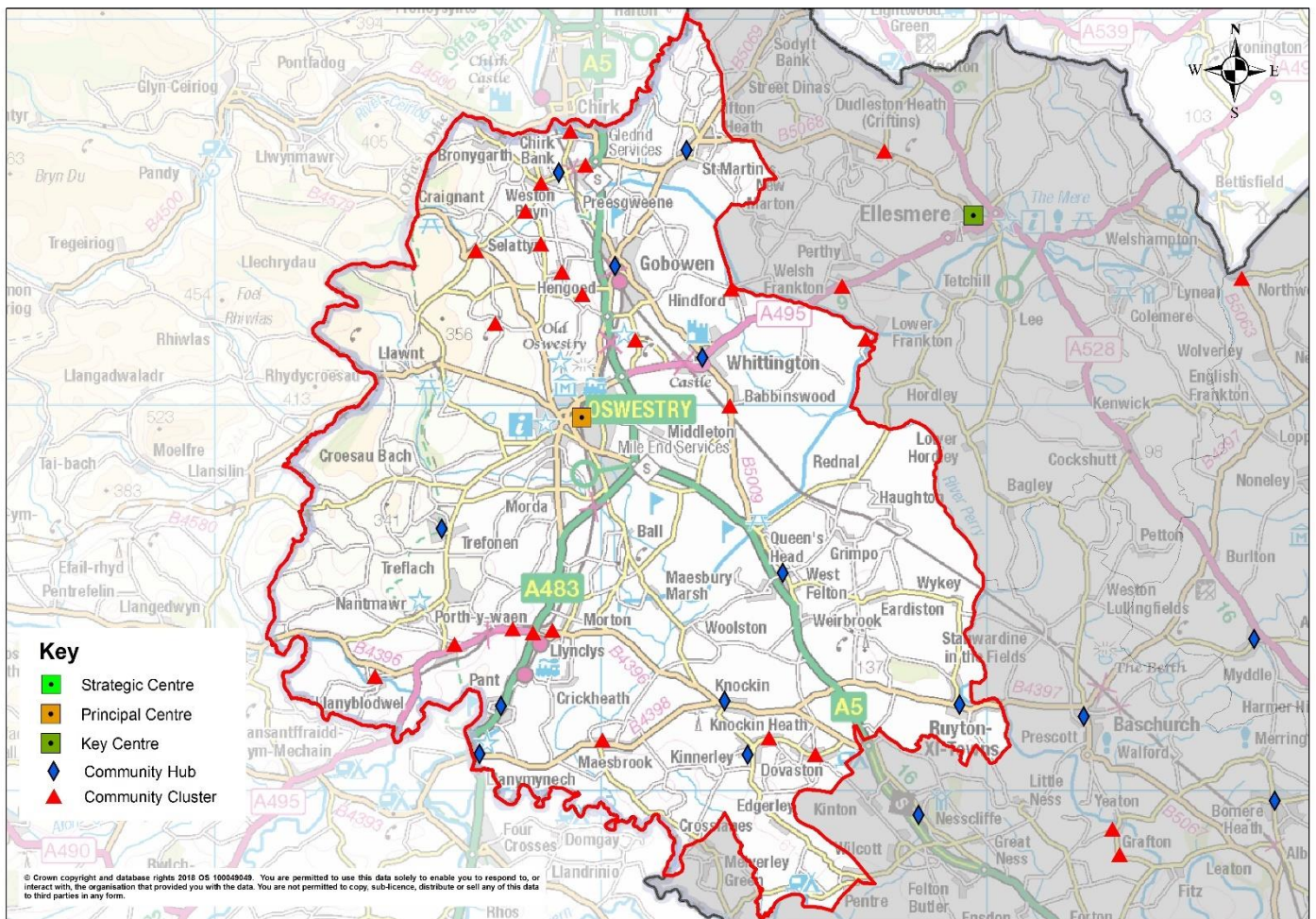
Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
CES005	Land off Harley Road, Cressage	2.4	60 dwellings	To satisfy national and local heritage policies through a heritage assessment, delivering good contemporary design with appropriate use of materials, layout, landscaping and open space to enhance the southern gateway into the village. Relevant supporting studies should be undertaken particularly transport assessments, ecology, tree and hedgerow surveys, flood risk and drainage with their recommendations clearly reflected in the proposed development scheme. This should include a suitable access to the highway network to contribute to traffic calming on A458 with pedestrian and cycling access linking to local networks.
CES006	The Eagles Former Public House, Cressage	0.2	5 dwellings	To satisfy national and local heritage policies through a heritage assessment, delivering good contemporary design with appropriate use of materials, layout, landscaping and open space to enhance the character of the centre of the village and recognise the amenity of adjoining land uses. Relevant supporting studies should be undertaken particularly transport assessments, ecology, tree and hedgerow surveys, flood risk and drainage with their recommendations clearly reflected in the proposed development scheme. This should also ensure safe access and use of the A458 junction to Sheinton Road / Station Road.

## **Community Clusters**

- 16.26. The identification of Community Clusters will primarily be based on the aspirations of those communities, as expressed by their Parish Council(s)/Parish Meeting(s). Regard will also be given to the Local Plan Review evidence base and the views expressed by promoters of sites, residents and other stakeholders.
- 16.27. Based on the responses received during previous stages of consultation on the Local Plan Review, the following Community Clusters are proposed to be designated in the Much Wenlock Place Plan area:
- Buildwas.
- 16.28. Within Community Clusters, it is proposed that a criteria based policy will manage development. A draft of this policy was provided within the previous Preferred Scale and Distribution of Development Consultation Document, available to view at:  
<https://shropshire.gov.uk/media/7632/preferred-options-consultation-final.pdf>

## 17. Oswestry Place Plan Area

17.1. The Oswestry Place Plan Area is in north-west Shropshire. The Place Plan area contains the Principal Centre of Oswestry; the proposed Community Hubs of Gobowen, Kinnerley, Knockin, Llanymynech, Pant, Ruyton XI Towns, St Martins, Trefonen, West Felton, Weston Rhyn and Whittington; and numerous smaller villages and hamlets, many of which have opted in as parts of Community Clusters.



Settlement Type	Settlement Name
<b>Principal Centre:</b>	Oswestry
<b>Community Hubs:</b>	<ul style="list-style-type: none"> <li>• Gobowen</li> <li>• Kinnerley</li> <li>• Knockin</li> <li>• Llanymynech</li> <li>• Pant</li> <li>• Ruyton XI Towns</li> <li>• St Martins</li> <li>• Trefonen</li> <li>• West Felton</li> <li>• Weston Rhyn</li> <li>• Whittington</li> </ul>

Settlement Type	Settlement Name
<b>Community Clusters:</b>	<ul style="list-style-type: none"> <li>• Maesbrook, Dovaston and Knockin Heath</li> <li>• Llanyblodwel, Porthywaen Dolgoch, Llyncllys and Bryn Melyn</li> <li>• Park Hall, Hindford, Babbinswood and Lower Frankton</li> <li>• Selattyn, Upper/Middle/Lower Hengoed and Pant Glas</li> <li>• Rhoswel, Wern and Chirk Bank</li> </ul>

17.2. If your village is not included in the list of proposed Community Hubs or Community Clusters above, then this means that it will be 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies.

## Principal Centre: Oswestry

17.3. Between 2006/07 and 2016/17 the average housing delivery rate in Oswestry was some 66 dwellings per year, delivery in recent years has been suppressed by the lead-in times associated with the commencement of the major mixed-use urban extension to the town which was allocated in the SAMDev Plan. The annual build rate required over the Local Plan Review period is some 90 dwellings per year. This will require a step change in delivery, but this is considered to be achievable.

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

17.5. A major mixed-use urban extension was allocated in the existing Local Plan to the south east of Oswestry. The scale and complexity of the scheme and the need for significant infrastructure investment has delayed delivery to date, but work is expected to commence during the first part of the Local Plan Review period. New development proposals will need to complement the offer provided by this urban extension.

17.6. The Oswestry Civic Society and several local parish councils have recently endorsed the development of a longer term strategy for the Oswestry area which could cover the period to 2050. It is felt that such a plan would help to shape the future expansion of Oswestry through the potential development of interconnected villages, supported by a strong framework of public and road transport links, designed to foster community living and a low carbon economy. It is considered that expansion to the north-east of Oswestry would provide the opportunity to capitalise on existing assets such as Gobowen railway station, Old Oswestry Hill Fort and the sports facilities at Park Hall. Such an approach would also be consistent with the focus on development in strategic corridors, including the A5 corridor between Oswestry and Gobowen, which is identified in the Council's adopted Economic Growth Strategy.

17.7. A Local Economic growth strategy is being prepared for Oswestry which will set out Shropshire Council's local economic delivery plan in this area, helping Shropshire Council to address priorities outlined in the overarching Economic Growth Strategy at a local level. This strategy will also have a key role in supporting existing business growth and attracting new business and investment into not just the town but also the surrounding areas.

- 17.8. A detailed profile of the market town of Oswestry is available here:  
<https://www.shropshire.gov.uk/media/8845/oswestry-final-version-1212.pdf>
- 17.9. Identified critical infrastructure priorities for Oswestry include:
- Waste water treatment and sewerage capacity.
  - Primary and secondary school provision.
  - Local and strategic highway improvements.
  - Provision of additional leisure, recreation, amenity and cemetery facilities.
  - Further information on infrastructure constraints and priorities are available within the Oswestry Place Plan.
- 17.10. As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

### ***Development Strategy***

- 17.11. Oswestry will continue to act as a Principal Centre and contribute towards the strategic growth objectives in the North-West of the County. Oswestry will continue to explore ways in which it can effectively fulfil its role as the largest principal centre in Shropshire.
- 17.12. Development will balance the need for additional housing and employment accommodating around 1,800 dwellings and around 19 hectares of employment development between 2016 and 2036.
- 17.13. In the Local Plan Review period since 2016, there have been 47 dwellings completed, with a further 1,624 dwellings committed through Planning Permission, Prior Approval or Allocation. However, the SAMDev Plan assumes that the Eastern Gateway Sustainable Urban Extension in Oswestry will make provision for 900 homes, but current outline planning applications (which cover the majority of the land) amount to only 750 homes. It is therefore proposed to reduce the overall allowance for commitments by 100 to 1,524 homes.
- 17.14. Therefore, a further 229 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review. The proposed windfall balance of 29 homes is considered reasonable having regard to the opportunities that exist within the Development Boundary, opportunities for small scale exception sites outside the Development Boundary and past rates.
- 17.15. Much of the potential for larger scale infill development in the town has already been captured through the SAMDev Plan. Additional development opportunities adjacent to the existing Development Boundary for Oswestry are now extremely restricted by the presence of physical, heritage and environmental constraints such as the setting of the Old Oswestry Hillfort; sensitive landscapes to the north and west; the Oswestry bypass to the east; and flood risk and accessibility issues to the south.
- 17.16. Whilst a modest amount of additional growth can still be delivered in Oswestry itself, in these circumstances, Shropshire Council proposes to deliver the majority of the new housing required by responding positively to the principles outlined by the Oswestry Civic Society in its proposed Oswestry 2050



approach by reinforcing the existing urban fabric of the former Park Hall Camp to deliver a new community as a mixed use 'garden settlement' which would:

- Support community living by improving access to community facilities for existing and new residents by providing a location to establish local retail and community facilities;
- Deliver improved access to the railway station at Gobowen, the RJAH hospital and Oswestry in a way consistent with the principles outlined in Oswestry 2050 by exploring opportunities to establish a park and ride facility, footpath and cycle links and a circular bus service;
- Provide a range of housing opportunities to help meet identified local housing needs including key worker housing for the RJAH hospital and Derwen College;
- Capitalise on the existing availability of extensive formal and informal leisure and recreational facilities.

17.17. Extensive areas of land have been promoted in this location, sufficient to provide for long term expansion beyond the proposed Plan period to 2036. Relevant supporting studies should be undertaken and their recommendations implemented.

#### Summary of residential requirements

	Number of Dwellings
Preferred dwelling guideline 2016-2036	1,800
Dwellings completed in 2016-17*	47
Dwellings committed as at 31 <sup>st</sup> March 2017*	1,524
Remaining dwelling requirement to be identified	229
Dwellings to be allocated	200
Balance/Windfall allowance**	29

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

#### Summary of employment land requirements

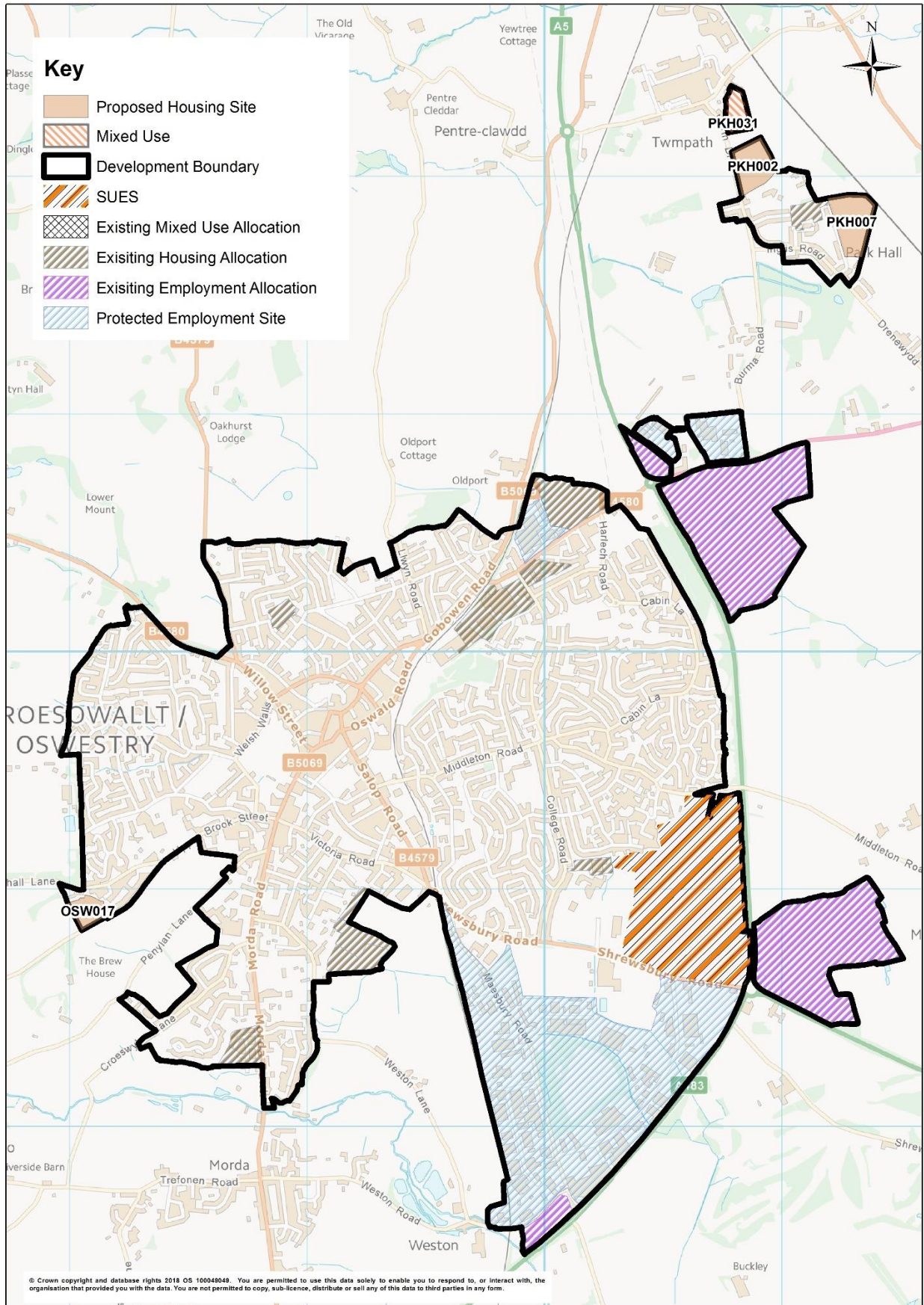
	Employment Land (Ha)
Preferred employment land guideline 2016-2036	19
Commitments and allocations as at 31 <sup>st</sup> March 2017*	57
Employment land shortfall	0
Employment land to be allocated	0
Balance/Windfall allowance**	0

\*Analysis of Employment Supply at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall development.

### Proposed Development Boundary and Preferred Site Allocations

17.18. The map below identifies the location of the preferred allocations and the proposed development boundary for Oswestry.



17.19. The table below provides information on each of the preferred allocations:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
OSW017	Land at Trefonen Road, Oswestry	1.47	40 dwellings	Site is a natural extension to the town's western side. This is a small site in an accessible location, subject to assessment and any mitigation required. Existing speed limit on Trefonen Road to be extended.
PKH002; PKH007 (part); PKH031.	Land adj. North Drive & Tympath Lane, Park Hall	8.0	160 dwellings, employment and a local centre	Mixed use scheme to deliver housing; science park uses associated with the RJAH hospital; a convenience retail and local community services hub.

## Community Hubs

17.20. Shropshire Council has undertaken an assessment of the local services, facilities, employment and public transport links available within rural settlements, in order to identify those which are considered to function as Community Hubs. This assessment is summarised within the Hierarchy of Settlements Document:

[www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf](http://www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf)

17.21. Within the Oswestry Place Plan area, 11 proposed Community Hubs have been identified, these are:

- Gobowen;
- Kinnerley;
- Knockin;
- Llanymynech;
- Pant;
- Ruyton XI Towns;
- St Martins;
- Trefonen;
- West Felton;
- Weston Rhyn; and
- Whittington.

## Gobowen

17.22. Gobowen is a large village north of Oswestry which benefits from good transport connections and a range of local services and facilities and is already identified as a Community Hub as part of the adopted SAMDev Plan. There is a high level of outstanding housing commitments, including the two site allocations made in the SAMDev Plan. Key development constraints for

Gobowen include flood risk in areas which lie adjacent to the River Perry and its tributaries.

17.23. Between 2006/07 and 2016/17 the average housing delivery rate in Gobowen was some 16 dwellings per year. The annual build rate required over the Local Plan Review period is around 20 homes per year, but this is considered to be achievable.

17.24. Infrastructure investment priorities for Gobowen include:

- Parking, particularly around the train station;
- Potential for enhanced public transport and cycle links between Gobowen, the Orthopaedic Hospital and Oswestry;
- GP Surgery.

### ***Development Strategy***

17.25. Over the period to 2036, a modest amount of further housing of around 120 houses will be provided to supplement the existing committed sites. This will provide an opportunity to deliver a range of accommodation types to help meet local housing needs, including those associated with Derwen College and support investment in community facilities and infrastructure improvements. Two site allocations are therefore proposed to deliver around 100 houses, together with development by infilling, groups of houses and conversions on suitable sites within the development boundary. Relevant supporting studies should be undertaken and their recommendations implemented.

#### *Summary of residential requirements*

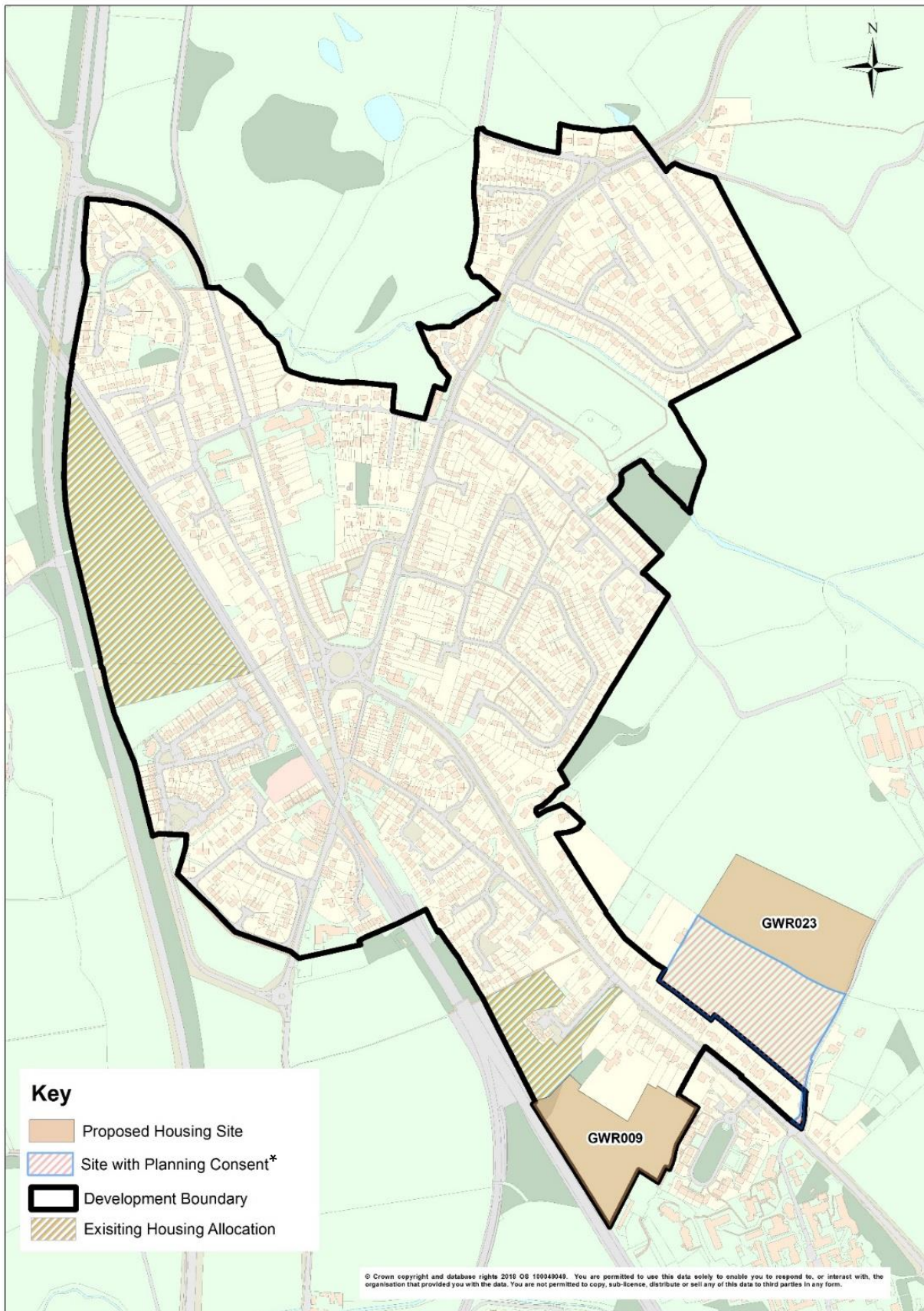
	Number of Dwellings
Preferred dwelling guideline 2016-2036	390
Dwellings completed in 2016-17*	5
Dwellings committed as at 31 <sup>st</sup> March 2017*	266
Remaining dwelling requirement to be identified	119
Dwellings to be allocated	100
Balance/Windfall allowance**	19

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

## Proposed Development Boundary and Preferred Site Allocations

17.26. The map below identifies the location of the preferred allocations and the proposed development boundary for Gobowen:



\*Site with Planning Consent illustrated due to relationship with the preferred allocation GWR023.

17.27. The table below provides information on each of the preferred allocations:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
GWR009	Land west of Agnes Hunt Memorial Bungalows, Gobowen	2.37	25 dwellings	Low density scheme to address specialist accommodation needs of Derwen College.
GWR023	Land north of Whittington Road, Gobowen	2.5	75 dwellings	2.5Ha site within larger 17.73 Ha site promoted, subject to agreement of an appropriate shared highway access with adjacent development which addresses local flood risk issues.

## Kinnerley

17.28. Kinnerley is a large village south-east of Oswestry which benefits from a range of local services and facilities and is already identified as part of a Community Cluster in the adopted SAMDev Plan. There is a high level of outstanding housing commitments, but development to date has not delivered housing which meets local needs and there is therefore an unmet need for more affordable “entry level” homes. Key development constraints include flood risk from the Weir Brook. Development proposals will be expected to demonstrate that they have taken account of the adopted guidance from the Community Led Plan for Kinnerley which provides additional guidance and will help inform planning decisions in the parish.

17.29. Between 2006/07 and 2016/17 the average housing delivery rate in Kinnerley was some 2-3 dwellings per year. This is similar to the annual build rate required over the Local Plan Review period.

### **Development Strategy**

17.30. Over the period to 2036, a modest amount of further housing will be provided to supplement existing committed sites. This will provide an opportunity to deliver a range of accommodation types to help meet local housing needs, support investment in community facilities and infrastructure improvements. No specific allocations are proposed, but the development of exception sites, including cross-subsidy exceptions sites in appropriate locations outside the development boundary will be supported where they help deliver housing which meets local needs. The development boundary has been amended in the vicinity of Church Lane to reflect the fact that a safe highway access cannot be achieved to support the development of land off Church Lane. Relevant supporting studies should be undertaken and their recommendations implemented.

#### *Summary of residential requirements*

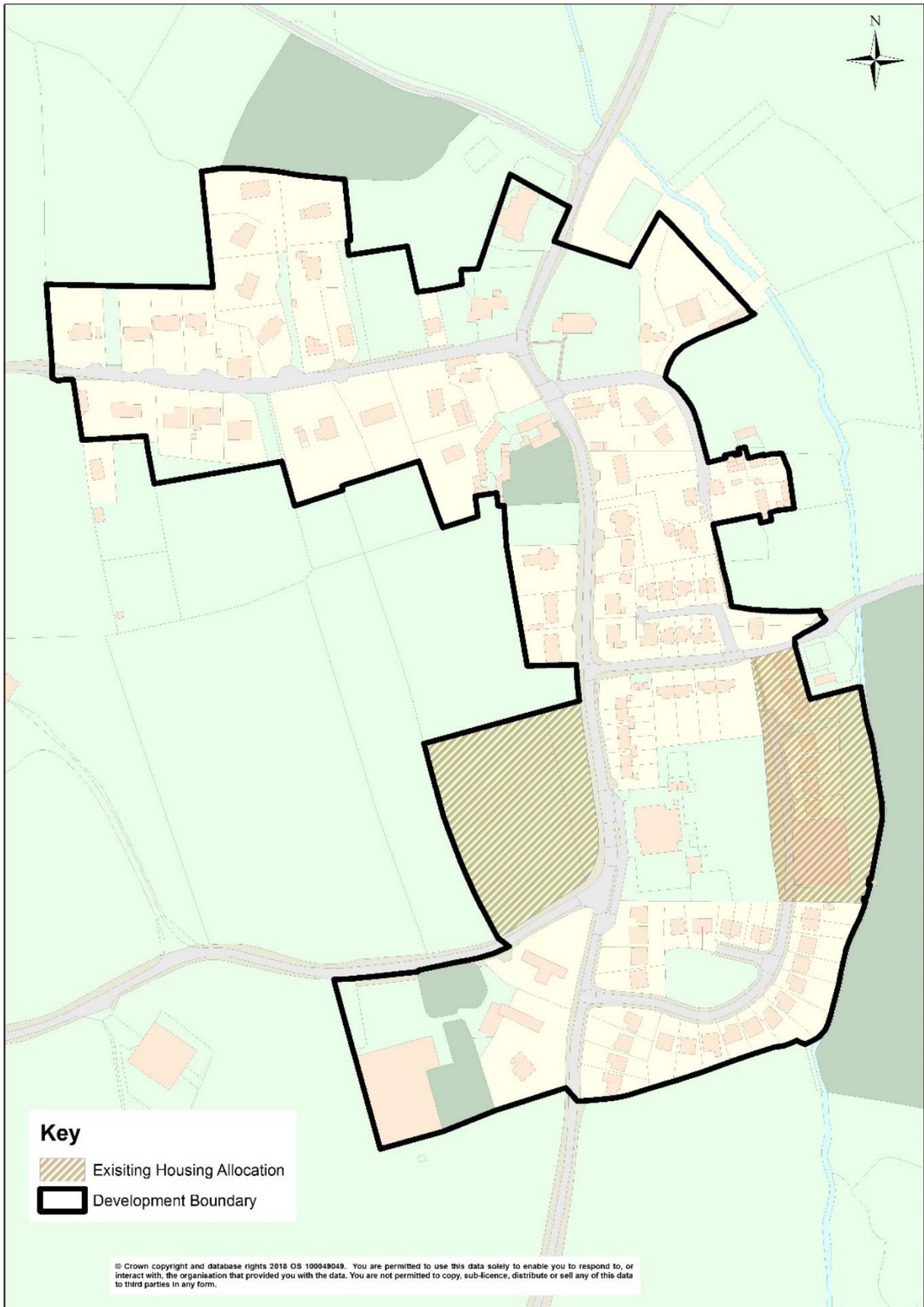
	Number of Dwellings
Preferred dwelling guideline 2016-2036	60
Dwellings completed in 2016-17*	1
Dwellings committed as at 31 <sup>st</sup> March 2017*	36
Remaining dwelling requirement to be identified	23
Dwellings to be allocated	0
Balance/Windfall allowance**	23

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

### Proposed Development Boundary

17.31. The map below identifies the location of the proposed development boundary for Kinnerley:



## Knockin

17.32. Knockin is a small village south-east of Oswestry which benefits from a range of local services and facilities and is already identified as a Community Hub in the adopted SAMDev Plan. There is a high level of outstanding housing commitments, but there has been only a single completion since 2006. The annual build rate required over the Local Plan Review period is significantly higher at 2-3 homes per year, but this is considered to be achievable with site allocation as detailed below.

17.33. Key development constraints for Knockin include flood risk in areas and potential impacts on protected species and the historic environment.

17.34. Infrastructure investment priorities for Knockin include road safety.

### ***Development Strategy***

17.35. Over the period to 2036, modest amounts of further housing on adjacent land will provide an opportunity to improve the viability of the existing (SAMDev) site allocation to enable the delivery of a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements. Relevant supporting studies should be undertaken and their recommendations implemented.

#### *Summary of residential requirements*

	Number of Dwellings
Preferred dwelling guideline 2016-2036	55
Dwellings completed in 2016-17*	0
Dwellings committed as at 31 <sup>st</sup> March 2017*	24
Remaining dwelling requirement to be identified	31
Dwellings to be allocated	25
Balance/Windfall allowance**	6

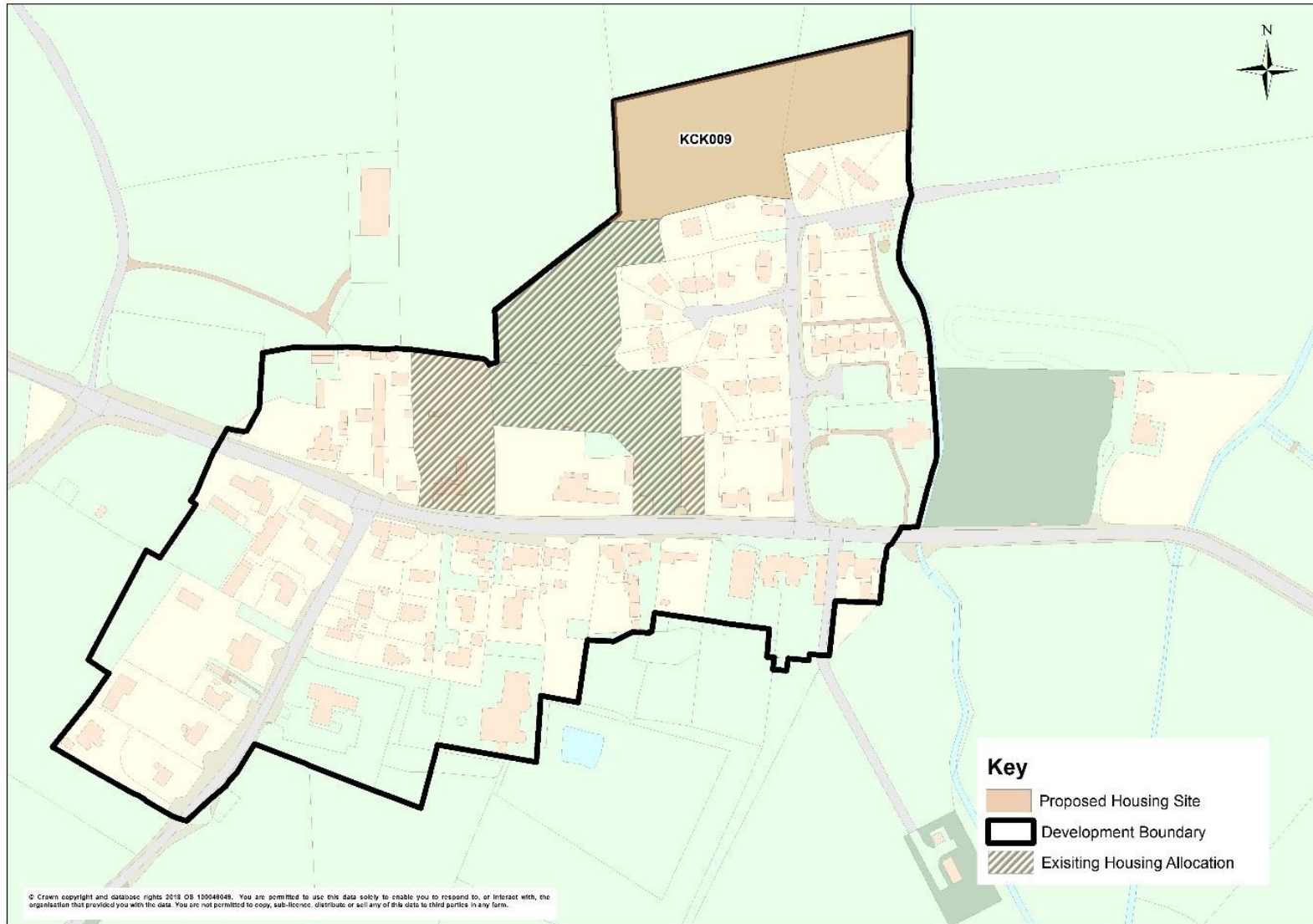
\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.



### Proposed Development Boundary and Preferred Site Allocation

17.36. The map below identifies the location of the preferred allocation and the proposed development boundary for Knockin:



17.37. The table below provides information on each of the preferred allocations:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
KCK009	Land north of Church Lane, Knockin	0.91	25 dwellings	Access from Church Lane or through SAMDev allocation KK001.

## Llanymynech

17.38. Llanymynech is a large village south of Oswestry which benefits from a range of local services and facilities and is already identified as a Community Hub in the adopted SAMDev Plan. There is a high level of housing completions and commitments. Average completions were 12 homes per year during the period 2006-2016. The annual build rate required over the Local Plan Review period is significantly lower at only 6 homes per year. There are existing accessibility issues along Station Road, where it is already congested with a weight-restricted bridge over the former railway line. Key development constraints for Llanymynech include protected species and the historic environment.

17.39. Critical infrastructure investment priorities include waste water treatment infrastructure.

### **Development Strategy**

17.40. Over the period to 2036, around 50 additional homes, equivalent to the quantity provided for in the SAMDev Plan, will be provided to supplement the existing committed sites. This will provide an opportunity to deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements. The preferred location for future housing development selected would provide for a modest scale natural extension to the previous site allocation, with easy access to local services and facilities and would deliver approximately 50 homes. The existing development boundary (see map) will be amended to include the preferred site allocation. This site would be accessible from the previous allocation, as its layout suggests that further extension is possible. Relevant supporting studies should be undertaken and their recommendations implemented.

### *Summary of residential requirements*

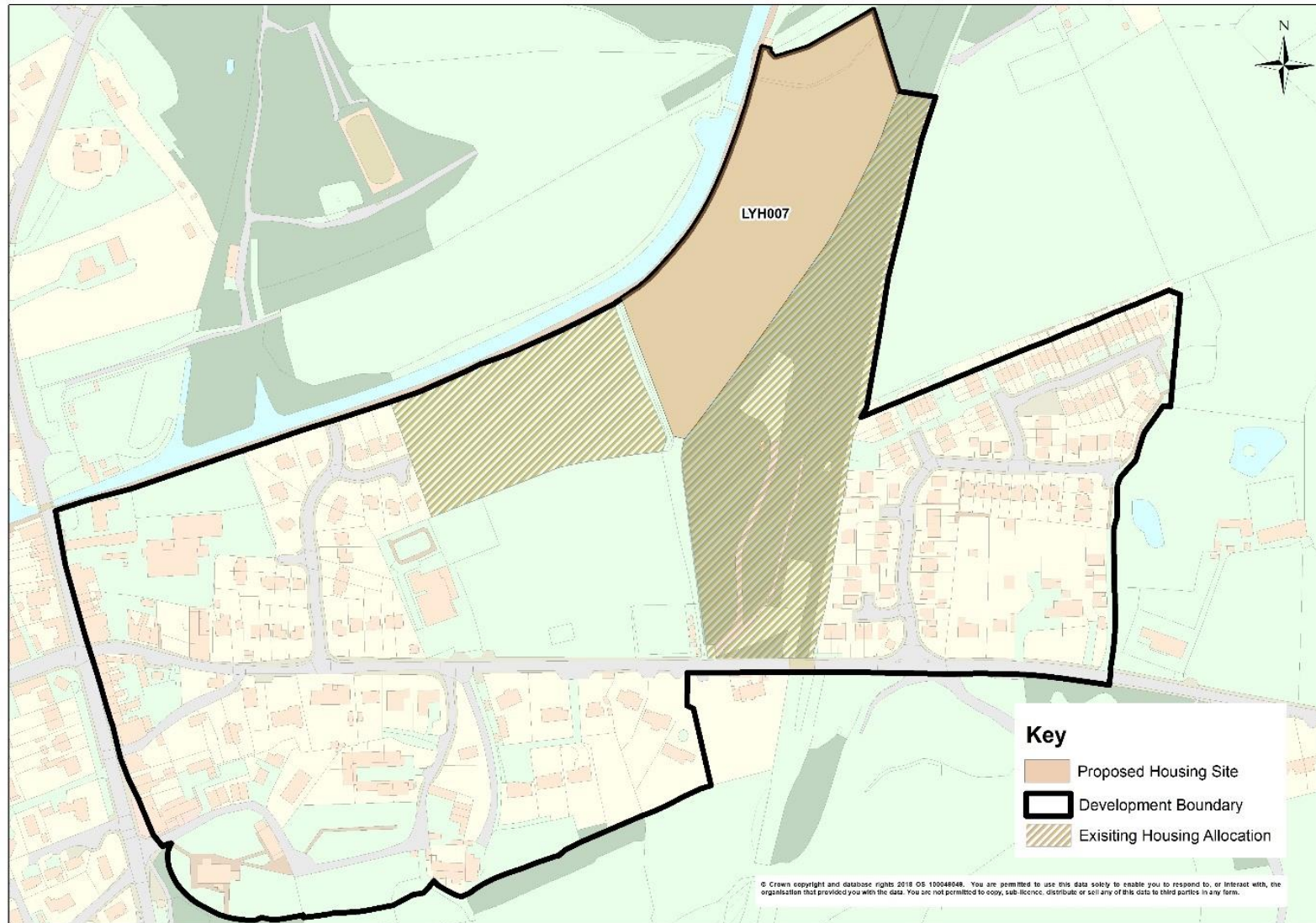
	Number of Dwellings
Preferred dwelling guideline 2016-2036	125
Dwellings completed in 2016-17*	6
Dwellings committed as at 31 <sup>st</sup> March 2017*	68
Remaining dwelling requirement to be identified	51
Dwellings to be allocated	50
Balance/Windfall allowance**	1

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

### Proposed Development Boundary and Preferred Site Allocation

17.41. The map below identifies the location of the preferred allocation and the proposed development boundary for Llanymynech:



17.42. The table below provides information on the preferred allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
LYH007	Land East of Barley Meadows, Llanymynech	1.85	50 dwellings	Access through Barley Meadows. Development must help to enhance direct footpath access to recreation space, the village hall and the village centre. Subject to further assessment for HRA for recreational and water quality impacts on the Montgomery Canal SAC.

## Pant

17.43. Pant is a large village south of Oswestry which benefits from a range of local services and facilities and is already identified as a Community Hub in the adopted SAMDev Plan. Average completions have amounted to 1 home per year during the period 2006-2016. The annual build rate required over the Local Plan Review period is higher at 2-3 homes per year, but this is considered to be achievable with a site for around 45 dwellings allocated. Key development constraints for Pant include protected species and the historic environment. In addition, Pant's proximity to the sewage treatment works means that development to the south of the village would be inappropriate. There are also issues with water pressure in the village

17.44. Critical infrastructure investment priorities include waste water treatment infrastructure.

## Development Strategy

17.45. Over the period to 2036, an additional 52 homes will be provided to supplement the existing committed sites. This will provide an opportunity to deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements. The additional homes will be delivered through the allocation of a single site, together with an allowance for a small amount of windfall development. The existing development boundary (see map) will be amended to include the preferred site allocation. Relevant supporting studies should be undertaken and their recommendations implemented.

### Summary of residential requirements

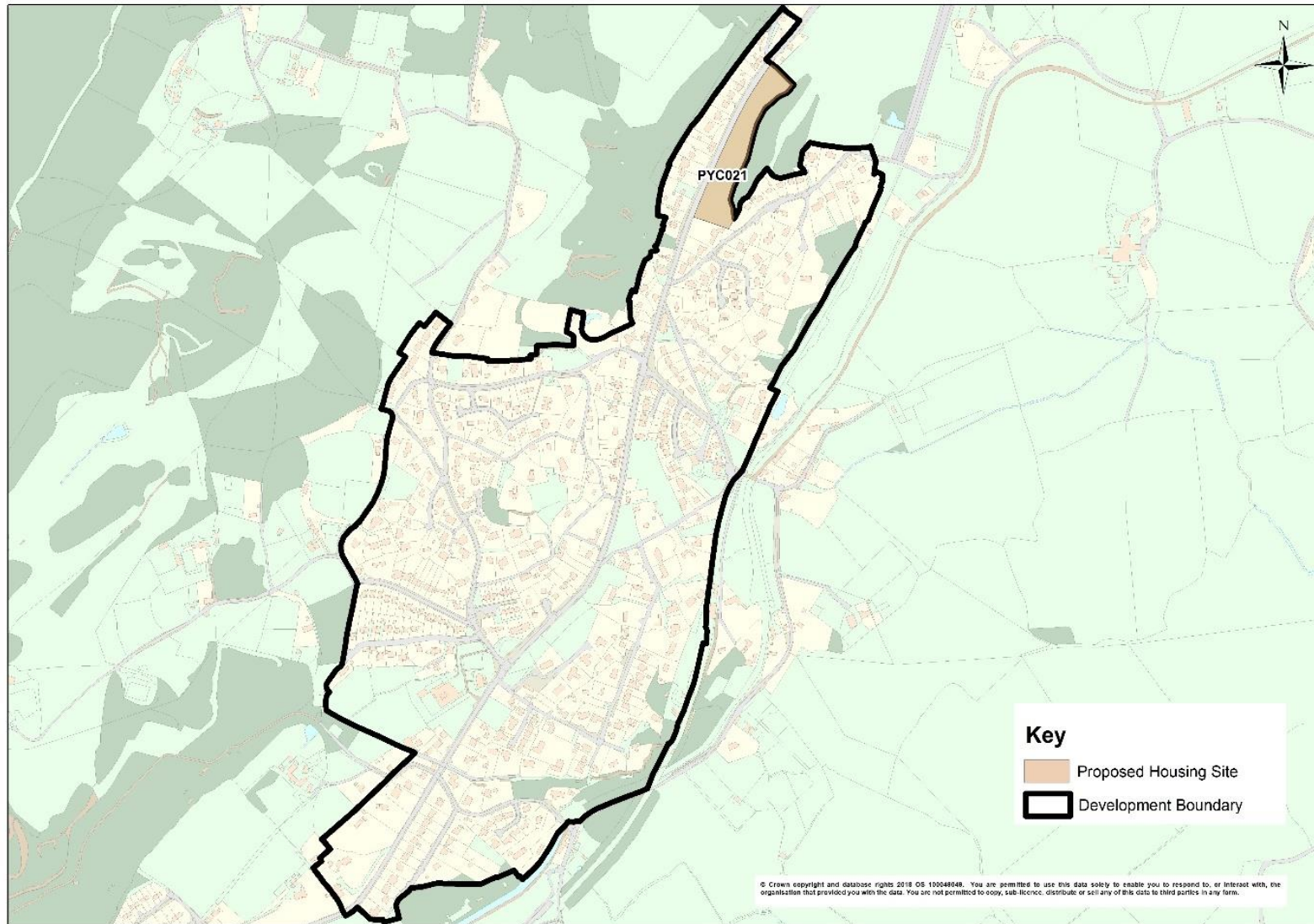
	Number of Dwellings
Preferred dwelling guideline 2016-2036	70
Dwellings completed in 2016-17*	1
Dwellings committed as at 31 <sup>st</sup> March 2017*	17
Remaining dwelling requirement to be identified	52
Dwellings to be allocated	45
Balance/Windfall allowance**	7

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

### **Proposed Development Boundary and Preferred Site Allocation**

17.46. The map below identifies the location of the preferred allocation and the proposed development boundary for Pant:



17.47. The table below provides information on the preferred allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
PYC021	Land at Penygarreg Lane, Pant	1.89	45 dwellings	Subject to appropriate access and measures to provide a parking solution for the village shop opposite. Development should contribute to mitigation of the impact of parking associated with the nearby shop.

## Ruyton XI Towns

17.48. Ruyton is a large village south-east of Oswestry which benefits from a range of local services and facilities and is already identified as a Community Hub in the adopted SAMDev Plan. Average completions have amounted to 4 homes per year during the period 2006-2016. The annual build rate required over the Local Plan Review period is higher at around 6 homes per year, but this is considered to be achievable. Currently a Parish Plan is in place however this dates from 2007/08.

17.49. Critical infrastructure investment priorities include waste water treatment infrastructure.

### **Development Strategy**

17.50. Over the period to 2036, around 103 homes will be provided to supplement existing committed sites. This will provide an opportunity to redevelop a long-standing brownfield site within the development boundary to deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements. The delivery of this growth will be secured through the allocation of a single site for around 65 homes, together with the development of infill development within the development boundary. Also, exception sites, including cross-subsidy exceptions sites in appropriate locations outside the development boundary will be supported where these help to deliver housing which meets local needs. Relevant supporting studies should be undertaken and their recommendations implemented.

#### *Summary of residential requirements*

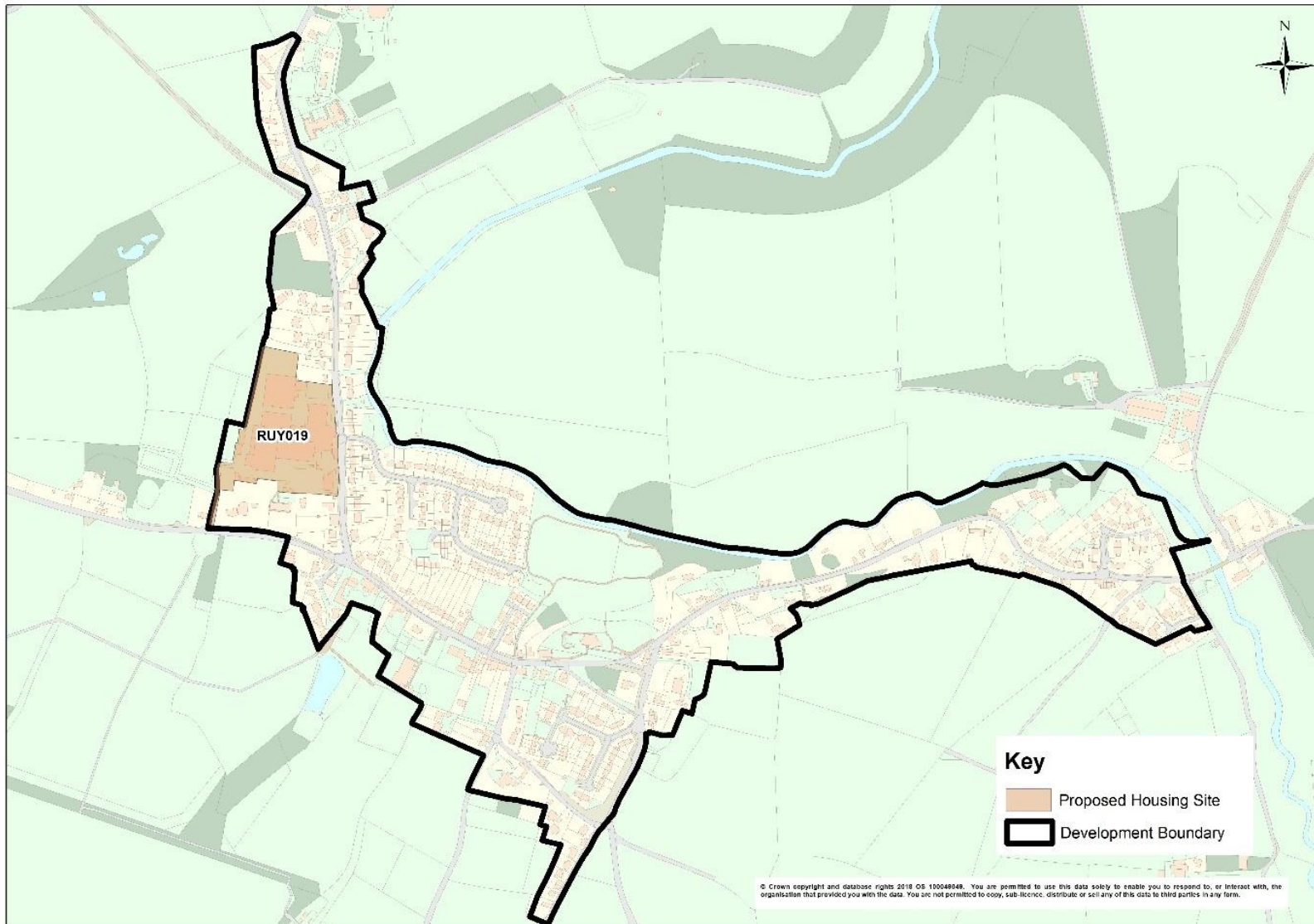
	Number of Dwellings
Preferred dwelling guideline 2016-2036	125
Dwellings completed in 2016-17*	8
Dwellings committed as at 31 <sup>st</sup> March 2017*	14
Remaining dwelling requirement to be identified	103
Dwellings to be allocated	65
Balance/Windfall allowance**	38

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

### Proposed Development Boundary and Preferred Site Allocation

17.51. The map below identifies the location of the preferred allocation and the proposed development boundary for Ruyton XI Towns:



17.52. The table below provides information on the preferred allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
RUY019	Former Dairy Site, School Road, Ruyton XI Towns	2.26	65 dwellings	Site should be masterplanned to achieve a high-quality design and layout. Potential for interpretation of heritage features on the site through this process. Contributions to wider heritage features elsewhere in the settlement may also be appropriate (especially Ruyton Castle Scheduled Monument).

## St Martins

17.53. St Martins is a large village north-east of Oswestry which benefits from a range of local services and facilities and is already identified as a Community Hub in the adopted SAMDev Plan. There is a high level of housing completions and commitments. Average completions amount to 9 homes per year during the period 2006-2016. The annual build rate required over the Local Plan Review period is higher at around 20 homes per year, but this is considered to be achievable with site allocations providing for around 95 dwellings.

17.54. The existing exception scheme at Bower Farm has recently helped to address the need for more affordable housing and there is potential for further development of a similar kind in this area.

17.55. Critical infrastructure investment priorities include waste water treatment infrastructure and additional sport and recreation facilities.

## Development Strategy

17.56. Over the period to 2036, around 136 additional homes will be provided to supplement the existing committed sites. This will provide an opportunity to deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements. The delivery of this growth will be secured through the allocation of a single site for around 60 homes, together with the development of exception sites, including cross-subsidy schemes. Exception sites in appropriate locations outside the Development Boundary which will be supported where these help to deliver housing which meets local needs. Relevant supporting studies should be undertaken and their recommendations implemented.

### Summary of residential requirements

	Number of Dwellings
Preferred dwelling guideline 2016-2036	355
Dwellings completed in 2016-17*	44
Dwellings committed as at 31 <sup>st</sup> March 2017*	175
Remaining dwelling requirement to be identified	136
Dwellings to be allocated	95
Balance/Windfall allowance**	41

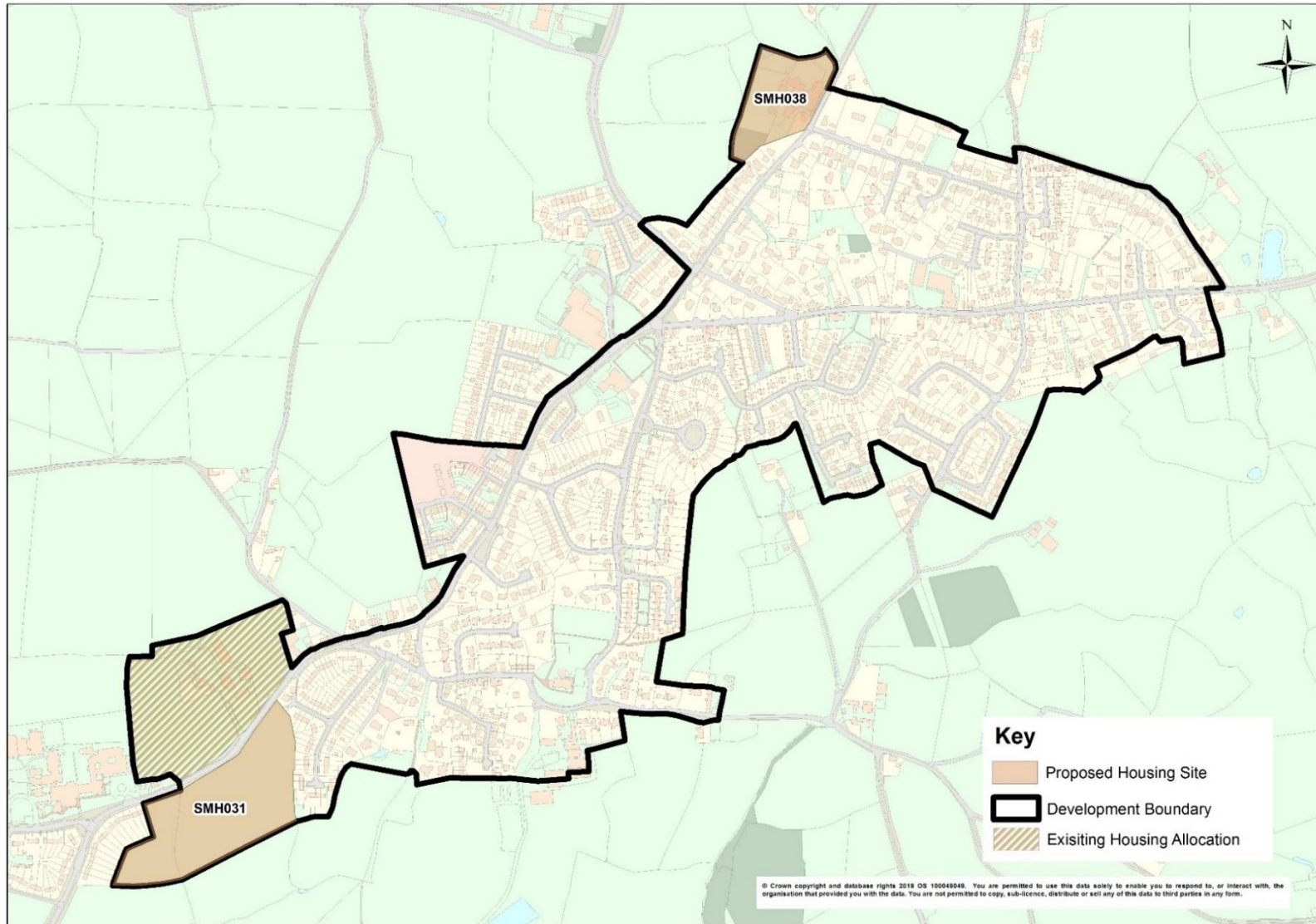
\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.



### Proposed Development Boundary and Preferred Site Allocations

17.57. The map below identifies the location of the preferred allocations and the proposed development boundary for St Martins:



17.58. The table below provides information on each of the preferred allocations:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
SMH031	Land east of Moors Bank, St Martins	2	60 dwellings	2Ha within larger 3.3Ha site to match depth of adjacent development.
SMH038	Former Ifton Heath Primary School, St Martins	1.49	35 dwellings	Development following appropriate relocation of existing site occupants. Subject to suitable access and provision of appropriate level of open space. The scheme design should complement the site setting and reflect outcome of ecological and heritage assessments.

## Trefonen

17.59. Trefonen is a large village south-west of Oswestry which benefits from a range of local services and facilities. The village was not identified as a location for planned development in the SAMDev Plan and there has therefore been only limited housing growth in the village in the recent past, although there are outstanding commitments for 5 houses. Average completions have been around 2 homes per year during the period 2006-2016. This is similar to the annual build rate required over the Local Plan Review period. Both Shropshire Council's housing register and recent local housing needs survey suggest that there is an unmet local housing need for various types and tenures of housing in the village.

### **Development Strategy**

17.60. Over the period to 2036, modest amounts of additional housing will provide an opportunity to deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements. Available information about local housing need suggests that the greatest need is for affordable and low cost market housing of a range of types and tenures. No site allocations are therefore proposed and it is instead proposed that the housing guideline will be delivered through the development of appropriately located 'cross-subsidy' exception sites. Relevant supporting studies should be undertaken and their recommendations implemented.

#### *Summary of residential requirements*

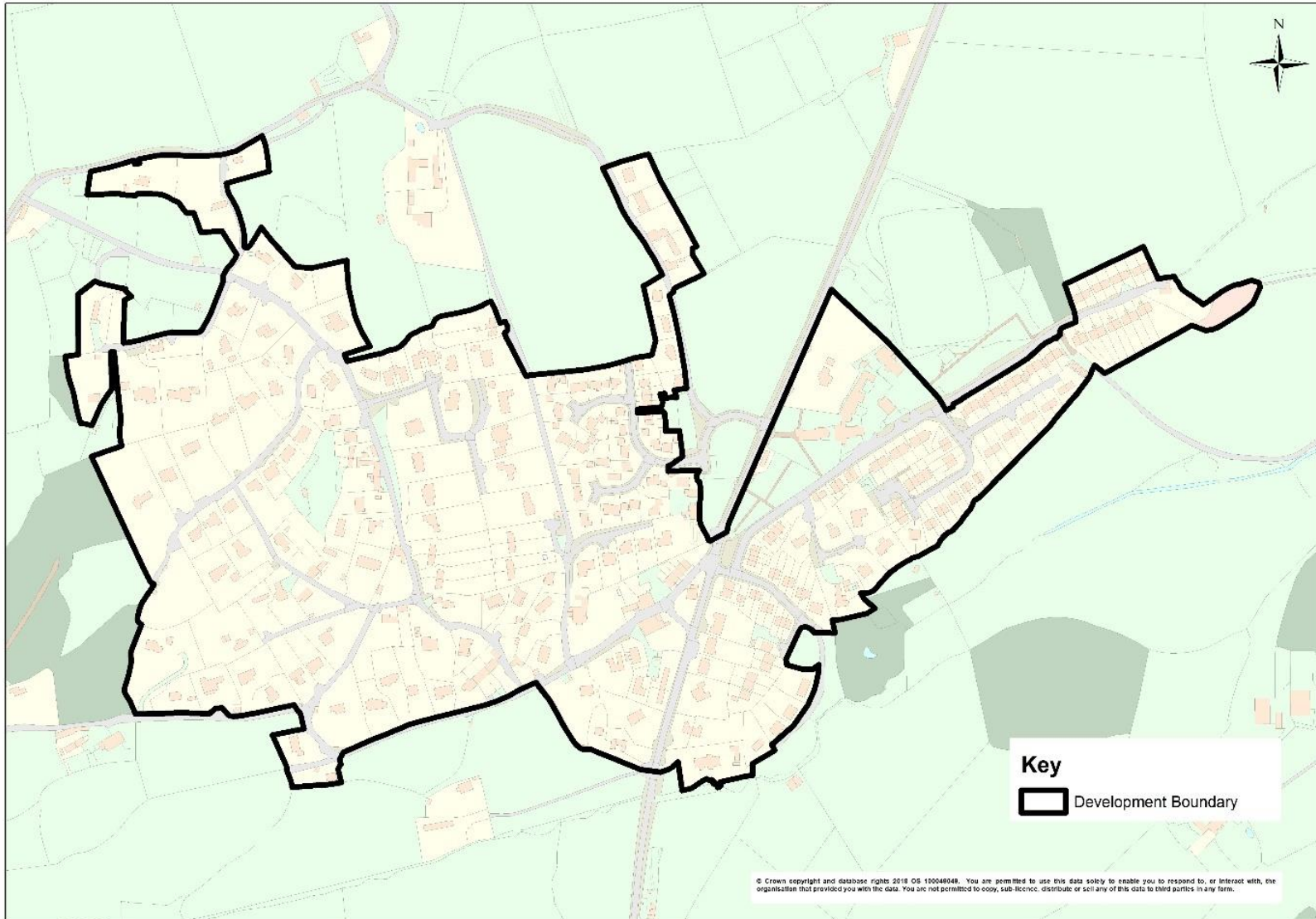
	Number of Dwellings
Preferred dwelling guideline 2016-2036	55
Dwellings completed in 2016-17*	0
Dwellings committed as at 31 <sup>st</sup> March 2017*	5
Remaining dwelling requirement to be identified	50
Dwellings to be allocated	0
Balance/Windfall allowance**	50

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

### ***Proposed Development Boundary***

17.61. The map below identifies the location of the proposed development boundary for Trefonen:



## West Felton

- 17.62. West Felton is a large village south-east of Oswestry in an accessible location in the A5 corridor which benefits from a range of local services and facilities. The village was not identified as a location for planned development in the SAMDev Plan, but nevertheless has a high level of completions and commitments. Average completions have amounted to around 2 homes per year during the period 2006-2016. The annual build rate required over the Local Plan Review period is higher at around 6 homes per year, but this is considered to be achievable with site allocations providing for around 60 dwellings.
- 17.63. Information about local housing needs assessment may be enhanced through a refresh of the Parish Plan and housing development which helps to meet these identified needs may gain local support. Community development priorities include contributions towards securing additional growth space for the existing primary school and contributions towards maintaining and enhancing the existing recreation space on a formal and permanent basis.
- 17.64. Critical infrastructure investment priorities include expansion of the existing school through developer contributions.

### ***Development Strategy***

- 17.65. Over the period to 2036, modest amounts of further housing will provide an opportunity to deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements. Relevant supporting studies should be undertaken and their recommendations implemented.

#### *Summary of residential requirements*

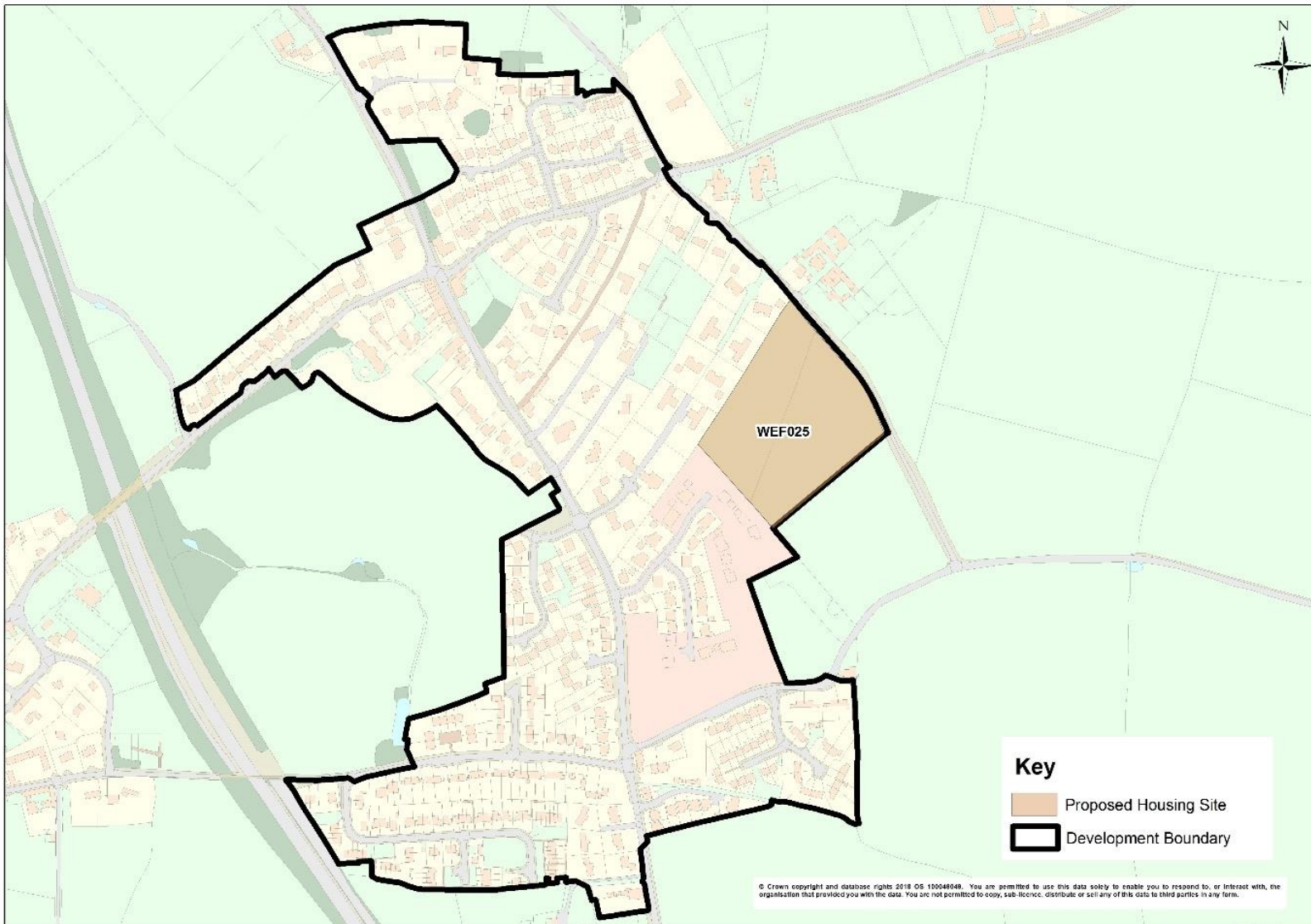
	Number of Dwellings
Preferred dwelling guideline 2016-2036	130
Dwellings completed in 2016-17*	1
Dwellings committed as at 31 <sup>st</sup> March 2017*	65
Remaining dwelling requirement to be identified	64
Dwellings to be allocated	60
Balance/Windfall allowance**	4

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

### Proposed Development Boundary and Preferred Site Allocation

17.66. The map below identifies the location of the preferred allocation and the proposed development boundary for West Felton:



17.67. The table below provides information on the preferred allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
WEF025	Land at West Felton	2.0	60 dwellings	Secure extended formal and permanent recreation ground on adjacent land in the same ownership

## Weston Rhyn

17.68. Weston Rhyn is a large village south-east of Oswestry which benefits from a range of local services and facilities and is already identified as a Community Hub in the adopted SAMDev Plan. Average completions 5 homes per year during the period 2006-2016. The annual build rate required over the Local Plan Review period is higher at around 8 homes per year, but this is considered to be achievable with site allocations providing for around 100 dwellings.

### Development Strategy

17.69. Over the period to 2036, modest amounts of further housing will provide an opportunity to deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements. There are issues along Station Road with the volume of cars and parking, particularly as there is a primary school on this road. There are further parking issues at the junction at High Street, Bronygarth Road and Vicarage Lane. Relevant supporting studies should be undertaken and their recommendations implemented. Therefore schemes with ample parking would be more suitable given the existing issues within the village.

### Summary of residential requirements

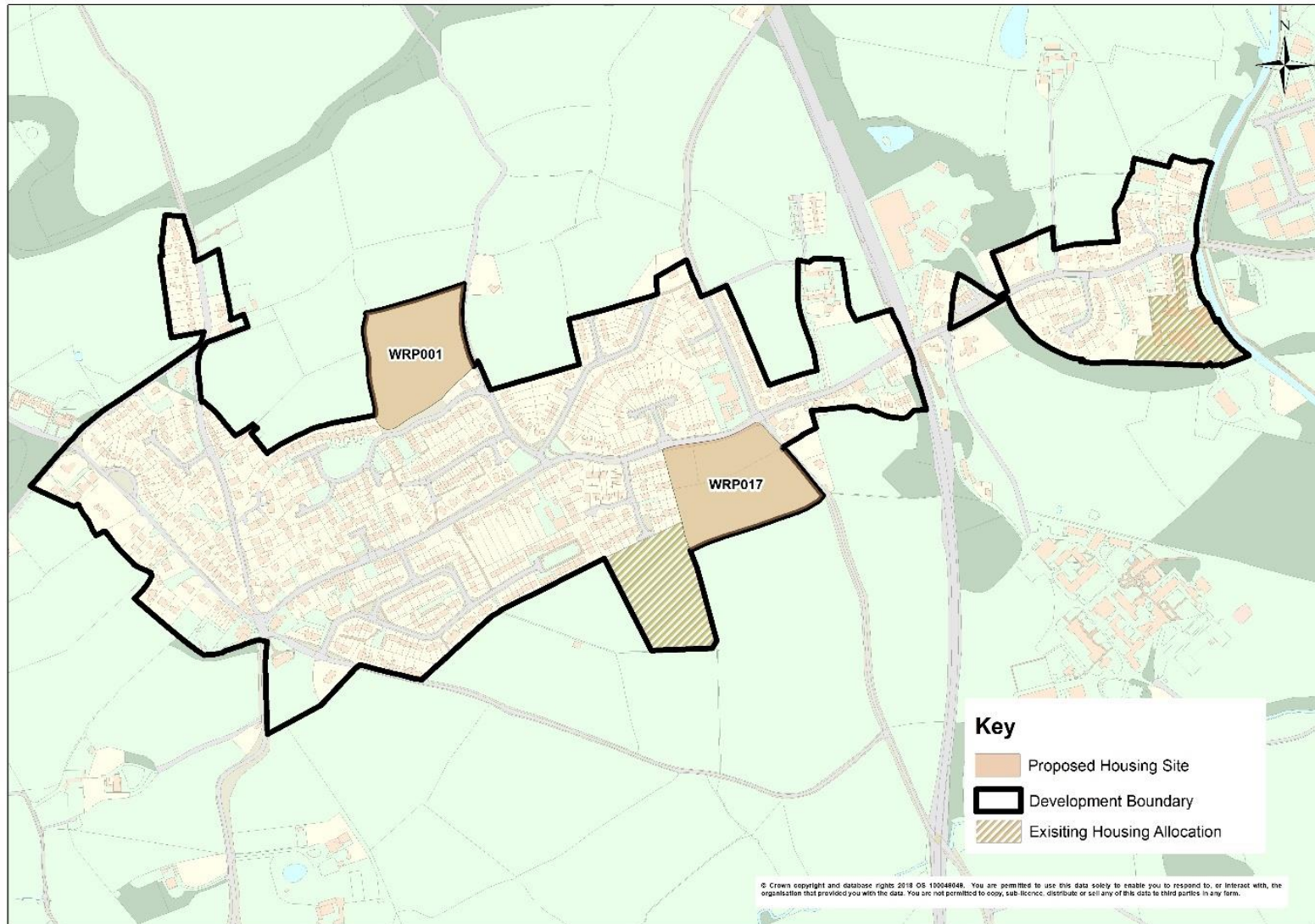
	Number of Dwellings
Preferred dwelling guideline 2016-2036	155
Dwellings completed in 2016-17*	8
Dwellings committed as at 31 <sup>st</sup> March 2017*	46
Remaining dwelling requirement to be identified	101
Dwellings to be allocated	100
Balance/Windfall allowance**	1

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

### Proposed Development Boundary and Preferred Site Allocations

17.70. The map below identifies the location of the preferred allocations and the proposed development boundary for Weston Rhyn:



17.71. The table below provides information on each of the preferred allocations:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
WRP017	Land off Station Road, Weston Rhyn	1.4	40 dwellings	Subject to the relocation of the existing school playing fields within the site and the provision of improved parking facilities for the school.
WRP001 (western part)	Land off Trehowell Lane, Weston Rhyn	2	60 dwellings	Subject to the provision of a suitable access and protection of the amenity of neighbouring residents.

## Whittington

17.72. Whittington is a large village north-east of Oswestry which benefits from a range of local services and facilities and is already identified as a Community Hub in the adopted SAMDev Plan. Average completions 2 homes per year during the period 2006-2016. The annual build rate required over the Local Plan Review period is higher at around 5 homes per year, but this is considered to be achievable with site allocations providing for around 70 dwellings.

17.73. Identified infrastructure investment priorities include: the implementation of some traffic calming measures on B5009 from Shrewsbury if development occurs in this area and improvements to the local availability of facilities for younger people.

## Development Strategy

17.74. Over the period to 2036, modest amounts of further housing will provide an opportunity to deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements. Relevant supporting studies should be undertaken and their recommendations implemented.

### Summary of residential requirements

	Number of Dwellings
Preferred dwelling guideline 2016-2036	200
Dwellings completed in 2016-17*	16
Dwellings committed as at 31 <sup>st</sup> March 2017*	95
Remaining dwelling requirement to be identified	89
Dwellings to be allocated	70
Balance/Windfall allowance**	19

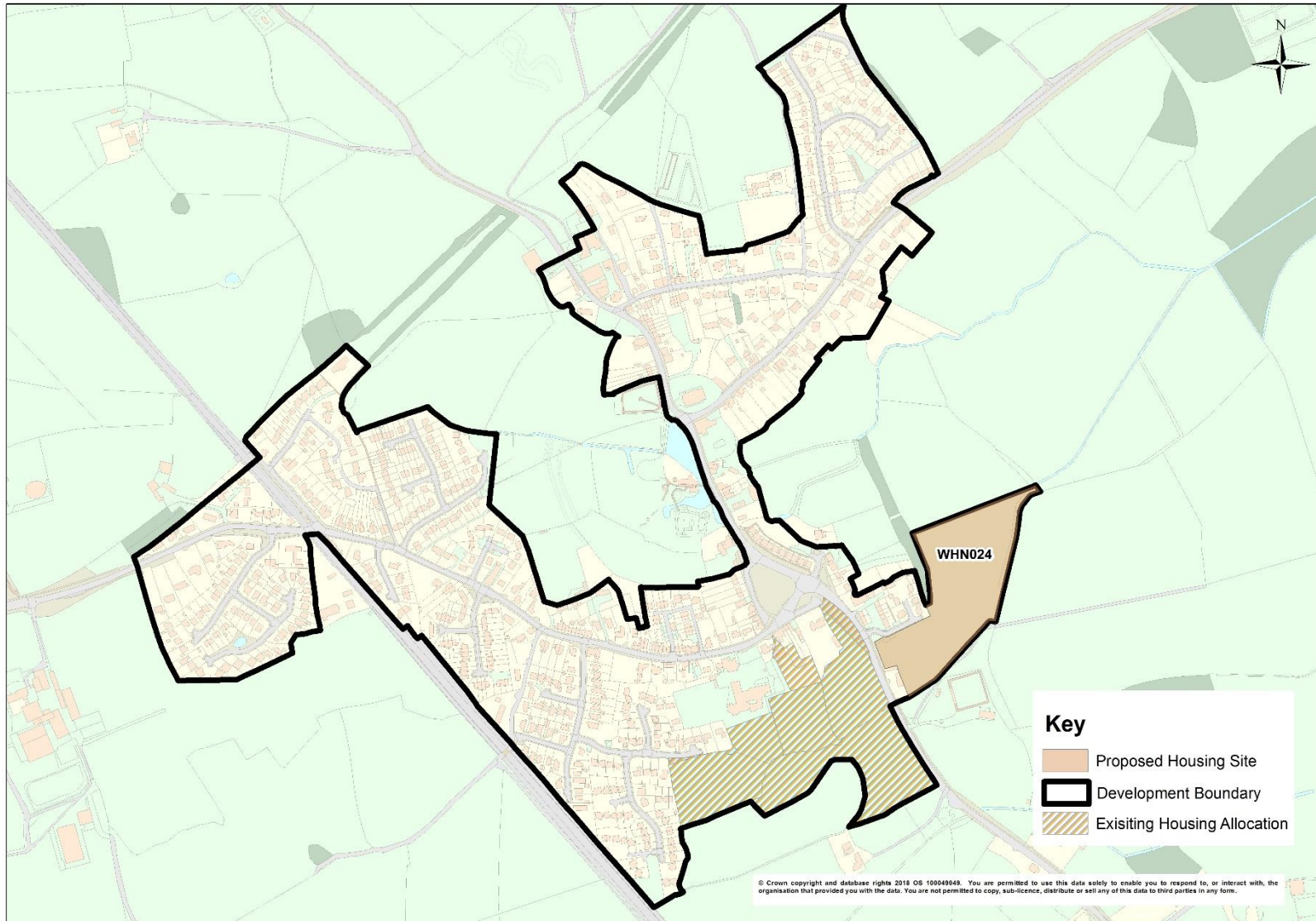
\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.



### Proposed Development Boundary and Preferred Site Allocation

17.75. The map below identifies the location of the preferred allocation and the proposed development boundary for Whittington:



17.76. The table below provides information on each of the preferred allocations:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
WHN024	Land off Donnett Close, Whittington	2.5 within 5.41Ha site	70 dwellings	Subject to suitable access via Donnett Close. High quality design and layout required. Any habitats on the site should be retained. Site should bring forward necessary traffic calming on the B5009 from Shrewsbury (potentially through provision of a mini-roundabout and associated features).

## Community Clusters

17.77. The identification of Community Clusters will primarily be based on the aspirations of those communities, as expressed by their Parish Council(s)/Parish Meeting(s). Regard will also be given to the Local Plan Review evidence base and the views expressed by promoters of sites, residents and other stakeholders.

17.78. Based on the responses received during previous stages of consultation on the Local Plan Review, the following Community Clusters are proposed to be designated in the Oswestry Place Plan area:

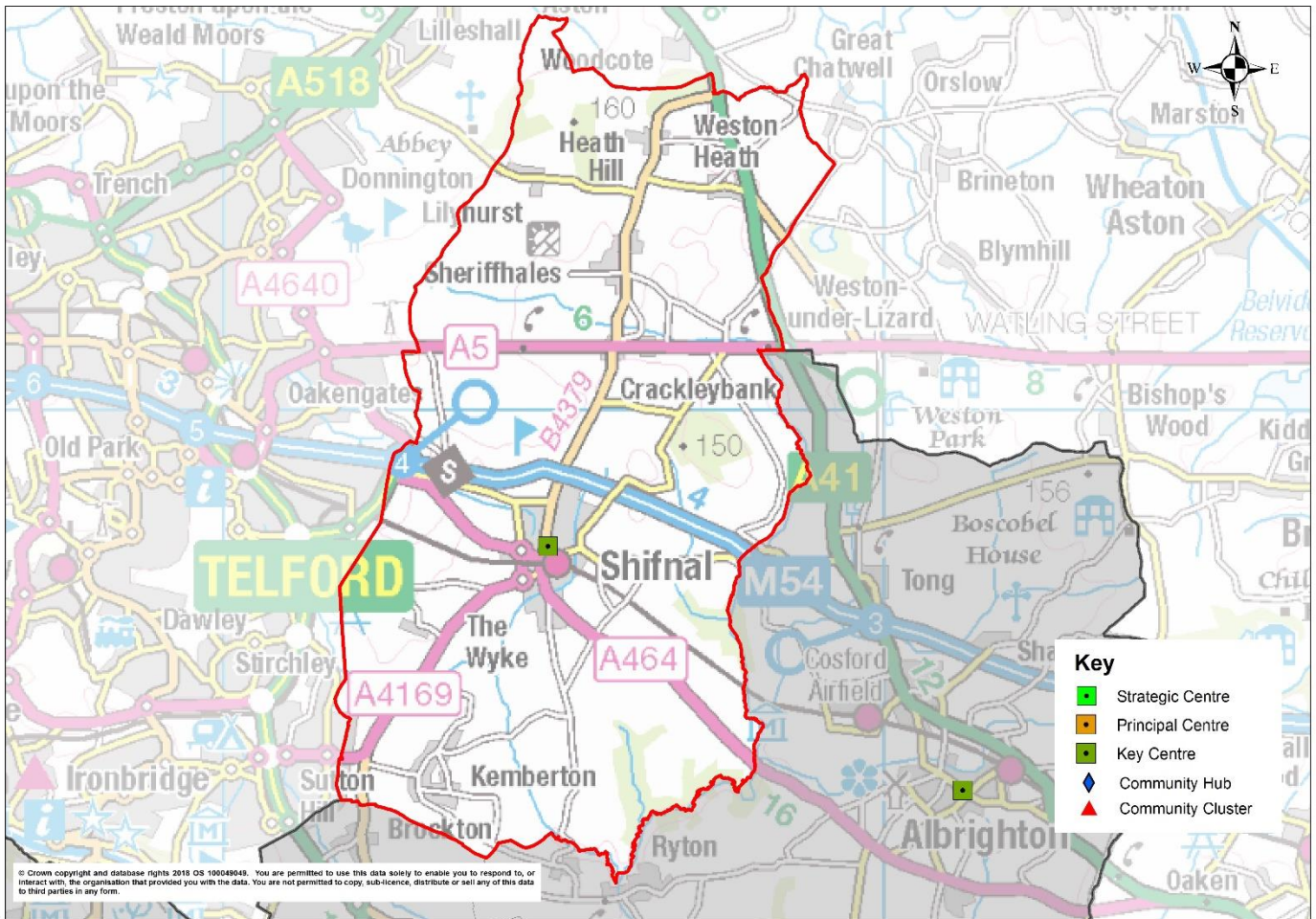
- Maesbrook, Dovaston and Knockin Heath
- Llanyblodwel, Porthywaen Dolgoch, Llyncllys and Bryn Melyn
- Park Hall, Hindford, Babbinswood and Lower Frankton
- Selattyn, Upper/Middle/Lower Hengoed and Pant Glas
- Rhoswel, Wern and Chirk Bank

17.79. Within Community Clusters, it is proposed that a criteria based policy will manage development. A draft of this policy was provided within the previous Preferred Scale and Distribution of Development Consultation Document, available to view at:

<https://shropshire.gov.uk/media/7632/preferred-options-consultation-final.pdf>

## 18. Shifnal Place Plan Area

18.1. The Shifnal Place Plan Area is located in east Shropshire and contains part of the M54 corridor which links Shrewsbury and Telford to the West Midlands conurbation. The Place Plan area is almost completely bounded by the Shropshire border abutting with Telford and Wrekin Borough (west and extending into the adjacent County of Staffordshire (north) The Place Plan area is relatively small in comparison with other areas and only comprises the town of Shifnal with a few small villages and hamlets.



Settlement Type	Settlement Name
Key Centre:	Shifnal
Community Hubs:	N/A
Community Clusters:	N/A

18.2. If your village is not included in the list of proposed Community Hubs or Community Clusters above, then this means that it will be 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies.

## **Key Centre: Shifnal**

- 18.3. Shifnal (2016 population 6,991) is the largest 'key centre' in Shropshire and acts as the primary service centre for both its resident population and a sizeable area of the northern Green Belt, across the east of Shropshire. Located at the junction of the A464, the A4169 and the B4379, on the rail line between Shrewsbury to Birmingham, the town is within easy commuting distance of Shrewsbury, Telford, Stafford, Wolverhampton, the Black Country and Birmingham.
- 18.4. In the context of regional policy, Shifnal was not a preferred location for development even though the role, function and accessibility of the settlement were attractive to the market. The removal of regional policy and the preparation of the Core Strategy (2011) and SAMDev Plan (2015) allowed the market demand for development in Shifnal to be expressed at least in terms of housing development. The town currently has housing commitments exceeding 1,600 dwellings and this scale and pattern of growth would lead Shifnal to function solely as a commuter settlement.
- 18.5. Employment opportunities in Shifnal are limited both in terms of the availability of land and premises for business investment and the quality of the employment being offered, with a few notable exceptions. Although the SAMDev Plan made some provision of employment land, the previous supply of employment sites in the town was significantly depleted by the resurgence of housing development. The remaining principal employment site at Shifnal Industrial Estate is still operating but affected by a number of significant issues including the size of the site, its containment within the Green Belt, the density of businesses, the effect of lower quality recycling operations, the ageing infrastructure and the complexities of managing the site. The town is therefore in need of new employment land to both replenish the supply of employment land available for investment and to rebalance employment opportunities in relation to the much higher growth in new housing and the working age population of the town.
- 18.6. Shifnal has two particular structural problems that have spatial implications for the growth of the town. Shifnal lies across the rising land in the catchment of the River Worfe fed by the Wesley Brook lying on the south-west edge of the town. The disposition of development across the catchment may affect drainage towards the Brook and so development likely to significantly increase surface water flow is better located to the south and west of the town.
- 18.7. Lying at the junction of several key road routes through east Shropshire, Shifnal accommodates two strategic junctions at 'Five Ways' to the west (A464 / A4169 / B4379) and the town centre junction of Victoria Road (A464) with Bradford Street/Broadway (B4379) and Aston Street/Stanton Road (A41 / M54 Junction 3 link). These junctions receive significant through traffic using Shifnal as a strategic navigation point and local traffic accessing different neighbourhoods in the town. Traffic volumes and pressures on the two junctions place them in need of improvement and the Shifnal Integrated Transport Scheme is expected to propose a regeneration scheme for the highway junction in the town centre.
- 18.8. The significant constraints at these junctions indicate that development generating significant traffic movements and larger vehicle access is better located to the east of the town. This spatial approach will facilitate access to

the A41/M54 Junction 3 link along Stanton Road to direct traffic away from Five Ways and the town centre junction. Future development in Shifnal should identify and address opportunities to continue to improve these junctions and to reduce traffic pressures.

- 18.9. A detailed profile of the key centre of Shifnal, providing more detailed information about the key local characteristics and issues in the town is available here: <https://shropshire.gov.uk/media/9691/shifnal.pdf>
- 18.10. Identified critical infrastructure priorities for Shifnal include:
- Local and strategic highway improvements considering the Shifnal Transport Model.
  - Waste water treatment and sewerage capacity.
  - Works identified in the surface water management plan for the town.
  - Reinforcement of Shifnal's primary electricity substation.
  - Additional primary school provision and assessment of secondary school provision.
  - A replacement GP surgery.
  - Provision of additional leisure, recreation and amenity facilities.
  - Further information on existing infrastructure constraints and priorities are available within the Shifnal Place Plan.
- 18.11. As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

### ***Development Strategy***

- 18.12. Shifnal will act as a Key Centre and contribute towards the strategic growth objectives in the east of the County. It is expected that the market will continue to explore Shifnal as a preferred investment location in the M54 corridor and the demands placed on the town will subject the settlement to significant growth pressures over time.
- 18.13. These pressures create some degree of conflict in relation to two significant considerations affecting the future growth strategy for the town. The strategic location, function, size (as the largest key centre in Shropshire) and accessibility will mean that Shifnal continues to be seen as a suitable growth point with development pressures in the West Midlands continuing to be expressed along the M54 corridor. In contrast, the local view of Shifnal, is the town retains the character and 'feel' of a village and its community largely wish it to remain so. The structural problems created by such matters as the highway and drainage constraints in the town reinforce the wish to remain as a village. However, the structural problems need to be addressed and these solutions are likely to both invite and help to accommodate, significant new growth.
- 18.14. The Local Plan must seek to address these structural problems by securing a sound and responsible strategy for the growth of Shifnal. The primary concern is to secure a better balance between the currently committed scale of housing (still comprising 975 dwellings) and the current deficit in employment land (at only 2 hectares).
- 18.15. The strategy for Shifnal is therefore to provide around 1,500 dwellings and at least 16 hectares of employment development from 2016 to 2036. In the

period 2016-17, 197 dwellings were completed leaving 987 dwellings committed through planning permission, prior approval or site allocations. A further 316 dwellings need to be identified on new housing sites to achieve the housing objectives of the Local Plan Review.

- 18.16. The current upturn in housing completions in Shifnal, since the removal of regional policy, leaves no room for doubt about the delivery of this additional housing. The location and scale of this development is therefore the primary consideration for the Shifnal growth strategy.
- 18.17. Development since the adoption of the SAMDev Plan comprised a series of large, separate, development sites distributed across the town. These have opened new areas of development and extended the footprint of the settlement which has particularly affected Aston Road, Coppice Green Lane and Wolverhampton Road. The approach in the Local Plan Review is to seek new, additional allocations in and around these areas of the town. The objective is to 'place shape' these neighbourhoods by completing the pattern of local development, enclosing the urban form and creating a legible urban edge that strengthens the boundary with the Green Belt.

#### *Summary of residential requirements*

	Number of Dwellings
Preferred dwelling guideline 2016-2036	1,500
Dwellings completed in 2016-17*	197
Dwellings committed as at 31 <sup>st</sup> March 2017*	987
Remaining dwelling requirement to be identified	316
Dwellings to be allocated	180
Balance/Windfall allowance**	136

*\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.*

- 18.18. To deliver a level of employment growth in balance with the anticipated level of new housing, it is proposed to deliver 16 hectares of developed employment land over the revised Plan period. This aspiration is based on two key assumptions about employment development in Shropshire that employment land is developed to finished floorspace at 40% of the total land area. Secondly, commercial buildings are largely developed as single storey properties.
- 18.19. At 1st April 2017, there were only 2 hectares of land committed as a site allocation and therefore, at least 14 hectares of additional employment land would need to be identified to move towards a balanced approach to the Shifnal growth strategy. To deliver this scale of built (or net) development would generate a need to identify significant additional employment land above the 16 hectares that needs to be developed. The employment land release would then be capable of providing sufficient new employment to balance with the scale of new housing being delivered in the town. The overall provision of new employment land to achieve this outcome would be around 40 hectares of land.
- 18.20. This provision must address the structural problems affecting Shifnal (particularly highway and drainage constraints and the demand for new housing land) which serve to constrain the choice of location for employment

development. These structural issues dictate a key conclusion about the disposition of employment development that generates significant traffic movements and requires access for larger vehicles. In Shifnal, these employment land uses are better located to the east of the town.

- 18.21. These considerations and the need to realise the delivery of 16 hectares of (net) developed employment land have influenced the scale of employment land being released, the selection of the employment allocations and the decision to release all of this employment land through the current Local Plan Review.
- 18.22. The Council also recognises the important contribution the landowner and their development partners will make to the future of Shifnal, in bringing this land forward for employment development in an expeditious manner.

*Summary of employment land requirements*

	Employment Land (Ha)
Preferred employment land guideline 2016-2036	16
Additional provision to address local circumstances	24
Commitments and allocations as at 31 <sup>st</sup> March 2017*	2
Employment land shortfall	38
Employment land to be allocated	38
Balance/Windfall allowance**	0

\* *Analysis of Employment Supply at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

\*\**Local Plan policies will allow flexibility for appropriate windfall development.*

- 18.23. The proposed pattern of future development sites in Shifnal recognises the existing topographical, hydrological, landscape and infrastructure constraints and opportunities in the town.
- 18.24. It is recognised that the potential for larger infill development and small infill additions to the town have largely been captured through the SAMDev Plan. Many of these sites still contribute to the committed housing supply and so, the Local Plan Review process is only required to identify a relatively small amount of new housing land.
- 18.25. There also remains around the town, some significant areas of safeguarded land, however, these form, single, separate development opportunities and reflect the current dispersed pattern of development in the town. Consequently, the remaining safeguarded sites to the east and south-east of the town do not provide opportunities to meet future development needs in a manner that individually or collectively would address the structural constraints in the town. Further, the safeguarded land along Coppice Green Lane has been brought inside the development boundary reflecting the current housing development to the north and the use of the remaining land by Shifnal Town Football Club, Idsall School and Shifnal Primary School. This change presents an opportunity for this former safeguarded land to meet additional needs in the town should acceptable proposals be brought forward for the land. Safeguarded land to the north of the town is also being considered for exceptional housing development to meet the community's current need for affordable and low cost housing.
- 18.26. The Local Plan Review does however, incorporate a strategic Green Belt Review which provides the potential for further releases of Green Belt land in

'exceptional circumstances'. The Local Plan Review therefore provides another opportunity to plan for the long term sustainable development of Shifnal through the planned release of strategically located Green Belt land.

### **Green Belt Land Releases**

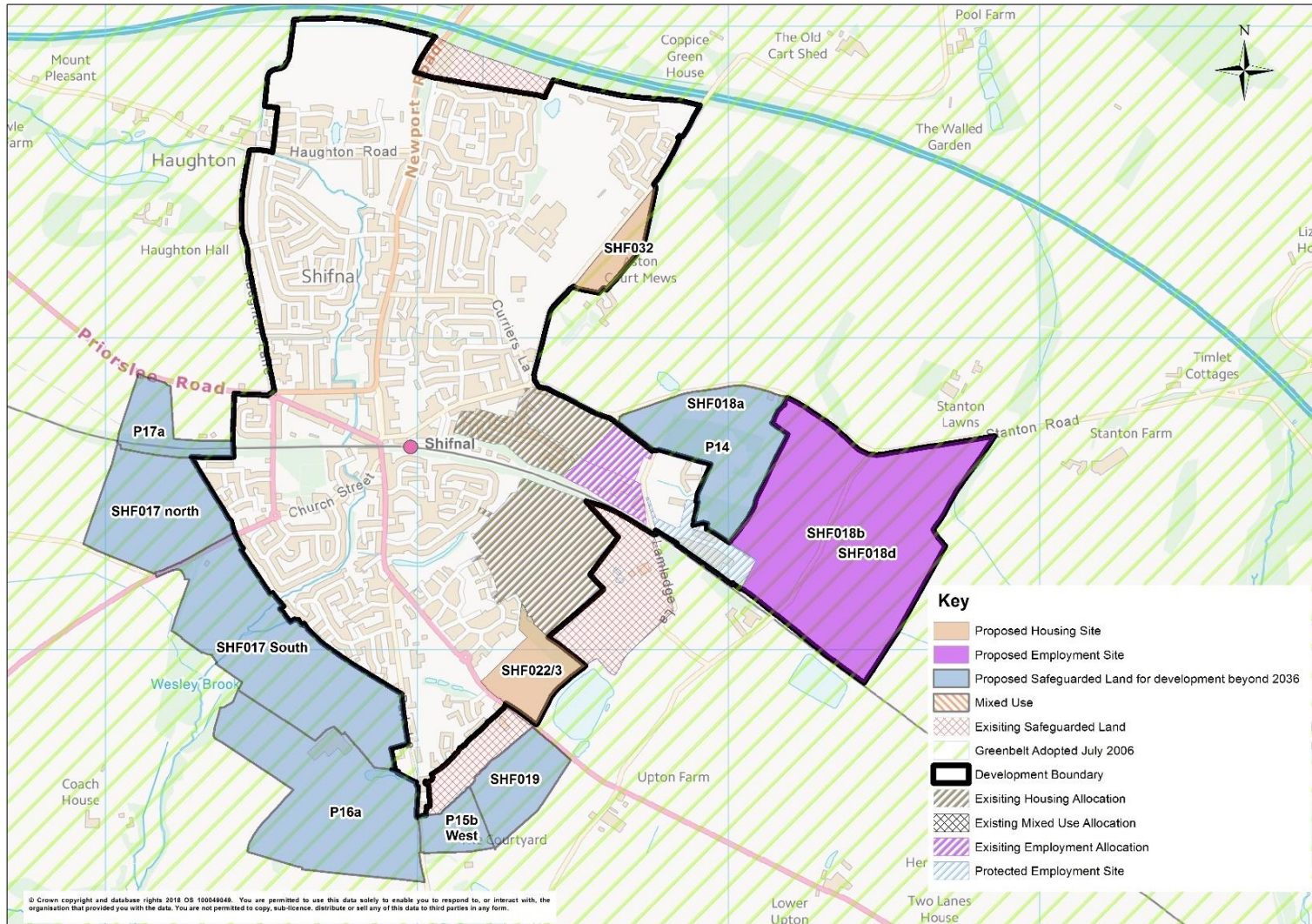
- 18.27. Shropshire Council considers that a number of these Green Belt sites, promoted through the Local Plan Review, may be used to provide strategic opportunities to meet the longer term development needs of Shifnal. It is considered that these strategic opportunities may be used to address the structural constraints affecting the function and operation of Shifnal and to improve its strategic physical, social and economic infrastructure.
- 18.28. To realise the potential of these promoted sites it is necessary to consider releasing some significant land parcels from the Green Belt. In the case of the employment land releases, to consider the early release of all this Green Belt land for development rather than safeguarding it for a future Local Plan.
- 18.29. These land releases respond to the strategic directions for growth based on the preferences for housing development to the south and west of the town and employment development to the east of the town. The matter of employment land releases is addressed in the preferred allocations. These land releases are recognised as causing moderate-high harm to the Green Belt, but they serve to redress the deficit of employment land in Shifnal.
- 18.30. It is considered that, there is sufficient evidence of 'exceptional circumstances' in Shifnal to justify the further release of land to the south and west of the town to deliver a strategic housing extension capable of creating a new neighbourhood community.
- 18.31. The release of safeguarded land includes Green Belt (comprising sites P17a and SHF017 north) between Shifnal and Telford, individually assessed in the Green Belt Review as causing high harm to the Green Belt, if released. These would however, support a strategic link between the A464 Priorslee Road and the A4169 Bridgnorth Road to redress a significant infrastructure constraint at Five Ways in the west of the town. The remainder of the land released is individually assessed as moderate-high harm (SHF017 south and P16a) or low harm (P15b west and SHF019). These further land releases would support a strategic link between the A4169 Bridgnorth Road and the A464 Wolverhampton Road, and with the land releases to the north, effectively create a by-pass around the town and both its principal highway junctions.
- 18.32. The significance of these land release is recognised but are considered to be justified by the contribution this proposed urban extension can make to the future growth and development of Shifnal, particularly by:
- Deliver a new strategic highway link from the A464 (south) to the A464 (west) intersecting Park Lane, the B4169 and the rail line between parcels SHF017 north and P71a, providing:
    - related highway improvements at Five Ways and Innage Road and
    - creating a one-way gyratory system via the two rail line underpasses at Innage Road and between the safeguarded land releases at P17a and SHF017 north;
  - Provide a range of housing opportunities to meet local needs;
  - Improve access to community facilities and commercial services for existing and new residents of the town;



- Result in a significant net gain in public open space within the town;
  - Significantly improve access to recreational open space and the Green Belt for existing and future residents to achieve improvements to the 'environmental quality and accessibility' of the remaining Green Belt as required by national policy.
- 18.33. Delivery of this planned growth is expected to take place after 2036, beyond the proposed period for the Local Plan Review. It is recognised however, that development pressures are likely to increase in the M54 corridor with increasing demands being placed on the West Midlands from within and beyond the region.
- 18.34. It is therefore, expected that the planning of this new neighbourhood community is likely to occur earlier than 2036 and might possibly be required as part of an earlier review of the Local Plan. The Council will consider the need to bring forward an initial masterplan for this new neighbourhood community during the current Local Plan review.
- 18.35. In Shifnal, there are no opportunities to bring forward alternative proposals of equivalent strategic effect either with or without the release of Green Belt land. Alternative development options have been carefully examined but are considered to be less appropriate due to a range of factors including more significant impacts on the Green Belt, on areas of high landscape value to the north and east of the town, the limited highway capacity of the Aston Street route through the town centre junction, the limited site capacity to deliver sufficient new housing to address likely future needs, the need for new strategic highway links through the town, the benefits of new commercial and community services and the need to create a strong urban boundary to the Green Belt to visually screen the urban development and to avoid any adverse impacts upon the openness of the Green Belt.
- 18.36. This means that alternative land releases, which otherwise would significantly increase the scale of land being safeguarded, do not compare favourably to the land release for the urban extension to the south and east of the town. The preferred land release is expected to provide sufficient economies of scale to deliver the benefits highlighted in support of this proposal.

### Proposed Development Boundary, Preferred Site Allocations and Preferred Safeguarded Land

18.37. The map below identifies the location of the preferred allocations, preferred safeguarded land and the proposed development boundary for Shifnal.



18.38. The table below provides information on each of the preferred allocations:

Site Ref:	Site Location	Site Area (Ha)	Approx. Capacity	Site Guidelines
SHF022 & part SHF023	Land north of Wolverhampton Road, Shifnal	3.5	100 dwellings	These two sites should ideally be developed together, or the two development sites should have inter-related development schemes. The two sites require a suitable joint highway access to serve both sites and inter-related drainage solutions that remediate for surface water issues on SHF023. The two sites both include the significant wooded area of Revell's Rough which must be appropriately managed within the developments but should address the physical separation of these sites from the further safeguarded land to the north. Other relevant supporting studies should be undertaken particularly transport assessments, ecology, tree and hedgerow surveys, flood risk and drainage with their recommendations clearly reflected in the proposed development scheme. Careful consideration will need to be given to the creation of an effective urban edge to the settlement and the strengthening of the Green Belt boundary adjoining site SHF023.
SHF032	Land east of Coppice Green Lane, Shifnal	2.8	80 dwellings	The development of this site will enclose the urban area of the town and help to better shape the sense of 'place' being created at Coppice Green Lane. The proposed development scheme should take full account of the setting of listed buildings in Aston Hall complex. Careful consideration will also need to be given to the creation of an effective urban edge to the settlement and the strengthening of the Green Belt boundary adjoining the site. Relevant supporting studies should be undertaken particularly transport assessments, ecology, tree and hedgerow surveys, flood risk and drainage with their recommendations clearly reflected in the proposed development scheme.
SHF018b & SHF018d	East of Shifnal Industrial Estate, Upton Lane, Shifnal	40	15 hectares of employment land	The development of these two inter-related sites should significantly change the employment offer within Shifnal. This effect should improve the offer of employment land, commercial premises, business representation and employment in the town. The development of land west of Stanton Road should also address its functional relationship with Shifnal Industrial Estate and Lamledge Lane beyond. The sites should be serviced from the A41 / M54 Junction 3 link along Stanton Road and should not direct commercial traffic into the town particularly along Aston Road and into the town centre junction. The two sites require a

Site Ref:	Site Location	Site Area (Ha)	Approx. Capacity	Site Guidelines
				highway access and improvements to Stanton Road and improvements to Upton Lane running between the two sites. The development should create a high quality, campus style employment development on the edge of the town that takes full account of the need to enclose the built form within the sensitive landscape to the east of Shifnal both within the development itself and around any essential off-site infrastructure works required to service the development. Careful consideration will also need to be given to the creation of an effective urban edge to the settlement and the strengthening of the Green Belt boundary adjoining the site.

18.39. The table below provides information on each of the preferred areas of safeguarded land:

Preferred Land Safeguarded for Future Development Beyond 2036			
Site Reference	Site Location	Site Area (ha)	Site Guidelines
SHF019	South-East	10	Land safeguarded for new housing, commercial and community services and facilities, providing a new strategic highway link from the A464 (south) to the A464 (west) intersecting Park Lane, the B4169 and the rail line between parcels SHF017 north and P71a, with related highway improvements at Five Ways and Innage Road, creating a one way gyratory system via the rail line underpasses at Innage Road and between parcels SHF017 north and P71a
P15b west	South-East	3	
P16a	South	22	
SHF017 south	South-West	36	
SHF017 north	West		
P17a	West	3	
SHF018a	East	4.5	Safeguarded for mixed commercial and employment uses.
P14	East	10	Safeguarded for employment use.

## Community Hubs

18.40. Shropshire Council has undertaken an assessment of the local services, facilities, employment and public transport links available within rural settlements, in order to identify those which are considered to function as Community Hubs. This assessment is summarised within the Hierarchy of Settlements Document:

[www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf](http://www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf)

18.41. No Community Hubs have been identified within the Shifnal Place Plan area.

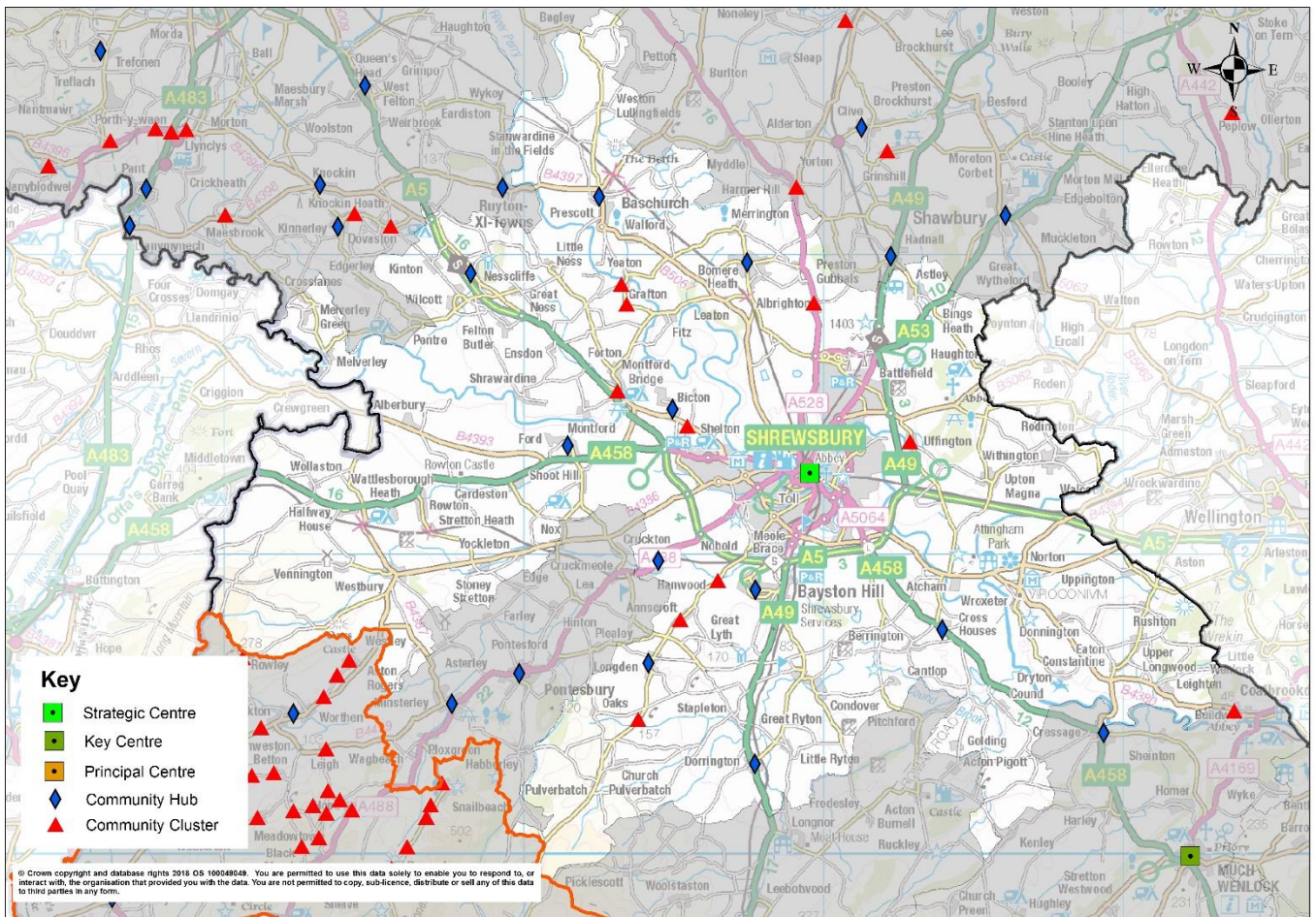
## Community Clusters

18.42. Within Community Clusters, it is proposed that a criteria based policy will manage development. A draft of this policy was provided within the previous Preferred Scale and Distribution of Development Consultation Document, available to view at:

<https://shropshire.gov.uk/media/7632/preferred-options-consultation-final.pdf>

## 19. Shrewsbury Place Plan Area

19.1. The Shrewsbury Place Plan Area is in central Shropshire. The Place Plan area contains the Strategic Centre of Shrewsbury; the proposed Community Hubs of Baschurch, Bayston Hill, Bickton, Bomere Heath, Cross Houses, Dorrington, Ford, Hanwood, Longden, Minsterley, Nesscliffe and Pontesbury; and numerous smaller villages and hamlets, many of which have opted in as parts of Community Clusters.



Settlement Type	Name
<b>Strategic Centre:</b>	Shrewsbury
<b>Community Hubs:</b>	<ul style="list-style-type: none"> <li>Baschurch</li> <li>Bayston Hill</li> <li>Bickton</li> <li>Bomere Heath</li> <li>Cross Houses</li> <li>Dorrington</li> <li>Ford</li> <li>Hanwood</li> <li>Longden</li> <li>Nesscliffe</li> </ul>
<b>Community Clusters:</b>	<ul style="list-style-type: none"> <li>Albrighton</li> <li>Four Crosses area</li> </ul>

Settlement Type	Name
	<ul style="list-style-type: none"> <li>• Grafton and Newbanks</li> <li>• Hook-a-gate, Annscroft and Longden Common</li> <li>• Montford Bridge West</li> <li>• Uffington</li> </ul>

19.2. If your village is not included in the list of proposed Community Hubs or Community Clusters above, then this means that it will be 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies.

## Strategic Centre: Shrewsbury

### *Development Strategy*

19.3. Shrewsbury will continue to act as the County's Strategic Centre, and will therefore have a particularly important role in supporting the County's housing and economic growth aspirations to 2036.

19.4. Having taken into account existing development commitments the Council considers there is a need to deliver the following additional levels of growth up to 2036:

- Housing: 3,645 dwellings (gross guideline including commitments is 8,625 dwellings).
- Employment: 50 hectares (gross guideline including commitments is 91 hectares).

19.5. The Local Plan will support achievement of these development guidelines by:

- Releasing significant areas of new land for development on the edge of the town;
- Utilising opportunities to redevelop existing development sites, particularly in the and around the town centre;
- Ensuring that new development is sustainable and responds to opportunities to deliver enhancements to design quality, green infrastructure and enhancing connectivity and movement.

19.6. The Local Plan Review will set the scale of growth for the town and identify site allocations to support delivery. However, a number of things will influence the development strategy, in particular the final version of the Shrewsbury Big Town Plan prepared to support the aspirations of Shrewsbury Town Council, Shrewsbury's Business Improvement District (BID) and Shropshire Council. Whilst not a formal part of the Development Plan, the Big Town Plan has established a compelling and challenging shared vision and development framework for the town, and will act as part of the evidence base in the ongoing preparation of the Local Plan Review.

19.7. At the heart of the Big Town Plan is the aspiration for the town to achieve balanced growth. This means providing greater encouragement to deliver housing and commercial development in and around the town centre to complement the delivery of new development on the edge of the town. This aspiration responds directly to the need to enhance physical connectivity between places and to re-think the role of town centres, particularly in the light of changes to the retail sector.

- 19.8. It is important that the development strategy for Shrewsbury provides flexibility to deliver the aspirations of the Big Town Plan’s balanced growth approach. It is therefore considered appropriate to allow for a ‘windfall’ allowance of around 40% of the total additional land required, to be delivered on sites within the town’s development boundary, including within and on the edge of the town centre. This equates to the delivery of around 1,500 dwellings over the plan period to 2036. This will be supplemented by the delivery of around 60% of new development on sites on the edge of the town.
- 19.9. In support of the windfall allowance, the Council’s evidence contained in the Strategic Land Availability Assessment (SLAA) identifies a range of likely development opportunities within the existing development boundary. In addition, it is considered other significant redevelopment opportunities are likely to come forward within the plan period, including sites within and on the edge of the town centre, especially as the key priorities of the Big Town Plan are delivered.
- 19.10. The table and map below identify the Council’s preferred site allocations. Together these sites have the potential to accommodate around 2,150 dwellings. The Development Guidelines proposed provide further information on how these sites can be developed in a sustainable manner, but at this stage are not exhaustive.
- 19.11. It is acknowledged the scale of growth proposed on the western side of town is significant. It is therefore proposed that ahead of the formal submission of the Plan later in 2019 a comprehensive traffic modelling exercise will be undertaken to identify likely strategic improvements required to the local and strategic highway network. This will be carried out in discussions with Highways England.

*Summary of residential requirements*

	Number of Dwellings
Preferred dwelling guideline 2016-2036	8,625
Dwellings completed in 2016-17*	733
Dwellings committed as at 31 <sup>st</sup> March 2017*	4,246
Remaining dwelling requirement to be identified	3,646
Dwellings to be allocated	2,150
Balance/Windfall allowance**	1,496

*\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.*

*Summary of employment land requirements*

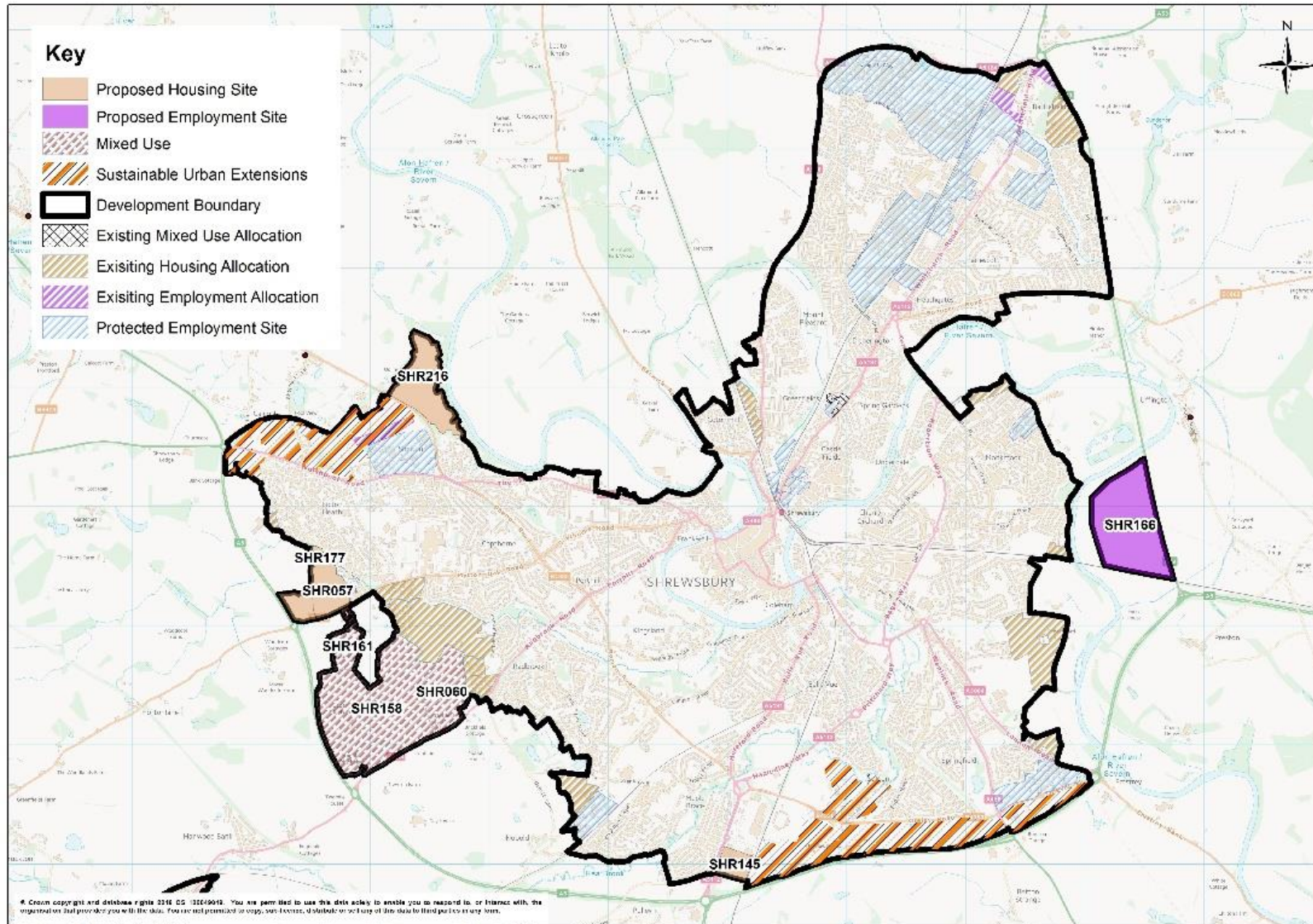
	Employment Land (Ha)
Preferred employment land guideline 2016-2036	91
Commitments and allocations as at 31 <sup>st</sup> March 2017*	41
Employment land shortfall	50
Employment land to be allocated	65
Balance/Windfall allowance**	0

*\*Analysis of Employment Supply at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall development.*

### Proposed Development Boundary and Preferred Site Allocations

19.12. The map below identifies the location of the preferred allocations and the proposed development boundary for Shrewsbury:





19.13. The table below provides information on each of the preferred allocations:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
<b>SHR158/ (part) SHR060/ SHR161</b>	Land between Mytton Oak Road and Hanwood Road, Shrewsbury	Approx. 40ha (residential)  Approx. 20ha (commercial)  Approx.35ha (green spaces, community uses, other on-site infrastructure)	1,200 dwellings	<p>This is a significant additional Sustainable Urban Extension (SUE) development opportunity for the town. Development will be progressed in a comprehensively planned way, subject to an agreed masterplan reflecting the objectives of the Big Town Plan. This will include a mix of uses, including substantial residential development, commercial land and potentially additional community, leisure and retail uses, where these would not impact on the viability of the town centre. Due to the scale of the site it is likely delivery will continue beyond 2036 into the next plan period.</p> <p>The total site area of land proposed is around 100 hectares. However, to ensure a suitable balance of development it is considered around 40 hectares will be required for residential purposes (to deliver around 1,200 dwellings) and around 20 hectares will come forward for employment purposes. There are significant opportunities to enhance infrastructure as part of this development. Vehicular access will be served from both Mytton Oak Road and Hanwood Road and will support the creation of a circular link road sufficient to sustain a bus route. Where necessary improvements to the Local and Strategic Road Networks will be funded through the development.</p> <p>Development will support the creation of and enhancements to existing green corridors as part of the Big Town Plan's wider strategy to improve the town's green network. This will also support enhancements to pedestrian and cycle links in this area of town.</p>
<b>SHR057 (part) / SHR177</b>	Land North of Mytton Oak Road, Shrewsbury	Approx. 25ha	500 dwellings	<p>Development to come forward as part of a comprehensive scheme to enable the delivery of sustainable residential development. Vehicular access will be from Mytton Oak Road.</p> <p>Development will be expected to reflect the key objectives of the Big Town Plan. Development will be expected to contribute to the delivery of enhancements to green infrastructure and wherever possible create green linkages with other existing and planned development sites in the west of the town.</p>
<b>SHR216</b>	Land at Holyhead Road, Shrewsbury	Approx. 23ha	300 dwellings	<p>Development to be comprehensively planned, and should be the subject of a masterplan and appropriate phasing.</p> <p>Vehicular access could be provided from an additional arm to the proposed roundabout at the junction of the Oxon Link Road (currently subject to a</p>

*Shropshire Local Plan Review: Consultation on Preferred Sites  
November 2018*

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
				<p>planning application) and Holyhead Road. This will require further transport modelling to ensure the design of the proposed roundabout continues to be appropriate. Alternatively, it is considered access could be achieved from Holyhead Road.</p> <p>Whilst residential-led, the site will be expected to support the provision of additional employment land on land adjacent to Holyhead Road.</p> <p>Land to the south of the site to be protected for the delivery of a section of the proposed North-West Relief Road (NWRR). Development will be expected to make an appropriate financial contribution to the development of that section of the proposed NWRR.</p> <p>Development will be expected to contribute to the enhancement of green infrastructure and wherever possible create new green linkages with other existing and planned development sites. Enhancements to the Severn Way Bridleway which bisects the site will be required. Appropriate landscape buffering will be provided, in particular to the north of the site at Spring Coppice and to the east of the site at Shelton Rough adjacent to the River Severn.</p>
<b>SHR145</b>	Land South of Meole Brace Retail Park, Shrewsbury	Approx. 6ha	150 dwellings	<p>Development to provide residential development with the potential for extra care / assisted living facilities.</p> <p>Development to be served by a new access from Hereford Road.</p> <p>Whilst there is a preference to retain an access into the retail park, it is envisaged the current road alignment will be remodelled to avoid 'rat running' and to support an improved road layout.</p>
<b>SHR166</b>	Land to the west of the A49, Shrewsbury	Approx. 45ha	18 hectares of employment land	<p>This site offers the opportunity for a significant new employment area to the east of the town. Access is proposed from the A49, which also provides a defined boundary to the site.</p> <p>It is envisaged this site could be development for a wide range of employment uses including B1, B2 and B8.</p> <p>A small proportion of the site is within Flood Zones 2 and/or 3 and this will need to be considered in the layout and design of development.</p>

## Community Hubs

- 19.14. Shropshire Council has undertaken an assessment of the local services, facilities, employment and public transport links available within rural settlements, in order to identify those which are considered to function as Community Hubs. This assessment is summarised within the Hierarchy of Settlements Document:  
[www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf](http://www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf)

## Baschurch

- 19.15. Baschurch is a large village to the north of Shrewsbury, which benefits from a good range of services and facilities. The village is already identified as a Community Hub in the adopted SAMDev Plan, and as such has experienced several housing schemes over the last few years, as well as having a significant number of planning commitments which will be built out in the next few years. This committed level of growth has been taken into account in setting a new housing guideline figure for the village up to 2036.

### *Development Strategy*

- 19.16. Over the period to 2036, around an additional 88 dwellings will provided to supplement the existing committed sites. This will provide the opportunity to deliver a range of accommodation types to help meet local housing needs as evidenced through local housing needs surveys.
- 19.17. In considering options for further housing it is considered land to east and west of the village has more potential to encourage greater accessibility to existing services. Two site allocations are therefore proposed to deliver around 55 dwellings. These are detailed on the map and table below. A key development requirement of the delivery of these two schemes will be the enhancement of the existing junction at Shrewsbury Road which is proposed to service both sites. The delivery of BNP024 will also further support the delivery of the proposed replacement medical facility on the adjoining site currently under development.
- 19.18. It is considered the balance of housing can be sustainably delivered over the plan period by infilling, groups of houses and conversions on suitable sites within the development boundary, and on exceptions schemes on appropriate sites on the edge of the village. However, with regard to site BNP024 it is considered there may be an opportunity to develop further west especially if this would enable further community benefit, although at this stage this land is not available for allocation.

### *Summary of residential requirements*

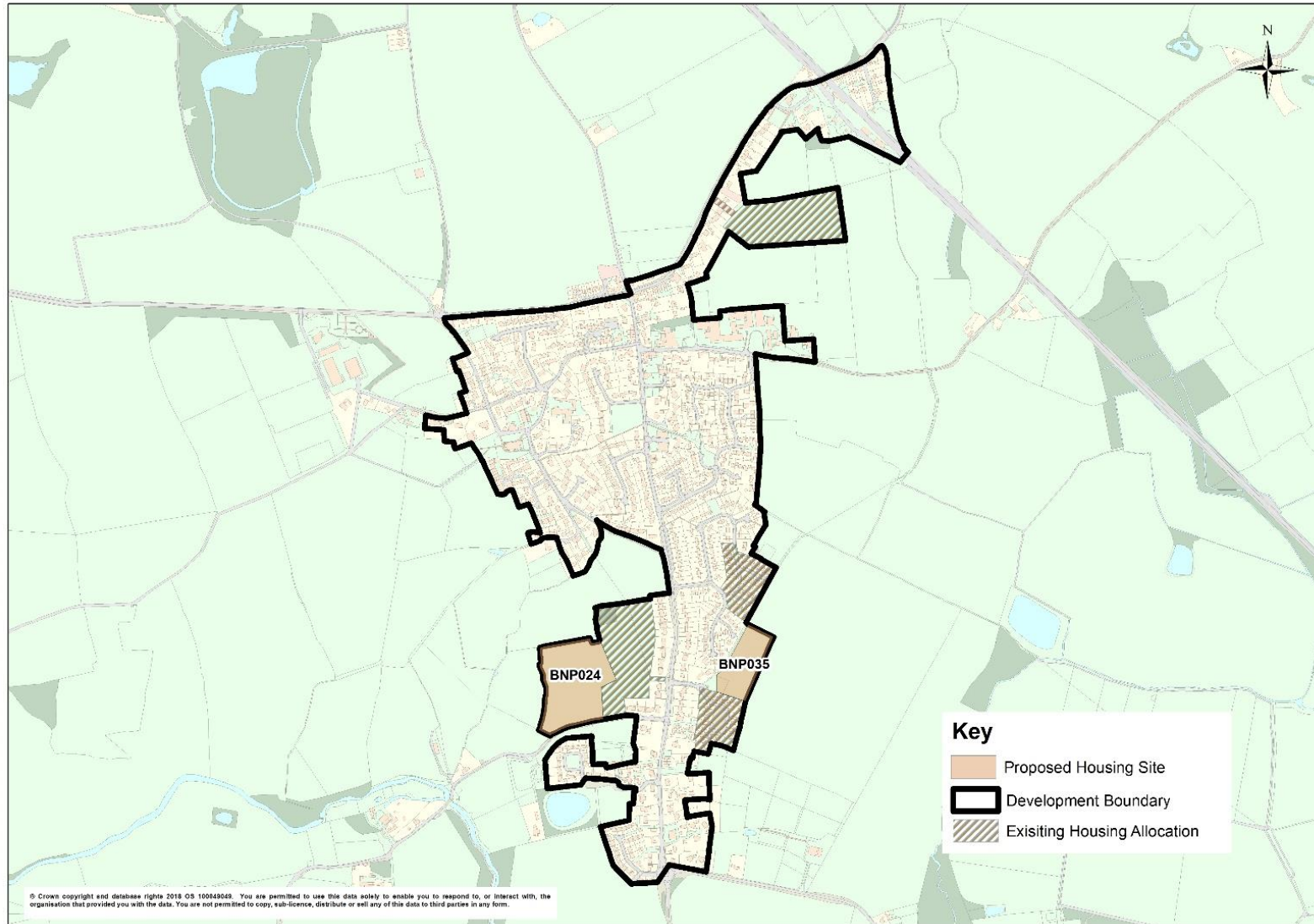
	Number of Dwellings
Preferred dwelling guideline 2016-2036	360
Dwellings completed in 2016-17*	48
Dwellings committed as at 31 <sup>st</sup> March 2017*	224
Remaining dwelling requirement to be identified	88
Dwellings to be allocated	55
Balance/Windfall allowance**	33

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

### Proposed Development Boundary and Preferred Site Allocations

19.19. The map below identifies the location of the preferred allocations and the proposed development boundary for Baschurch:



19.20. The table below provides information on each of the preferred allocations:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
BNP024	Land to the west of Shrewsbury Road, Baschurch	3.1	35 dwellings	<p>Development to use the existing vehicular access through the recently developed site off Shrewsbury Road (14/01123/OUT).</p> <p>Site to be developed at a low density and to include significant open space to reflect the character of its 'edge of village' location.</p> <p>Development to further support the delivery of the medical practice on the adjoining land.</p> <p>Enhancements to the main access junction onto Shrewsbury Road will be sought.</p> <p>It is considered there may be a further opportunity to develop land to the west of this site (not currently available) in order to provide a comprehensive scheme.</p>
BNP035	Land to the East of Prescott Fields, Baschurch	1.2	20 dwellings	<p>Development to provide for a low density scheme which will include: the delivery of a firm development edge to the eastern part of the site to ensure development is suitably contained; contribution to local highway improvements in order to secure a safe access.</p>

## Bayston Hill

- 19.21. Bayston Hill is a large urban village located to the south of Shrewsbury. Due to the proximity between these settlements, the retention of the Green Gap to the north of Bayston Hill is understood to be a key community priority.
- 19.22. In 2016, Bayston Hill has a population of 5,156 people and there were 2,204 dwellings. The village offers a good range of local services and facilities and also benefits from access to many of the services and facilities available within Shrewsbury.
- 19.23. Bayston Hill is identified as a Community Hub within the current Local Plan and as it is considered to be a sustainable location it has again been identified as a proposed Community Hub within the ongoing Local Plan Review. As such it will have a development boundary to provide certainty for communities and the development industry.
- 19.24. Identified infrastructure priorities for Bayston Hill include:
- Improvements to Stanley Park.
  - Reinforcement of Bayston Hill primary electricity substation.
  - Improvements to the accesses onto the A49.
  - Pedestrian crossings on the A49.
  - Further information on infrastructure constraints and priorities are available within the Shrewsbury Place Plan.
- 19.25. As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

## Development Strategy

- 19.26. Over the period from 2016/36 it is proposed that around 200 dwellings are provided, including existing commitments. In 2016/17, 10 dwellings were completed in Bayston Hill and as at the 31<sup>st</sup> March 2017, a further 19 dwellings were committed. Therefore, a further 171 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.
- 19.27. This will provide an opportunity to deliver a range of accommodation types to help meet local housing needs, and support investment in community facilities and infrastructure improvements.

### Summary of residential requirements

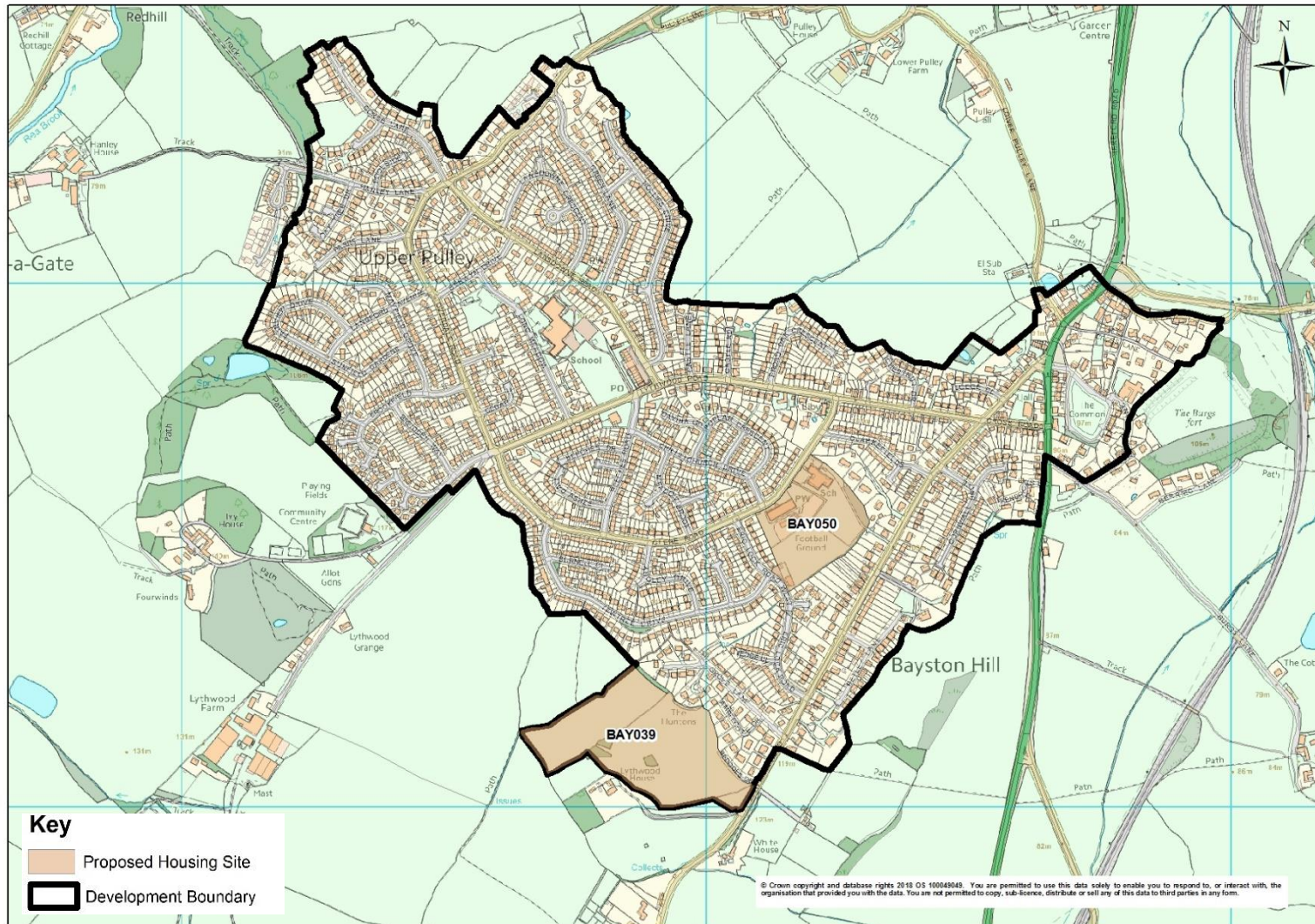
	Number of Dwellings
Preferred dwelling guideline 2016-2036	200
Dwellings completed in 2016-17*	10
Dwellings committed as at 31 <sup>st</sup> March 2017*	19
Remaining dwelling requirement to be identified	171
Dwellings to be allocated	150-160
Balance/Windfall allowance**	11-21

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

### Proposed Development Boundary and Preferred Site Allocations

19.28. The map below identifies the location of the preferred allocations and the proposed development boundary for Bayston Hill:



19.29. The table below provides information on each of the preferred allocations:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
<b>BAY039</b>	Land off Lyth Hill Road, Bayston Hill	6.09	100 dwellings	<p>The housing mix on the site should reflect the need for entry level housing identified within Bayston Hill (Homepoint data indicates a need for 1, 2 and 3 bedroom properties).</p> <p>The development will need to incorporate the formation of a new estate road to replace Beddoes Drive.</p> <p>A footpath should be provided along the sites eastern road frontage, which should continue up to Grove Lane (on highway land beyond the sites northern boundary).</p> <p>A review of traffic speeds along Lyth Hill Road should be undertaken and any necessary interventions implemented.</p> <p>Strong and significant natural site boundaries should be provided to minimise the visual impact of development.</p> <p>The watercourse running along the sites northern boundary should be buffered, habitats retained/created within this area and if possible the watercourse de-culverted. This should form the focus for an east-west green link on the site.</p> <p>Trees and hedgerows on the site should be retained. The existing hedgerow field boundary separating the two fields which constitute the site should form the focus for a north-south green link on the site.</p> <p>A central green space/pocket park should be provided on the site. This should be suitable for recreational use by residents.</p> <p>An attenuation pond should be provided on the site.</p> <p>A HRA will be required for NOx pollution resulting from increased road traffic and cumulative recreational impact on Bomere, Shomere and Betton Pools and Berrington Pool.</p> <p>Residential development should be limited to those elements of the sites located outside the 1,000 year surface flood risk zone.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p>



Shropshire Local Plan Review: Consultation on Preferred Sites  
November 2018

<b>BAY050</b>	Former Oaklands School Site, Bayston Hill	3.1	50-60 dwellings	<p>A significant area of open space should form the focus for the development. This should benefit from appropriate tree planting.</p> <p>Existing trees and hedgerows should be retained.</p> <p>A community hub should be provided on the site.</p> <p>Parking should be provided to serve the church and new Community Hub.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p>
---------------	---	-----	-----------------	---

## Bicton

19.30. Bicton is a modest sized village to the north west of Shrewsbury on the B4380. The village benefits from a range of services and facilities, and is currently identified as part of a Community Cluster in the current SAMDev Plan. It is now proposed to include the settlement as a Community Hub within the Council's hierarchy of settlements.

### ***Development Strategy***

19.31. Over the period from 2016 to 2036, modest amounts of additional housing, similar to past trends, will provide an opportunity to deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements. Whilst the village benefits from close proximity to Shrewsbury, it is notable there remains a desire to maintain a clear distinction between the two settlements to support the retention of the village's predominantly rural character.

19.32. The housing guideline will be achieved through the provision of an allocated site on land adjacent to the B4380 identified in the schedule below, along with other infill and conversion opportunities within the development boundary, and, where a need is defined, through appropriately located small scale 'cross-subsidy' exception sites.

### *Summary of residential requirements*

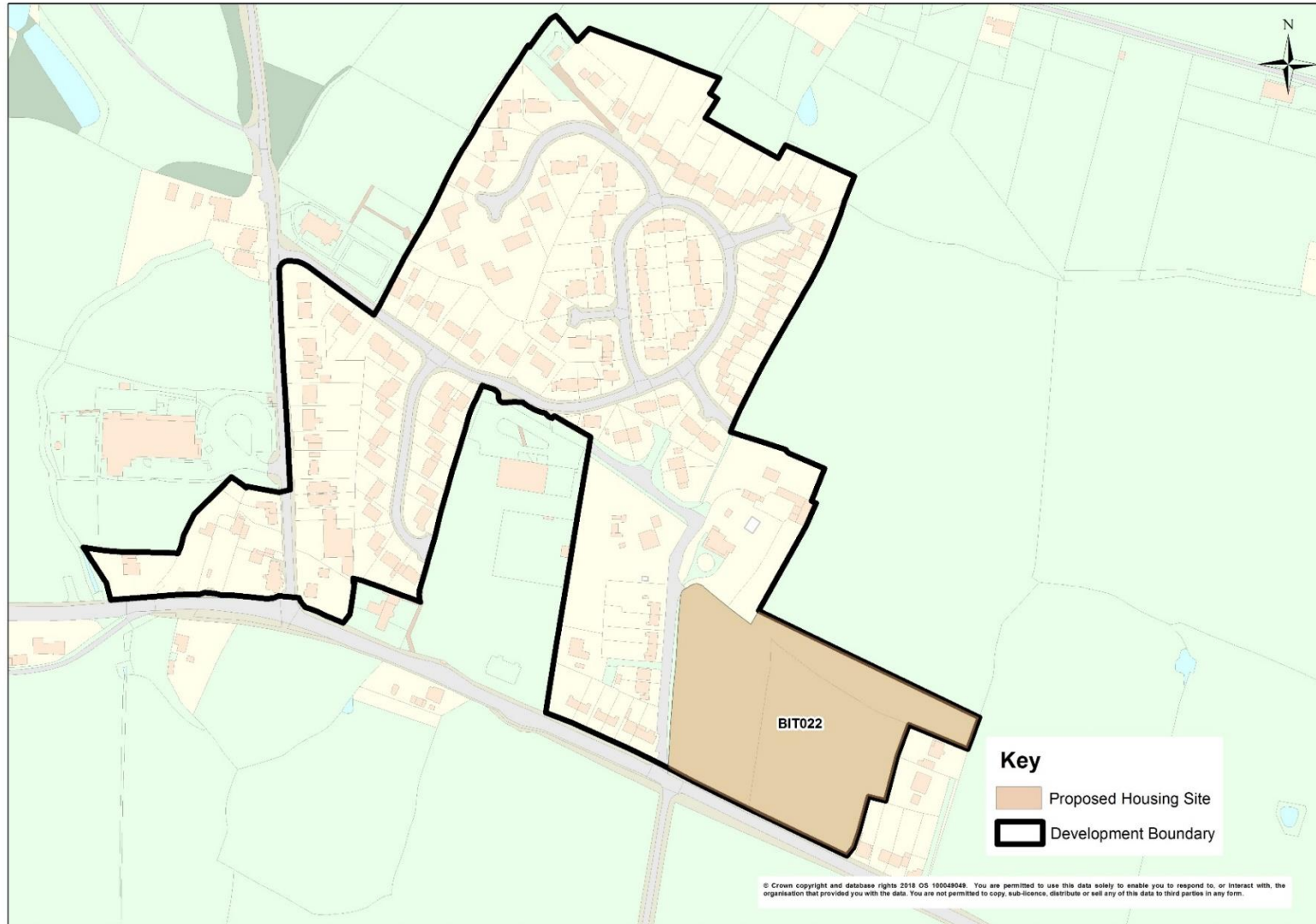
	Number of Dwellings
Preferred dwelling guideline 2016-2036	30
Dwellings completed in 2016-17*	1
Dwellings committed as at 31 <sup>st</sup> March 2017*	2
Remaining dwelling requirement to be identified	27
Dwellings to be allocated	15
Balance/Windfall allowance**	12

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

### Proposed Development Boundary and Preferred Site Allocations

19.33. The map below identifies the location of the preferred allocation and the proposed development boundary for Bicton:



19.34. The table below provides information on the preferred allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
BIT022	Land East of Villa Farm, Bicton	1.8	20 dwellings	Development to be accessed from the B4380. Local highway improvements will be required to support development, including the relocation of 30mph zone other and traffic calming measures.

## Bomere Heath

19.35. Bomere Heath is a large village to the north of Shrewsbury. The village benefits from a range of services and facilities, and is already identified as a Community Hub in the current SAMDev Plan.

### *Development Strategy*

19.36. Over the period from 2016 to 2036, around 110 dwellings will be delivered in the village. When existing commitments are taken into account there is a need to deliver an additional 70 dwellings over the plan period to 2036. It is considered this level of growth is commensurate with past trends and the scale and character of the village, and takes account of the impact of recent development in the area. Development will provide an opportunity to deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements as necessary to support development.

19.37. This will be achieved primarily through the provision of two allocated sites on land to the south of the village to the west of Shrewsbury Road, which will act as further phases to the SAMDev allocated site (currently under construction – 14/04110/OUT), along with conversion and infill opportunities within the development boundary, and, where a need is defined, through appropriately located small scale ‘cross-subsidy’ exception sites.

### *Summary of residential requirements*

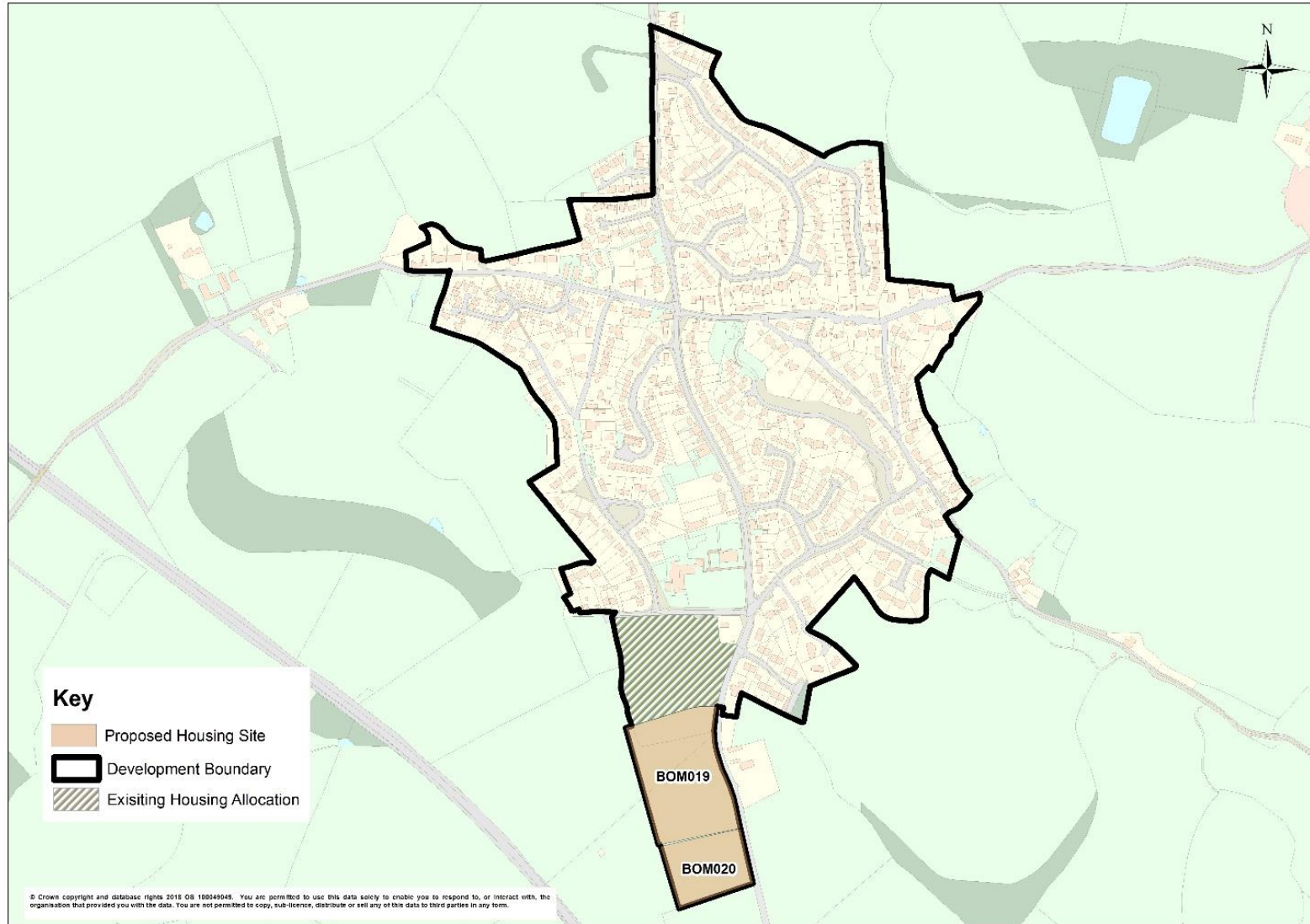
	Number of Dwellings
Preferred dwelling guideline 2016-2036	110
Dwellings completed in 2016-17*	0
Dwellings committed as at 31 <sup>st</sup> March 2017*	40
Remaining dwelling requirement to be identified	70
Dwellings to be allocated	55
Balance/Windfall allowance**	15

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

### Proposed Development Boundary and Preferred Site Allocations

19.38. The map below identifies the location of the preferred allocations and the proposed development boundary for Bomere Heath:



19.39. The table below provides information on each of the preferred allocations:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
BOM019	Land West of Shrewsbury Road (phase 1)	2	40 dwellings	Development to be accessed from Shrewsbury Road. Relocation of 30mph zone and potentially other traffic calming measures to be considered. Development to include a new pedestrian footpath linking the site to the services in the village.
BOM020	Land West of Shrewsbury Road (phase 2)	0.8	15 dwellings	Development to follow the development of BOM019, with the potential to share the vehicular access. Relocation of 30mph zone and potentially other traffic calming measures to be considered. Development to include a new pedestrian footpath through BOM019 linking the site to the services in the village.

## Cross Houses

19.40. Cross Houses is a modest sized village located to the south-east of Shrewsbury on the A458 Bridgnorth road, close to Shrewsbury. The village offers a range of local services and facilities, some of which benefit from demand from their roadside location. The village has benefitted from past development which provided a community centre within the redevelopment of a listed, former Hospital site ('The Chestnuts'), allocated in a previous Local Plan.

19.41. Cross Houses was not identified as a location for planned development in the SAMDev Plan (2015), however the village has continued to accommodate significant housing growth. Much of this additional housing comprises volume house building with new highway infrastructure, delivered as a result of a past shortfall in the housing supply in Shropshire. The location and significant scale of this continuing house building has increased the size of the village and changed its character, although the effects are generally positive. In this Local Plan, there will be a single housing allocation on a high quality, discretely located site along with an allowance for windfall development within the village. Local aspirations for this Community Hub is for this additional development to provide high quality, affordable housing across a range of tenures to meet local needs.

## Development Strategy

19.42. Over the period to 2036, a relatively significant increase in housing is being encouraged in Cross Houses. This will largely be delivered on the former Berrington Station site that contains the rail track bed, platforms, station house and other railway infrastructure on the western half and open land of the

former railway line to the east. This site provides a rare opportunity to create a village setting around the historical transport interchange for Cross Houses, to repurpose the land and to secure the future of this significant historic asset.

- 19.43. Berrington Station is discretely located on the southern edge of the village. The presence and quality of the physical evidence of the former station and rail line indicate this site is a non-designated heritage asset. Redevelopment should accord with national and local policies to conserve historic assets by protecting and enhancing the station and the rail infrastructure and their setting and to deliver a new residential environment of significant character.
- 19.44. The site will require further infrastructure investments to accommodate the proposed residential use. The site has significant changes in land levels across it, particularly around the station complex and appropriate drainage will be required to mitigate for the effects of development. The use of good contemporary design and care in the layout and landscaping of the site will be key to delivering a high quality design that respects the historical significance of the site. The site has extensive natural landscaping around the boundary which should be retained wherever possible to contribute to the character of the proposed development.
- 19.45. Highway access should be achieved from two directions. The existing dwellings (Station House and Station Cottage) and a small scheme of around 6 dwellings situated on the southern terrace overlooking the station complex may be accessed from Berrington Lane. The effects of this additional traffic may require minor improvements to Berrington Lane. The remainder of the development should be served from the A458 through the existing, adopted estate road and across an established easement through the open space in the adjoining new development to the north. This proposed vehicular access should follow the established easement and any loss of open space arising from the provision of a satisfactory vehicular access should be compensated through additional open space provided within the Berrington Station site. A footpath currently crosses the Station site but is not a registered right of way and does not lead to a footpath on the open land beyond the village. If the footpath is retained within the proposed development it should be linked to an existing right of way, such as Berrington Lane.

#### Summary of residential requirements

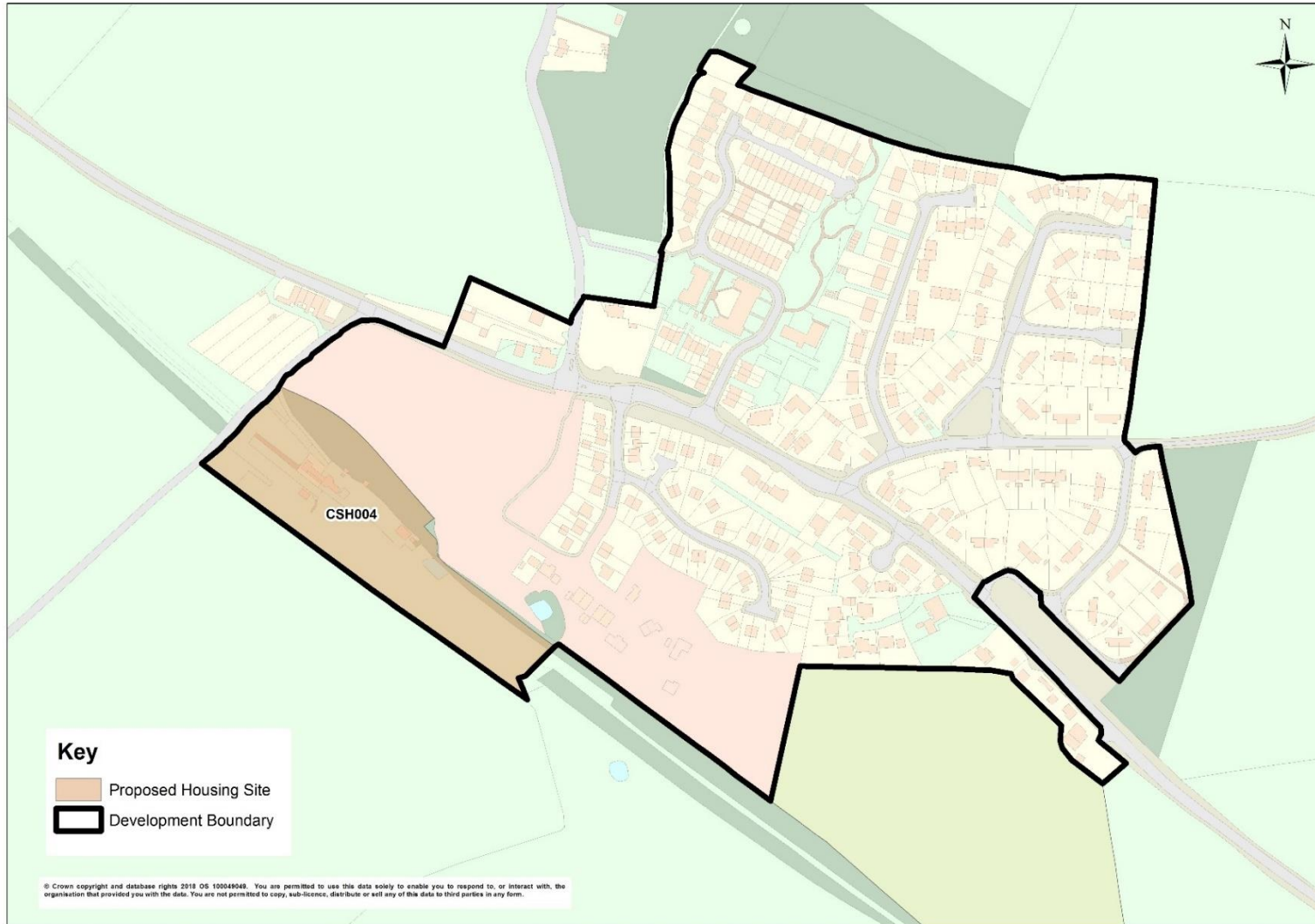
	Number of Dwellings
Preferred dwelling guideline 2016-2036	130
Dwellings completed in 2016-17*	0
Dwellings committed as at 31 <sup>st</sup> March 2017*	78
Remaining dwelling requirement to be identified	52
Dwellings to be allocated	40
Balance/Windfall allowance**	12

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

### Proposed Development Boundary and Preferred Site Allocation

19.46. The map below identifies the location of the preferred allocation and the proposed development boundary for Cross Houses:





19.47. The table below provides information on the preferred allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
CSH004	Berrington Station, Cross Houses	1.8	40 dwellings	To satisfy national and local heritage policies through a heritage assessment, delivering good contemporary design with appropriate use of materials, layout, landscaping and open space. Relevant supporting studies should be undertaken particularly transport assessments, ecology, tree and hedgerow surveys, flood risk and drainage with their recommendations clearly reflected in the proposed development scheme. This should include a suitable access to the highway network with pedestrian and cycling access linking to local networks.

## Dorrington

19.48. Dorrington is a large village to the south of Shrewsbury within the Condover Parish. The village is currently identified as part of a Community Cluster in the SAMDev Plan, however having considered the level of facilities and services the village provides it is now proposed the village be identified as a Community Hub as part of this Local Plan Review.

19.49. Condover Parish Council are in the early stages of developing a Neighbourhood Plan for their parish area, also to cover the period to 2036. Shropshire Council continues to have a role in providing strategic planning policies for the area, and in discussion with the Parish Council the Local Plan Review will provide an overall housing guideline for the Dorrington, but it will be the role of the Neighbourhood Plan to subsequently provide additional policies on how this growth should be managed and to support sustainable development. This could include identifying a development boundary for the village and specific site allocations. The Neighbourhood Plan will need to be in general conformity with the strategic policies of the Local Plan Review. Shropshire Council will support the Parish Council in the preparation of their Neighbourhood Plan.

### Summary of residential requirements

	Number of Dwellings
Preferred dwelling guideline 2016-2036	150
Dwellings completed in 2016-17*	13
Dwellings committed as at 31 <sup>st</sup> March 2017*	64
Remaining dwelling requirement to be identified	69
Dwellings to be allocated	To be determined in the Condover Neighbourhood Plan
Balance/Windfall allowance**	To be determined in the Condover Neighbourhood Plan

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

## Ford

- 19.50. Ford is a modest sized village located immediately to the west of Shrewsbury on the A458 Welshpool road. The village has a variable character reflecting progressive past developments around But Lane and has an older, historic core to the north across the bridged local brook that runs into the River Severn on its floodplain further north. The village has a range of local services and facilities which serve the local community some of which benefit from significant demand arising from their roadside location.
- 19.51. The A458 places some constraints on the village community as this primary road separates the village into two unequal parts. Some of the key local services are located on the smaller southern portion that is separated from the main village by the A458. This primary road provides an established route into mid-Wales and the open aspect and configuration of the highway encourages excessive speeds through the restricted zones within the village. The effects of the A458 on the local community's ability to access key services on which they rely, would justify some investment in further traffic calming measures or a controlled crossing over the A458.
- 19.52. Ford was not identified as a location for planned development in the SAMDev Plan but was identified as such in the preceding Local Plan. The previous allocations brought forward highway measures to control traffic movements around the school site, on But Lane, at the entrance to the village. These measures are no longer as effective in controlling traffic movements around the school and now constrain the flow of vehicular traffic into the village from the A458.
- 19.53. It is proposed that a single site allocation on the route of the A458 should accommodate the planned development in the village. There will also be an allowance for windfall development in the village. Local aspirations for this Community Hub are therefore to ensure the development of the allocated site delivers a good contemporary design and addresses matters relating to the ways that the A458 affects the village community and its amenities. It is expected the new housing will meet the community's housing needs for high quality, affordable housing across a range of tenures.

### ***Development Strategy***

- 19.54. Over the period to 2036, Ford will function as a Community Hub and the planned developments will serve to secure this role and to address the needs of the village community
- 19.55. A single housing allocation has been identified comprising the centre and west of the large field fronting the A458 and served from But Lane. The allocated area is proposed for 50 dwellings and is expected to deliver housing at a lower density providing a good quality, contemporary scheme that will combine design, materials, layout, landscaping and open space. The development should include local highway improvements to will make a positive contribution to the character of the village and the safe use of But Lane, its junction with the A458 and accessibility for the community between the main village (north) and its retail services and potential employment (south) across the A458.

- 19.56. The proposed development scheme should consider the need to enclose the new housing within an appropriate landscaping scheme to provide a visual separation from Quail Ridge. The proposed scheme is also expected to address the current constraints on the But Lane entrance to the village by providing a new highway arrangement and site access on its western boundary. This new highway layout should address the proximity between the development and the existing school use and the scope for conflict between these two uses and traffic entering the village. It is advocated that the new development should include a school dropping off place within the developed area close to the western boundary and the access from But Lane.
- 19.57. The development scheme should also consider the need for new and existing residents to cross the A458 to access the village services. This might be achieved by improving the existing island crossing or preferably by creating a new signalised crossing close to the junction of the A458 with But Lane.
- 19.58. The proposed allocated site is also expected to meet the local housing needs of the village through the provision of appropriate and affordable housing. The development should provide good contemporary design with a sympathetic layout respecting the amenity of adjoining uses and the proximity of the A458. The site requires pedestrian and cycle access within the development and linking to the highway and footpath network in the village.
- 19.59. The site will also require significant infrastructure investments to accommodate the proposed housing and to create a new residential environment of significant character that meets the local housing needs for high quality, affordable housing across a range of tenures.

*Summary of residential requirements*

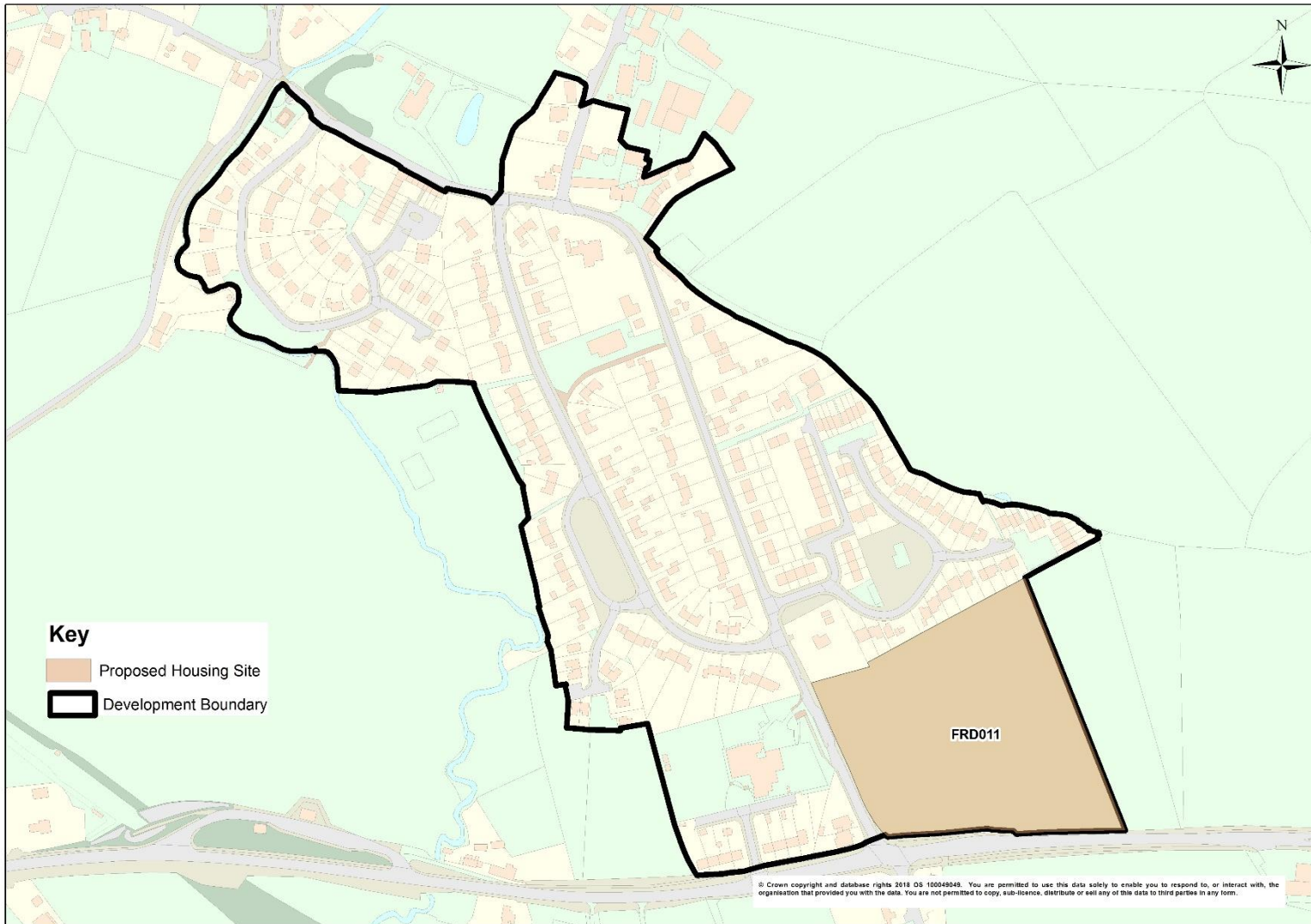
	Number of Dwellings
Preferred dwelling guideline 2016-2036	100
Dwellings completed in 2016-17*	3
Dwellings committed as at 31 <sup>st</sup> March 2017*	28
Remaining dwelling requirement to be identified	69
Dwellings to be allocated	50
Balance/Windfall allowance**	19

*\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.*

### Proposed Development Boundary and Preferred Site Allocation

19.60. The map below identifies the location of the preferred allocation and the proposed development boundary for Ford:



19.61. The table below provides information on the preferred allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
FRD011	Land at A458 and But Lane	4.1	50 dwellings	To satisfy national and local heritage policies through a heritage assessment, delivering good contemporary design with appropriate use of materials, layout, landscaping and open space. Relevant supporting studies should be undertaken particularly transport assessments, ecology, tree and hedgerow surveys, flood risk and drainage with their recommendations clearly reflected in the proposed development scheme. This should include a suitable access to the highway network with pedestrian and cycling access linking to local networks.

## Hanwood

19.62. Hanwood is a large village located on the A488, south-west of Shrewsbury. The village is located adjacent to the village of Hanwood Bank, however their communities consider that they have very separate identities.

19.63. The settlement is part of a Community Cluster with Hanwood Bank within the current Local Plan. However, due to the services and facilities available, Hanwood has been identified as a proposed Community Hub within the ongoing Local Plan Review. As such it will have a development boundary to provide certainty for communities and the development industry.

19.64. Between 2006/07 and 2016/17, 25 dwellings were completed in Hanwood, equating to around 2 dwellings per annum. However, none of these completions occurred in 2016/17. As at the 31<sup>st</sup> March 2017, a further 35 dwellings were committed for development in the village.

19.65. Identified infrastructure priorities for Hanwood include:

- Provision of allotments.
- Traffic calming measures on the A488.
- Low bridge warning signs on the A5 approaching the A488.
- Provision of safe access to sport and play facilities.
- Hydraulic modelling of the wastewater network.
- Improvements at Edgebold Roundabout, Shrewsbury.

19.66. As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

### ***Development Strategy***

19.67. Over the period from 2016 to 2036, modest amounts of additional housing will provide an opportunity to deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements.

19.68. Available information about local housing need suggests that the greatest need is for affordable and low cost market housing of a range of types and tenures. Furthermore there are already significant existing commitments in the settlement. As such no allocations are proposed and it is instead proposed that the remaining housing guideline will be delivered through infill development and appropriately located small-scale 'cross-subsidy' exception sites (link to policy).

*Summary of residential requirements*

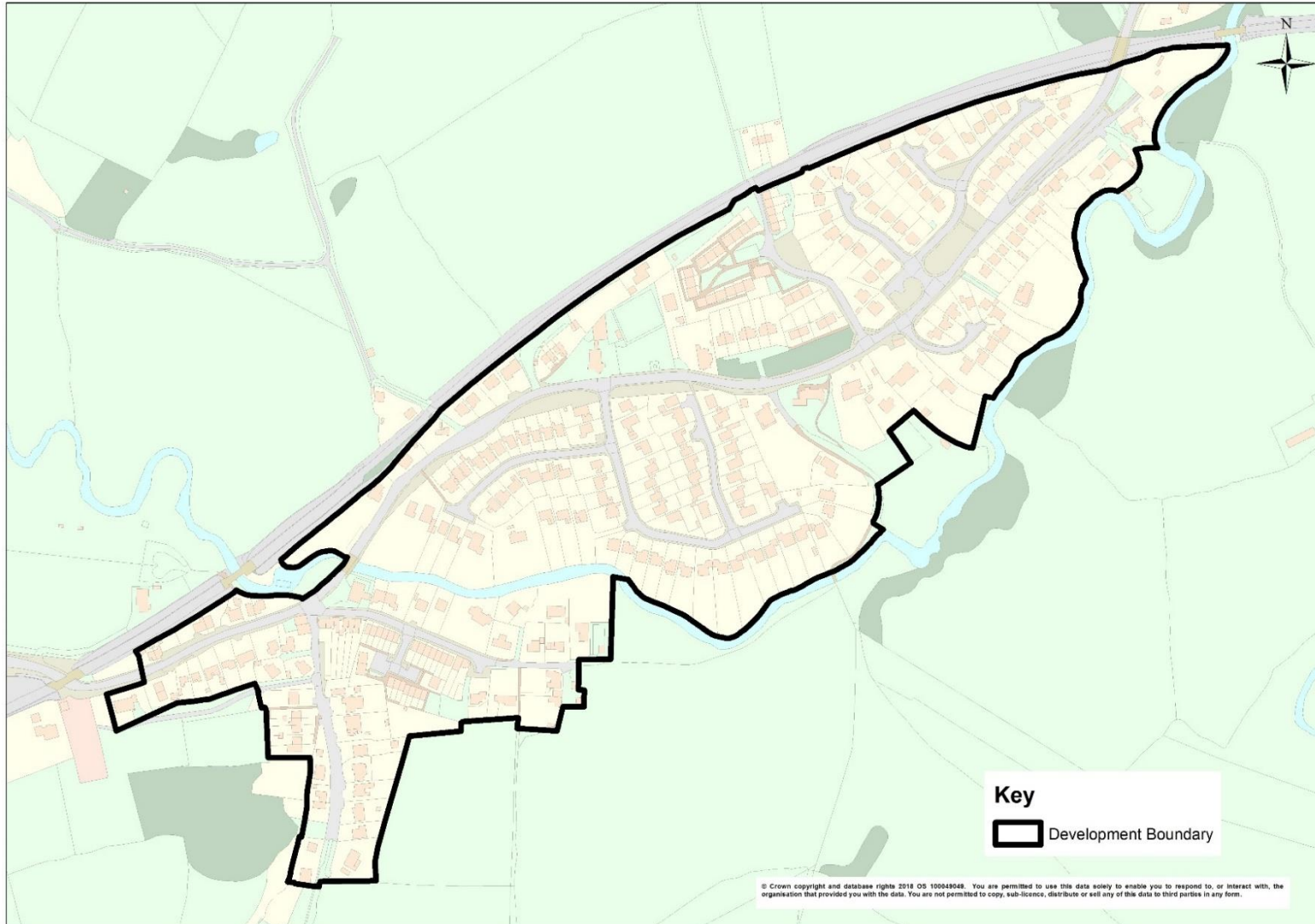
	Number of Dwellings
Preferred dwelling guideline 2016-2036	50
Dwellings completed in 2016-17*	0
Dwellings committed as at 31 <sup>st</sup> March 2017*	35
Remaining dwelling requirement to be identified	15
Dwellings to be allocated	0
Balance/Windfall allowance**	15

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

### ***Proposed Development Boundary***

19.69. The map below identifies the location of the proposed development boundary for Hanwood:



## Longden

- 19.70. Longden is a small village south-west of Shrewsbury which benefits from a range of local services and facilities.
- 19.71. The settlement is part of a Community Cluster within the current Local Plan. Due to the services and facilities available, Longden has been identified as a proposed Community Hub within the ongoing Local Plan Review. As such it will have a development boundary to provide certainty for communities and the development industry.
- 19.72. Between 2006/07 and 2016/17, 18 dwellings were completed in Longden, equating to around 2 dwellings per annum. However, 14 of these completions occurred in 2016/17. Additionally, as at the 31<sup>st</sup> March 2017, a further 12 dwellings were committed for development.
- 19.73. Identified infrastructure priorities for Longden include:
- Traffic calming measures in the village.
  - A footpath/cycleway along Longden Road, linking Longden to Hook-a-Gate.
  - Provision of a bus shelter.
  - Further information on infrastructure constraints and priorities are available within the Shrewsbury Place Plan.
- 19.74. As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

### ***Development Strategy***

- 19.75. Over the period from 2016 to 2036, modest amounts of additional housing will provide an opportunity to deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements.
- 19.76. Available information about local housing need suggests that the greatest need is for affordable and low cost market housing of a range of types and tenures. Furthermore there are already significant existing commitments in the settlement. As such no allocations are proposed and it is instead proposed that the remaining housing guideline will be delivered through infill development and appropriately located small-scale 'cross-subsidy' exception sites.

#### *Summary of residential requirements*

	Number of Dwellings
Preferred dwelling guideline 2016-2036	50
Dwellings completed in 2016-17*	14
Dwellings committed as at 31 <sup>st</sup> March 2017*	12
Remaining dwelling requirement to be identified	24
Dwellings to be Allocated	0
Balance**	24

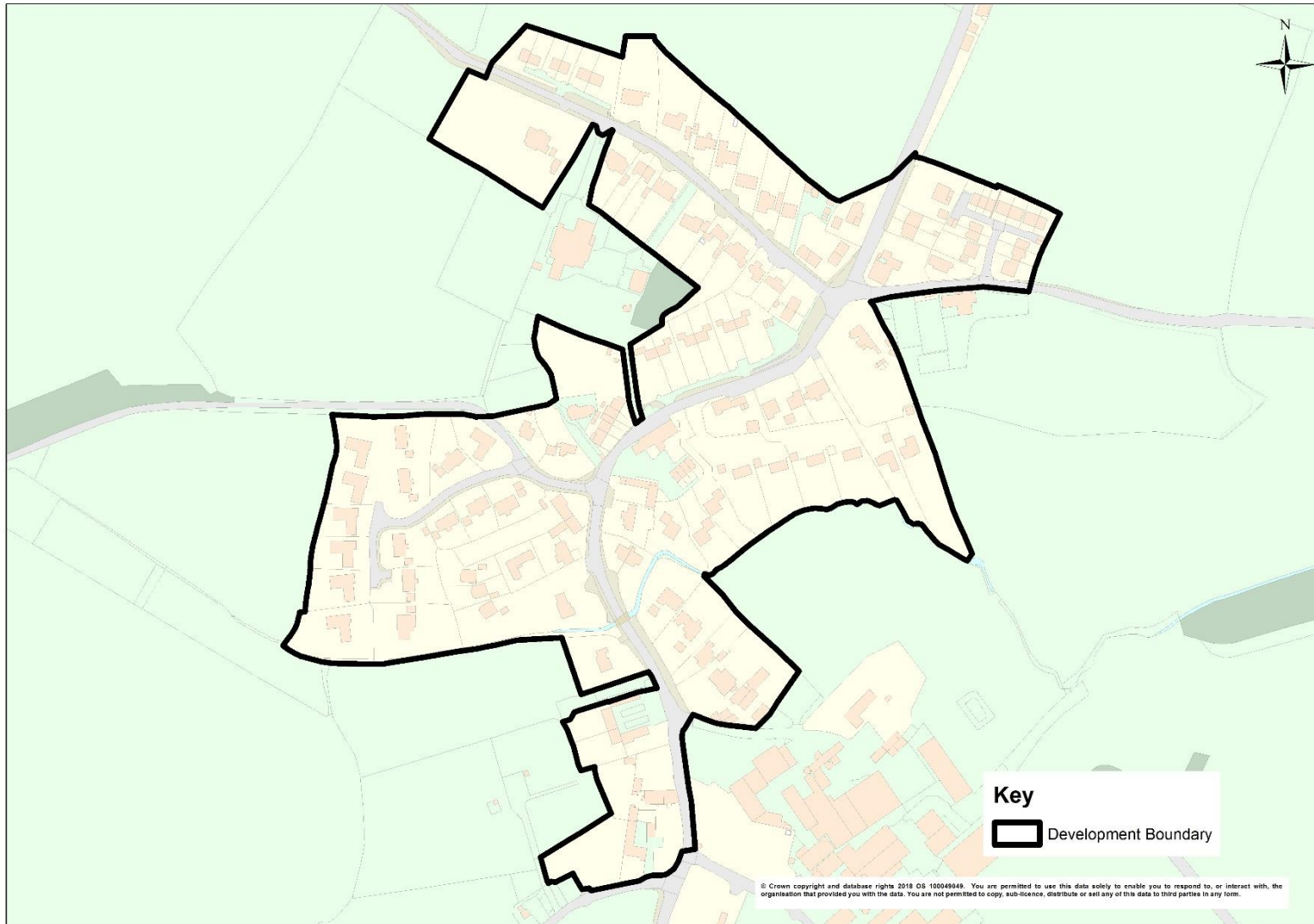
\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.



### ***Proposed Development Boundary***

19.77. The map below identifies the location of the proposed development boundary for Longden:



## Nesscliffe

- 19.78. Nesscliffe is a modest sized village located on an extension of the B4396 and bounded to the south and west by the A5, which now by-passes the village. The village offers a range of local services and facilities, some of which benefit from demand from their roadside location but now largely serving local trade from the surrounding settlements.
- 19.79. The village has a unique setting on the lower slopes of The Cliffe, a local sandstone outcrop on the edge of one of north Shropshire's escarpment hills. The protection of The Cliffe is an important objective within the strategy for Nesscliffe. The hill itself benefits from its designation as the Nesscliffe Country Park and the development strategy for the village seeks to avoid any adverse effects on its setting from development encroaching on to the lower slopes of the hill.
- 19.80. Nesscliffe is an existing Community Hub which set out a nominal increase in its housing stock. However, the village has attracted significant demand being located close to Shrewsbury and a considerable volume of new housing has now been committed as a result of a shortfall in the housing supply in Shropshire. The volume of additional committed dwellings proposed in the village (105 dwellings) now significantly exceeds the total dwelling stock of the existing village (83 dwellings).
- 19.81. Local aspirations for this Community Hub are for the significant new housing development to be delivered to sustain Nesscliffe as a sustainable settlement and for the community to assimilate this considerable growth. Despite this, the community have still invited a small amount of additional housing and it is expected that this will meet the community's local housing needs for high quality, affordable housing.

### **Development Strategy**

- 19.82. Over the period to 2036, only a modest amount of additional housing will be encouraged to deliver a range of accommodation types to help meet local housing needs and continue to support local community facilities and services.
- 19.83. Information about local housing need and demands as expressed by the community indicates that the significant commitment of housing has not necessarily affected the affordability of housing in the village. The local need is for affordable tenures and low cost market housing on small scale, infill plots. Consequently, no new housing allocations are proposed in Nesscliffe and the remaining housing guideline will be delivered only through infill development of one to three dwellings where the proposed development site is bounded by existing built development on at least two of the site boundaries.

#### *Summary of residential requirements*

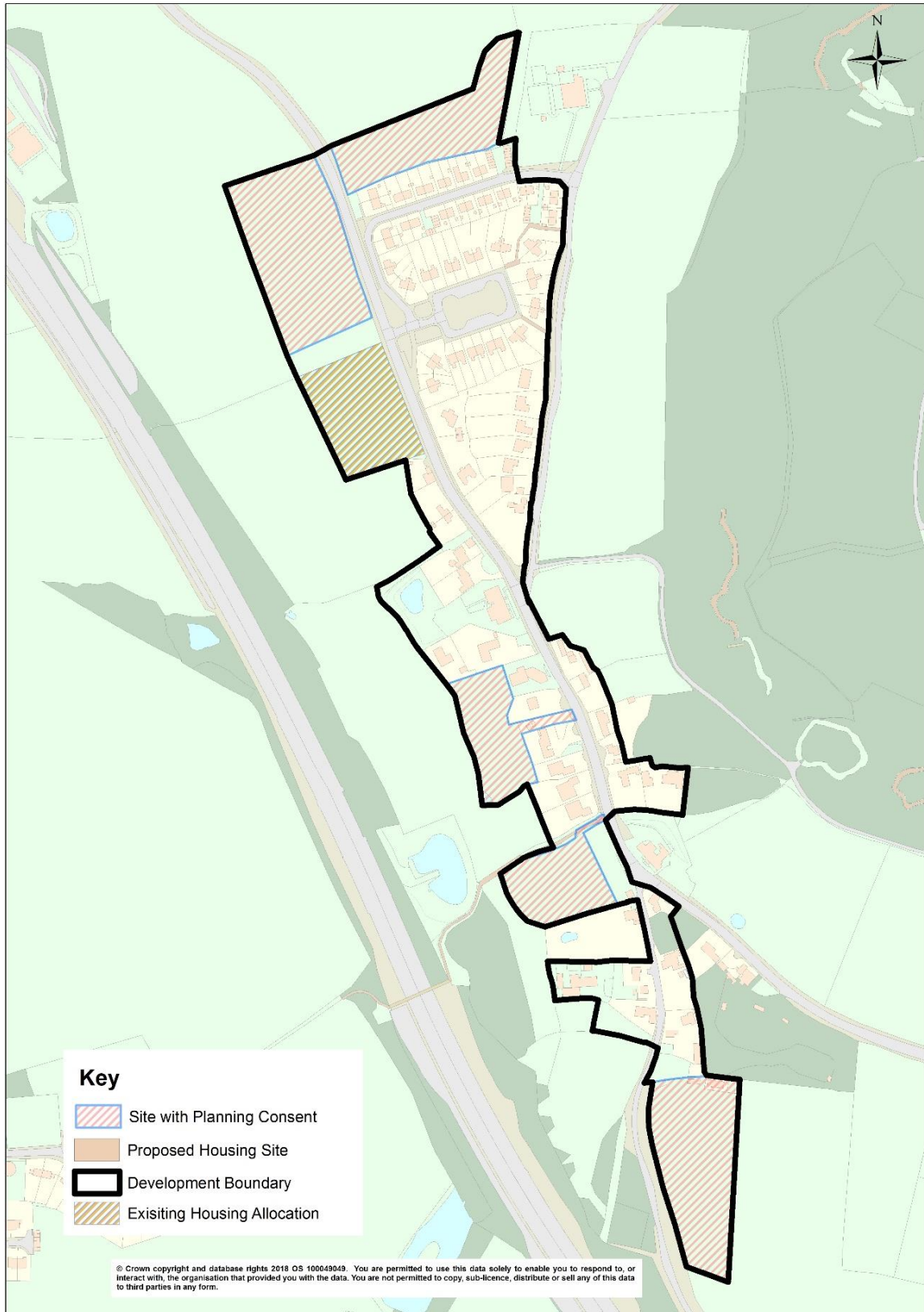
	Number of Dwellings
Preferred dwelling guideline 2016-2036	120
Dwellings completed in 2016-17*	1
Dwellings committed as at 31 <sup>st</sup> March 2017*	105
Remaining dwelling requirement to be identified	14
Dwellings to be Allocated	0
Balance**	14

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

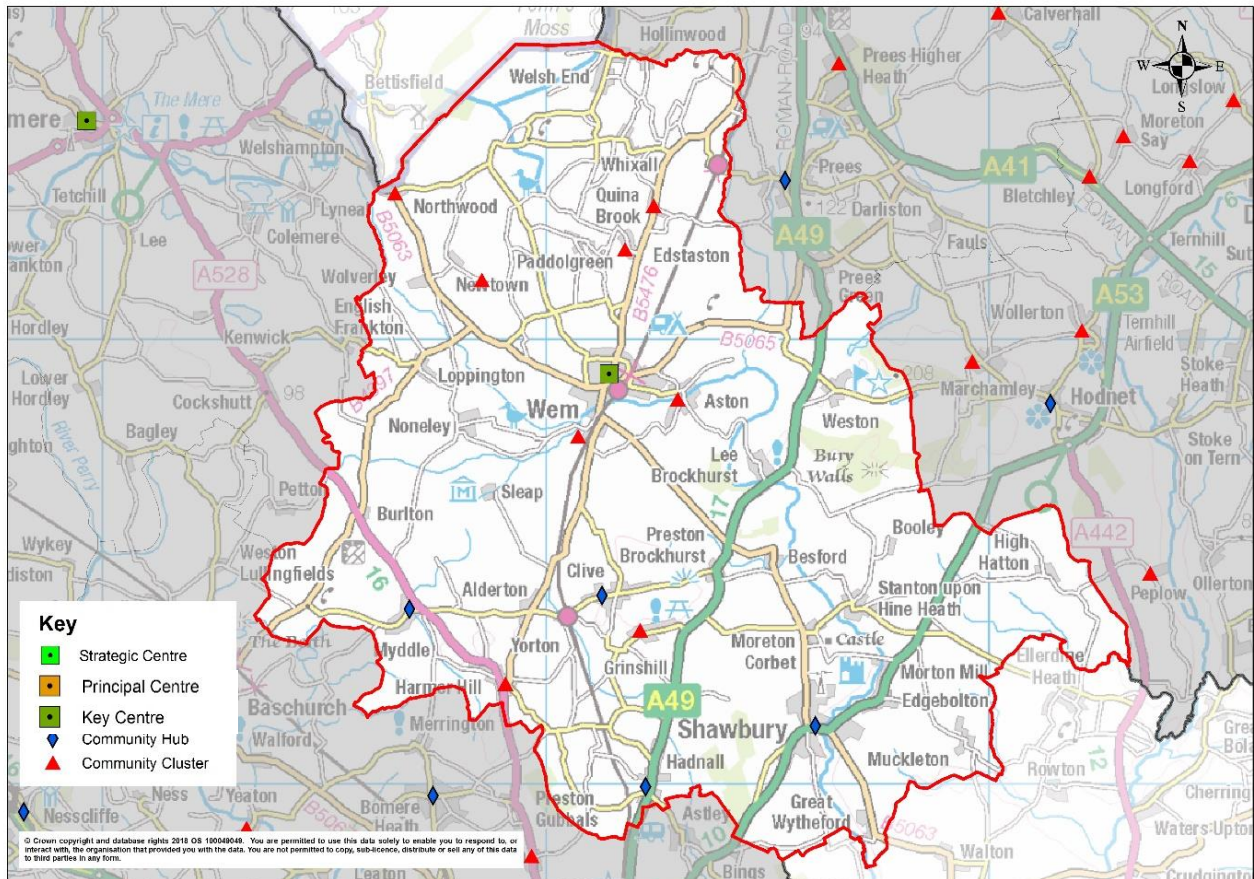
### Proposed Development Boundary

19.84. The map below identifies the location of the proposed development boundary for Nesscliffe:



## 20. Wem Place Plan Area

20.1. The Wem Place Plan Area is located in north-east Shropshire. The Place Plan area contains the Key Centre of Wem and numerous small villages and hamlets.



Settlement Type	Settlement Name
<b>Key Centre:</b>	Wem
<b>Community Hubs:</b>	<ul style="list-style-type: none"> <li>• Clive</li> <li>• Hadnall</li> <li>• Shawbury</li> </ul>
<b>Community Clusters:</b>	<ul style="list-style-type: none"> <li>• Harmer Hill</li> <li>• Grinshill</li> <li>• Edstaston, Quina Brook, Northwood, Newtown, Tilley and Aston</li> </ul>

20.2. If your village is not included in the list of proposed Community Hubs or Community Clusters above, then this means that it will be 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies.

## Key Centre: Wem

### Development Strategy

- 20.3. Wem has been identified as a Key Centre and contributes towards the strategic growth objectives in the north-east of the County.
- 20.4. The Local Plan Review will seek to achieve balanced housing and employment growth within Wem through the provision of around 600 dwellings and around 6 hectares of employment development between 2016 and 2036.
- 20.5. In the first year of the Local Plan Review period 64 dwellings were completed, with a further 231 dwellings committed through planning permission, prior approval or allocation. The SAMDev also identified 4 hectares of employment land on land off Shawbury Road which remains a commitment. Therefore, the Local Plan Review will need to identify suitable opportunities for the delivery of around a further 305 dwellings and 2 hectares of employment land on allocated sites and/or windfall development.
- 20.6. The strategy and associated level of proposed growth recognises significant town centre traffic management issues; safety issues associated with the railway level crossing and the need for measures to mitigate potential adverse effects from development in Wem on the integrity of protected wildlife sites.
- 20.7. Taking into account the above issues three preferred housing sites are identified for the town to 2036. These are shown on the map and schedule below. In total it is considered these sites will deliver around 210 dwellings, leaving around 95 dwellings to be delivered on windfall sites within the development boundary, or on affordable housing exceptions schemes over the remainder of the Plan.
- 20.8. No specific preferred employment sites are proposed at this stage, partly due to the lack of specifically available sites for this use. However, in ensuring growth is balanced, it is considered there are sufficient opportunities for the required additional two hectares of employment land to be delivered on windfall sites in edge of settlement locations over the course of the plan to 2036.
- 20.9. It is recognised there are a number of identified infrastructure priorities for Wem, including: the upgrading of waste water treatment works, additional education provision, and a replacement GP Surgery, and that the additional growth proposed is likely to place additional pressure on these services. The Council will therefore continue to work closely with infrastructure providers and where necessary will require development to financially contribute to improvements.

#### Summary of residential requirements

	Number of Dwellings
Preferred dwelling guideline 2016-2036	600
Dwellings completed in 2016-17*	64
Dwellings committed as at 31 <sup>st</sup> March 2017*	231
Remaining dwelling requirement to be identified	305
Dwellings to be allocated	210
Balance/Windfall allowance**	95

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

*Summary of employment land requirements*

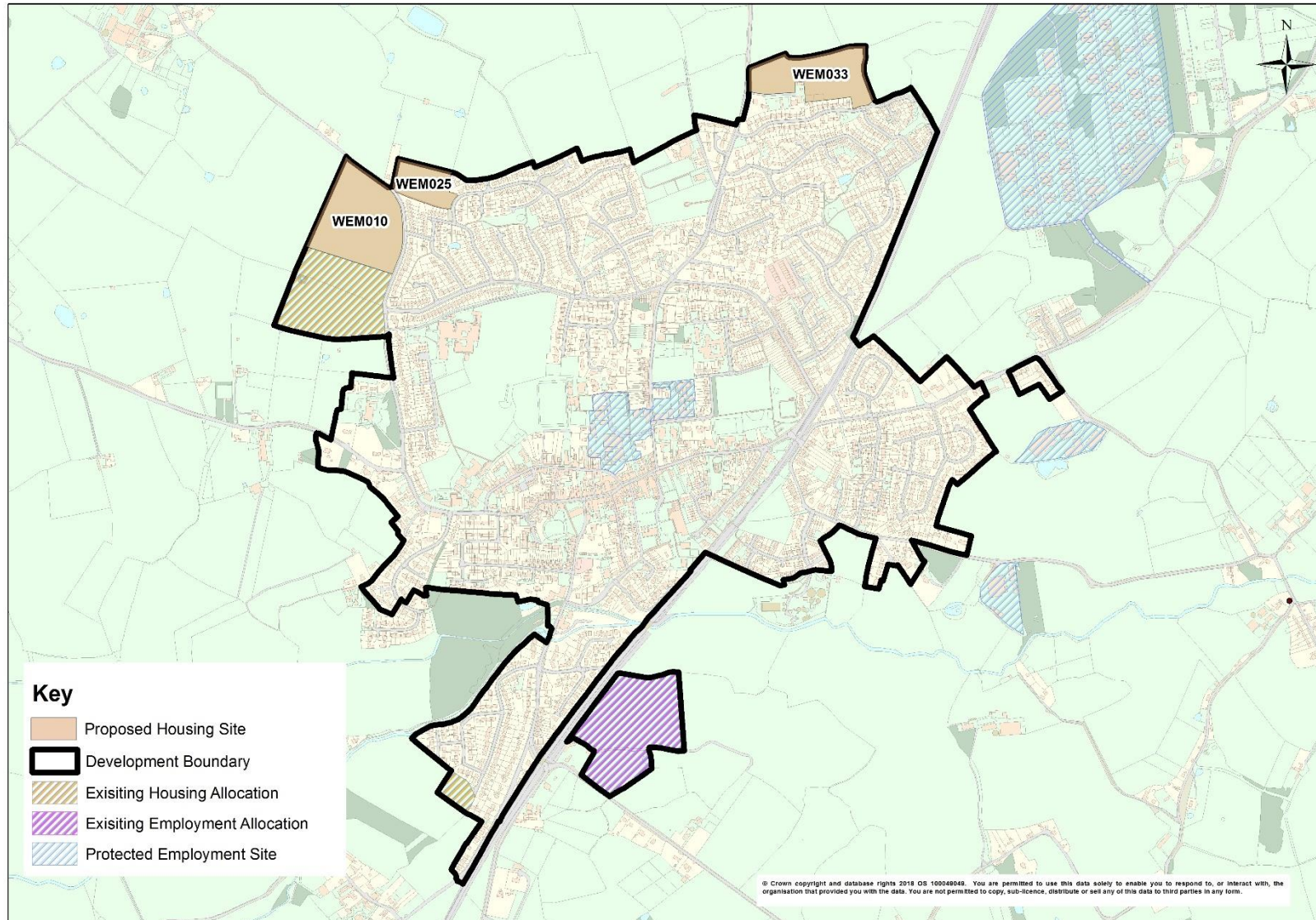
	Employment Land (Ha)
Preferred employment land guideline 2016-2036	6
Commitments and allocations as at 31 <sup>st</sup> March 2017*	4
Employment land shortfall	0
Employment land to be allocated	0
Balance/Windfall allowance**	2

\* *Analysis of Employment Supply at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

\*\**Local Plan policies will allow flexibility for appropriate windfall development.*

### Preferred Development Boundary and Allocations

20.10. The map below identifies the location of the preferred allocations and the proposed development boundary for Wem.



20.11. The table below provides information on each of the preferred allocations:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
<b>WEM010</b>	Land off Pyms Road, Wem	4.2	120 dwellings	The site will provide a second phase to the existing SAMDev allocation at Pyms Road. Layout and design should therefore reflect phase one, which may also include opportunities to provide physical linkages between the sites and a shared point of access. However, if necessary it is considered a suitable separate vehicle access can be achieved into this preferred option site from Pyms Road. Development to provide a mix of housing type and tenure to reflect local needs.
<b>WEM025</b>	Land off Trentham Road, Wem	1.3	30 dwellings	Site to have a vehicular access from Trentham Road. Development to provide a mix of housing type and tenure to reflect local needs. Development to be subject to further ecological surveys to mitigate any impact on species, including Great Crested Newts. This may reduce the developable area and should be taken into account in the eventual design and layout.
<b>WEM033</b>	Land off Whitchurch Road, Wem	3	60 dwellings	Site to be developed at a low density to reflect the edge of settlement location. Site to have a vehicular access from Whitchurch Road, which may require local traffic calming measures and/or expansion of the speed limit zone. Development to provide a mix of housing type and tenure to reflect local needs.



## Community Hubs

- 20.12. Shropshire Council has undertaken an assessment of the local services, facilities, employment and public transport links available within rural settlements, in order to identify those which are considered to function as Community Hubs. This assessment is summarised within the Hierarchy of Settlements Document:  
[www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf](http://www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf)
- 20.13. The villages of Clive, Hadnall and Shawbury are being proposed as a Community Hubs within the Wem Place Plan area.

## Clive

- 20.14. Clive is a moderately sized village situated to the south of Wem off the A49 and B5476. The village has a linear character running east/west, although the majority of existing housing is located to the south-west of the village. The village is not identified in the current SAMDev Plan as a Community Hub and therefore has seen very few housing developments in recent years. However, as part of the review of this Local Plan it is considered that due to the range of services and facilities provided, the village should now be proposed as a Community Hub. It is considered this will benefit the village in helping to sustain the level of village's facilities into the future.

## Development Strategy

- 20.15. Over the period to 2036, a modest amount of further housing of around 38 houses to supplement the existing committed sites. This will provide an opportunity to deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements. It is proposed this local requirement will primarily be delivered on a single site on the western edge of the village, together with a windfall allowance to be delivered through infill sites within the defined development boundary and/or affordable housing exception schemes.
- 20.16. The limited housing requirement takes into account the scale and character of the village. It is considered the proposed site provides a natural extension to the settlement and offers an opportunity to deliver a sympathetic development at a low density.

### Summary of residential requirements

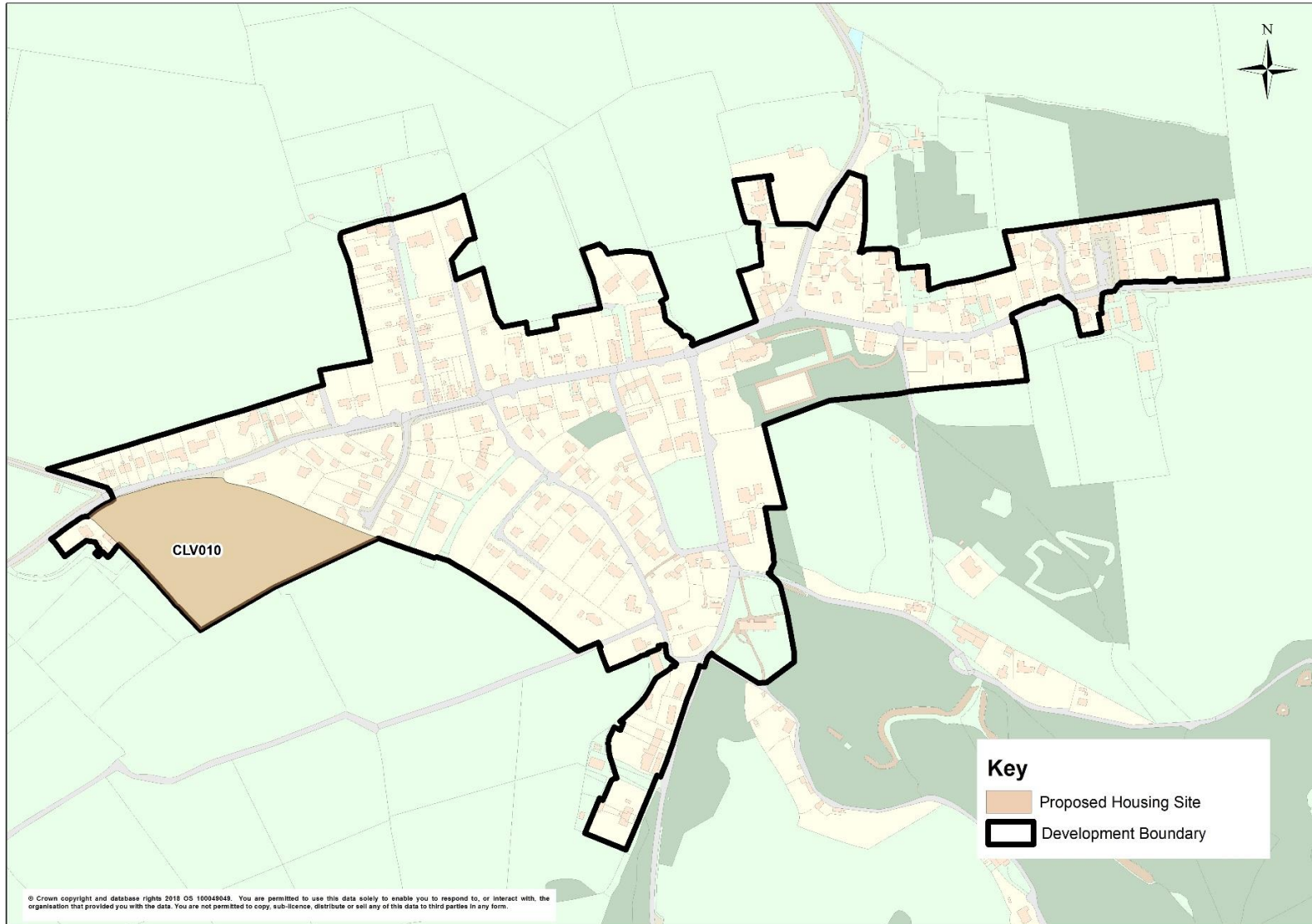
	Number of Dwellings
Preferred dwelling guideline 2016-2036	40
Dwellings completed in 2016-17*	0
Dwellings committed as at 31 <sup>st</sup> March 2017*	2
Remaining dwelling requirement to be identified	38
Dwellings to be allocated	25
Balance/Windfall allowance**	13

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

### Preferred Development Boundary and Allocation

20.17. The map below identifies the location of the preferred allocation and the proposed development boundary for Clive.



20.18. The table below provides information on the preferred allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
CLV010	Land south of Station Road, Clive	2	20 dwellings	Development to be developed at a low density to reflect the site's edge of centre location. Site to include a new vehicular access from Station Road.

## Hadnall

20.19. Hadnall is a moderately sized village situated to the south of Wem. Due to its relatively close proximity the village also has a strong relationship with Shrewsbury. The village has seen development either side of the A49, which has contributed to the village's linear character. Whilst the village is not identified as a Community Hub in the current SAMDev Plan, it is recognised the settlement has nevertheless seen several development schemes come forward over the last few years. As part of the review of this Local Plan it is considered that due to the range of services and facilities provided the village should now be proposed as a Community Hub.

20.20. It is recognised the Parish Council are developing a Community-Led Plan for the village and in 2017 undertook a community questionnaire on a range of issues relevant to the future growth of the village. Initial evidence from this survey suggest there is local support for some additional growth, although it is recognised comments also identified the need to balance new housing with additional infrastructure and to respect the character of the settlement.

## Development Strategy

20.21. Over the period to 2036, it is considered Hadnall should provide around an additional 52 dwellings to supplement the existing committed sites. This moderate level of additional growth will provide an opportunity to deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements where these are required as a result of development. Consideration has been given to the relatively high level of commitments when establishing this additional housing requirement.

20.22. Delivery will primarily be through development of a single site to the south of the village and east of the A49, which will provide around 40 dwellings. The balance will be delivered through infill and conversion opportunities within the development boundary, along with affordable housing exception schemes for local needs.

20.23. The housing requirement takes into account the scale and character of the village, as well as the opportunities for new development. The proposed site provides a natural extension to the south of the settlement and an opportunity for further development in future Local Plan reviews, if necessary.

*Summary of residential requirements*

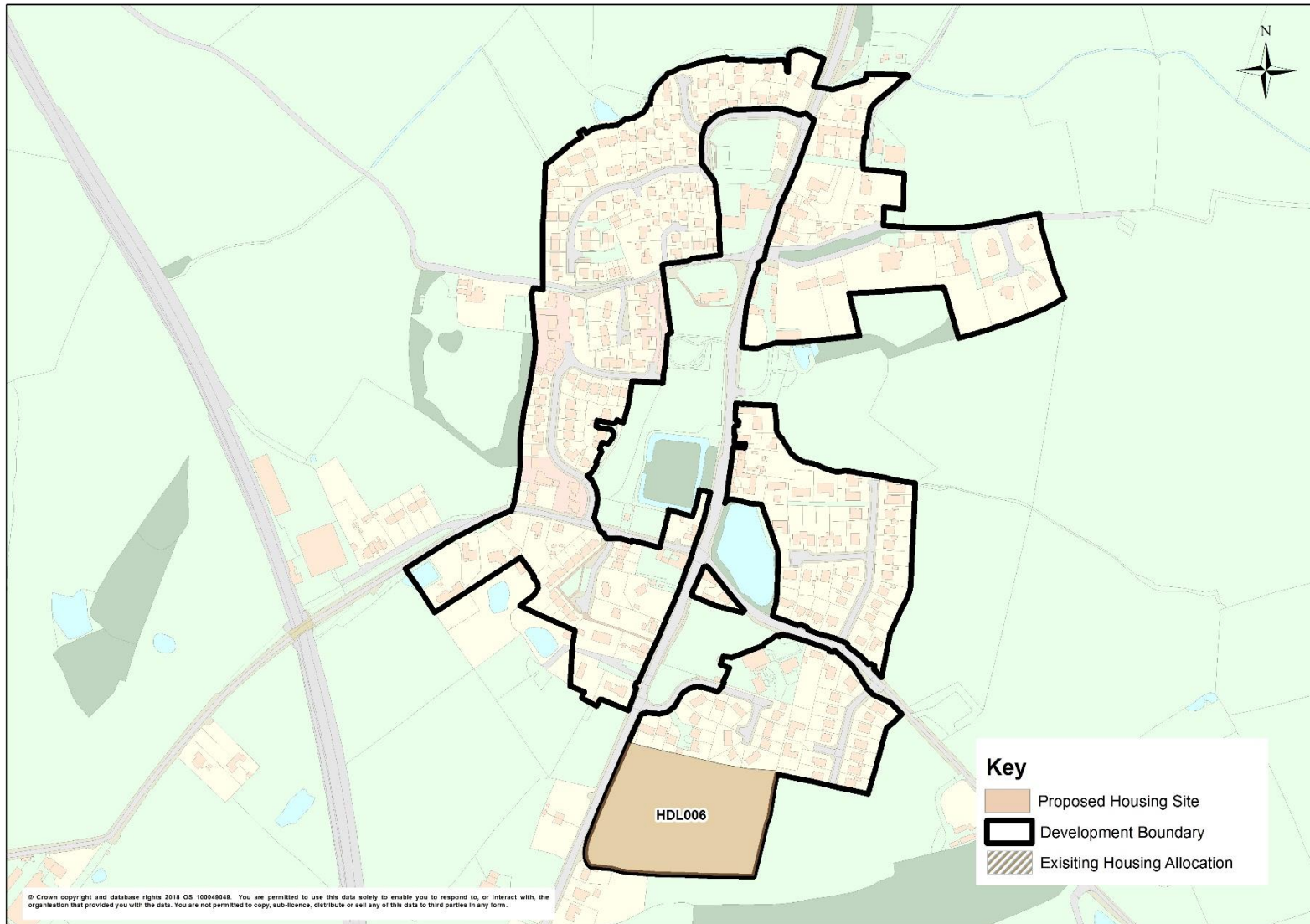
	Number of Dwellings
Preferred dwelling guideline 2016-2036	125
Dwellings completed in 2016-17*	8
Dwellings committed as at 31 <sup>st</sup> March 2017*	65
Remaining dwelling requirement to be identified	52
Dwellings to be allocated	40
Balance/Windfall allowance**	12

*\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.*

### Preferred Development Boundary and Allocation

20.24. The map below identifies the location of the preferred allocation and the proposed development boundary for Hadnall.



20.25. The table below provides information on the preferred allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
HDL006	Land south of Wedgefields Close, Hadnall	1.7	40 dwellings	Development to be served by a vehicular access from the A49 and will provide land for: additional car parking for the school; the extension of the existing pedestrian footpath on the eastern side of the A49; and the relocation of the 30mph zone. Land to the east of the proposed allocation to Astley Road is also being promoted and could form part of a further phase of growth for the village in future reviews of the Local Plan.

## **Shawbury**

20.26. Shawbury is a large village situated to the south off the A53. The natural centre of the village is at the junction of the B5063/A53/Church Street, where the majority of services are provided. The village is already identified as a Community Hub in the SAMDev, which included the allocation of the land off the A53 along with the creation of a new roundabout on the A53. This site is currently under construction. Having considered the availability of services and facilities in the village it continues to be considered the village should be identified as a Community Hub in this Local Plan Review.

### ***Development Strategy***

20.27. Over the period to 2036, development of around an additional 94 dwellings will be provided to supplement the existing committed sites. This will provide further opportunity to deliver a range of accommodation types to help meet local housing needs and support investment and improvements in community facilities and infrastructure improvements resulting from development. This level of growth takes account of the scale of existing commitments, the availability of services and facilities, existing population and numbers of existing dwellings, as well as an assessment of opportunities for growth.

20.28. It is proposed this local housing requirement will primarily be delivered on a single large site to the south-east of the current development off the A53, shown on the map below. It is considered the proposed allocation is a natural extension to the village, utilising the opportunity presented by the new access on the A53 through the Lioncourt Homes development currently under construction. This will allow for a natural phasing of development to reduce the impacts of development. The remainder of the local housing requirement will be delivered on infill sites and appropriate conversions within the defined development boundary and/or affordable housing exception schemes.

*Summary of residential requirements*

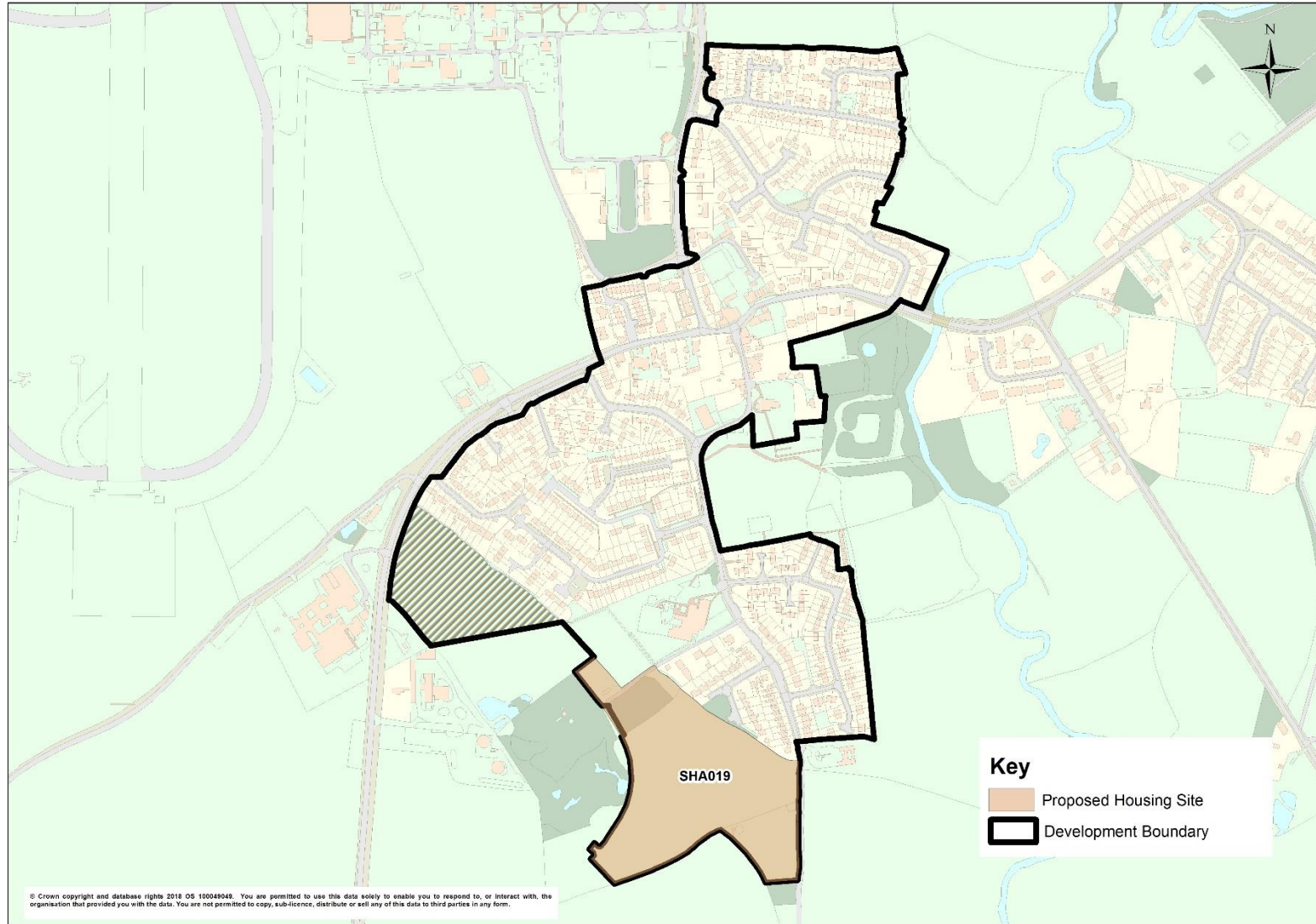
	Number of Dwellings
Preferred dwelling guideline 2016-2036	150
Dwellings completed in 2016-17*	1
Dwellings committed as at 31 <sup>st</sup> March 2017*	55
Remaining dwelling requirement to be identified	94
Dwellings to be allocated	80
Balance/Windfall allowance**	14

*\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.*

### Preferred Development Boundary and Allocation

20.29. The map below identifies the location of the preferred allocation and the proposed development boundary for Shawbury.





20.30. The table below provides information on the preferred allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
SHA019	Land between A53 and Poynton Road	5.2	80 dwellings	Site to include a vehicular access off the new roundabout on the A53 using the access road provided by the current Lioncourt Homes development. There will be no vehicular access from Poynton Road, the Paddocks or Hazeldine Crescent. The site will be developed in two phases, and will provide a range of dwelling types based on evidence of local need.

## **Community Clusters**

20.31. The identification of Community Clusters will primarily be based on the aspirations of those communities, as expressed by their Parish Council(s)/Parish Meeting(s). Regard will also be given to the Local Plan Review evidence base and the views expressed by promoters of sites, residents and other stakeholders.

20.32. Based on the responses received during previous stages of consultation on the Local Plan Review, the following Community Clusters are proposed to be designated in the Wem Place Plan area:

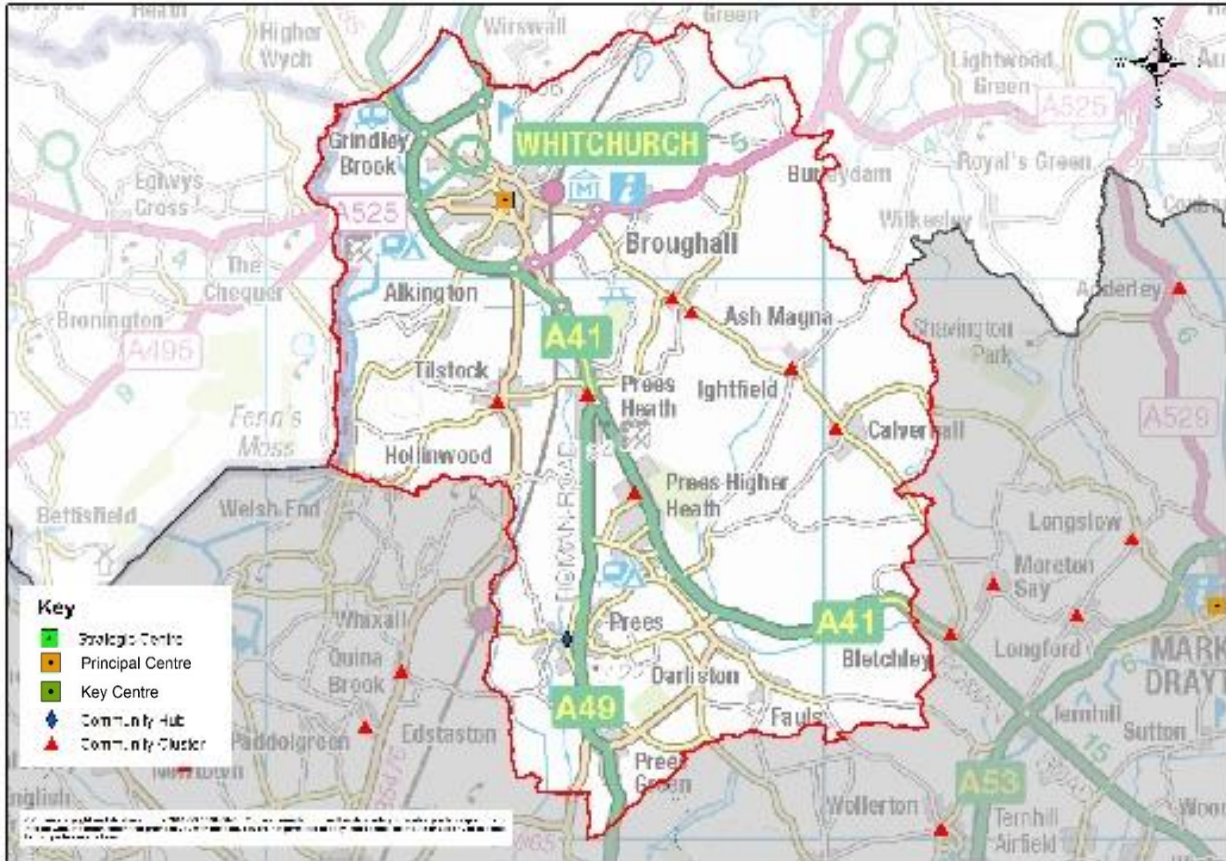
- Harmer Hill
- Grinshill
- Edstaston, Quina Brook, Northwood, Newtown, Tilley and Aston

20.33. Within Community Clusters, it is proposed that a criteria based policy will manage development. A draft of this policy was provided within the previous Preferred Scale and Distribution of Development Consultation Document, available to view at:

<https://shropshire.gov.uk/media/7632/preferred-options-consultation-final.pdf>

## 21. Whitchurch Place Plan Area

21.1. The Whitchurch Place Plan Area is located in north-east Shropshire. The Place Plan area contains the Principal Centre of Whitchurch, the proposed Community Hub of Prees and numerous small villages and hamlets.



Settlement Type	Settlement Name
<b>Key Centre:</b>	Whitchurch
<b>Community Hubs:</b>	Prees
<b>Community Clusters:</b>	Tilstock, Ash Magna/Ash Parva, Prees Heath, Ightfield and Calverhall

21.2. If your village is not included in the list of proposed Community Hubs or Community Clusters above, then this means that it will be 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies.

## **Principal Centre: Whitchurch**

- 21.3. Whitchurch is one of Shropshire's largest settlements. As such it is identified as a Principal Centre within the Local Plan Review, recognising the settlement's excellent location on the transport network, its wide range of facilities, services and infrastructure, as well as the presence of significant existing and planned employment areas.
- 21.4. The Town Council has been developing its Town Plan which will identify a number of key local priorities. Whilst the Town Plan is yet to be published it is understood that early consultation has identified the importance of improving visitor accommodation, improving economic opportunities, providing enhancements to green networks and creating new pedestrian and disabled access to the eastern platform at the railway station.
- 21.5. A Local Economic Growth Strategy is also being prepared for Whitchurch which will set out Shropshire Council's local economic delivery plan in this area, helping the council to address priorities outlined in the overarching Economic Growth Strategy at a local level. This strategy will also have a key role in supporting existing business growth and attracting new business and investment into not just the town but also the surrounding areas.

### ***Development Strategy***

- 21.6. Whitchurch will act as a Principal Centre and contribute towards the strategic growth objectives in the north-east of the County. The Local Plan Review will seek to achieve balanced housing and employment growth within Whitchurch, through the provision of around 1,600 dwellings and around 17 hectares of employment development between 2016 and 2036.
- 21.7. In the first year of the Plan period (2016-2017) 90 dwellings were completed and a further 956 dwellings were committed through planning permission, prior approval or site allocation. Therefore, opportunities for around a further 550 dwellings will need to be identified through the Local Plan Review, through either new site allocations or windfall development.
- 21.8. There is a very significant committed site at Tilstock Road which will provide around 500 dwellings. This site is already allocated in the current SAMDev Plan and benefits from outline planning permission, and it is expected this site will begin delivery in 2019. It will be important that any new allocations do not compromise the delivery of this major scheme.
- 21.9. The proposed strategy therefore focusses on the delivery of a range of medium sized development sites in order to provide options which complement the delivery of the Tilstock Road site, whilst ensuring the benefits and impacts of development are spread out. Where appropriate it is proposed the development sites can contribute towards meeting some of the emerging objectives of the Whitchurch Town Plan.
- 21.10. The town already has two significant employment allocations still to be delivered at Waymills and Heath Road which together make up around 20 hectares. It is therefore not proposed to allocate additional employment land subject to an employment land review.

21.11. It is recognised there may need to be improvements to infrastructure provision to support additional growth. Scottish Power are currently planning a significant upgrade to the electricity supply in the north of the County which, subject to approval by the National Infrastructure Planning Unit, will increase capacity in Whitchurch by 2022. The Council will continue to liaise with other critical infrastructure providers, including water companies, the Clinical Commissioning Group (CCG) and the Local Education Authority to ensure housing and employment delivery is sustainable.

*Summary of residential requirements*

	Number of Dwellings
Preferred dwelling guideline 2016-2036	1,600
Dwellings completed in 2016-17*	90
Dwellings committed as at 31 <sup>st</sup> March 2017*	956
Remaining dwelling requirement to be identified	554
Dwellings to be allocated	440
Balance/Windfall allowance**	114

*\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.*

*Summary of employment land requirements*

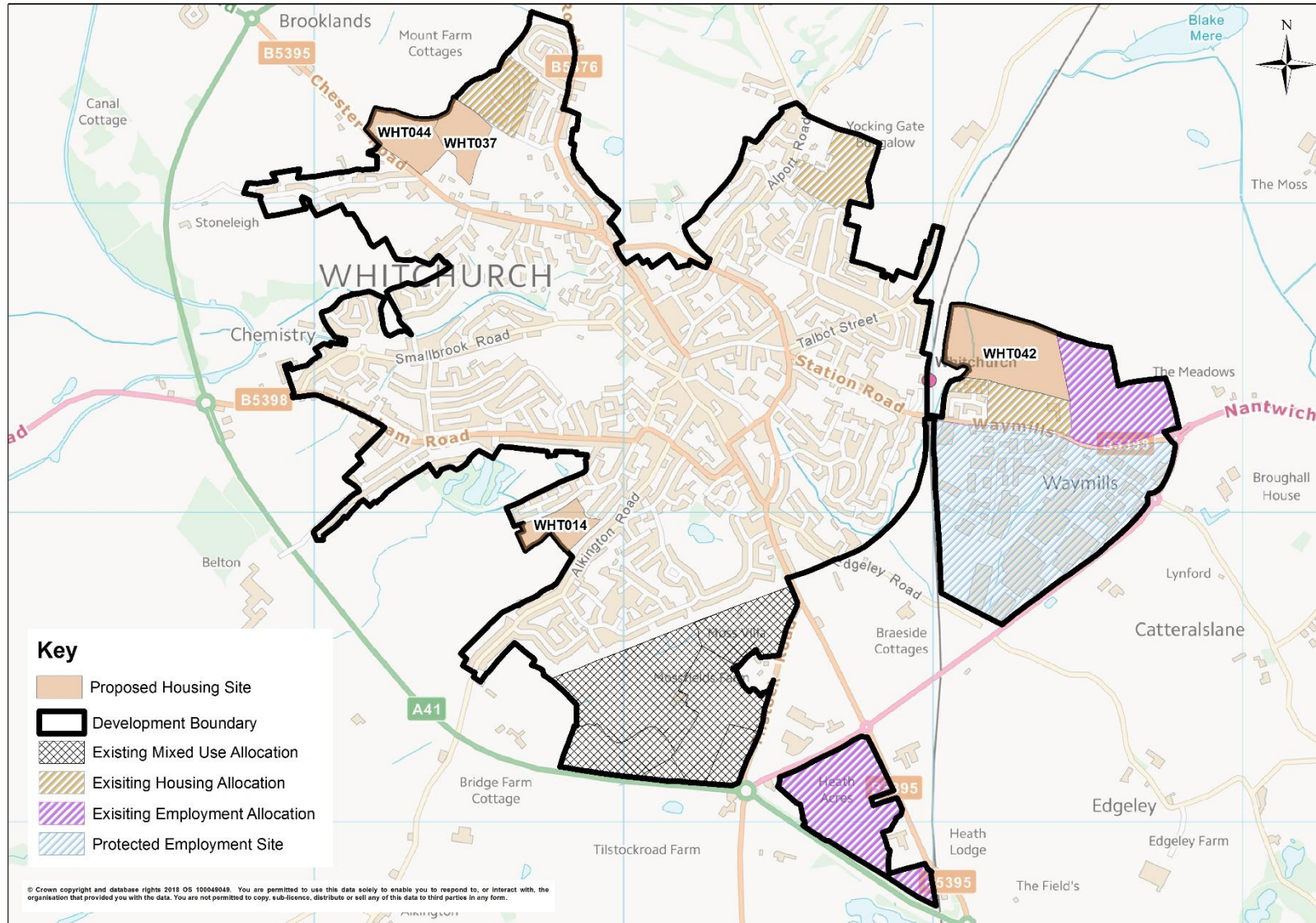
	Employment Land (Ha)
Preferred employment land guideline 2016-2036	17
Commitments and allocations as at 31 <sup>st</sup> March 2017*	20
Employment land shortfall	0
Employment land to be allocated	0
Balance/Windfall allowance**	0

*\* Analysis of Employment Supply at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.*

*\*\*Local Plan policies will allow flexibility for appropriate windfall development.*

### Preferred Development Boundary and Allocations

21.12. The map below identifies the location of the preferred allocations and the proposed development boundary for Whitchurch.



21.13. The table below provides information on each of the preferred allocations:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
<b>WHT037 and WHT044</b>	Land to the north of Chester Road, Whitchurch	7.39	190 dwellings	Development to be delivered in a comprehensive manner in order to ensure sustainable development. Development to deliver a vehicular route to an adoptable standard through the existing Mount Farm development off Tarporley Road through to Chester Road, as well as supporting opportunities to encourage increased pedestrian and cycle access. Relevant supporting studies should be undertaken in order to support the delivery of the scheme.
<b>WHT014</b>	Land at Liverpool Road, Whitchurch	2.23	70 dwellings	Development to deliver local highway improvements to the Liverpool Road/Wrexham Road junction. Appropriate landscape buffering to the south of the site should be provided to protect the amenity of existing housing at Alkington Road. Site layout, design and housing type should respond to the natural topography of the site.
<b>WHT042</b>	Land North of Waymills (Phase 2), Whitchurch	8.20	180 dwellings	Development to provide a second phase to the existing mixed use allocation north of Waymills (shown on the map below). It is envisaged this will provide a natural extension to the existing allocated site and will provide further cross-subsidy support for the delivery of allocated employment land to the east. Development to facilitate improved pedestrian access to the east railway platform. Development will need to include suitable landscaping between the residential and employment parcels of the site, and support any further enhancements to green infrastructure.

## Community Hubs

- 21.14. Shropshire Council has undertaken an assessment of the local services, facilities, employment and public transport links available within rural settlements, in order to identify those which are considered to function as Community Hubs. This assessment is summarised within the Hierarchy of Settlements Document:  
[www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf](http://www.shropshire.gov.uk/media/8734/hierarchy-of-settlements-assessment.pdf)
- 21.15. The village of Prees is being proposed as a Community Hub within the Whitchurch Place Plan area.

## Prees

- 21.16. Prees is a large village off the A41 south of Whitchurch. The village has a good range of services and facilities, as is already identified as the focus of a Community Cluster along with Prees Higher Heath in the SAMDev Plan, and as such has already seen some recent development take place.

## Development Strategy

- 21.17. Over the period to 2036, it is considered Prees should provide around an additional 64 dwellings to supplement the existing committed sites. This level of additional growth will provide an opportunity to deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements where these are required as a result of development. Consideration has been given to the relatively high level of commitments in the village when establishing this additional housing requirement.
- 21.18. Delivery will primarily be through development of a single site to the north of the village on land to the west of Whitchurch Road between the new medical facility and Tudor House at the existing development edge. It is considered this site provides a natural extension to the village, within easy walking distance of the village's services.

### Summary of residential requirements

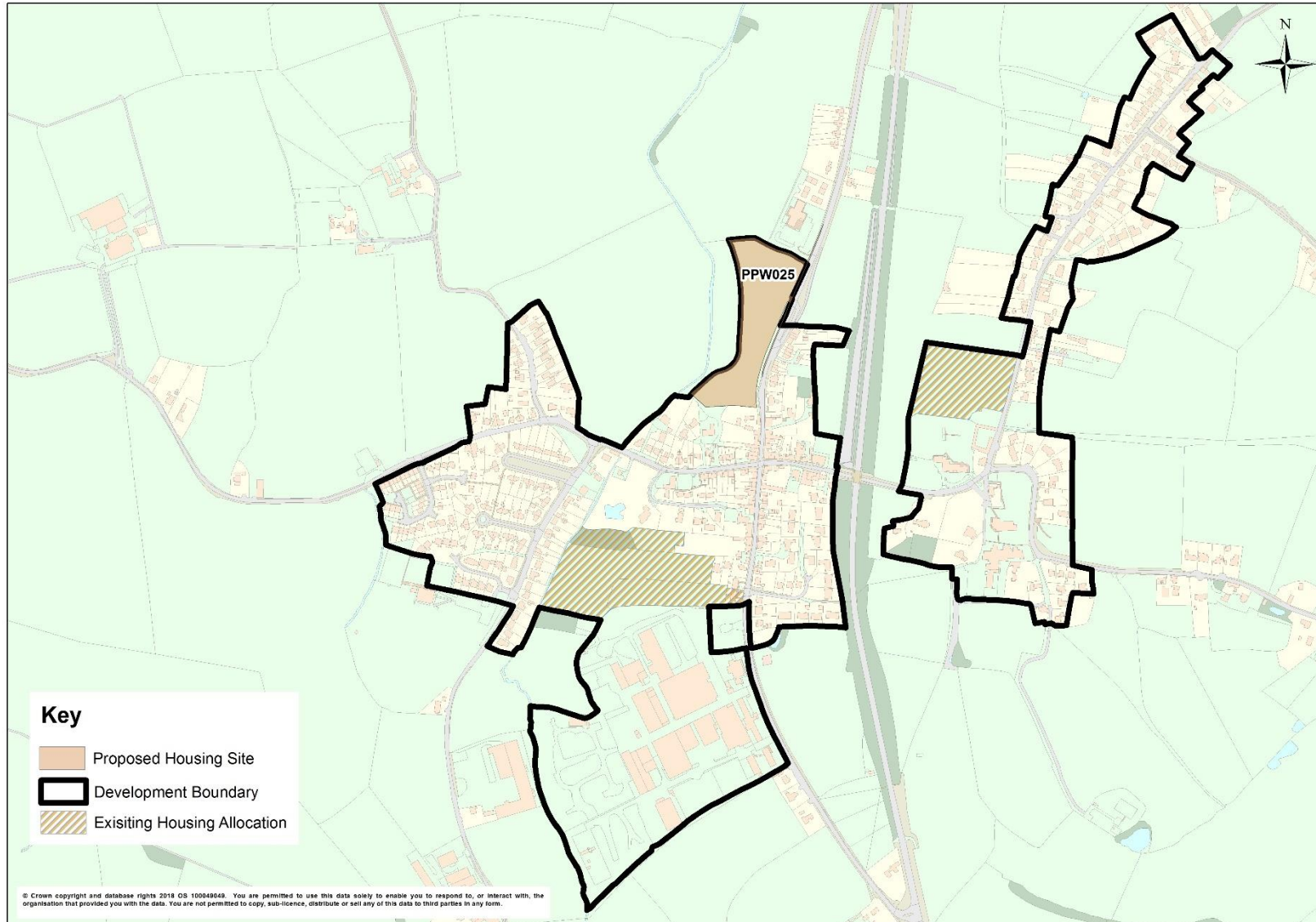
	Number of Dwellings
Preferred dwelling guideline 2016-2036	170
Dwellings completed in 2016-17*	8
Dwellings committed as at 31 <sup>st</sup> March 2017*	98
Remaining dwelling requirement to be identified	64
Dwellings to be allocated	35
Balance/Windfall allowance**	29

\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

### Preferred Development Boundary and Allocation

21.19. The map below identifies the location of the preferred allocation and the proposed development boundary for Prees:





21.20. The table below provides information on the preferred allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
PPW025	Land North of Tudor House, Prees	1.74	35 dwellings	The site will be served from a vehicular access from Whitchurch Road. The site is to include a mix of dwelling types to reflect local housing needs, including bungalows. Open space and play facilities will be provided on site. The site is outside the local flood risk area.

## Community Clusters

21.21. The identification of Community Clusters will primarily be based on the aspirations of those communities, as expressed by their Parish Council(s)/Parish Meeting(s). Regard will also be given to the Local Plan Review evidence base and the views expressed by promoters of sites, residents and other stakeholders.

21.22. Based on the responses received during previous stages of consultation on the Local Plan Review, the following Community Clusters are proposed to be designated in the Whitchurch Place Plan area:

- Tilstock, Ash Magna/Ash Parva, Prees Heath, Ightfield and Calverhall

21.23. Within Community Clusters, it is proposed that a criteria based policy will manage development. A draft of this policy was provided within the previous Preferred Scale and Distribution of Development Consultation Document, available to view at:

<https://shropshire.gov.uk/media/7632/preferred-options-consultation-final.pdf>