

Call for Sites

January 2022 refresh

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

24 January 2022

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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 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. Unfortunately at a late a late stage in the process, it was discovered that one of the proposed sites was not deliverable.

As a result, the Regulation 14 consultation planned for the summer of 2021 was abandoned, and a new call for sites was undertaken in late summer 2021. That exercise yielded a number of new sites, but overall, none of them individually or in combination would adequately accommodate Cleobury Mortimer's housing requirement.

In autumn 2021, the steering group carried out site visits, completed initial assessments, sought advice from Locality and the Local Planning Authority on the available sites to consider how they might help meet Cleobury Mortimer's future development needs. These studies and discussions yielded new sites that were not included in the summer 2021 responses to the call for sites.

In the interest of fairness and transparency, the steering group and the Town Council have decided that it would be prudent to re-open the call for sites in January and February 2022 to ensure that all landowners had an equal opportunity to put their sites forward.

This refreshed call for sites is a repeat of the summer 2021 exercise. All landowners will be invited to submit new sites or refine previous submissions.

The responses to this call for sites will be considered in a site allocation assessment and will be subject to Strategic Environmental Assessment¹.

Because this is a refresh, this consultation will only be run for a 3 week period.

This call for site 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.

¹ AECOM will be the consultant undertaking this work.

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 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 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 alone and therefore, the NDP will allocate land for this number of dwellings. Any windfall development will be in excess of the identified need. Therefore, the NDP will make provision for housing land (and therefore affordable housing) in excess of the identified requirement.

If the NDP did not 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 meetings the identified housing need and necessary infrastructure.

This call for sites will seek to identify land to accommodate 120 dwellings.

The LPA's Stages 1-2 assessments in support of the Emerging Local Plan assumed a 30 dwelling per hectare density. Previous calls for sites assumed a 20 dwelling per hectare density. This has now been amended and the NDP will assume a density of 30 dwellings per hectare moving forward to ensure it is aligned with the Emerging Local Plan.

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

Assessment criteria

All sites proposed will be subject to a Strategic Environmental Assessment by AECOM.

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

(1) Capacity to accommodate 120 dwellings (at 30 dwellings per hectare), or a minimum of 4 hectares of residential 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 will ensure that the NDP more than provides required housing and affordable housing.
(2) Provision for community outdoor space and green infrastructure (1 ha)	The community has identified a need for new community space to add to existing infrastructure. There is an identified shortfall of 4.4 ha. of green infrastructure in the parish. Regulation 19 draft of the Shropshire Local Plan policy DP15 (3) requires that new housing developments provide on-site open space equivalent to 30 sq. m. per person, assuming one person per bedroom. Therefore, assuming an average of 3 bedroom properties, this would equate to an assumed 360 inhabitants and an implied requirement of over 1 ha of open space must be included.
(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, Childe 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.

³ NPPF 29.

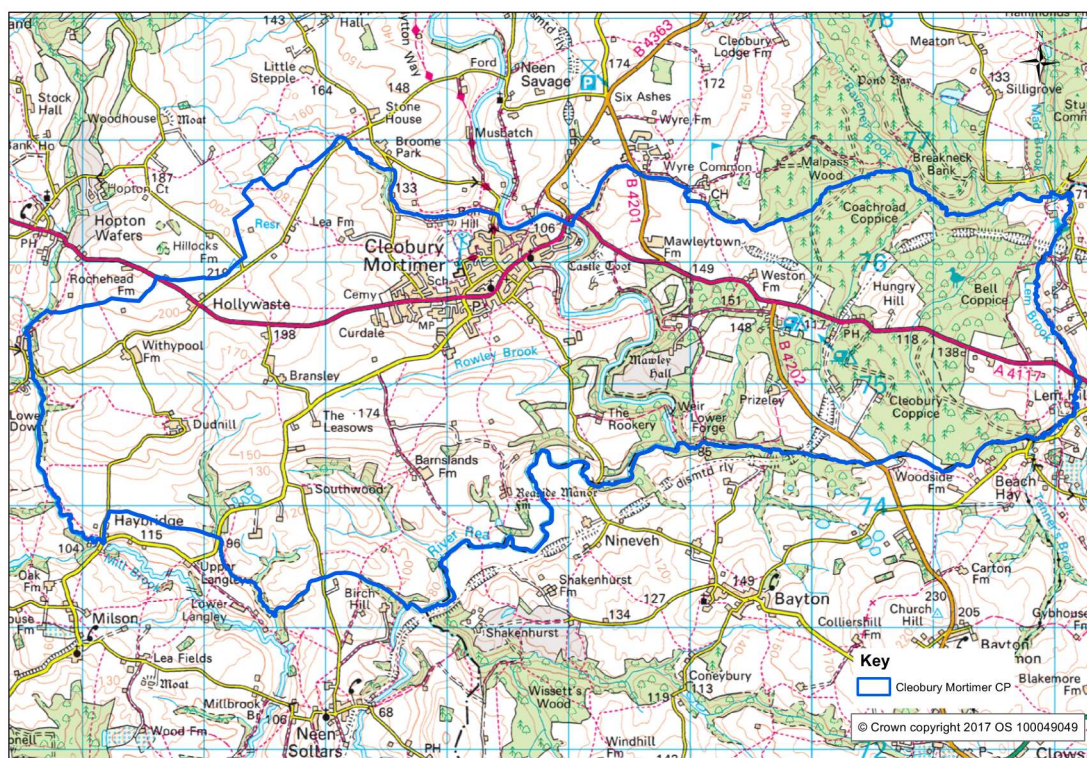
How to put your site forward for consideration as an allocation in the NDP

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 plan should demonstrate how the site (or sites in combination) will meet the requirements set out above including making provision for additional land for estate roads and onsite landscaping. On this basis, around 6 ha will be required as a minimum.
2. A statement setting out the landowner's intention, should the site be allocated, that
 - every effort will be made to obtain planning permission as specified in the Cleobury Mortimer NDP within 2 years of the making (adoption) of the plan, and
 - if planning permission is granted, the development permitted will be delivered 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)).
3. A short statement why the site meets the assessment criteria would be helpful.

Your site must be within the Cleobury Mortimer Parish Council Boundary which is shown 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 steering group's planning consultant will assess the sites against policies in the Development Plan⁵ and the emerging policies in the Cleobury Mortimer NDP.

It is likely that two reports will be prepared:

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

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

The steering group will confirm that proposed new site allocation in another public consultation before agreeing final recommendations in a Regulation 14 consultation which will take place in spring 2022.

Contacts for submissions:

If you wish to have your site considered for allocation in the Cleobury Mortimer NDP, please send your response to the Town Council, care of the Town Clerk, on the following email address: land.cmndp@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 technical questions, please direct these to the steering group's planning consultant on: andrea@pellegram.co.uk.

The Town Clerk will be able to assist you with any other queries you may have.

⁴ [Strategic Environmental Assessment Directive: guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/strategic-environmental-assessment-directive)

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