

‘Regulation 18’ Pre-Submission Draft of the Shropshire Local Plan: Note for Members

Purpose of the Local Plan

The purpose of the Shropshire Local Plan is to plan effectively for growth over the long term, in this case to 2038. The Plan should respond to local issues, including those identified through settlement and site-specific evidence base and from public consultation responses, but should also respond to the wider evidence base and national policy and guidance. As such the Plan establishes a long term housing requirement for the County to 2038, based in part on the nationally defined housing need for the County, but also taking into account localised factors, in particular the need to support economic growth and the to deliver more affordable and lower cost housing. Additional employment and necessary infrastructure improvements are planned alongside housing development in seeking balanced and sustainable growth.

Previous Stages of Consultation

There have been four stages of consultation thus far, as part of the ‘Regulation 18’ stage of preparation which under legislation deals with the ‘preparation of a plan’. These previous stages have sought views on a range of issues including County wide growth proposals; the distribution of that growth; settlement specific strategies; proposed site allocations to guide future growth; and the inclusion of a number of ‘strategic settlements/sites’ on land outside recognised settlements for large scale mixed use development. Alongside this the Council have developed a range of evidence base documents to inform proposals.

Draft Local Plan July 2020

In considering a full evidence base and taking into account of the responses made to the earlier consultation stages, officers have prepared a full version of the draft Local Plan. The Cabinet Report on 20th July originally recommended that the draft Local Plan should be agreed and subject to a period of consultation under ‘Regulation 19’ stage. Under ‘Regulation 19’ the public have a chance to state their views on the ‘soundness’ and legal compliance of the Local Plan. This is a more formal stage of plan preparation, and at this stage the Council has more limited opportunity to make substantive changes to the Plan before submitting it for Independent Examination.

Following consideration of a number of public questions, Cabinet agreed to modify this recommendation in order to allow the Council to consult on the draft Local Plan under a further ‘Regulation 18’ stage. This modification will allow the public and other stakeholders to respond to the draft Local Plan, and will allow the Council to make any necessary changes before progressing to the ‘Regulation 19’ stage later in the autumn.

The draft Local Plan will now be subject to consultation for a period of 8-weeks under Regulation 18, commencing on **3rd August and closing on 30th September**. This is an opportunity for everyone to have their say on the contents of the Plan.

A full range of supporting material and evidence will also be available to view as part of this consultation. This includes the Site Assessment process the Council has undertaken, and therefore includes all the development site options the Council has considered.

A new plan preparation timetable will be agreed to reflect the modification in approach agreed by Cabinet. This will be published shortly, but broadly is expected to be:

- **August /September 2020** – Consultation on Draft Local Plan at ‘Regulation 18’
- **November / December 2020** – Cabinet consideration and consultation on Pre-Submission ‘Regulation 19’ version of the Local Plan
- **February/March 2020** – Submission of draft Local Plan to Government for Examination (subject to Council approval)

Structure of the Document

The pre-submission Draft Local Plan consists of 6 main sections. These are as follows:

1. An introduction to the document.
2. The Strategic Policies – high level ‘strategic’ policies which set the priorities and framework for the Local Plan.
3. The Development Management Policies – a combination of ‘strategic’ implementation policies and more ‘detailed’ policies for managing development.
4. The Settlement Policies – provide ‘strategic’ level settlement strategies and guidelines. They also identify any Local Plan site allocations (saved SAMDev Plan allocations are identified in Appendix 2).
5. The Strategic Settlements/Strategic Site Policies – provide ‘strategic; level strategies and guidelines for the strategic settlements/sites.
6. The Appendices:
 - a. Appendix 1 and 2 provides information on the proposed status of policies and site allocations within the Core Strategy/SAMDev Plan;
 - b. Appendix 3 and 4 identifies key evidence, delivery mechanisms and monitoring indicators for policies;
 - c. Appendix 5 and 6 summarises the residential and employment development guidelines for settlements and identifies the completions that have already occurred and commitments (including existing and proposed allocations) available to achieve the identified residential and employment guidelines.
 - d. Appendix 7 summarises forecasts of delivery timescales for proposed Local Plan Allocations.

Location of Consultation Material on the Shropshire Council Website

Consistent with previous stages of consultation on the Local Plan, the primary way to view the ‘Regulation 18’ Pre-Submission Draft of the Shropshire Local Plan and its supporting documents is via the Shropshire Council Website.

Specifically, a consultation page will be created under the ‘Get Involved’ element of the Council website. A link to this consultation webpage will also be provided from the Local Plan section of the Council website.

Location of Physical Copies of the Consultation Material

Due to the ongoing necessary restrictions due to the Covid 19 emergency, physical copies of the draft Local Plan will be available to view, by appointment, at the Shirehall in Shrewsbury and at the following libraries: Shrewsbury, Ludlow, Oswestry, Bishops Castle, Bridgnorth, Broseley, Church Stretton, Cleobury Mortimer, Ellesmere, Market Drayton Shifnal and Whitchurch. Other supporting information can, by appointment, be viewed via computers within these libraries.

Where it is feasible to do so, the Council will seek to place a physical copy of the draft Local Plan at other libraries in the County.

More information on this, including how to make an appointment to view the Plan, will be provided before the start of the consultation.

Local Plan Policies

There are a range of policies within the pre-submission Draft Local Plan. A number of the policies address issues which are likely to be of significant interest, including (this list is not intended to be exhaustive):

Policies SP3. Climate Change and DP12. Minimising Carbon Emissions: Together these policies will support the transition to a zero-carbon economy.

Policy SP3 identifies high-level principles and requirements, whilst Policy DP12 identifies specific design requirements for development. It is important to note that these are complemented by other policies in the Local, including those relating to flood risk, infrastructure and green infrastructure.

Policy SP5. High-Quality Design: Provides a framework and detailed design requirements to achieve the high-quality design of new development.

Policies SP7. Managing Development in Community Hubs, SP8. Managing Development in Community Clusters and SP9. Managing Development in the Countryside: Provide the starting point for managing development within the countryside and rural settlements.

Policies SP10. Shropshire Economic Growth Strategy, SP11. Delivering Sustainable Economic Growth and Enterprise and DP9. Strategic Corridors: Together these policies provide the starting point for promoting and managing employment development.

SP12. Whole Estate Plans: Provides support for Whole Estate Plans, a method by which Estates can articulate their long-term vision for their land and premises, where they are consistent with the policies and objectives of the Local Plan.

Policy DP1. Residential Mix: Introduces requirements for residential development to include an appropriate mix of dwellings sizes, types and tenures.

Policies DP3. Affordable Housing Provision, DP4. Affordable Exception Sites, DP5. Entry Level Exception sites and DP6 Single Plot Exception Sites and DP7. Cross-subsidy Exception Sites: Together provide a range of mechanisms to deliver affordable housing.

Policy DP26. Shropshire Hills Area of Outstanding Natural Beauty AONB: To manage development within the AONB.

Policy DP30. Health and Wellbeing: Requires new development to contribute to the health and well-being of individuals, communities and places.

Settlement Guidelines

For the majority of settlements, the residential and employment development guidelines in the Pre-Submission Draft Local Plan are the same as those that were consulted on during the Preferred Sites Consultation. However, it is important to note there are some instances where these guidelines have gone up or down, in response to specific circumstances associated with these settlements.

It is also important to note that within the settlement policies, residential and employment guidelines are expressed as gross figures, as they describe the total figure for the plan period. Appendix 5 and 6 identify the completions that have already occurred during the emerging Local Plan period and commitments (including existing and proposed allocations) available to achieve the identified residential and employment guidelines (as at 31st March 2019).