

Call for Sites

Assessment Methodology for site selection for site allocations in the
Cleobury Mortimer Neighbourhood Development Plan 2020 - 2038

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Background and Introduction

The Cleobury Mortimer Neighbourhood Development Plan (the NDP) has been in preparation since 2017. In the summer of 2020, a Regulation 14 draft NDP was widely consulted upon in the community. That document proposed that two sites at Ludlow Road and Tenbury Road should meet the community's future housing requirement, as identified by Shropshire Council, the Local Planning Authority (LPA).

The Regulation 14 draft was subsequently assessed in a Strategic Environmental Assessment (SEA) prepared by consultants AECOM.

The NDP Steering Group (SG) had intended to undertake a second Regulation 14 consultation in July and August 2021 to allow the community to consider the results of the SEA and had begun to advertise the upcoming consultation.

However, a decision by the Cleobury Mortimer Town Council as the legally the qualifying body for the NDP¹ was made to call the NDP SG into a confidential session to consider concerns that the Council had regarding the approach to land allocation in the NDP.

In its confidential meeting on 13 July 2021, ratified formally in the Full Council meeting of 2 August, the Town Council agreed a motion to suspend the current Regulation 14 Draft of the Cleobury Mortimer Neighbourhood Development Plan. The Town Council are concerned about the possible withdrawal of one site, and the traffic impact of other current sites that the NDP may give rise to and therefore there shall be a new "call for sites" in support of the NDP, followed by another regulation 14, to be organised by the steering group.¹

The new call for sites will utilise a similar assessment methodology to that used for the original site assessment updated to account for any new sites that may be proposed.

This call for sites will be run alongside a parallel exercise to update the SEA.

This call for sites is only seeking land for residential development. The previous site selection for additional employment land was deemed to be acceptable and will not be included in this call for sites.

Cleobury Mortimer's housing requirement

In 2020, in support of the Regulation 19 draft Local Plan (the Emerging Local Plan), Shropshire Council identified that there was a 6.05 year supply of deliverable housing land against the housing requirement within the adopted Core Strategy and 8.11 years supply of deliverable housing land against the housing need identified using the Government's standard methodology.²

Emerging Local Plan policy SP2 will deliver 30, 800 new dwellings for the plan period of 2016 to 2038. Cleobury Mortimer is identified as a Key Centre in Schedule SP2.1 and policy SP2 states that "Key Centres will accommodate significant well-designed new housing and employment development, supported by necessary infrastructure. Growth within these diverse settlements will

¹ Effective date 15/05/2018 following Shropshire Council Cabinet meeting 02/05/2018
<https://shropshire.gov.uk/committee-services/ieDecisionDetails.aspx?AllId=10950>

² Shropshire Council Five Year Housing Land Supply Statement: Executive Summary Data to: 31st March 2020
Published: 23rd March 2021.

maintain and enhance their roles, support key services and facilities and maximise their economic potential.”

Cleobury Mortimer was identified as a Key Centre in Schedule SP2.1 in the Emerging Local Plan. This considered the needs for additional housing allocations in the Cleobury Mortimer area and in Policy S6 (S6.1) identifies that 200 dwellings will be required over the plan period to 2038.

Emerging Local Plan policy SP12 supports economic growth in Key Centres and policy S6 sets out detailed policy aspirations for the Cleobury Mortimer Plan Area. It acknowledges the role of the Cleobury Mortimer NDP.

Appendix 5 of the Emerging Local Plan sets out residential development guidelines for Cleobury Mortimer. Overall, 200 dwellings are required for the plan period with a windfall allowance of 120 dwellings. The windfall allowance equates to the “residual requirement” of new houses needed to 2038 and takes account of development that has already been permitted and completed.

It is unlikely that the requirement for 120 dwellings can be met through windfall development within the development boundary and therefore, the NDP will allocate land for this number of dwellings. In addition, a small additional number of dwellings will be included (10) to increase the amount of affordable housing than would have otherwise been provided by allocations in the Local Plan. In addition, any windfall development not on allocated sites will be in excess of the identified need. Therefore, the NDP will make provision for housing land in excess of the identified requirement.

If the NDP were not to allocate land to meet this provision, and the need could not be met within the currently defined settlement boundary, it must be assumed that speculative housing development will be allowed. If this were to occur, then it would be more difficult to secure developer contributions to meet local need, since these would not be set out clearly in Development Plan policies. The English planning system is plan led, and the NDP seeks to take a proactive approach to meet the identified housing need and necessary infrastructure.

This call for sites will seek to identify land to accommodate 130 dwellings.

The LPA’s Stages 1-2 assessments in support of the Emerging Local Plan assumed a 30 dwelling per hectare density. In Cleobury Mortimer, the Steering Group requested that the allocations be considered at **20 dwellings per hectare** to reflect the rural nature of the town. At this lower density, the **land requirement is 6.5 ha**.

Assessment criteria

All sites proposed will be subject to SEA screening by AECOM and the results will be published in an Interim SEA.

The main driver to site allocation in the NDP, and why the task has not been left to the LPA, was to ensure that the allocations could help realise additional community benefits that would be more difficult to secure through the LPA’s strategic allocations and Local Plan policies. This is the essence of shaping and directing development to deliver sustainable development allowed to communities through neighbourhood planning as set out in the NPPF.³

Through its consultation in support of the NDP and the preparation of its Place Plan, the Cleobury Mortimer community and Town Council have identified several key deliverables that housing

³ NPPF 29.

allocations might facilitate. These will be considered in the selection of sites to be allocated in the NDP.

(1) Capacity to accommodate 130 dwellings (at 20 dwellings per ha), or a minimum of 6.5 ha of developable area	Identification of land for 120 homes is a basic condition that the NDP must meet since the housing need has been identified by the LPA and it cannot realistically be met by windfall development. Additional provision of windfall development and an additional 10 dwellings will ensure that the NDP more than provides required housing and affordable housing.
(2) Provision for community outdoor space and green infrastructure	The community has identified a need for new community space to add to existing infrastructure. In addition, there is an identified shortfall of 4.4 ha. of green infrastructure. It may be possible for the Town Council to work with the proposer to secure quality green infrastructure and any necessary structures.
(3) Provision of cemetery space (0.5 ha)	The Place Plan has identified that additional cemetery space is required at the end of the NDP period.
(4) Good level of sustainability by foot and cycle	The community wishes to see less congestion caused by traffic in the town centre and maintain and enhance opportunities to walk and cycle for local journeys.
(5) Potential to secure wildlife corridor improvements	The community has also supported the creation of improved wildlife corridors to link the developed area to the countryside and to allow essential journeys to be made on foot or cycle.
(6) Avoidance of traffic impacts.	The community and the Town Council have long standing concerns that traffic on the Tenbury Road junction with the High Street is already very heavy and that this should not be exacerbated by new development if possible. Schemes that are likely to lead to traffic flows on other roads and junctions will be viewed favourably.

How to put your site forward for consideration as an allocation in the NDP

Please provide the following information in your submission:

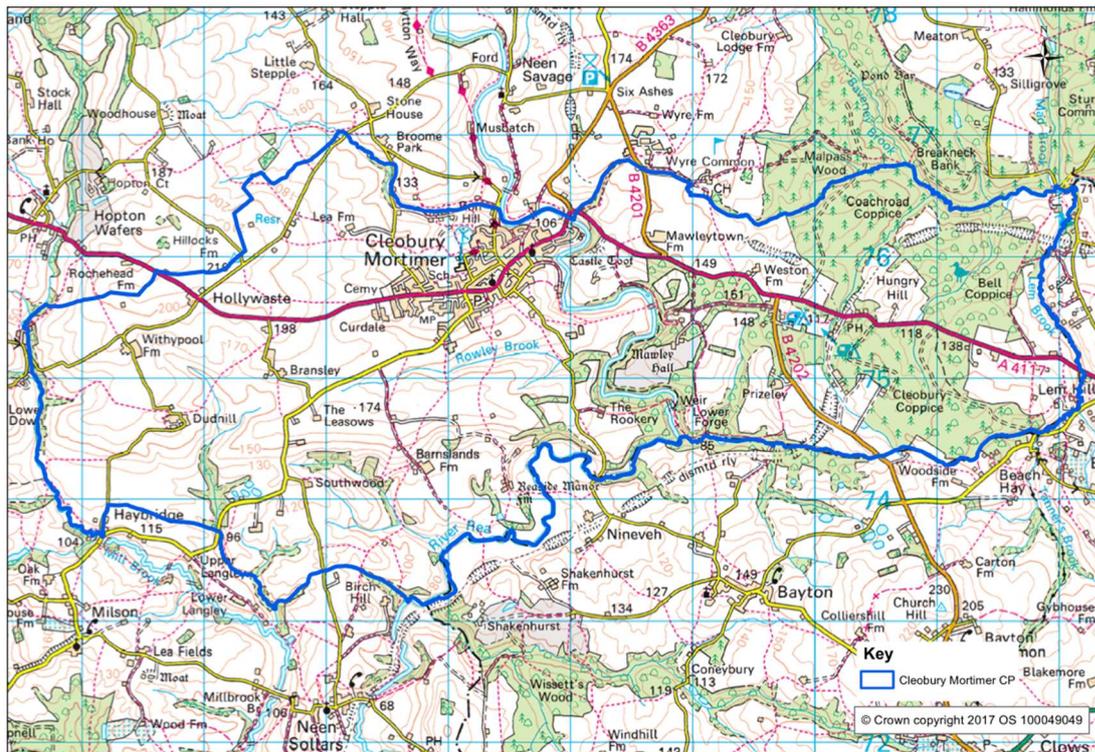
1. A map or plan of the land you wish to put forward showing clear boundaries.
 - This may be less than 6.5 ha in size (because it may be necessary to combine more than one site to identify sufficient land for 130 homes). However, the SG has a preference for a single site.
 - The proposed site area should include additional space for green infrastructure and cemetery provision if this is being offered.
2. A statement setting out the landowner's intention to offer the site to be allocated in the NDP in accordance with the NDP policies that were consulted on in summer 2020. A copy of these policies can be viewed on the Town Council website https://www.cleobury.org.uk/blog/?page_id=1422.
3. A statement setting out the landowner's intention that should the site be allocated, that
 - every effort will be made to obtain planning permission as specified in the Cleobury Mortimer NDP, or

- s/he will cooperate with the preparation of a Neighbourhood Development Order which confers outline planning permission, and
- if planning permission is granted, the development permitted will proceed to completion within a reasonable period of time (this means that the development should be started within 3 years of obtaining permission, but within 5 years of the date that the NDP is made (adopted)).

4. A short statement why the site meets the assessment criteria would be helpful.

Your site must be within the Cleobury Mortimer Parish Boundary which is shown in blue on the map below.

Cleobury Mortimer Neighbourhood Plan Area



What to expect once your site has been submitted for consideration AECOM will assess all the sites under the Strategic Environmental Assessment Directive⁴ and the SG's planning consultant will assess the sites against policies in the Development Plan⁵ and the emerging policies in the Cleobury Mortimer NDP as summarised in this document (above).

It is likely that two reports will be prepared:

⁴ [Strategic Environmental Assessment Directive: guidance - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

⁵ Shropshire Local Development Framework, **Adopted Core Strategy**, March 2011; The Shropshire Council Site Allocations and Management of Development (**SAMDev**) Plan, Adopted 17/12/2015

- An interim SEA
- A site allocation report with recommendations for the SG and the Town Council.

Once the Town Council has agreed which site or sites will be allocated, the SG may seek to produce a masterplan of the site or sites and will prepare a revised site allocation for the neighbourhood plan.

The target date for the re-run of the Regulation 14 consultation on the NDP will be in November or December 2021.

Contacts for submissions:

If you wish to have your site considered for allocation in the Cleobury Mortimer NDP, please notify the Town Council, care of the Town Clerk, on the following email address:

cleobury.clerk.matt.sheehan@gmail.com

Electronic submissions are preferred, however, if you wish to submit paper copies, please address these to:

For the attention of the Town Clerk, Cleobury Country Centre, Love Lane, Cleobury Mortimer, DY14 8PE.

If you have any questions during the call for sites process, please email these to:

land.cmndp@gmail.com

Note:

Answers to questions raised which relate to the policies or general information provided, will be circulated to all parties involved in the call for sites process. Any questions which relate directly to a specific area of land will be kept confidential between the landowner and the Town Council.

The deadline for submissions is 12:00 midday on Friday 17th September 2021 and any submissions received (via email or post) after this deadline will not be included in the next stage of the process.