

Shropshire Local Plan Review

Pre-Submission Draft of the Shropshire
Local Plan

North SALC
15th September 2020

Why we are reviewing the Local Plan:

- Up to date Local Plan is a statutory requirement;
- Ensure conformity with national policy;
- Establish growth aspirations for housing and employment to 2038 (current Plan runs to 2026);
- Refine Development Management considerations for Planning Applications;
- Opportunity to provide 'land use' context to several key council objectives. E.G...
 - Economic Growth;
 - Mitigating Climate Change; and
 - Promoting Healthier Lifestyles.

What was agreed?

To approve the full Pre-Submission Draft of the Shropshire Local Plan for a further period of consultation at the **Regulation 18** (Plan Preparation) stage.

The document represents the culmination of four previous stages of consultation at Regulation 18 stage:

- Issues and Options (2017)
- Preferred Scale and Distribution of Growth (2017)
- Preferred Site Options (2018/19)
- Strategic Sites (2019)

First time a full Draft of the Shropshire Local Plan has been consulted on.

Consultation on commenced on Monday 3rd August and will run until Wednesday 30th September 2020.

Four key areas:

- 1) Strategic Approach to distribution of development;
- 2) Localised Strategies for individual settlements;
- 3) Strategic Settlements and Site; and
- 4) Development Management policies to guide all development.

- 'High' level of housing growth.
- Supplemented by balanced employment development.
- Urban Focussed development.

- Over the plan period from 2016 to 2038, around 30,800 new dwellings and around 300 hectares of employment land will be delivered.

- Delivery of affordable housing is a key priority - around 7,700 affordable dwellings will be delivered (equating to around 25% of the total housing requirement).

Preferred hierarchy of settlements:

- **Shrewsbury (Strategic Centre)**

- Significant growth, links to Big Town Plan, Major mixed use development proposed.
- Reflecting (but mostly not dependent upon) the North West Relief Road.

- **Principal Centres**

- Includes Bridgnorth, Ludlow, Market Drayton, Oswestry and Whitchurch.
- High growth levels proposed reflecting development opportunities.
- Some significant allocations proposed.

- **Key Centres**

- Includes Albrighton, Bishop's Castle, Broseley, Church Stretton, Cleobury Mortimer, Craven Arms, Ellesmere, Highley, Much Wenlock, Shifnal and Wem.
- More moderate growth levels.

- **Community Hubs**

- Most sustainable rural villages chosen based upon level of services and facilities.
- Diverse range of settlements, with individual growth levels reflective of this fact.

- **Community Clusters**

- Smaller rural settlements, chosen through an 'opt-in' approach by Town/Parish Councils.

- **Countryside**

- Strictly controlling development, but potential for affordable housing where there is a need.

Summary: North Area Settlement Strategies

(Based on the Market Drayton, Whitchurch, Ellesmere and Wem Place Plan Areas)



Shropshire
Council

- **Principal Centres:**

- Market Drayton
- Whitchurch

- **Key Centres:**

- Ellesmere
- Wem

- **Community Hubs**

(Ellesmere):

- Dudleston Heath

(Market Drayton):

- Hinstock
- Hodnet
- Woore, Irelands Cross and Pipe Gate

(Wem):

- Clive
- Hadnall
- Shawbury

(Whitchurch):

- Prees

- **Community Clusters:**

(Ellesmere):

- a. Cockshutt;
- b. Elson; and
- c. Welsh Frankton.

(Market Drayton):

- a. Bletchley, Longford, Longslow, Moreton Say, Adderley and Norton in Hales;
- b. Cheswardine; and
- c. Marchamley, Peplow and Wollerton.

(Wem):

- a. Grinshill;
- b. Harmer Hill; and
- c. Edstaston, Quina Brook, Northwood, Newtown, Tilley and Aston.

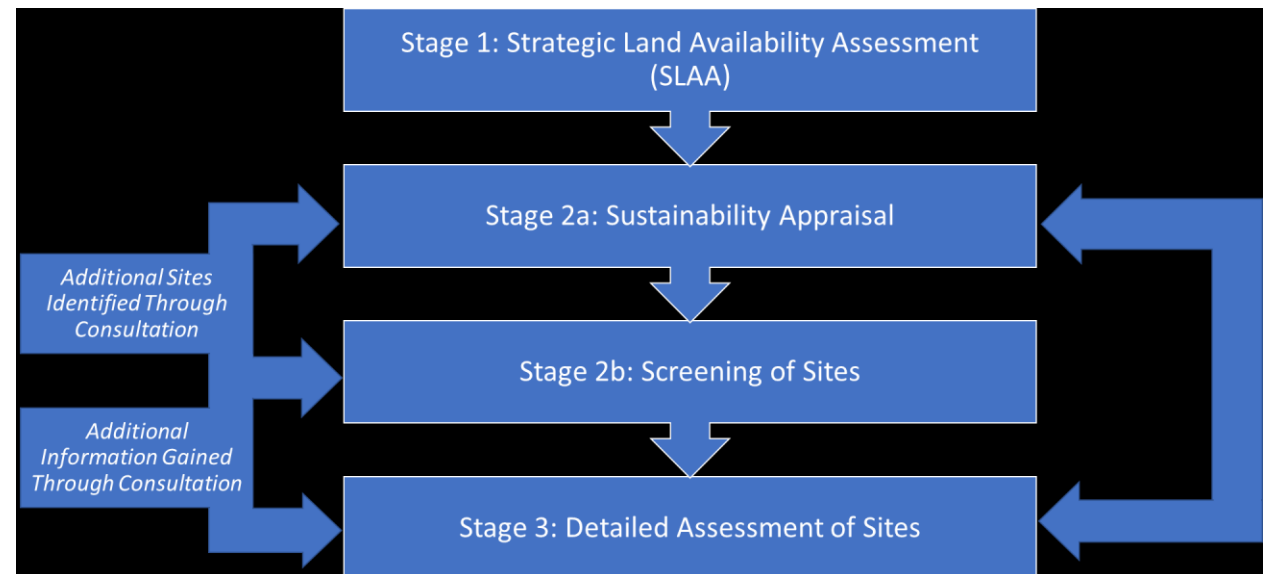
(Whitchurch):

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

Summary: North Area Settlement Strategies

- **Settlement strategies contained within Policies S1 – S18.**
- **These strategies include:**
 - Development guidelines for Strategic / Principal / Key Centres and Community Hubs.
 - Any proposed site allocations (including draft development guidelines and site capacity figures).
- **The accompanying draft Policies Map illustrates development boundaries and site allocations.**
- **Site allocations were identified through a comprehensive site assessment process, summarised within the appendices of the Sustainability Appraisal.**

Summary of the Site Assessment Process



Summary: North Area Settlement Strategies



- **Market Drayton:**

- Deliver around 1,200 dwellings and around 35ha of employment land between 2016 and 2038.
- Four residential allocations proposed:
 - Land adjoining Adderley Road, Market Drayton (MDR006) for 125 dwellings.
 - Land to the east of Maer Lane and north of the A53, Market Drayton (MDR012) for 70 dwellings.
 - Land west of Maer Lane and north of the A53, Market Drayton (MDR034) for 120 dwellings.
 - Land at Longford Turning, Market Drayton (MDR039 & MDR043) for 120 dwellings.
- Saved SAMDev Allocations, existing commitments, appropriate windfall opportunities and appropriate cross-subsidy/exception schemes will also contribute to achieving development guidelines.

- **Whitchurch:**

- Deliver around 1,600 dwellings and around 20ha of employment land between 2016 and 2038.
- Three residential allocations proposed:
 - Land at Liverpool Road, Whitchurch (WHT014) for 70 dwellings.
 - Land North of Chester Road, Whitchurch (WHT037 & WHT044) for 200 dwellings.
 - Land North of Waymills, Whitchurch (WHT042) for 180 dwellings.
- Saved SAMDev Allocations, existing commitments, appropriate windfall opportunities and appropriate cross-subsidy/exception schemes will also contribute to achieving development guidelines.

Summary: North Area Settlement Strategies

- **Ellesmere:**
 - Deliver around 800 dwellings and around 9ha of employment land between 2016 and 2038.
 - One residential allocations proposed:
 - Land South of Oswestry Road, Ellesmere (ELL005 & ELL008 & ELL033) for 170 dwellings.
 - Saved SAMDev Allocations, existing commitments, appropriate windfall opportunities and appropriate cross-subsidy/exception schemes will also contribute to achieving development guidelines.

- **Wem:**
 - Deliver around 600 dwellings and around 6ha of employment land between 2016 and 2038.
 - Three residential allocations proposed:
 - Land off Pyms Road, Wem (WEM010) for 120 dwellings.
 - Land off Trentham Road, Wem (WEM025) for 30 dwellings.
 - Land off Whitchurch Road, Wem (WEM033) for 60 dwellings.
 - Saved SAMDev Allocations, existing commitments, appropriate windfall opportunities and appropriate cross-subsidy/exception schemes will also contribute to achieving development guidelines.

Summary: North Area Settlement Strategies

- Community Hubs:**

Settlement	Place Plan	Residential Guideline	New Allocations Proposed	
Dudleston Heath	Ellesmere	Around 60 dwellings	No allocations	
Hinstock	Market Drayton	Around 155 dwellings	One allocation	Land at School Bank Road, Hinstock (HKW009) for 35 dwellings.
Hodnet	Market Drayton	Around 105 dwellings	One allocation	Land adjacent to the Primary School and The Grove, Hodnet (HHH001 & HHH014) for 40 dwellings.
Woore, Irelands Cross and Pipe Gate	Market Drayton	Around 88 dwellings	No allocations	
Clive	Wem	Around 30 dwellings	One allocation	Land at Flemley Park Farm, High Street, Clive and adjacent to the Bungalow (CLV012 and CLV018) for 20 dwellings.
Hadnall	Wem	Around 125 dwellings	One allocation	Land south of Wedgefields Close, Hadnall (HDL006) for 40 dwellings.
Shawbury	Wem	Around 150 dwellings	One allocation	Land between the A53 and Poynton Road, Shawbury (SHA019) for 80 dwellings.
Prees	Whitchurch	Around 170 dwellings	One allocation	Land North of Tudor House, Prees (PPW025) for 35 dwellings.

Any saved SAMDev Allocations, existing commitments, appropriate windfall opportunities and appropriate cross-subsidy/exception schemes will also contribute to achieving these guidelines.

- **Clive Barracks, Tern Hill**
 - Around 750 dwellings and 6 ha employment.
 - Royal Irish dues to vacate in 2025.
- **Former Ironbridge Power Station**
 - Around 1000 dwellings and 6 ha employment.
 - Outline planning application in.
- **RAF Cosford**
 - Expansion for military purposes.
- **Strategic settlement and site strategies contained within Policies S19 – S21.**
- **Land at Junction 3, M54 will not be allocated.**

The Local Plan contains a full suite of new policies.

On Adoption these will replace the current policies in the Core Strategy and SAMDev Plans.

Strategic Policies:

SP1. The Shropshire Test

SP2. Strategic Approach

SP3. Climate Change

SP4. Sustainable Development

SP5. High-Quality Design

SP6. Managing Housing Development

SP7. Managing Development in Community Hubs

SP8. Managing Development in Community Clusters

SP9. Managing Development in the Countryside

SP10. Shropshire Economic Growth Strategy

SP11. Delivering Sustainable Economic Growth and Enterprise

SP12. Whole Estate Plans

SP13. Strategic Planning for Minerals

SP14. Waste Management Infrastructure

Development Management Policies

Residential

- DP1. Residential Mix**
- DP2. Self-Build and Custom-Build Housing**
- DP3. Affordable Housing Provision**
- DP4. Affordable Exception Sites**
- DP5. Entry Level Exception Sites**
- DP6. Single Plot Exception Sites**
- DP7. Cross-Subsidy Exception Sites**
- DP8. Gypsy and Traveller Accommodation**

Employment

- DP9. Strategic Corridors Retail and Leisure**
- DP10. Managing and Supporting Town Centres**
- DP11. Tourism, Culture and Leisure**

Climate Change

- DP12. Minimising Carbon Emissions**

Natural Environment

- DP13. The Natural Environment**
- DP14. Development in the River Clun Catchment**
- DP15. Green Infrastructure**
- DP16. Open Space**
- DP17. Landscaping of New Development**
- DP18. Landscape and Visual Amenity**
- DP19. Pollution and Public Amenity**

Water

- DP20. Water Resources and Water Quality**
- DP21. Water Efficiency**
- DP22. Flood Risk**
- DP23. Sustainable Drainage Systems**

Historic Environment

- DP24. Conserving and Enhancing the Historic Environment**
- Green Belt and Areas of Outstanding Natural Beauty**
- DP25. Green Belt and Safeguarded Land**
- DP26. Shropshire Hills Area of Outstanding Natural Beauty**

Development Management Policies



Transport and Infrastructure

DP27. Infrastructure Provision

DP28. Broadband and Mobile Communications Infrastructure

DP29. Communications and Transport

Health and Wellbeing

DP30. Health and Wellbeing

Minerals and Waste

DP31. Mineral Safeguarding

DP32. Sites for Sand and Gravel Working

DP33. Managing Development and Operation of Mineral Sites

DP34. Waste Management Facilities

DP35. Landfill and Landraising Sites

- Consultation available at: www.shropshire.gov.uk/get-involved/reg-18-pre-submission-draft-local-plan-consultation/
- Consultation runs for eight weeks: Monday 3rd August to Wednesday 30th September.
- Two part response form:
 - Part 1: Respondent Details (complete once)
 - Part 2: Response (complete one per comment).
- Responses will be analysed and given due consideration.
- Intention is to then:
 - Return to Cabinet in November 2020 for approval of a Regulation 19 version of the Local Plan.
 - Consult on Regulation 19 version of Local Plan (soundness and legal compliance) for six weeks in November/December.
 - Full Council decision to submit the Plan to Government for Examination: February 2021.
 - Submission and Examination: March 2021 – February 2022.
 - Adoption: April 2022.