

6.21. The table below provides information on each of the preferred site allocations:

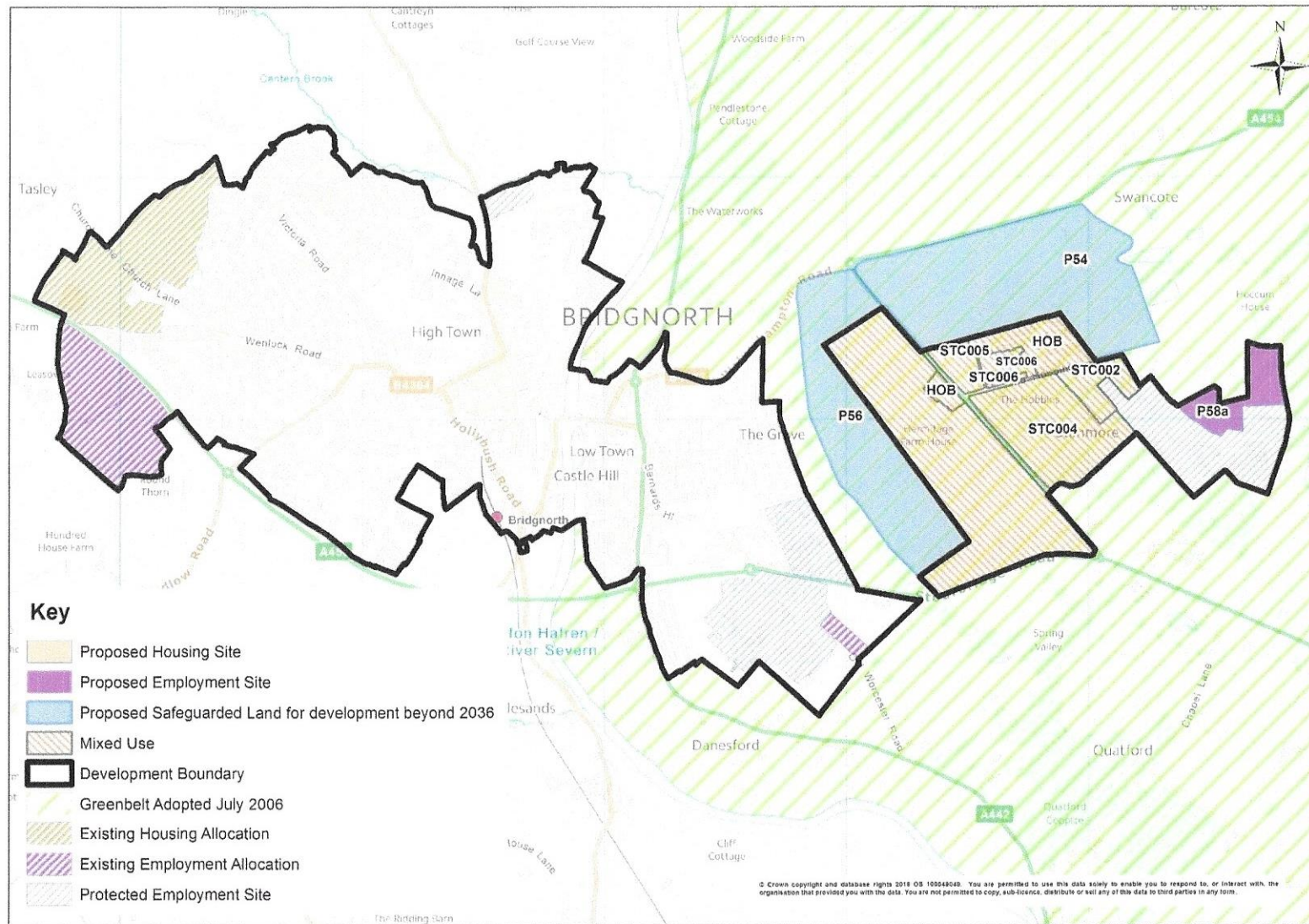
Preferred Allocations				
Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
P54 (part); P56 (part); P58a; STC002; STC004 (part); STC005; and STC006	Land at Stanmore	Overview:		Master-planned mixed-use garden settlement including housing, employment, a local centre and extended open space. Improvements will be required to the highway network, waste water treatment and other utilities. There is potential to establish a park and ride site to serve Bridgnorth from this direction. Careful consideration will need to be given to the protection of ancient woodland and other valuable environmental and heritage assets and the juxtaposition of housing and employment uses.
		29	850 Dwellings	Entry level, key worker and employee housing are particular local priorities.
		16	Employment	Expansion space for existing occupiers of the Stanmore industrial estate, starter and grow-on space for local firms and inward investment are particular local priorities.
		5	Local centre	To provide local services, facilities and infrastructure for both existing residents and to serve the new development proposed.
		36	Green Infrastructure (GI)	Measures will be sought to safeguard and improve facilities at the existing country park and to offset impact on Green Belt by significantly improving access to open space through the provision of additional land adjacent to the Low town of Bridgnorth by enhancing and linkages to Stanmore.

6.22. The table below provides information on each of the preferred areas of safeguarded land:

Preferred Land Safeguarded for Future Development Beyond 2036				
Site Reference	Site Location	Site Area (Ha)	Likely Use	Site Guidelines
P56 (part)	Land at Stanmore	32	Residential Uses	It is proposed that the land is safeguarded for future development beyond the current Plan Period.
P54 (part)	Land at Stanmore	48	Employment Uses	It is proposed that the land is safeguarded for future development beyond the current Plan Period.

Proposed Development Boundary; Preferred Site Allocations and Preferred Areas of Safeguarded Land

6.20. The map below identifies the location of the proposed development boundary; preferred allocations; and preferred land safeguarded for future development in Bridgnorth:



Local Plan Review and Preferred Sites
More information is available at

<https://shropshire.gov.uk/media/11273/04-preferred-sites-consultation-bridgnorth-place-plan-area.pdf>

Purpose of the Local Plan Review

Local Planning Authorities are required to keep under review any matters that may affect the development of its area. Shropshire Council has determined to undertake a Local Plan Review in order to:

- Allow the consideration of updated information on development needs within the County;
- Reflect changes to national policy and our local strategies;
- Extend the Plan period to 2036; and
- To provide a plan which will help to support growth and maintain local control over planning decisions during the period to 2036.

Maintaining an up to date Local Plan will support local growth by generating certainty for investment in local development and infrastructure. The Local Plan will achieve this by providing a policy framework that establishes an up to date and objective assessment of development needs and supports sustainable development in Shropshire during the period to 2036.

Bridgnorth

6.16. In light of the issues and challenges identified above, Shropshire Council considers that there is sufficient evidence of 'exceptional circumstances' in Bridgnorth to justify building on the existing urban fabric of the former RAF Stanmore to create a new community as a mixed use 'garden settlement' which would:

- improve local access to community facilities and infrastructure for existing residents;
- help improve access to employment, provide expansion space for existing businesses and support inward investment;
- provide a range of housing opportunities to help meet local needs;

- result in a significant net gain in the quantity, quality and connectivity of public open space;
- significantly improve access to extensive recreational open space and the countryside for existing and future residents;
- create new employment areas on greenfield land within the proposed development area and around Stanmore Industrial Estate complimenting the employment opportunities in the town; and Shropshire Local Plan Review: Consultation on Preferred Sites November 2018
- deliver a new area of publicly accessible woodland and open space to include Hermitage ridge providing: informal managed footpaths creating functional and recreational linkages between Lower Town and the country park; o interpretation boards on the woodland and ecological features; and o interpretation boards on The Hermitage caves scheduled monument.

6.17.Delivery of the planned growth would take place over an extended period with some development beyond the current Plan period to 2036. For this reason, in addition to the land being released for development, additional land is safeguarded to provide for Bridgnorth's longer term growth needs.

6.18.The majority of the Green Belt parcels involved have been individually assessed in the Green Belt Review as causing only moderate or moderate - high harm to the Green Belt if released. Although the combined impacts of release are greater, it is considered that justifiable exceptional circumstances exist and that there will be scope to offset potential adverse impacts by achieving improvements to the 'environmental quality and accessibility' of remaining Green Belt as required by national policy. Opportunities to develop alternative approaches which would provide equivalent outcomes without the release of Green Belt land have been carefully examined but are considered to be less appropriate due to a range of factors including:

- Flood risk;
- Impacts on areas of high landscape value;
- Accessibility constraints; and
- The creation of new housing areas on greenfield land remote from, but dependent on, local facilities, services and employment in the town.

6.19.This means that, even though the preferred option would involve the development or safeguarding of a significant area of Green Belt land, the available alternatives are not considered to compare favourably to the

creation of a large, mixed use scheme which is able to provide sufficient economies of scale to deliver the benefits highlighted above.

Alveley

6.25. Alveley is a large village situated in the metropolitan Green Belt close to the A442 Bridgnorth – Kidderminster road some 7 miles to the south-east of Bridgnorth. In 2016, the village had an estimated population of 1,583 people and contained 718 dwellings. The village has a range of local services and facilities including a primary school, GP, public house, shops, community hall and outdoor sports facilities.

6.26. The village was not identified as a location for planned development in the SAMDev Plan and in the previous Bridgnorth Plan (adopted 2006), apart from replacement dwellings and conversions, provision was made only for local needs affordable housing as infill within the development boundary. Therefore, there has been only limited housing growth in the village in the recent past, although 2 exception sites have recently been approved for affordable housing and there are outstanding commitments for 32 houses. High quality local needs housing development in Alveley is a particular local priority.

6.27. Over the period to 2036, around 99 houses will be provided to supplement the existing committed sites. This will provide an opportunity to deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements. Two site allocations are proposed to deliver around 70 houses, together with an allowance of 29 homes to be delivered through windfall sites or exception schemes.

6.28. As there are limited opportunities for infill development within the village boundary which is inset in the Green Belt, options for delivery of development to meet community need will necessitate expansion into the Green Belt which surrounds the village. A Green Belt review has been undertaken and indicates areas of lesser harm of release to the North and South of the village. The proposed housing allocations, detailed below, are favoured on this basis and that land to the North is readily accessible and provides an opportunity to derive community benefits in the form of improvements to sport and recreational facilities. Additional opportunities to achieve improvements to the 'accessibility' of remaining Green Belt will also be explored.

Summary of residential requirements

Number of Dwellings Preferred	
dwelling guideline 2016-2036	130
Dwellings completed in 2016-17*	6
Dwellings committed as at 31st March 2017*	25
Remaining dwelling requirement to be identified	99
Dwellings to be allocated	70
Balance/Windfall allowance**	29

*Analysis of Housing Supply as at 31st

March 2018 will be provided towards the end of 2018. **Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross subsidy development.

6.29. However, in order to provide long term certainty about future growth in Alveley, the delivery of planned growth will need to take place over an extended period with further development beyond the current Plan period to 2036. For this reason, in addition to the land currently being proposed for development, further land is safeguarded to provide for Alveley's longer term growth needs.

Summary of residential requirements

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***Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.*

Proposed Development Boundary; Preferred Site Allocations and Preferred Areas of Safeguarded Land

6.30. The map below identifies the location of the proposed development boundary; preferred allocations; and preferred land safeguarded for future development in Alveley:

