



Strategic Planning
Shropshire Council
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

2 July 2013

Dear Parish/Town Clerk

Shropshire Council: SAMDev Revised Preferred Options Consultation July – August 2013

This letter is to inform you about the consultation on the Site Allocations and Management of Development (SAMDev Plan) Revised Preferred Options.

This consultation focuses **only on changes** to the settlement strategies and preferred options for new development that were published in last year's 'Preferred Option'.

Enclosed with this letter are two reference copies of the SAMDev Revised Preferred Options document for your area.

The consultation runs until **Friday 23 August 2013** and it's important that we get as much input from the public as possible.

Consultation documents and how to comment:

There are 18 'Place Plan' areas in Shropshire and each one of these has its own SAMDev consultation document.

The consultation documents can be viewed via Shropshire Council's website (www.shropshire.gov.uk/samdev) (please note that if you have viewed this page recently you may have to press 'refresh').

Comments on the Revised Preferred Options can be submitted electronically via the online questionnaires which can be found on the website alongside the consultation documents. Shropshire Council is encouraging as many people as possible to submit their comments online to save time, paper and money.

Alternatively if you wish to make your comments via e-mail please send them to planning.policy@shropshire.gov.uk (please put 'SAMDev Revised Preferred Options' in the e-mail subject box).

Copies for inspection will also be made available in Libraries, Customer First Points and Shropshire Council offices. It is not intended to produce paper copies of either the 'Revised Preferred Options' documents or questionnaires because of the high cost involved, but all comments made will be accepted and considered.

If you wish to send your comments to us by post please send them to:

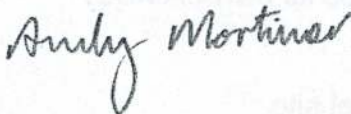
Planning Policy Team
Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
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What is the SAMDev Plan?

The key purpose of the SAMDev Plan is to:

- Identify sustainable growth targets for Shropshire's market towns
- Identify Community Hubs and Community Clusters in the rural area where some further development will happen
- Identify appropriate sites for future housing and employment development in market towns, community hubs and community clusters
- Provide additional Development Management policies which can be used in the consideration of planning applications

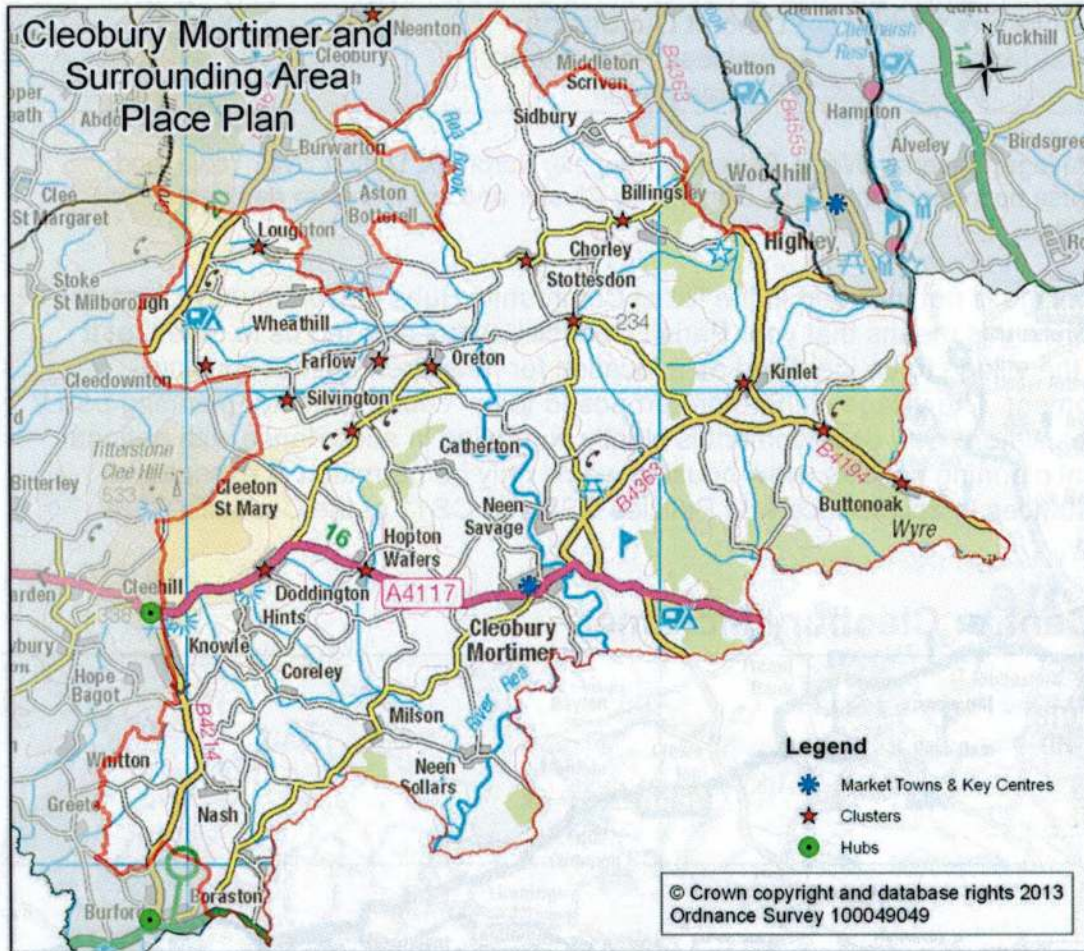
Yours sincerely



Andy Mortimer
Planning Policy Manager

Telephone: 0345 678 9000

Cleobury Mortimer



This is the third or 'Revised Preferred Options' stage of the Site Allocations and Management of Development (SAMDev) Plan. This document deals with any changes to the strategies for growth in towns, hubs and clusters and changes to preferred options for sites for new development following the extensive consultation and engagement in 2012. The Revised Preferred Options SAMDev Plan is out for public consultation for 8 weeks until 23 August 2013, and comments are sought *only on matters that have changed* since the Preferred Options consultation in 2012.

Settlement type	Name	Is there a change from Preferred Options?
Key Centre:	Cleobury Mortimer	Yes
Community Hubs:	None identified	No
Community Clusters * :	Hopton Wafers and Doddington	No
	Oreton, Farlow and Hill Houses	No
	Silvington, Bromdon and Loughton	No
	Stottesdon, Chorley and Bagginswood	No

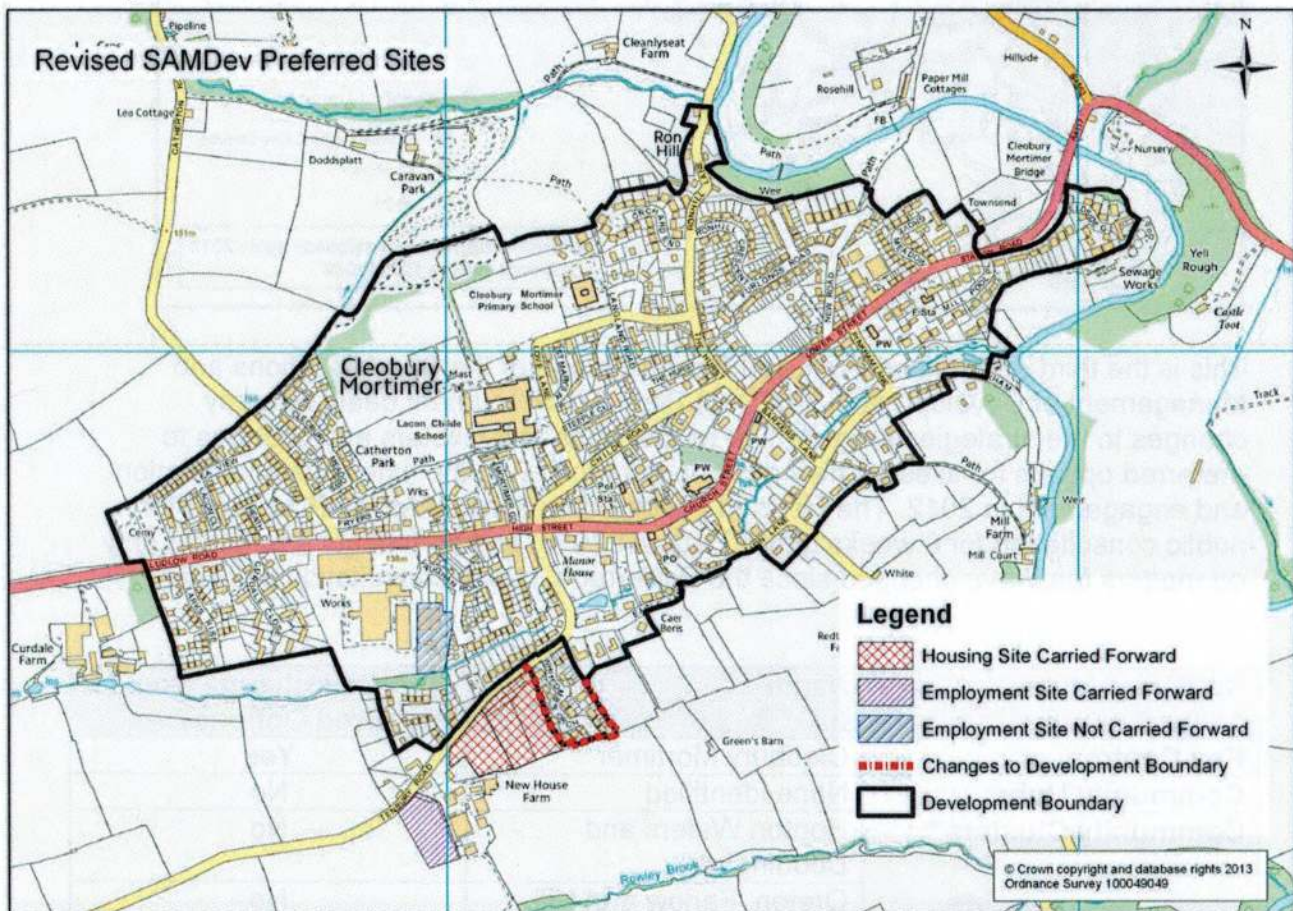
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	Kinlet, Button Bridge, Button Oak	Yes
Site Allocations in the Countryside:	Land at Old Station Business Park, Neen Savage parish	Yes

*Neen Savage, Baveney Wood, Papermill, Stepple, Barbrook, Detton, Wall Town, and Stonehouse no longer comprise a Community Cluster and are therefore designated as countryside.

If your village is not included in the list of Community Hubs or Community Clusters above, then this means that your Parish Council has not advised us to date that it wishes the village to be identified as a location for new open market housing development. The village is therefore proposed to be 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies. New housing would only be permitted in exceptional circumstances in accordance with Policies CS5 and CS11 of the Council's Core Strategy.

Key Centre: Cleobury Mortimer



The key points from the Preferred Options (2012) consultation responses are:

- A slight majority of respondents disagreed with the housing target of 88 houses for Cleobury Mortimer up to 2026. Those who thought it was too high expressed

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concerns about a lack of infrastructure, poor road network, the lack of employment opportunities and impact of recent developments on the character of Cleobury.

- A slight majority disagreed with Land at Tenbury Road (CMO002) being allocated for housing development with a slight majority supporting the inclusion of Land at New House Farm (CMO005). Concerns about the sites generally related to the overall provision of new housing in Cleobury rather than the sites themselves although some concerns were raised about the density of CMO002.
- The amount of employment land provision and sites identified were supported by the majority of respondents.

This Revised Preferred Options consultation:

The following changes are proposed:

- *Reduce the site density of Land at Tenbury Road (CMO002)* – Following further consideration, the scale of development has been lowered to 14 houses (from 28 proposed last year), although the site boundary remains the same. This will ensure a sensitive development that provides a suitable mix of housing types within Cleobury.
- *Remove the site at JAG Glazing for employment uses* – Shropshire Council has resolved to grant planning permission for residential development on this site and it is therefore no longer available for employment development. It has therefore been removed as a potential employment allocation.
- Part of the proposed site at Cleobury Mortimer Industrial estate on Tenbury Road has gained outline planning permission for employment use since publication of the Preferred Option in 2012 following Market Towns Revitalisation Programme funding. This remains as an employment allocation within Cleobury Mortimer.
- The JAG Glazing site (16 houses) and the SHW Containers site (which now has permission for 21 houses) will be added to the number of outstanding planning permissions. SHW Containers was granted permission after 31 March this year and the JAG Glazing site is still pending a section 106 agreement. Therefore neither application can currently be included in the revised housing summary table below but they will contribute to the high level of planning permissions and completions since 2006.
- In light of these applications no further new housing allocations are proposed with the remaining housing requirement to be delivered through windfall development inside the development boundary. Retaining the housing target proposed last year allows for sensitive infill development over the rest of the Plan Period.

There will be **no change** to the following:

- The number of houses required up to 2026
- The site boundaries of sites allocated for residential development
- The proposed development boundary
- The allocation of land at Cleobury Mortimer Industrial estate for employment use.

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Housing:

	Approx. No. Houses
Housing Target 2006 – 2026 (consistent with Parish Council aspirations)	350
Houses Built or Committed 2006- April 2013	271*
New Housing Required	79*
Proposed Housing to be Allocated	24
Balance/Windfall	55*
Preferred Sites remaining (See Map):	
<i>Land on Tenbury Road CMO002 (1.12 ha):</i> Lower density proposed to ensure sensitive design and a suitable mix of housing types at lower density.	14
<i>Land at New House Farm, Tenbury Road CMO005 (0.57 ha)</i>	10
Total allocation	24

*16 dwellings at JAG Glazing and 21 dwellings at SHW containers are not included in this table but will be added as 'commitments' leaving a balance of around 18 houses up to 2026.

Employment Land:

	Approx. Land (Ha)
Built or Committed 2006-09	0.4
Employment Land Target 2006 – 2026 (consistent with Parish Council aspirations)	Development of small business units
New Employment Land Required	1.0
Proposed Employment Land to be Allocated	0.7
Existing Preferred Sites (See Map):	
<i>Land adj Cleobury Mortimer Industrial Estate, Tenbury Road (ELR068)*</i>	0.7
<i>Removed site:</i>	
<i>Land at Former JAG Glazing Site (ELR067)</i> <i>Removed due to no longer being available for employment uses.</i>	0.5

*Part of this site now has permission for employment development and remains as an employment allocation.

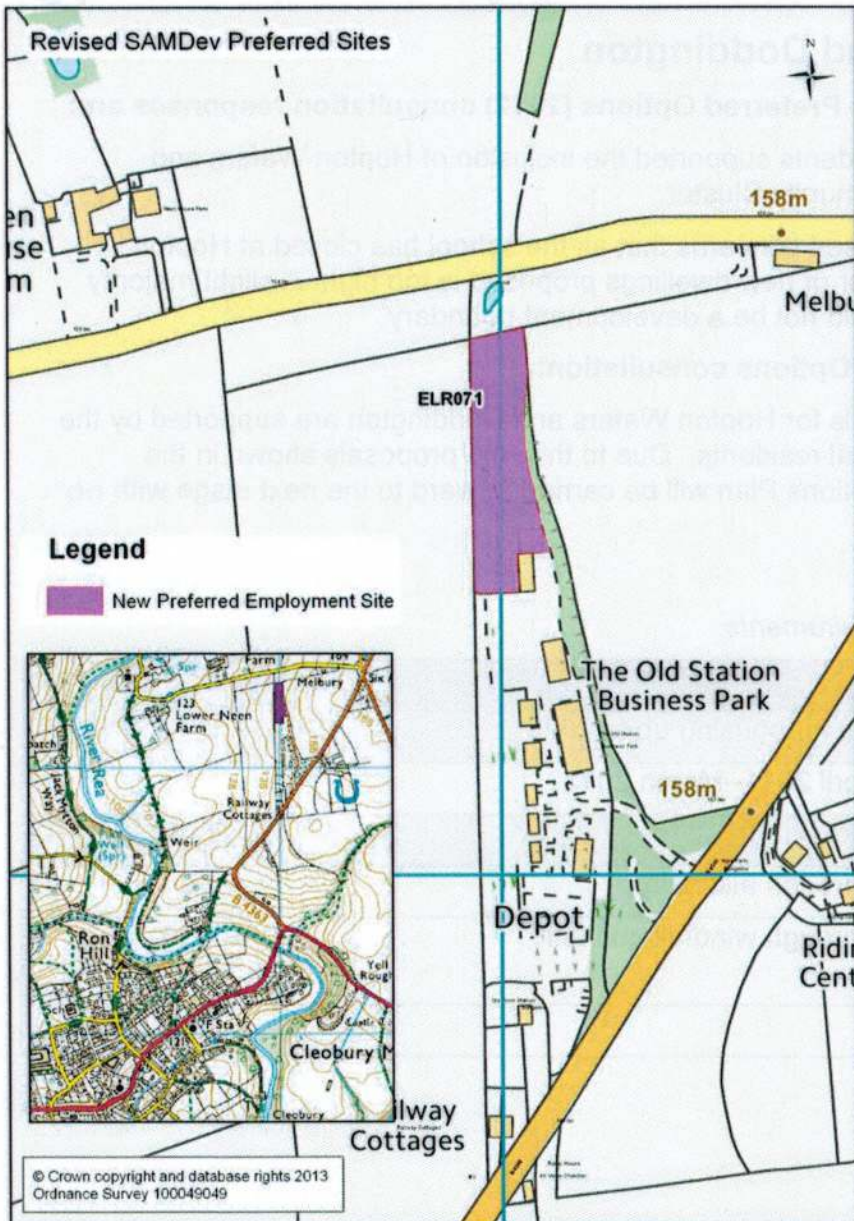
Allocation in countryside to help meet Cleobury Mortimer area employment needs:

- *Allocate land for employment use at the existing Old Station Business Park (ELR071) in Neen Savage to allow for a small extension northwards – To help*

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compensate for the loss of the JAG Glazing site in the employment portfolio it is proposed to allocate land at the existing Old Station Business Park within Neen Savage. Part of the land proposed for allocation (around 0.2ha) has existing planning permission for new workshop units. Although not in Cleobury Mortimer itself this site provides an opportunity for further small scale employment development to serve the surrounding area at an established business park.

New Preferred site (See Map):	Approx. land (Ha)
<p><i>Land at Old Station Business Park (ELR071):</i> <i>Potential for extension northwards of existing industrial park to allow for sensitive growth of B use class employment provision in this location. Development beyond existing site with planning permission will need to give consideration to further screening.</i></p>	<p>0.5 (0.3 remaining after existing planning application)</p>



Community Clusters:

Development boundaries:

Where a community so wishes and a development boundary already exists or has been consulted on at an earlier stage it will be considered further for potential inclusion in the Final SAMDev Plan. No additional new development boundaries will be drawn up through SAMDev. The Council considers the approach set out in proposed SAMDev policy MD3

(www.shropshire.gov.uk/managinghousingdevelopment) appropriate for the control of new development in settlements without development boundaries. Where a community wishes to define a development boundary where none previously existed this could be brought forward through a revised Parish Plan following the Council's Community Led Plan process

([www.shropshire.gov.uk/planningpolicy.nsf/viewAttachments/EWET-936L8C/\\$file/community-led-planning-guidance.pdf](http://www.shropshire.gov.uk/planningpolicy.nsf/viewAttachments/EWET-936L8C/$file/community-led-planning-guidance.pdf)).

Hopton Wafers and Doddington

The key points from the Preferred Options (2012) consultation responses are:

- The majority of respondents supported the inclusion of Hopton Wafers and Doddington as a Community Cluster.
- Some respondents raised concerns that as the school has closed at Hopton Wafers that the number of new dwellings proposed is too high. A slight majority agreed that there should not be a development boundary.

This Revised Preferred Options consultation:

- In general the proposals for Hopton Wafers and Doddington are supported by the Parish Council and local residents. Due to this, the proposals shown in the SAMDev Preferred Options Plan will be carried forward to the next stage with **no changes**.

Summary of housing requirements:

	Approx. No. Houses
Parish Council aspirations for housing up to 2026	8-12
Housing commitments April 2011- March 2013	1
Remainder to be delivered	7-11
Amount to be delivered through allocation	0
Amount to be delivered through windfall and infill development	7-11
Development boundary	No

Oreton, Farlow and Hill Houses

The key points from the Preferred Options (2012) consultation responses are:

- A small majority of respondents disagreed with the identification of a Community cluster comprising Oreton, Farlow and Hill Houses. Farlow Parish Council reiterated support for the Community Cluster.
- Farlow Parish Council disagreed with the development boundaries being carried forward from the Bridgnorth Local Plan and they will not be taken forward to the next stage.
- The level of development was considered appropriate by the majority of respondents.

This Revised Preferred Options consultation:

- In general the proposals for Oreton, Farlow and Hill Houses are supported by the Parish Council and local residents. Due to this, the proposals shown in the SAMDev Preferred Options Plan will be carried forward to the next stage with **no changes** except removal of the development boundaries in line with the Parish Council view.

Summary of housing requirements

	Approx. No. Houses
Parish Council aspirations for housing up to 2026	8-12
Housing commitments April 2011- March 2013	1
Remainder to be delivered	7-11
Amount to be delivered through allocation	0
Amount to be delivered through windfall and infill development	9
Development boundary	No

Silvington, Bromdon and Loughton

The key points from the Preferred Options (2012) consultation responses are:

- A slight majority of respondents disagreed with the identification of a Community cluster comprising Silvington, Bromdon and Loughton. Concerns were raised over the small nature of the settlements and accessibility of area.
- A slight majority disagreed with the potential growth figure. Some commented on the need for smaller houses within these settlements. The majority agreed that there should be no development boundary.

This Revised Preferred Options consultation:

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- In general the proposals for Silvington, Bromdon and Loughton received some support in the consultation and the Parish Council have not indicated a change in opinion on the identification of the Community Cluster. Due to this, the proposals shown in the SAMDev Preferred Options Plan will be carried forward to the next stage with **no changes**.

Summary of housing requirements:

	Approx. No. Houses
Parish Council aspirations for housing up to 2026	8-12
Housing commitments April 2011- March 2013	0
Remainder to be delivered	8-12
Amount to be delivered through allocation	0
Amount to be delivered through windfall and infill development	8-12
Development boundary	No

Stottesdon, Chorley and Bagginswood

The key points from the Preferred Options (2012) consultation responses are:

- The number of respondents that agreed/disagreed with the identification of Stottesdon, Chorley and Bagginswood as a Community Cluster was the same.
- Some responses recognised that there is a level of facilities across the settlements which could support new development. A couple of respondents felt that development should be focussed in Stottesdon as suggested in the Preferred Option.
- A slight majority agreed with the potential growth figure. A majority of respondents agreed with the identification of the development boundary for Stottesdon and no boundary for Chorley and Bagginswood.

This Revised Preferred Options consultation:

- In general the proposals for Stottesdon, Chorley and Bagginswood are supported by the Parish Council and local residents. Due to this, the proposals shown in the SAMDev Preferred Options Plan will be carried forward to the next stage with **no changes**.

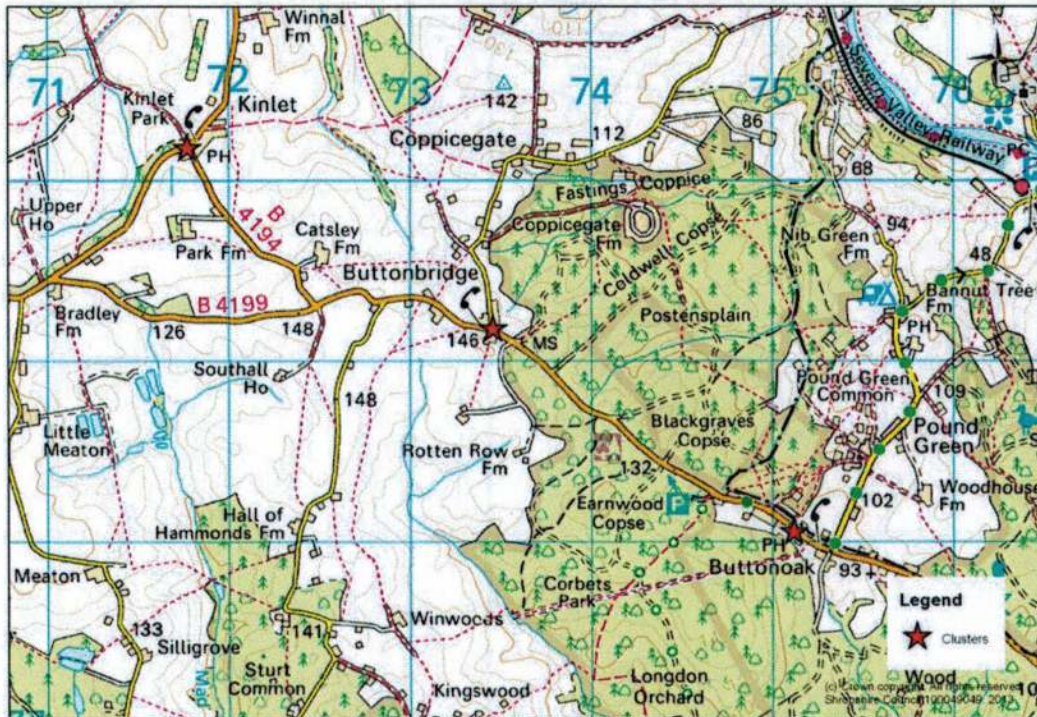
Summary of housing requirements:

	Approx. No. Houses
Parish Council aspirations for housing up to 2026	8-12
Housing commitments April 2011- March 2013	0
Remainder to be delivered	8-12
Amount to be delivered through allocation	0
Amount to be delivered through windfall and infill	8-12

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development	
Development boundary: Stottesdon	Yes
Chorley, Bagginswood	No

Kinlet, Button Bridge, Button Oak



The key points from the Preferred Options (2012) consultation responses are:

- This Community Cluster was not consulted on during the SAMDev Preferred Option 2012. The Community Cluster comprising Kinlet, Button Bridge and Button Oak was put forward by Kinlet Parish Council after publication of the Preferred Option.

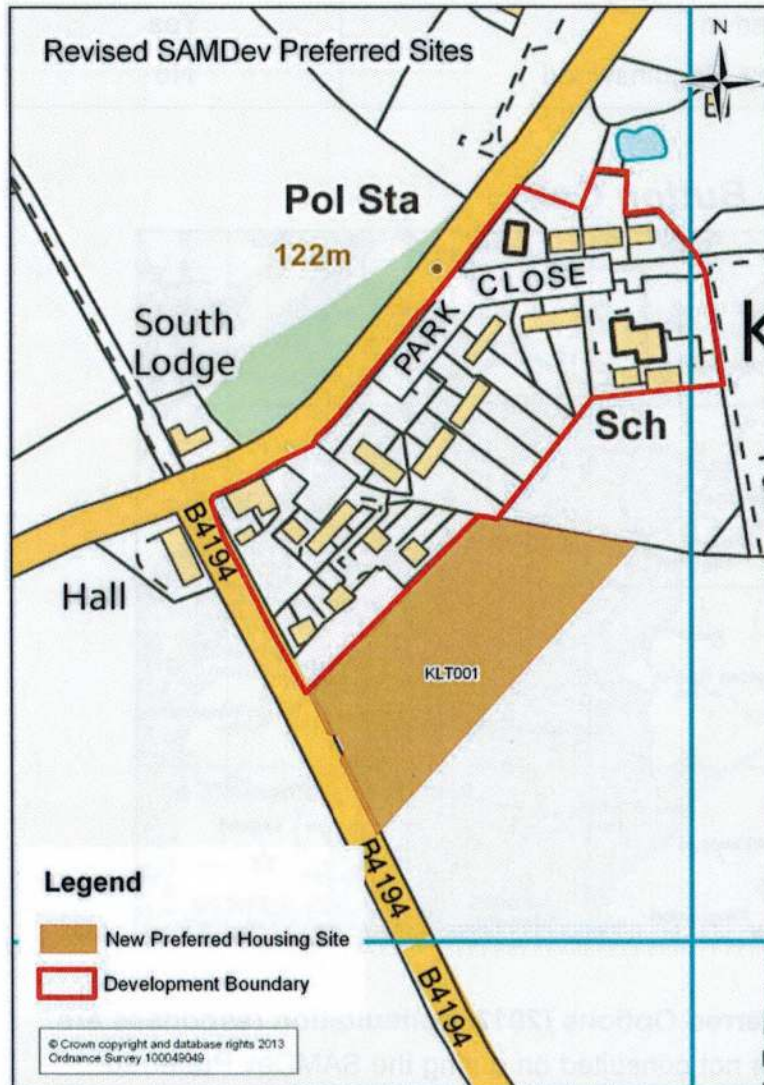
This Revised Preferred Options consultation:

The following changes are proposed:

- *Include Kinlet, Button Bridge and Button Oak as a Community Cluster* – The Parish Council support a growth figure of up to 30 dwellings across the Community Cluster with the majority (up to 20 houses) in Kinlet village and up to 5 in both Button Bridge and Button Oak.
- *Include a site allocation at Little Stocks Close* - A site is proposed for residential development at Little Stocks Close (KLT001) within Kinlet village. This site is capable of accommodating up to 20 houses and could deliver the village’s housing requirement over the Plan Period. The site should incorporate a mix of housing to meet the housing needs in the parish with around half of the site providing affordable housing and half providing open market housing. Development must be sensitive and in keeping with existing properties in the village.
- The remaining housing requirement will be delivered through windfall development

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over the Plan Period. Kinlet will retain a development boundary.



Summary of housing requirements

	Approx. No. Houses
Parish Council aspirations for housing up to 2026	30
Housing commitments April 2011- March 2013	0
Remainder to be delivered	30
Preferred Site (see map):	
Land adjoining Little Stocks Road (KL T001) (0.8 ha) A mix of affordable and open market housing to be delivered over the Plan Period incorporating sensitive design compatible with existing housing in the village.	20
Amount to be delivered through windfall and infill development	10
Development boundary: Kinlet	Yes
Button Oak, Button Bridge	No

Countryside:

Neen Savage, Baveney Wood, Papermill, Stepple, Barbrook, Detton, Wall Town, Stonehouse

The key points from the Preferred Options (2012) consultation responses are:

- The overwhelming majority of respondents disagreed with the identification of a Community cluster comprising these small settlements with a majority of respondents seeking to retain a countryside designation for the parish as a whole. Neen Savage Parish Council also responded seeking to remove the Community Cluster designation pending further work on a Parish Plan.
- Those against the inclusion as a Community Cluster felt designation would have an impact on the rural character of the parish, and there was a general lack of infrastructure, services and facilities to support new development. Some respondents commented in support recognising the potential positive benefits of having some limited development for social sustainability.

This Revised Preferred Options consultation:

The following changes are proposed:

- As the Parish Council have asked for these settlements not to be included as a Community Cluster **these settlements will not be named in the SAMDev Plan** and will remain under the 'countryside' designation pending the outcome of further local community led planning activity.

Site Allocations in the Countryside:

- Please see the Cleobury Mortimer section for consideration of a small extension northwards of the Old Station Business Park which lies within the Neen Savage Parish area.