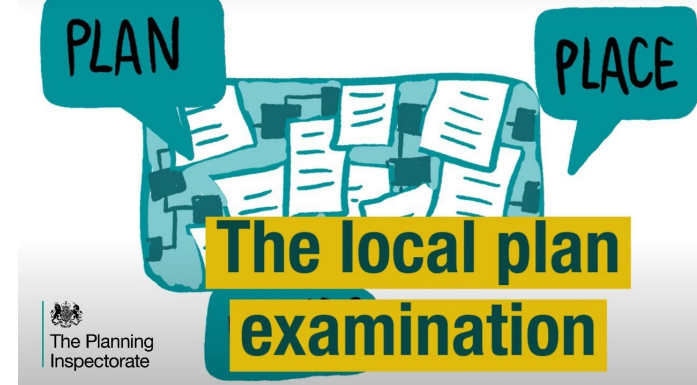


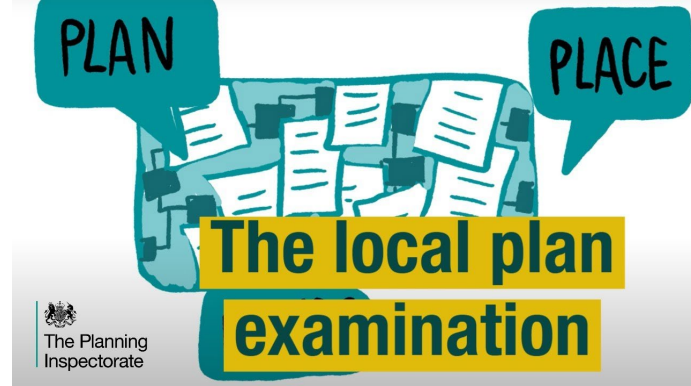
Planning Policy

The Shropshire Local Plan

Local Plan Examination: Where are we at?



- Series of Regulation 18 'Plan Making' Consultations undertaken between 2017 and 2020.
- Regulation 19 'Pre-Submission' Consultation undertaken later 2020 / early 2021.
- Draft Shropshire Local Plan submitted for examination in September 2021 (following full Council approval).
- Stage 1 Hearing Sessions focusing on legal compliance, duty to cooperate, strategic policies occurred in July 2022 and January 2023.
- Inspectors issued Stage 1 Interim Findings (ID28) in February 2023, concluding the duty to cooperate was achieved but further work required to inform examination.
- Shropshire Council prepared additional work and responded to the Inspectors Stage 1 Interim Findings (with Cabinet approval) in July 2023.
- Inspectors queried Sustainability Appraisal work (ID36) which formed part of the Council's response to the Stage 1 Interim Findings and requested further work in October 2023.
- Shropshire Council requested clarification (GC41) on the further work required in November 2023.
- Inspectors provided clarification (ID37) in January 2024.



Local Plan Examination: Where are we at?

- Shropshire Council prepared additional Sustainability Appraisal work (GC44); an updated Housing and Employment Topic Paper (GC45); and an updated Green Belt Topic Paper (GC46).
- Methodology used considered consistent with guidance provided by Inspectors in ID37.
- Cabinet approved consultation on these documents (alongside a draft Policy on housing for older people and those with disabilities and special needs).
- Consultation commenced on 25th April 2024 and runs until **5:00pm on the 11th June 2024**.
- The 'Get Involved' consultation webpage is:
<https://shropshire.gov.uk/get-involved/draft-shropshire-local-plan/>
- Direct links to the four consultation documents are:
 - [GC44 Shropshire Local Plan Updated Additional Sustainability Appraisal Report - April 2024](#)
 - [GC45 Updated Housing and Employment Topic Paper - April 2024](#)
 - [GC46 Updated Green Belt Topic Paper - April 2024](#)
 - [GC25 Draft Policy Regarding Housing Provision for Older People and those with Disabilities and Special Needs](#)



Purpose of the Consultation

- The purpose of the consultation is to seek views from all parties on the **processes and conclusions** within the updated additional Sustainability Appraisal, the updated Housing & Employment Topic Paper and the updated Green Belt Topic Paper.
- In particular, we want to know of any **legal compliance** or **soundness** concerns.
- The consultation also seeks the views of all parties on the **new draft policy** on meeting the housing needs of older people and those with disabilities and special needs.
- However, it is important to note this consultation is **not** inviting comments on other aspects of the draft Shropshire Local Plan.
- To assist in responding to this consultation, the Council has prepared:
 - A two part consultation response form ([Part A](#)) ([Part B](#)).
 - A [guidance note](#) about the consultation.
- These documents and other supporting material is available via the Council's 'Get Involved' webpage:

<https://shropshire.gov.uk/get-involved/draft-shropshire-local-plan/>



Assessment of Reasonable Options: Contributing to the Black Country

- Two reasonable options considered: **1,500 dwelling contribution** or **no contribution**.
- Sustainability Appraisal concludes 1,500 dwelling contribution is the most sustainable.
- Planning Judgement (Housing and Employment Topic Paper) concludes 1,500 dwelling contribution is most appropriate - but decision should be made in context of overall housing requirement.

Assessment of Reasonable Options: Housing Requirement

- Starting point for reasonable options is the 2020 calculation of local housing need – 25,894 dwellings between 2016 and 2038.
- Three reasonable options considered, based on percentage uplifts to 2020 calculation of local housing need – 5%, 10% and 15% (consistent with approach in earlier Sustainability Appraisal).
- Each option then considered with and without a 1,500 dwelling contribution to the Black Country.



Assessment of Reasonable Options: Housing Requirement

- In summary reasonable options considered are:

| Option | Local Housing Need | Percentage Uplift | Black Country Contribution | Housing Requirement (rounded) |
|--|-------------------------|----------------------------------|----------------------------|---|
| 1a. Moderate Growth | 25,894 dwellings | 5% (1,295 dwellings) | 0 dwellings | 27,200 dwellings (1,236 dwellings per annum) |
| 1b. Moderate Growth + BC Contribution | 25,894 dwellings | 5% (1,295 dwellings) | 1,500 dwellings | 28,700 dwellings (1,305 dwellings per annum) |
| 2a. Significant Growth | 25,894 dwellings | 10% (2,589 dwellings) | 0 dwellings | 28,500 dwellings (1,296 dwellings per annum) |
| 2b. Significant Growth + BC Contribution | 25,894 dwellings | 10% (2,589 dwellings) | 1,500 dwellings | 30,000 dwellings (1,364 dwellings per annum) |
| 3a. High Growth | 25,894 dwellings | 15% (3,884 dwellings) | 0 dwellings | 29,800 dwellings (1,355 dwellings per annum) |
| 3b. High Growth + BC Contribution | 25,894 dwellings | 15% (3,884 dwellings) | 1,500 dwellings | 31,300 dwellings (1,423 dwellings per annum) |



Assessment of Reasonable Options: Housing Requirement

- Sustainability Appraisal and Planning Judgement (Housing and Employment Topic Paper) conclude **Option 3b (31,300 dwellings between 2016 and 2038 – 1,423 dwelling per annum)** is the most sustainable and appropriate.
- This is because it:
 - It the **closest option** (both in terms of **numbers and principles**) to the housing requirement originally proposed within the draft Shropshire Local Plan.
 - Represents a **continuation of the ‘high-growth’ strategy** proposed when the draft Shropshire Local Plan was submitted.
 - Meets **local housing need**, provides a **contribution to the Black Country**, and provides an opportunity to support **identified issues and opportunities** in Shropshire (affordable housing, types of housing to meet needs of communities, family housing, labour force etc).
 - Is considered **deliverable**.
- It is therefore proposed that **Option 3b** is identified as the updated proposed housing requirement within the draft Shropshire Local Plan. This is:
31,300 dwellings between 2016 and 2038 (1,423 dwelling per annum).
- Equates to a **500 dwelling (1.6%) uplift** to the proposed housing requirement. An **additional 23 dwellings per annum**.



Assessment of How to Accommodate the Proposed Uplift

- Four reasonable options assessed for accommodating the proposed uplift to the housing requirement:
 - Option 1: Increasing settlement guidelines and **windfall allowances**.
 - Option 2: Increasing the **density** of existing proposed allocations.
 - Option 3: **Extending existing proposed allocations** or identifying **new allocations**.
 - Option 4: A **combination** of 2 the above.
- Sustainability Appraisal and Planning Judgement (Housing and Employment Topic Paper) concludes **Option 1** is the most sustainable and appropriate, as it:
 - Reflects the additional SA work.
 - Aligns with the principles of **urban focus**.
 - Positively responds to changes to completions/commitments and windfall allowances currently proposed within the draft Shropshire Local Plan.
 - Is considered this approach is deliverable.
- Therefore, **further allocations not considered necessary to accommodate proposed uplift.**



Assessment of How to Accommodate the Proposed Uplift

- Settlement guidelines and windfall allowances for all Strategic, Principal, Key Centres and proposed Strategic Settlements considered.
- The assessment concludes the most sustainable and appropriate guidelines and windfall allowances to amend are at: Shrewsbury, Whitchurch and the Former Ironbridge Power Station.
- Proposed changes to settlement guidelines and updated windfall allowances are:

| Settlement | Original Guideline Proposed (2016-2038) | Proposed Uplift | Updated Guideline Proposed (2016-2038) | Updated Windfall Allowance (31st March 2023) |
|---------------------------------|---|-----------------|--|--|
| Shrewsbury | 8,625 | 350 | 8,975 | 269 |
| Whitchurch | 1,600 | 75 | 1,675 | 20 |
| Former Ironbridge Power Station | 1,000 | 75 | 1,075 | 0 |

Notable that proposed updated windfall allowances are all less than the proposed uplift.

Summary: Housing



Assessment of How to Accommodate Proposed Contribution to the Black Country

- Inspectors previously concluded any contribution to the Black Country must be ‘allocated’ to specific sites.
- As such, the site assessment process has been revisited and endorsed previous conclusions. Sites proposed to accommodate the 1,500 dwelling contribution to the Black Country are:

| Site Name | Total Capacity | Black Country Contribution | Summary of Justification |
|---|------------------------|----------------------------|---|
| Tasley Garden Village, Bridgnorth (BRD030) | 1,050 dwellings | 600 dwellings | <p>Bridgnorth is a Principal Centre with strong road links to the Black Country via the A454 corridor.</p> <p>The site is a proposed sustainable urban extension, with the capacity to accommodate significant development.</p> |
| Land between Mytton Oak Road and Hanwood Road, Shrewsbury (SHR060, SHR158 & SHR161) | 1,500 dwellings | 300 dwellings | <p>Shrewsbury is the Strategic Centre with strong road and rail links to the Black Country.</p> <p>The site constitutes a proposed sustainable urban extension, with the capacity to accommodate significant development.</p> |
| Former Ironbridge Power Station | Around 1,075 dwellings | 600 dwellings | <p>The site is part brownfield, benefits from Outline Planning Permission and is located in east Shropshire and benefits from road linkages to the Black Country.</p> <p>It will form a new strategic settlement, with capacity to accommodate a significant volume of development.</p> |

Summary: Employment

Assessment of Reasonable Options: Contributing to the Black Country

- Two reasonable options considered: **30ha employment land contribution** or **no contribution**.
- Sustainability Appraisal concludes 30ha employment land contribution is the most sustainable.
- Planning Judgement (Housing and Employment Topic Paper) concludes 30ha employment land contribution is most appropriate - but decision should be made in context of overall employment land requirement.

Assessment of Reasonable Options: Employment Land Requirement

- Starting point for reasonable options is the assessment of local employment land needs within the economic development needs assessment (EDNA) – 250ha of employment land needed between 2016 and 2038.
- Three reasonable options identified, based on set uplifts to the local employment land need – 0%, 10% and 15% uplifts.
- Each option considered with and without a 30ha employment land contribution to the Black Country.





Summary: Employment

Assessment of Reasonable Options: Employment Land Requirement

- In summary reasonable options considered are:

| Option | Local Employment Land Need | Percentage Uplift | Black Country Contribution | Employment Land Requirement (rounded) |
|---|----------------------------|-------------------------|----------------------------|--|
| 1a. Productivity Growth | 250ha | 0% | 0ha | 250ha (11.5ha per annum) |
| 1b. Productivity Growth + BC Contribution | 250ha | 0% | 30ha | 280ha dwellings (12.75ha per annum) |
| 2a. Significant Growth | 250ha | 10% (25ha) | 0ha | 275ha (12.5ha per annum) |
| 2b. Significant Growth + BC Contribution | 250ha | 10% (25ha) | 30ha | 300ha (14.0ha per annum) |
| 3a. High Growth | 250ha | 15% (37.5ha) | 0ha | 290ha (13.0ha per annum) |
| 3b. High Growth + BC Contribution | 250ha | 15% (37.5ha) | 30ha | 320ha (14.5ha per annum) |



Summary: Employment

Assessment of Reasonable Options: Employment Land Requirement



- Sustainability Appraisal and Planning Judgement (Housing and Employment Topic Paper) concludes **Option 3b (320ha between 2016 and 2038)** is the most sustainable and appropriate option.
- This is because:
 - It represents a **continuation of the 'high-growth' strategy** proposed when the draft Shropshire Local Plan was submitted.
 - It meets **local employment land needs**, provides a **contribution to the Black Country**, and provides the greatest opportunity to support the **Economic Growth Strategy** for Shropshire.
 - It is considered **deliverable**.
 - It has potential for a **strongly positive effect** on SA objectives and **no strongly negative effect** on SA objectives.
- It is therefore proposed that **Option 3b** forms the basis for the proposed employment land requirement within the draft Shropshire Local Plan. This is:

320ha of employment land between 2016 and 2038 (14.5ha per annum).

- This equates to a **20ha (6.7%) uplift** to the current proposed requirement.
- Following consideration, it is considered this option can be accommodated within the existing identified supply, which includes significant flexibility to reduce risk of non-delivery.



Summary: Employment

Assessment of How to Accommodate the Proposed Uplift

- Four reasonable options assessed for accommodating the proposed uplift to the employment land requirement:
 - Option 1: Utilising settlement guidelines and **windfall allowances**.
 - Option 2: Increasing the **density** of existing proposed allocations.
 - Option 3: **Extending existing proposed allocations** or identifying **new allocations**.
 - Option 4: A **combination** of 2 the above.
- Sustainability Appraisal and Planning Judgement (Housing and Employment Topic Paper) concludes **Option 1** is the most sustainable and appropriate, as it:
 - Reflects the additional SA work.
 - Aligns with the principles of **urban focus**.
 - Positively responds to the capacity for choice and competition integrated into settlement guidelines and windfall allowances currently proposed within the draft Shropshire Local Plan.
 - Is considered this approach is deliverable.
- Therefore, **further allocations and changes to settlement guidelines not considered necessary to accommodate proposed uplift.**



Summary: Employment

Assessment of How to Accommodate Proposed Contribution to the Black Country

- Inspectors previously concluded any contribution to the Black Country must be 'allocated' to specific sites.
- As such, the site assessment process has been revisited and endorsed previous conclusions. The site proposed to accommodate the 30ha employment land contribution to the Black Country is:



| Site Name | Total Capacity | Black Country Contribution | Summary of Justification |
|--|----------------|----------------------------|--|
| Land east of Shifnal Industrial Estate, Upton Lane, Shifnal (SHF018b & SHF018d) | 39ha | 30ha | <p>Bridgnorth is a Key Centre with strong rail and road links to the Black Country via the A454 corridor.</p> <p>The site constitutes a proposed strategic employment allocation which due to its size and location has the potential to form both a local and regionally important employment centre.</p> <p>Whilst currently located in the Green Belt, it is considered exceptional circumstances exist to justify the release of this land for employment.</p> |

Informative: A developer (Stoford's) is now associated with this site. They are a leading commercial property development company.



Draft Policy: Meeting the Housing Needs of Older People and those with Disabilities and Special Needs

- Within their Interim Findings (ID28) the Inspectors raised concerns about the ability to meet the housing needs of older people.
- In response, the Council has developed this new draft policy. It consists of two main components:

Accessible and Adaptable Housing

- Supports the ability of general housing to meet the needs of older people and those with disabilities and special needs.
- Requires all housing designed for older people or those with disabilities and special needs to meet the M4(3) wheelchair user standard.
- On sites of 5 or more dwellings, requires 70% of housing to achieve the M4(2) accessible and adaptable dwelling standard and 5% of housing to achieve the M4(3) wheelchair user standard.
- Requires all M4(3) wheelchair user standard housing to be dementia friendly.
- Encourages all housing to achieve at least M4(2) wheelchair user standard.



Draft Policy: Meeting the Housing Needs of Older People and those with Disabilities and Special Needs

Specialist Housing

- Providing a choice of housing options for older people and those with disabilities and special needs.
- Emphasis placed on types of specialist housing which support independent living. Complemented by high-end care provision.
- Requires specialist housing to integrate into existing/new communities.
- Requires access to services and facilities.
- Supporting provision in appropriate locations within settlement development boundaries.
- Recognising the potential for affordable specialist housing schemes.
- Requiring specific levels of specialist housing provision within larger development sites.
- Seeking to retain existing specialist housing provision.



Next Steps

- The Council encourages all interest parties to respond to this consultation, providing views on the four consultation documents.
- However, please note that this consultation is **not** inviting comments on other aspects of the draft Shropshire Local Plan.
- Following conclusion of this consultation, responses will be analysed and then submitted to the examination. The intention is for this to occur in later June.
- The next steps including timescales and content of Hearings will then be determined by the Inspectors. We anticipate:
 - The Inspectors will prepare and publish their Matters, Issues and Questions (MIQ's) in early summer 2024.
 - Further hearings (stage 1 mop-up and stage 2) in October and November 2024.
 - Consultation on Main Modifications in late Autumn 2024.
 - Inspectors report in Winter 2024.
 - Adoption in Spring 25.
- *Health warning: actual timescales to be determined by the Inspectors.*