

**BRIDGNORTH TOWN COUNCIL
PLANNING COMMITTEE MEETING
MONDAY 13TH JUNE 2022**

LJ/2022

31st May 2022

AGENDA ITEM 9 – LOCAL PLAN EXAMINATION

AIM

1. To note the upcoming inspection of the Local Plan 2016-2038 and consider whether to submit any form of response.

BACKGROUND

2. Town Council have previously submitted its response to the regulation 19 consultation in January 2021.

DISCUSSION/ COMMENT

3. Councillor D Cooper has prepared a brief for the planning committee that provides an overview of the Council position and includes recommendations for the planning committee to consider.
4. The Town Clerk has received the brief and concludes it to be a fair representation of the relevant points and further considers that the recommendations are appropriate.

RECOMMENDATION(s)

5. To consider recommendations set out in the brief from Councillor D Cooper.



Lee Jakeman
Town Clerk

Bridgnorth Town Council
Meeting: Town Council
Date:
Agenda Item:

Draft Shropshire Local Plan 2016 – 2038

Introduction

This briefing has been prepared to familiarise members with the draft Shropshire Local Plan, which has been in the process of preparation since 2016. The Local Plan, when eventually “adopted”, will guide development in Shropshire up to 2038. It will, however, be subject to regular review (in whole or in part), likely to be approximately every 5 years.

The draft plan has been through several consultations; most of these have been at the “Regulation 18” stage (about what should be in the draft local plan) but the last stage was a “Regulation 19” consultation (about whether the plan was “sound” and “legally compliant”). Bridgnorth Town Council is a consultee in this process, and formally registered its concern about the soundness of the plan during the Regulation 19 consultation in February 2021.

Following a decision of Shropshire Council at a meeting in July 2021 the draft plan was submitted to the Secretary of State in September 2021. 2 Planning Inspectors have been appointed to Examine the plan and will issue a report on whether they consider the plan is Sound (or modifications required to make it sound). After any necessary modifications, the plan would come into force following a vote at a Shropshire Council meeting.

Scope of the Local Plan

The Local Plan sets out the expected levels of development in Shropshire up to 2038, growth strategies for the County as a whole and settlements within it, and the policies Shropshire Council as planning authority will apply in deciding whether to permit development proposals and the conditions they would impose. There are effectively 3 levels of policy:

- Strategic Policies relate to the County as a whole and are expected to require relatively infrequent modification.
- Development Management Policies provide more detail of the requirements development in Shropshire is expected to meet.

- Settlement Policies set out the development strategy for particular areas of the County, including defining the Development Boundary (which delimits where development will normally be permitted) around the county's larger towns and villages. These policies also include identifying specific sites for future development and the type of development which will be encouraged there.

The index of the draft local plan is included for illustration at Appendix 1. The full plan and proposed minor modifications can be viewed online or downloaded at:

<https://shropshire.gov.uk/planning-policy/local-planning/local-plan-review/draft-shropshire-local-plan-2016-2038-examination/examination-library/core-submission-documents/>

The specific proposals for Bridgnorth (which covers a wider area than the Town Council boundary) include moving the development boundary S of the A458 to accommodate a 1,050 home "Garden Village", setting out a Future Direction of Growth to the north-west of the proposed Garden Village, and moving the Green Belt boundary to accommodate growth of Stanmore Industrial Estate.

The draft Settlement Policy for Bridgnorth is included at Appendix 2 and the proposals map at Appendix 3.

Town Council objections

At the Regulation 19 consultation stage these were required to address whether the plan could be considered "sound", and what would have to be done to the plan to make it "sound". The grounds for objection agreed at the Town Council meeting on 26th January 2021 may be summarised as:

- 1) The plan was not likely to be effective and fully deliverable during the plan period so far as Bridgnorth is concerned. In particular, it was felt that the level of development proposed is ambitious but that the plan had not taken a "whole town" approach to planning for growth and that infrastructure and facilities may prove to be inadequate.

- 2) The plan has not been justified as an appropriate strategy, based on proportionate evidence. Across Shropshire, the levels of development proposed are based on growing the County's population through inward migration and do not appear to be justified based on the Office for National Statistics' official projections of population and household growth. The number of new homes proposed represented approx. 18.5% more than government guidance requires to be achieved. For Bridgnorth the targeted level of growth represents a step change and does not appear to be based on a consideration of local needs.
- 3) The consultation process for the draft plan was flawed as it introduced a significant change in what was proposed for the Bridgnorth area (the proposed Tasley Garden Village) at a late stage and with significantly less opportunity for public engagement and comment than had been afforded earlier proposals for a Stanmore Garden Village.

The actions suggested which might make the plan "sound" included:

- A) A review of Bridgnorth's urban capacity and infrastructure (including transport), and a reassessment of the 2 competing garden village proposals in the light of the review.
- B) Reducing the required growth level during the plan period, for Bridgnorth and for Shropshire as a whole, with a clear commitment to identifying and reviewing the Bridgnorth area's specific housing needs and re-examining whether there was scope for some or all of it to be met through smaller scale development.
- C) A further site allocation review for the Bridgnorth area be carried out and consulted on.

(The full text of the Town Council's proposed submissions was included in the agenda papers for the Council meeting on 26th January 2021 and is available to download at <https://www.bridgnorthtowncouncil.gov.uk/wp-content/uploads/sites/66/2021/01/Appendix-A-3.pdf> and <https://www.bridgnorthtowncouncil.gov.uk/wp-content/uploads/sites/66/2021/01/part-b-representation-form-1-Legal-Compliance.pdf>).

Examination process

Following submission of the draft plan, the Examiners submitted a series of questions about the plan during Autumn 2021. This resulted in a significant volume of further material being supplied by Shropshire Council, including a number of “topic papers” addressing the evidence to support key aspects such as the overall level of housing, co-operation with neighbouring planning authorities, justification for moving the Green Belt boundary etc.

The 1st stage of the public examination process is now going to be held over 2 weeks commencing 5th July 2022. This stage in the process will deal with high level issues about the plan as a whole; if the plan is judged to be sound, or capable of being made sound, at this stage a 2nd stage will be scheduled. Local issues, policies for individual settlements, and consideration of individual site allocations would be considered at stage 2.

The topics to be addressed in the stage 1 hearings are:

1. Legal and Procedural Requirements
2. The Duty to Co-operate
3. Development Strategy
4. Housing and Employment Land Needs
5. Gypsies, Travellers and Travelling Showpeople
6. Green Belt and Safeguarded Land
7. Strategic settlements (Clive Barracks, Ironbridge Power Station, RAF Cosford)
8. Infrastructure and delivery, monitoring and viability

Much of the above is highly technical. Although the Town Council has a “right to be heard” in the examination, the guidance notes make clear that there is no value in repeating at a hearing statements which have already been submitted in writing (the examiners will have had copies of the Town Council’s Regulation 19 submissions). Specifically the guidance issued states:

“23. Written representations carry the same weight as those made orally at a hearing session. Participation at the hearing is therefore only likely to be beneficial if you have specific points to contribute on the published matters, issues and questions. Normally you may only take part in the hearing session(s) that are relevant to your original representation(s).”

Whilst the Town Council has commented on the overall level of development proposed for Shropshire, it is considered unlikely that it could offer further meaningful evidence to the hearing at this stage. The Town Council has thus not registered to appear formally at this stage. The hearings are, however, held in public and anyone may attend.

Recommendations

In view of the local elections which took place in May 2021 (after the Town Council's Local Plan Regulation 19 submissions were made) members are asked to consider whether they support the objections made and the suggestions as to what might make the plan "sound" at a local level.

Agree that officers and the Town Council Planning Committee maintain a watching brief (including attending relevant stage 1 hearing sessions as observers, if considered appropriate) and report back to the Council before the Stage 2 hearing process (if held) on any implications for the Town Council's representations on issues affecting the Bridgnorth settlement.

Shropshire Council

Regulation 19: Pre-Submission Draft of the Shropshire Local Plan 2016 to 2038

December 2020

1. Contents

2. Introduction	6
Shropshire's Character	6
National Planning Policy Framework (NPPF)	8
The Shropshire Local Plan 2016 to 2038	8
Cross Boundary Issues and the Duty to Cooperate	10
Infrastructure	10
Neighbourhood Plans and Community Led Plans.....	10
3. Strategic Policies	12
SP1. The Shropshire Test	12
SP2. Strategic Approach	13
SP3. Climate Change	22
SP4. Sustainable Development.....	25
SP5. High-Quality Design	26
SP6. Health and Wellbeing	29
SP7. Managing Housing Development.....	32
SP8. Managing Development in Community Hubs	34
SP9. Managing Development in Community Clusters	36
SP10. Managing Development in the Countryside.....	39
SP11. Green Belt and Safeguarded Land	48
SP12. Shropshire Economic Growth Strategy	53
SP13. Delivering Sustainable Economic Growth and Enterprise	57
SP14. Strategic Corridors	63
SP15. Whole Estate Plans	67
SP16. Strategic Planning for Minerals	68
SP17. Waste Management Infrastructure	71
4. Development Management Policies.....	74
Residential.....	74
DP1. Residential Mix	74
DP2. Self-Build and Custom-Build Housing	82
DP3. Affordable Housing Provision.....	84
DP4. Affordable Housing Exception Schemes	87
DP5. Entry Level Exception Sites	89

DP6. Single Plot Exception Sites	90
DP7. Cross-Subsidy Exception Schemes	92
DP8. Gypsy and Traveller Accommodation	94
Retail and Leisure	98
DP9. Managing and Supporting Town Centres	98
DP10. Tourism, Culture and Leisure	100
Climate Change	104
DP11. Minimising Carbon Emissions	104
Natural and Historic Environment	106
DP12. The Natural Environment	106
DP13. Development in the River Clun Catchment	111
DP14. Green Infrastructure	113
DP15. Open Space and Recreation	116
DP16. Landscaping of New Development	118
DP17. Landscape and Visual Amenity	120
DP18. Pollution and Public Amenity	123
DP19. Water Resources and Water Quality	127
DP20. Water Efficiency	129
DP21. Flood Risk	130
DP22. Sustainable Drainage Systems	134
DP23. Conserving and Enhancing the Historic Environment	136
DP24. Shropshire Hills Area of Outstanding Natural Beauty	139
Transport and Infrastructure	142
DP25. Infrastructure Provision	142
DP26. Strategic, Renewable and Low Carbon Infrastructure	144
DP27. Broadband and Mobile Communications Infrastructure	147
DP28. Communications and Transport	150
Minerals and Waste	154
DP29. Mineral Safeguarding	154
DP30. Sites for Sand and Gravel Working	156
DP31. Managing Development and Operation of Mineral Sites	158
DP32. Waste Management Facilities	161
DP33. Landfill and Landraising Sites	163

5. Settlement Policies	165
S1. Albrighton Place Plan Area	166
S1.1. Development Strategy: Albrighton Key Centre	166
S1.2. Community Hubs: Albrighton Place Plan Area	169
S1.3. Community Clusters: Albrighton Place Plan Area	170
S1.4. Wider Rural Area: Albrighton Place Plan Area	170
S2. Bishop's Castle Place Plan Area	171
S2.1. Development Strategy: Bishop's Castle Key Centre	171
S2.2. Community Hubs: Bishop's Castle Place Plan Area	173
S2.3. Community Clusters: Bishop's Castle Place Plan Area	177
S2.4. Wider Rural Area: Bishop's Castle Place Plan Area	177
S3. Bridgnorth Place Plan Area	181
S3.1. Development Strategy: Bridgnorth Principal Centre	181
S3.2. Community Hubs: Bridgnorth Place Plan Area	188
S3.3. Community Clusters: Bridgnorth Place Plan Area	192
S3.4. Wider Rural Area: Bridgnorth Place Plan Area	192
S4. Broseley Place Plan Area	194
S4.1. Development Strategy: Broseley Key Centre	194
S4.2. Community Hubs: Broseley Place Plan Area	195
S4.3. Community Clusters: Broseley Place Plan Area	195
S4.4. Wider Rural Area: Broseley Place Plan Area	195
S5. Church Stretton Plan Area	196
S5.1. Development Strategy: Church Stretton Key Centre	196
S5.2. Community Hubs: Church Stretton Place Plan Area	197
S5.3. Community Clusters: Church Stretton Place Plan Area	197
S5.4. Wider Rural Area: Church Stretton Place Plan Area	198
S6. Cleobury Mortimer Plan Area	199
S6.1. Development Strategy: Cleobury Mortimer Key Centre	199
S6.2. Community Hubs: Cleobury Mortimer Place Plan Area	200
S6.3. Community Clusters: Cleobury Mortimer Place Plan Area	200
S6.4. Wider Rural Area: Cleobury Mortimer Place Plan Area	200
S7. Craven Arms Place Plan Area	202
S7.1. Development Strategy: Craven Arms Town	202
S7.2. Community Hubs: Craven Arms Place Plan Area	204
S7.3. Community Clusters: Craven Arms Place Plan Area	204
S7.4. Wider Rural Area: Craven Arms Place Plan Area	204
S8. Ellesmere Plan Area	206
S8.1. Development Strategy: Ellesmere Key Centre	206
S8.2. Community Hubs: Ellesmere Place Plan Area	208
S8.3. Community Clusters: Ellesmere Place Plan Area	209
S8.4. Wider Rural Area: Ellesmere Place Plan Area	209
S9. Highley Place Plan Area	211
S9.1. Development Strategy: Highley Key Centre	211
S9.2. Community Hubs: Highley Place Plan Area	212
S9.3. Community Clusters: Highley Place Plan Area	213
S9.4. Wider Rural Area: Highley Place Plan Area	213

S10.	Ludlow Place Plan Area.....	214
S10.1.	Development Strategy: Ludlow Town	214
S10.2.	Community Hubs: Ludlow Place Plan Area	218
S10.3.	Community Clusters: Ludlow Place Plan Area	222
S10.4.	Rural Area Allocations: Ludlow Place Plan Area	222
S11.	Market Drayton Place Plan Area	225
S11.1.	Development Strategy: Market Drayton Principal Centre	225
S11.2.	Community Hubs: Market Drayton Place Plan Area	230
S11.3.	Community Clusters: Market Drayton Place Plan Area	231
S11.4.	Rural Area Allocations: Market Drayton Place Plan Area	232
S12.	Minsterley and Pontesbury Place Plan Area.....	233
S12.1.	Development Strategy: Minsterley and Pontesbury Community Hubs.....	233
S12.2.	Community Clusters: Minsterley and Pontesbury Place Plan Area	236
S12.3.	Wider Rural Area: Minsterley and Pontesbury Place Plan Area	236
S13.	Much Wenlock Place Plan Area	237
S13.1.	Development Strategy: Much Wenlock Key Centre	237
S13.2.	Community Hubs: Much Wenlock Place Plan Area	239
S13.3.	Community Clusters: Much Wenlock Place Plan Area	241
S13.4.	Wider Rural Area: Much Wenlock Place Plan Area	241
S14.	Oswestry Place Plan Area	243
S14.1.	Development Strategy: Oswestry Principal Centre	243
S14.2.	Community Hubs: Oswestry Place Plan Area.....	246
S14.3.	Community Clusters: Oswestry Place Plan Area	252
S14.4.	Wider Rural Area: Oswestry Place Plan Area.....	253
S15.	Shifnal Place Plan Area	254
S15.1.	Development Strategy: Shifnal Town.....	254
S15.2.	Community Hubs: Shifnal Place Plan Area.....	266
S15.3.	Community Clusters: Shifnal Place Plan Area	266
S15.4.	Wider Rural Area: Shifnal Place Plan Area.....	266
S16.	Shrewsbury Place Plan Area.....	268
S16.1.	Development Strategy: Shrewsbury Strategic Centre	268
S16.2.	Community Hubs: Shrewsbury Place Plan Area.....	279
S16.3.	Community Clusters: Shrewsbury Place Plan Area	284
S16.4.	Wider Rural Area: Shrewsbury Place Plan Area.....	284
S17.	Wem Place Plan Area.....	288
S17.1.	Development Strategy: Wem Key Centre	288
S17.2.	Community Hubs: Wem Place Plan Area	291
S17.3.	Community Clusters: Wem Place Plan Area	293
S17.4.	Wider Rural Area: Wem Place Plan Area	293
S18.	Whitchurch Place Plan Area.....	295
S18.1.	Development Strategy: Whitchurch Principal Centre	295
S18.2.	Community Hubs: Whitchurch Place Plan Area.....	299
S18.3.	Community Clusters: Whitchurch Place Plan Area	300
S18.4.	Wider Rural Area: Whitchurch Place Plan Area.....	301

6. Strategic Settlement Policies.....	302
S19. Strategic Settlement: Clive Barracks, Tern Hill	302
S20. Strategic Settlement: Former Ironbridge Power Station.....	304
7. Strategic Site Policy	307
S21. Strategic Site: RAF Cosford	307
 Appendix 1: Status of Core Strategy and Site Allocations and Management of Development (SAMDev) Plan Policies	312
Appendix 2: Status of Site Allocations and Management of Development (SAMDev) Plan Allocations.....	316
Appendix 3: Key Evidence Informing Local Plan Policies	324
Appendix 4: Delivery and Monitoring Local Plan Policies	333
Appendix 5: Residential Development Guidelines and Residential Supply.....	345
Appendix 6: Employment Development Guidelines and Employment Land Supply	349
Appendix 7: Forecast of Delivery Timescales for Local Plan Allocations.....	352

S3. Bridgnorth Place Plan Area

S3.1. Development Strategy: Bridgnorth Principal Centre

1. Bridgnorth will fulfil its role as the second largest Principal Centre and contribute towards strategic growth objectives in the east of the County, delivering around 1,800 dwellings and making available around 49ha of employment land to create choice and competition in the market. New housing and employment will make provision for the needs of the town and surrounding hinterland, including attracting inward investment and allowing existing businesses to expand.
2. Bridgnorth is bounded on its eastern side by the Green Belt. Development proposals in the Green Belt must be in accordance with National and Local policies on Green Belt, which specify the development types and the circumstances when development may be acceptable. They must also comply with all other relevant policies of this Local Plan.
3. A comprehensive mixed use sustainable urban extension will contribute to new residential and employment development guidelines, whilst also delivering new community facilities within a new local centre and significant areas of open space.
4. New residential development will also be delivered through the saved SAMDev mixed use and residential allocations; appropriate windfall residential development within the Bridgnorth development boundary, shown on the Policies Map, where it is consistent with relevant policies of this Local Plan; appropriate cross-subsidy development outside the Green Belt and where it is consistent with relevant policies of this Local Plan; and appropriate exception development where it is consistent with Green Belt Policy SP11 and other relevant policies of this Local Plan.
5. New employment development will also be delivered through extensions to the successful Stanmore Industrial Estate and the saved SAMDev employment allocations, of which around 6.6 hectares is for the relocation of the existing Livestock Market. This will be complemented by any appropriate windfall employment development, where it is consistent with relevant policies of this Local Plan.
6. Existing employment land at Bridgnorth Aluminium campus, Faraday Drive, Stanmore Industrial Estate and Stanley Lane as shown on the Policies Map will be safeguarded for business and industrial uses. Development on these safeguarded employment sites will be in accordance with Policy SP13.
7. Retail provided within the village centre of the mixed use sustainable urban extension Local Plan allocation and the neighbourhood centre of the saved SAMDev mixed use allocation will complement and not negatively impact on the viability of the town centre. All other new retail development will be directed towards the town centre in line with Policy DP9, where it will benefit from and contribute to the historic character of the town.
8. To provide certainty about the ability to meet future development needs, an area of land beyond the Bridgnorth development boundary has been identified as a potential future direction of growth, beyond the current Local Plan period. This land remains open countryside and its future development is dependent on its allocation within a future Local Plan. This land is set out in Schedule S3.1(iii) and identified on the Policies Map.
9. Saved SAMDev Plan site allocations are listed in Appendix 2 of this document and identified on the Policies Map. Local Plan site allocations are identified in Schedules S3.1(i) and S3.1(ii) below and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.

10. Development proposals will be expected to positively respond to policies and guidelines identified within relevant community-led plans and any masterplans that are adopted by Shropshire Council.

Schedule S3.1(i). Mixed Use Allocations: Bridgnorth Principal Centre

Site Allocation	Development Guidelines	Provision
Tasley Garden Village, Bridgnorth (BRD030)	<p>A comprehensive mixed-use sustainable urban extension. Development will comply with the principles of a 'garden village' identified within the Garden Communities Prospectus and the TCPA Garden City Standards guides or any updated equivalent guidelines, whilst also complementing Bridgnorth's character.</p> <p>The development of this site will be in accordance with a vision, design code and masterplan which will be prepared in consultation with the public and adopted as a Supplementary Planning Document by Shropshire Council. This will represent a significant material planning consideration and must be completed before any planning application for development of the site.</p> <p>A construction management plan will be prepared to inform the development of the site.</p> <p>The quality, design, mix and layout of housing provided on the site will be informed by site constraints and opportunities, identified local needs, the need for local employer and key worker housing, and relevant policies of this Local Plan.</p> <p>Development should seek to maximise the energy efficiency of all buildings, including through such measures as high levels of insulation; maximising airtightness; and harvesting the sun's energy through south-facing windows. It is also strongly encouraged to include zero-carbon development and to offset carbon emissions through investment in carbon capture and storage.</p> <p>At least 10% of the energy required within this development will be generated from on-site renewable and low carbon energy sources. Opportunities to support community energy generation and integrate district heating and cooling systems, especially where these utilise renewable energy, should be explored.</p> <p>Employment provision will represent an intrinsic element of the development, occurring alongside and cross-subsidised by the provision of housing.</p> <p>Employment land will be located in a gateway location on the site and be of a high-quality design and layout. It provides an opportunity for freehold employment land targeted towards office and research and development uses. In this way it will complement wider employment opportunities in Bridgnorth and contribute towards the objectives of the Shropshire Economic Growth Strategy.</p>	<p>1,050 dwellings</p> <p>16ha employment land</p> <p>New local centre</p> <p>20ha of green infrastructure and a 19ha linear park</p>

Site Allocation	Development Guidelines	Provision
	<p>The village centre will comprise of an appropriate range of retail and community uses including a community centre to serve the new community. The retail offer will complement and not negatively impact on the viability of the town centre. Provision of retail and community facilities will be linked to the provision of the first phase of residential development.</p> <p>2ha of land will be provided for a new primary school which will be provided to serve the new community.</p> <p>If required by the Clinical Commissioning Group (CCG), a medical centre will also be provided on the site.</p> <p>Site design and layout will respond to any identified landscape and visual effects and include all appropriate mitigation.</p> <p>Extensive areas of open space, including new playing fields and associated facilities, green infrastructure and a new linear park will be provided. This will be of an appropriate quantity and quality to meet the needs of the community, include effective native planting and reflect the principles of a 'garden village'.</p> <p>Mature trees, hedgerows, structural vegetation and key existing green infrastructure corridors will be retained and enhanced, forming part of the green infrastructure network on the site, this will create a sustainable juxtaposition between the built and natural form.</p> <p>Site design and layout will reflect and respect the site's heritage and heritage assets within the wider area. Listed and non-designated historic farm buildings will be retained. Green infrastructure will create appropriate settings for identified heritage assets.</p> <p>Historic field patterns and hedgerows will be retained within green infrastructure and the grain of the development.</p> <p>The layout of the development, use of green infrastructure with strong native tree planting to provide appropriate and substantial buffering, together with effective design and building materials, will be used to appropriately manage any noise arising from the A458 and the employment uses proposed on the site. They will also be used to appropriately manage any noise, dust or odour arising from the existing employment allocations ELR011/a and ELR011/b (part of which will be used for the relocation of the livestock market), and mineral activities in the surrounding area.</p> <p>Before occupation of the first dwelling on the site, any poultry units operating on the site or land within the wider site promotion identified on the Policies Map as a Potential Future Direction of Growth will cease operation.</p> <p>A suitable number of appropriately designed and constructed pedestrian, cycle and vehicular access points will be provided. Access points from the A458 will be required to complement the proposed roundabout access to</p>	

Site Allocation	Development Guidelines	Provision
	<p>the saved SAMDev Plan allocations BRID001/BRID020b, BRID020a, ELR011/a and ELR011b.</p> <p>Any necessary improvements to the A458 Ludlow Road roundabout, the wider highway network and associated infrastructure will be undertaken, informed by Strategic and Local Highway Transport Assessments. An air quality assessment of the impact of increased vehicular movements into Bridgnorth will also be undertaken and its recommendations implemented.</p> <p>Appropriate public transport links will be provided to the site, this provision will be linked to parking facilities on the site to support wider use. The potential to operate a dedicated park and ride service from this facility will be investigated in partnership with appropriate local community groups and bus operators.</p> <p>Appropriate pedestrian and cycle links will be provided to and through the site, particularly to the new primary school, local centre and public transport connections. Existing public rights of way will be maintained and the network appropriately expanded.</p> <p>Significant and effective pedestrian and cycle links will be provided over the A458 to encourage safe and sustainable patterns of movement between the site and the wider town. This will include but not be limited to a raised pedestrian and cyclist footbridge crossing of the A458 at an appropriate location near the Ludlow Road roundabout, subject to ground investigations and available land.</p> <p>Natural environment assets on and in proximity of the site, including Thatchers Wood and Westwood Covert SSSI, Devil's Hole SSSI, non-statutory designated wildlife sites and any priority habitats will be safeguarded and appropriately buffered.</p> <p>The site will incorporate multi-stage sustainable drainage system features and water treatment facilities, informed by a sustainable drainage strategy. Water runoff will be restricted to the equivalent greenfield rate and water quality in the wider drainage network will be protected. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site.</p> <p>Development will also be excluded from the portions of the site located in Flood Zones 2 and/or 3. These areas will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.</p>	

Schedule S3.1(ii). Employment Allocations: Bridgnorth Principal Centre		
Site Allocation	Development Guidelines	Provision
Land north of Stanmore Industrial Estate (P58a)	<p>The site represents an extension to the existing Stanmore Industrial Estate. Development will be within primary use classes B2, B8 and appropriate sui generis uses. It will be targeted towards the engineering and advanced manufacturing sectors, complement the employment offer on the existing Industrial Estate and contribute towards the objectives of the Shropshire Economic Growth Strategy.</p> <p>Access will be provided via the existing Stanmore Industrial Estate. Necessary improvements will be made to highways infrastructure, including the access road to Stanmore Industrial Estate and its junction with the A454, the A454/A458 roundabout and the A454/B4363 roundabout.</p> <p>Substantial and effective boundary treatments will be required in order to create a buffer around the site. An effective buffer to nearby residential properties is particularly important. The buffer to the north should provide a positive link to nearby woodland.</p> <p>Development should seek to provide green infrastructure links through the site, retain high quality trees, woodland and priority habitats on the site. Any lost trees should be offset within the sites buffer. The public right of way along part of the sites southern boundary will be retained.</p> <p>Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise arising from the site.</p> <p>The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.</p> <p>Compensatory provision to the Green Belt will be made through investment in the quality of Stanmore Country Park.</p>	6.8ha employment land
Land adjacent Hickman Road, Stanmore Industrial Estate (STC002)	<p>The site represents an extension to the existing Stanmore Industrial Estate. Development will be within primary use classes B2, B8 and appropriate sui generis uses. It will be targeted towards the engineering and advanced manufacturing sectors, complement the employment offer on the existing Industrial Estate and contribute towards the objectives of the Shropshire Economic Growth Strategy.</p> <p>Access will be provided via the existing Stanmore Industrial Estate. Necessary improvements will be made to highways infrastructure, including the access road to Stanmore Industrial Estate and its junction with the A454, the A454/A458 roundabout and the A454/B4363 roundabout.</p> <p>Substantial and effective boundary treatments will be required in order to create a buffer around the site. An</p>	4.6ha employment land

Site Allocation	Development Guidelines	Provision
	<p>effective buffer to The Hobbins and other residential properties is particularly important.</p> <p>Site design and layout will positively respond to the site's relationship with Stanmore Country Park and The Hobbins. Development should seek to provide green infrastructure links through the site, retain high quality trees and retain priority habitats on the site. Any lost trees should be offset within the sites buffer.</p> <p>Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise arising from the site.</p> <p>Compensatory provision to the Green Belt will be made through investment in the quality of Stanmore Country Park.</p>	

Schedule S3.1(iii). Potential Future Direction of Growth	
Location	Site Area
Land west of Tasley Garden Village, Bridgnorth	41.5ha

Explanation

- 5.52. Bridgnorth is an attractive historic market town located in the east of Shropshire at the junction of the A458 and A442. The town straddles the River Severn and comprises Low Town to the east and High Town to the west, perched on cliffs 100ft above. The West Midlands Green Belt wraps around the town's eastern development boundary.
- 5.53. As the second largest Principal Centre in Shropshire, Bridgnorth offers extensive services and facilities to both its residents and those living within its large rural hinterland. The nature and scale of future development recognises:
- The strategic role that Bridgnorth plays in east Shropshire;
 - The importance of meeting the residential and employment needs of the town and its surrounding hinterland;
 - The low levels of residential completions achieved within the town over a number of years which has exacerbated local need;
 - The opportunity to strengthen the towns economic role – providing sites for existing businesses to expand and to attract new businesses to the town;
 - The opportunity to help deliver a better balance between housing and employment in Bridgnorth, and
 - The potential to provide additional local employment opportunities to reduce the need to commute out of the town for work.
- 5.54. To this end, a residential development guideline has been identified which recognises the urban focus which forms part of the strategic approach within this Local Plan and will allow for the needs of the residents of this town and its surrounding rural hinterland to be achieved.
- 5.55. Furthermore, sufficient employment land has been provided to cater for the employment needs of existing and new residents of the town and support the employment needs of communities in the town's rural hinterland. Crucially, it

will also enable choice and competition within the market and recognises the diverse needs of different employers – those already within the town and its hinterland with aspirations for further expansion, those who may wish to start-up in the area and those who may wish to relocate to the town.

- 5.56. As such, the Local Plan allocates a significant mixed-use sustainable urban extension to the south-west of the town outside designated Green Belt. The mix of uses on the site will include substantial housing and employment. To ensure the sustainability of this development it will include measures that recognise site specific factors such as physical, heritage and ecology constraints. It will also provide extensive and attractive pedestrian and cycle facilities to and through the site and importantly from the site into the existing built form of Bridgnorth. Opportunities to access public transport will also be integrated into the development and the potential to operate a dedicated park and ride service will be investigated in partnership with appropriate local community groups and bus operators. The site will also be supported by a new local centre with a range of retail and community uses, a new primary school and, if required by the CCG, a new medical centre, together with extensive green infrastructure, including a new linear park, to provide for the needs of the residents and increase self-containment.
- 5.57. Development of this site will make a significant contribution to the housing and employment needs of the town and comply with the principles of a 'garden village'. Importantly, the development will be informed by a vision, design code and masterplan which will be adopted as a Supplementary Planning Document by Shropshire Council. Appendix 6 of the Local Plan provides information on the anticipated timeframe for the delivery of the Local Plan allocations.
- 5.58. A cohesive and comprehensive development of the saved SAMDev Plan allocations (BRID020a, BRID020b, ELR011/a, ELR011/b), accessed by a new roundabout on the A458, will also contribute to meeting the housing and employment needs within the town. Specifically:
 - a. BRID020a and BRID020b will be developed for a range of dwelling types, including retirement or supported housing, and a hotel. This will be supported by the provision of public open space and a new neighbourhood centre providing such facilities as a petrol station with small convenience store, day care, health & fitness facilities.
 - b. The Livestock Market will be relocated to the saved SAMDev Plan employment allocation ELR011/b. This allocation is specifically for the relocation of this Livestock Market and will only be released for this and its associated uses. Should the Livestock Market close permanently, the land will be reserved for future employment uses only, in accordance with Policy SP13.
 - c. The development of the saved SAMDev Plan employment allocation ELR011/a for a business park comprising offices, industrial and warehousing uses.
- 5.59. It should be noted that the allocations ELR011/a and ELR011/b, include a generous allowance (over 6ha) for landscaping and sustainable drainage, with a net developable area of 6.7ha and 6.6ha respectively. Landscaping and drainage will be detailed at planning application stage.
- 5.60. Stanmore Industrial Estate is located to the east of Bridgnorth, inset within the Green Belt. Recognising the local importance and success of Stanmore Industrial Estate and the limited amount of land currently available for its

expansion, two extensions, totalling around 11.5ha are allocated. These allocations are specifically for employment uses to allow the expansion of Stanmore Industrial Estate. This land was located within the Green Belt prior to their identification as employment allocations within this Local Plan.

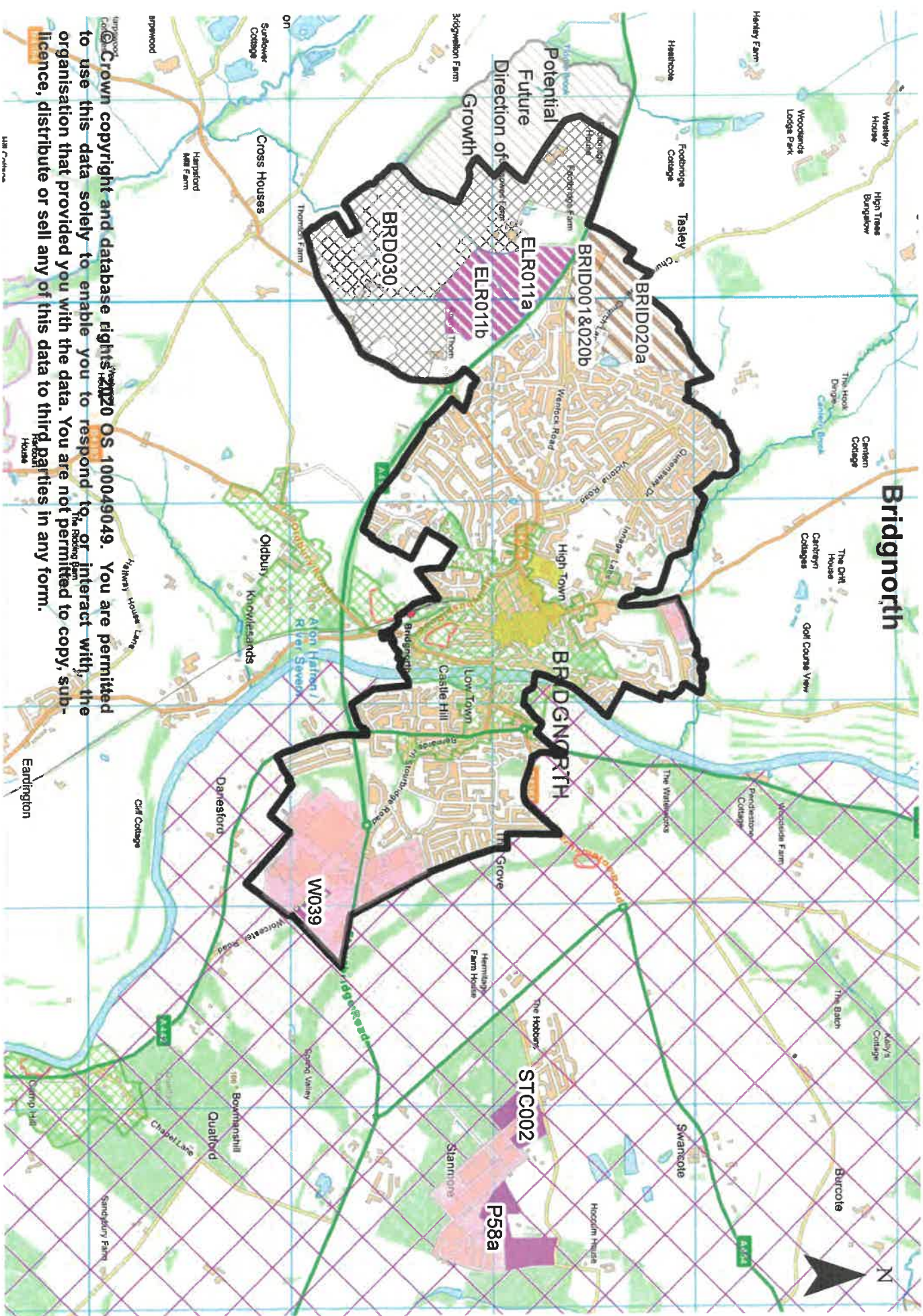
- 5.61. This employment provision will be supported by the protection of existing employment areas within and adjoining the town at Bridgnorth Aluminium, Faraday Drive, the remainder of Stanmore Industrial Estate and Stanley Lane.
- 5.62. Due to the scale of development proposed, it is essential that appropriate improvements to the highway network are undertaken in order to support this development and mitigate any impact. To inform these improvements a strategic assessment of the highway network will be undertaken. This will be supported by site specific highway assessments for the site allocations.
- 5.63. Furthermore, it is important that development takes account of other known critical infrastructure constraints and requirements, as identified within the Implementation Plan and Place Plan.
- 5.64. As such, development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits.
- 5.65. Appendix 5 and 6 of the Local Plan provides information on the levels of residential and employment completions achieved since the start of the Plan period and commitments available, which will contribute towards the delivery of Bridgnorth's residential and employment development guidelines.

S3.2. Community Hubs: Bridgnorth Place Plan Area

1. Within the Bridgnorth Place Plan Area, two Community Hub settlements have been identified. These settlements and their residential development guidelines are listed below:

Community Hub Settlements	Residential Guideline
Alveley	Around 130 dwellings
Ditton Priors	Around 65 dwellings

















2. Within these Community Hubs, new residential development will be delivered through any identified saved SAMDev residential allocations; identified Local Plan residential allocations; appropriate small-scale windfall residential development within the settlements development boundary, as shown on the Policies Map, where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan; and appropriate exception development where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan.
3. Within these Community Hubs, new employment development will be delivered through appropriate small-scale windfall employment development within the settlements development boundary, as shown on the Policies Map, where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan.
4. Saved SAMDev Plan site allocations within these Community Hubs are listed in Appendix 2 of this document and identified on the Policies Map. Local Plan site allocations within these Community Hubs are identified in Schedule S3.2(i) below and identified on the Policies Map. Development of site allocations should be in accordance with specified development guidelines and approximate site provision figures and all other relevant policies of this Local Plan.







© Crown copyright and database rights 2020 OS 100049049. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

KEY







Local Plan 2016-38

-  Strategic Settlements
-  Strategic Site
-  Local Plan Housing Allocation
-  Local Plan Employment Allocation
-  Local Plan Mixed Allocation
-  Future Direction of Growth
-  Protected Employment Land
-  Proposed North West Relief Road
-  Canal Line
-  Safeguarded Land
-  Development Boundary
-  Town Centres
-  Primary Shopping Area
-  Place Plan Area
-  Inset
-  Broad Location for Sports Facility











Hierarchy of Settlements

-  Strategic Site
-  Strategic Settlements
-  Strategic Centre
-  Principal Centres
-  Key Centres
-  Community Hubs
-  Community Cluster

Saved SAMDev

-  Saved SAMDev Employment Allocation
-  Saved SAMDev Housing Allocation
-  Saved SAMDev Mixed Allocations
-  Saved SAMDev Sustainable Urban Extensions
-  Saved Mineral Sites
-  Key Area of Change

Other Information

-  Conservation Areas
-  Registered Battlefields
-  Registered Parks and Gardens
-  Scheduled Monuments
-  World Heritage Sites
-  Ramsar Sites
-  Special Areas of Conservation
-  Sites of Special Scientific Interest
-  Shropshire Hills Area of Outstanding Natural Beauty
-  Green Belt