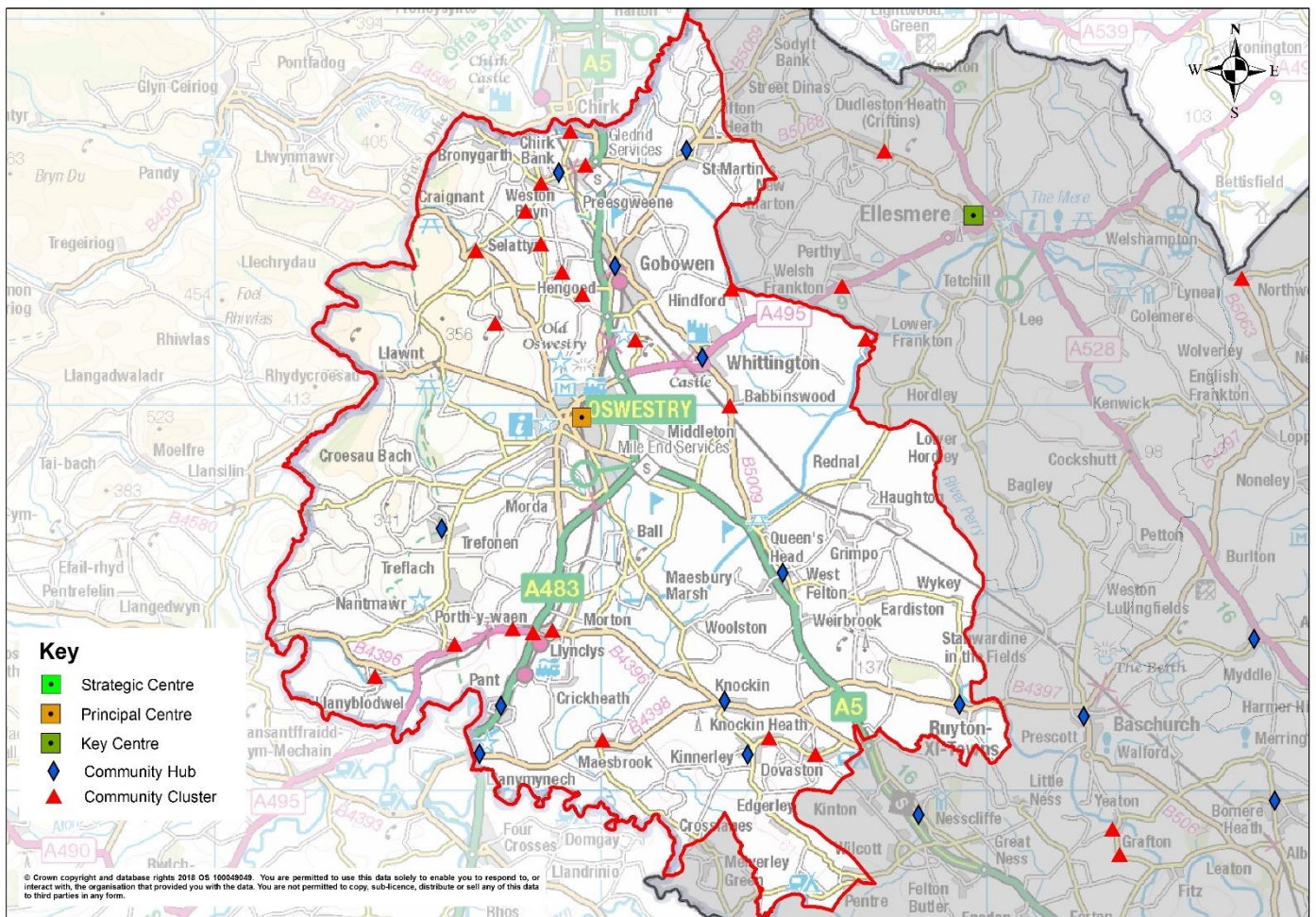


## 17. Oswestry Place Plan Area

17.1. The Oswestry Place Plan Area is in north-west Shropshire. The Place Plan area contains the Principal Centre of Oswestry; the proposed Community Hubs of Gobowen, Kinnerley, Knockin, Llanymynech, Pant, Ruyton XI Towns, St Martins, Trefonen, West Felton, Weston Rhyn and Whittington; and numerous smaller villages and hamlets, many of which have opted in as parts of Community Clusters.



Settlement Type	Settlement Name
<b>Principal Centre:</b>	Oswestry
<b>Community Hubs:</b>	<ul style="list-style-type: none"> <li>• Gobowen</li> <li>• Kinnerley</li> <li>• Knockin</li> <li>• Llanymynech</li> <li>• Pant</li> <li>• Ruyton XI Towns</li> <li>• St Martins</li> <li>• Trefonen</li> <li>• West Felton</li> <li>• Weston Rhyn</li> <li>• Whittington</li> </ul>

Settlement Type	Settlement Name
<b>Community Clusters:</b>	<ul style="list-style-type: none"> <li>• Maesbrook, Dovaston and Knockin Heath</li> <li>• Llanyblodwel, Porthywaen Dolgoch, Llyncllys and Bryn Melyn</li> <li>• Park Hall, Hindford, Babbinswood and Lower Frankton</li> <li>• Selattyn, Upper/Middle/Lower Hengoed and Pant Glas</li> <li>• Rhoswel, Wern and Chirk Bank</li> </ul>

17.2. If your village is not included in the list of proposed Community Hubs or Community Clusters above, then this means that it will be 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies.

## Principal Centre: Oswestry

17.3. Between 2006/07 and 2016/17 the average housing delivery rate in Oswestry was some 66 dwellings per year, delivery in recent years has been suppressed by the lead-in times associated with the commencement of the major mixed-use urban extension to the town which was allocated in the SAMDev Plan. The annual build rate required over the Local Plan Review period is some 90 dwellings per year. This will require a step change in delivery, but this is considered to be achievable.

17.4. Around 57 hectares of employment land is already committed in Oswestry and no further employment land therefore needs to be identified to support the employment development objectives subject to an employment land review.

17.5. A major mixed-use urban extension was allocated in the existing Local Plan to the south east of Oswestry. The scale and complexity of the scheme and the need for significant infrastructure investment has delayed delivery to date, but work is expected to commence during the first part of the Local Plan Review period. New development proposals will need to complement the offer provided by this urban extension.

17.6. The Oswestry Civic Society and several local parish councils have recently endorsed the development of a longer term strategy for the Oswestry area which could cover the period to 2050. It is felt that such a plan would help to shape the future expansion of Oswestry through the potential development of interconnected villages, supported by a strong framework of public and road transport links, designed to foster community living and a low carbon economy. It is considered that expansion to the north-east of Oswestry would provide the opportunity to capitalise on existing assets such as Gobowen railway station, Old Oswestry Hill Fort and the sports facilities at Park Hall. Such an approach would also be consistent with the focus on development in strategic corridors, including the A5 corridor between Oswestry and Gobowen, which is identified in the Council's adopted Economic Growth Strategy.

17.7. A Local Economic growth strategy is being prepared for Oswestry which will set out Shropshire Council's local economic delivery plan in this area, helping Shropshire Council to address priorities outlined in the overarching Economic Growth Strategy at a local level. This strategy will also have a key role in supporting existing business growth and attracting new business and investment into not just the town but also the surrounding areas.

- 17.8. A detailed profile of the market town of Oswestry is available here:  
<https://www.shropshire.gov.uk/media/8845/oswestry-final-version-1212.pdf>
- 17.9. Identified critical infrastructure priorities for Oswestry include:
- Waste water treatment and sewerage capacity.
  - Primary and secondary school provision.
  - Local and strategic highway improvements.
  - Provision of additional leisure, recreation, amenity and cemetery facilities.
  - Further information on infrastructure constraints and priorities are available within the Oswestry Place Plan.
- 17.10. As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.

### ***Development Strategy***

- 17.11. Oswestry will continue to act as a Principal Centre and contribute towards the strategic growth objectives in the North-West of the County. Oswestry will continue to explore ways in which it can effectively fulfil its role as the largest principal centre in Shropshire.
- 17.12. Development will balance the need for additional housing and employment accommodating around 1,800 dwellings and around 19 hectares of employment development between 2016 and 2036.
- 17.13. In the Local Plan Review period since 2016, there have been 47 dwellings completed, with a further 1,624 dwellings committed through Planning Permission, Prior Approval or Allocation. However, the SAMDev Plan assumes that the Eastern Gateway Sustainable Urban Extension in Oswestry will make provision for 900 homes, but current outline planning applications (which cover the majority of the land) amount to only 750 homes. It is therefore proposed to reduce the overall allowance for commitments by 100 to 1,524 homes.
- 17.14. Therefore, a further 229 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review. The proposed windfall balance of 29 homes is considered reasonable having regard to the opportunities that exist within the Development Boundary, opportunities for small scale exception sites outside the Development Boundary and past rates.
- 17.15. Much of the potential for larger scale infill development in the town has already been captured through the SAMDev Plan. Additional development opportunities adjacent to the existing Development Boundary for Oswestry are now extremely restricted by the presence of physical, heritage and environmental constraints such as the setting of the Old Oswestry Hillfort; sensitive landscapes to the north and west; the Oswestry bypass to the east; and flood risk and accessibility issues to the south.
- 17.16. Whilst a modest amount of additional growth can still be delivered in Oswestry itself, in these circumstances, Shropshire Council proposes to deliver the majority of the new housing required by responding positively to the principles outlined by the Oswestry Civic Society in its proposed Oswestry 2050



approach by reinforcing the existing urban fabric of the former Park Hall Camp to deliver a new community as a mixed use 'garden settlement' which would:

- Support community living by improving access to community facilities for existing and new residents by providing a location to establish local retail and community facilities;
- Deliver improved access to the railway station at Gobowen, the RJAH hospital and Oswestry in a way consistent with the principles outlined in Oswestry 2050 by exploring opportunities to establish a park and ride facility, footpath and cycle links and a circular bus service;
- Provide a range of housing opportunities to help meet identified local housing needs including key worker housing for the RJAH hospital and Derwen College;
- Capitalise on the existing availability of extensive formal and informal leisure and recreational facilities.

17.17. Extensive areas of land have been promoted in this location, sufficient to provide for long term expansion beyond the proposed Plan period to 2036. Relevant supporting studies should be undertaken and their recommendations implemented.

#### Summary of residential requirements

	Number of Dwellings
Preferred dwelling guideline 2016-2036	1,800
Dwellings completed in 2016-17*	47
Dwellings committed as at 31 <sup>st</sup> March 2017*	1,524
Remaining dwelling requirement to be identified	229
Dwellings to be allocated	200
Balance/Windfall allowance**	29

\*Analysis of Housing Supply as at 31<sup>st</sup> 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.

#### Summary of employment land requirements

	Employment Land (Ha)
Preferred employment land guideline 2016-2036	19
Commitments and allocations as at 31 <sup>st</sup> March 2017*	57
Employment land shortfall	0
Employment land to be allocated	0
Balance/Windfall allowance**	0

\*Analysis of Employment Supply at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

\*\*Local Plan policies will allow flexibility for appropriate windfall development.



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

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
OSW017	Land at Trefonen Road, Oswestry	1.47	40 dwellings	Site is a natural extension to the town's western side. This is a small site in an accessible location, subject to assessment and any mitigation required. Existing speed limit on Trefonen Road to be extended.
PKH002; PKH007 (part); PKH031.	Land adj. North Drive & Tympath Lane, Park Hall	8.0	160 dwellings, employment and a local centre	Mixed use scheme to deliver housing; science park uses associated with the RJAH hospital; a convenience retail and local community services hub.

## Community Hubs

17.20. Shropshire Council has undertaken an assessment of the local services, facilities, employment and public transport links available within rural settlements, in order to identify those which are considered to function as Community Hubs. This assessment is summarised within the Hierarchy of Settlements evidence base document available via the Shropshire Council website at: <http://shropshire.gov.uk/planning-policy/local-plan/local-plan-partial-review-2016-2036/>

17.21. Within the Oswestry Place Plan area, 11 proposed Community Hubs have been identified, these are:

- Gobowen;
- Kinnerley;
- Knockin;
- Llanymynech;
- Pant;
- Ruyton XI Towns;
- St Martins;
- Trefonen;
- West Felton;
- Weston Rhyn; and
- Whittington.

## Gobowen

- 17.22. Gobowen is a large village north of Oswestry which benefits from good transport connections and a range of local services and facilities and is already identified as a Community Hub as part of the adopted SAMDev Plan. There is a high level of outstanding housing commitments, including the two site allocations made in the SAMDev Plan. Key development constraints for Gobowen include flood risk in areas which lie adjacent to the River Perry and its tributaries.
- 17.23. Between 2006/07 and 2016/17 the average housing delivery rate in Gobowen was some 16 dwellings per year. The annual build rate required over the Local Plan Review period is around 20 homes per year, but this is considered to be achievable.
- 17.24. Infrastructure investment priorities for Gobowen include:
- Parking, particularly around the train station;
  - Potential for enhanced public transport and cycle links between Gobowen, the Orthopaedic Hospital and Oswestry;
  - GP Surgery.

### ***Development Strategy***

- 17.25. Over the period to 2036, a modest amount of further housing of around 120 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, including those associated with Derwen College and support investment in community facilities and infrastructure improvements. Two site allocations are therefore proposed to deliver around 100 houses, together with development by infilling, groups of houses and conversions on suitable sites within the development boundary. Relevant supporting studies should be undertaken and their recommendations implemented.

#### *Summary of residential requirements*

	Number of Dwellings
Preferred dwelling guideline 2016-2036	390
Dwellings completed in 2016-17*	5
Dwellings committed as at 31 <sup>st</sup> March 2017*	266
Remaining dwelling requirement to be identified	119
Dwellings to be allocated	100
Balance/Windfall allowance**	19

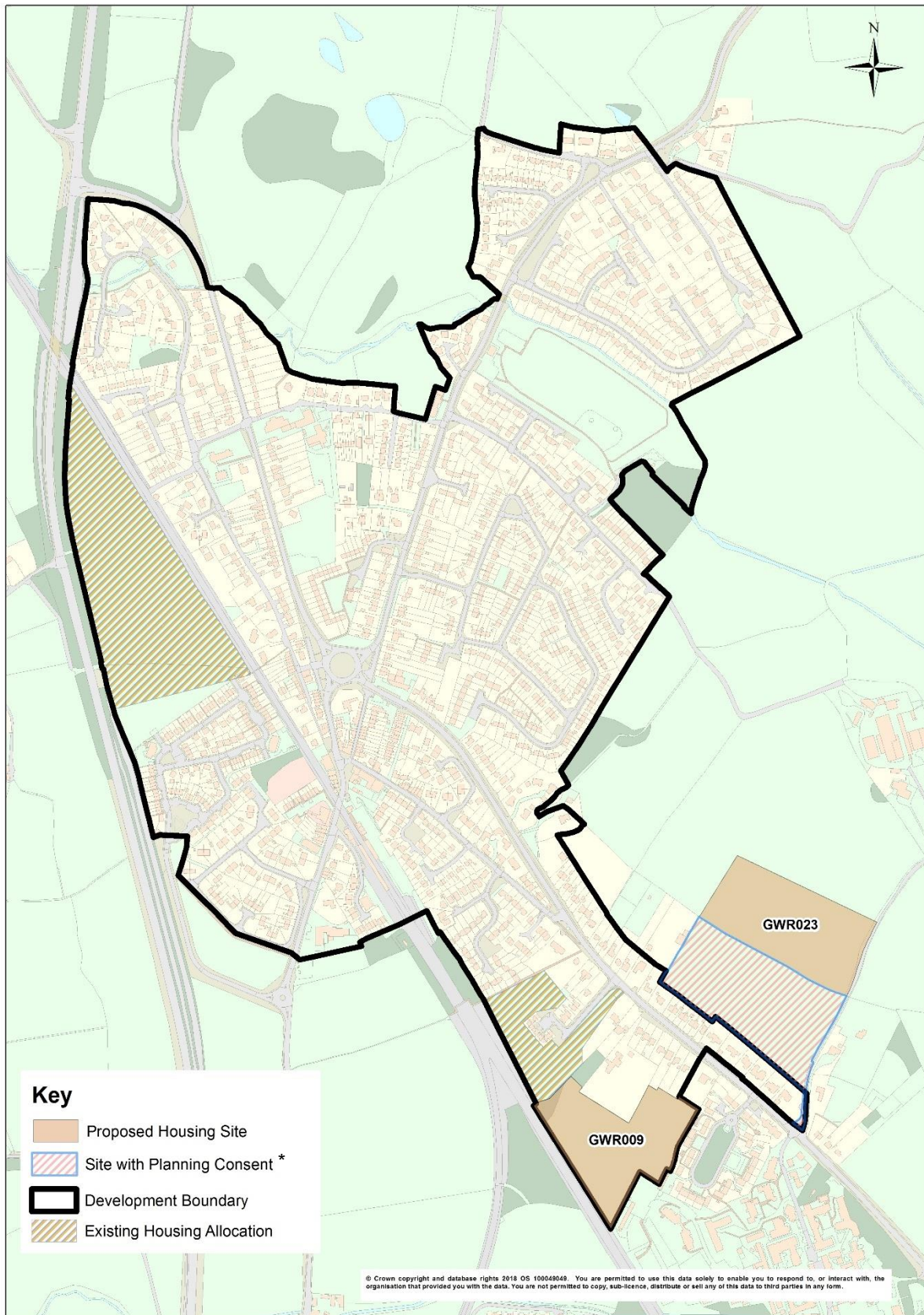
\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

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



## Proposed Development Boundary and Preferred Site Allocations

17.26. The map below identifies the location of the preferred allocations and the proposed development boundary for Gobowen:



\*Site with Planning Consent illustrated due to relationship with the preferred allocation GWR023.



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

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
GWR009	Land west of Agnes Hunt Memorial Bungalows, Gobowen	2.37	25 dwellings	Low density scheme to address specialist accommodation needs of Derwen College.
GWR023	Land north of Whittington Road, Gobowen	2.5	75 dwellings	2.5Ha site within larger 17.73 Ha site promoted, subject to agreement of an appropriate shared highway access with adjacent development which addresses local flood risk issues.

## Kinnerley

17.28. Kinnerley is a large village south-east of Oswestry which benefits from a range of local services and facilities and is already identified as part of a Community Cluster in the adopted SAMDev Plan. There is a high level of outstanding housing commitments, but development to date has not delivered housing which meets local needs and there is therefore an unmet need for more affordable “entry level” homes. Key development constraints include flood risk from the Weir Brook. Development proposals will be expected to demonstrate that they have taken account of the adopted guidance from the Community Led Plan for Kinnerley which provides additional guidance and will help inform planning decisions in the parish.

17.29. Between 2006/07 and 2016/17 the average housing delivery rate in Kinnerley was some 2-3 dwellings per year. This is similar to the annual build rate required over the Local Plan Review period.

### **Development Strategy**

17.30. Over the period to 2036, a modest amount of further housing will be provided to supplement existing committed sites. This will provide an opportunity to deliver a range of accommodation types to help meet local housing needs, support investment in community facilities and infrastructure improvements. No specific allocations are proposed, but the development of exception sites, including cross-subsidy exceptions sites in appropriate locations outside the development boundary will be supported where they help deliver housing which meets local needs. The development boundary has been amended in the vicinity of Church Lane to reflect the fact that a safe highway access cannot be achieved to support the development of land off Church Lane. Relevant supporting studies should be undertaken and their recommendations implemented.

#### *Summary of residential requirements*

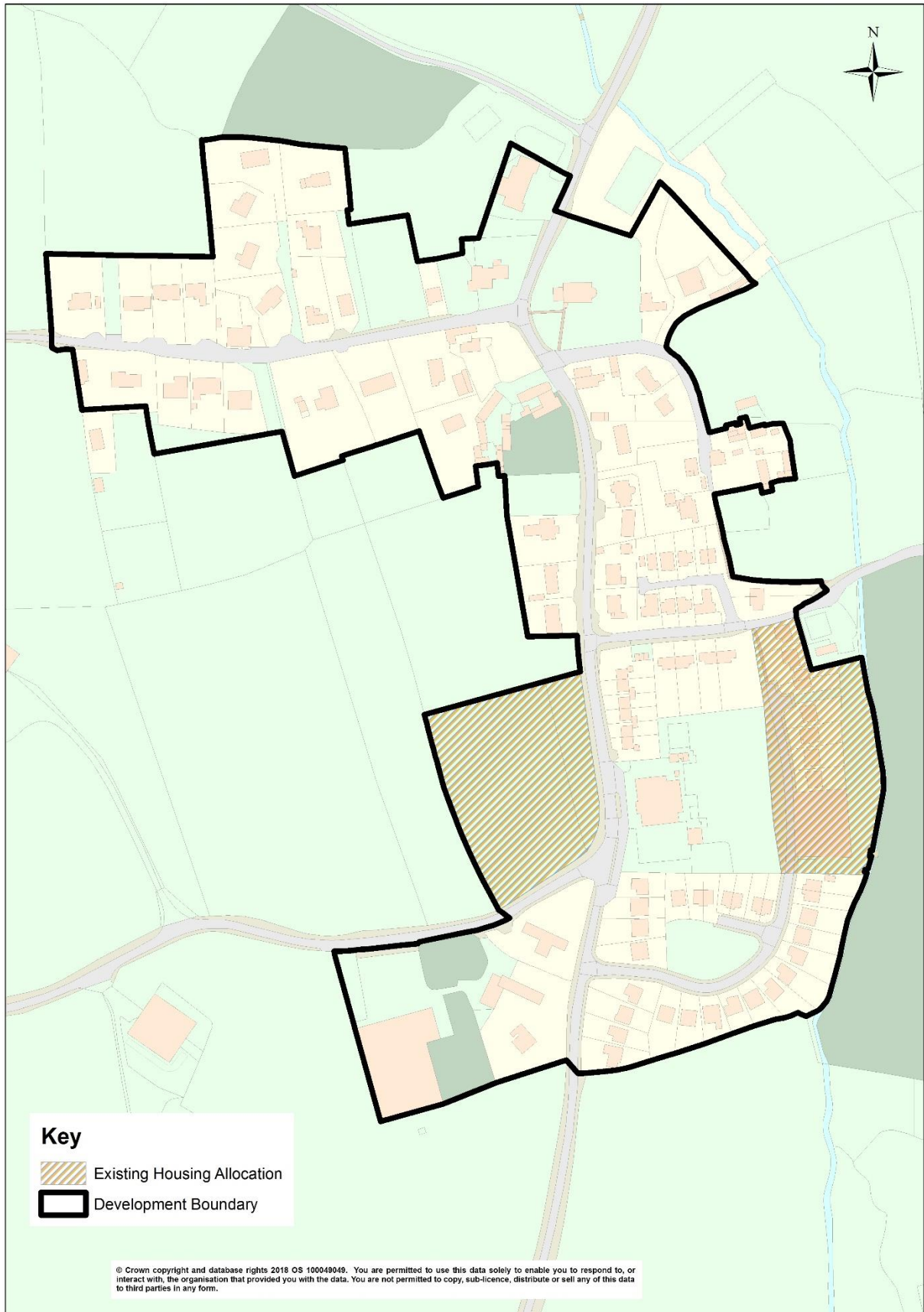
	Number of Dwellings
Preferred dwelling guideline 2016-2036	60
Dwellings completed in 2016-17*	1
Dwellings committed as at 31 <sup>st</sup> March 2017*	36
Remaining dwelling requirement to be identified	23
Dwellings to be allocated	0
Balance/Windfall allowance**	23

\*Analysis of Housing Supply as at 31<sup>st</sup> 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.

### Proposed Development Boundary

17.31. The map below identifies the location of the proposed development boundary for Kinnerley:



## Knockin

17.32. Knockin is a small village south-east of Oswestry which benefits from a range of local services and facilities and is already identified as a Community Hub in the adopted SAMDev Plan. There is a high level of outstanding housing commitments, but there has been only a single completion since 2006. The annual build rate required over the Local Plan Review period is significantly higher at 2-3 homes per year, but this is considered to be achievable with site allocation as detailed below.

17.33. Key development constraints for Knockin include flood risk in areas and potential impacts on protected species and the historic environment.

17.34. Infrastructure investment priorities for Knockin include road safety.

### ***Development Strategy***

17.35. Over the period to 2036, modest amounts of further housing on adjacent land will provide an opportunity to improve the viability of the existing (SAMDev) site allocation to enable the delivery of a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements. Relevant supporting studies should be undertaken and their recommendations implemented.

#### *Summary of residential requirements*

	Number of Dwellings
Preferred dwelling guideline 2016-2036	55
Dwellings completed in 2016-17*	0
Dwellings committed as at 31 <sup>st</sup> March 2017*	24
Remaining dwelling requirement to be identified	31
Dwellings to be allocated	25
Balance/Windfall allowance**	6

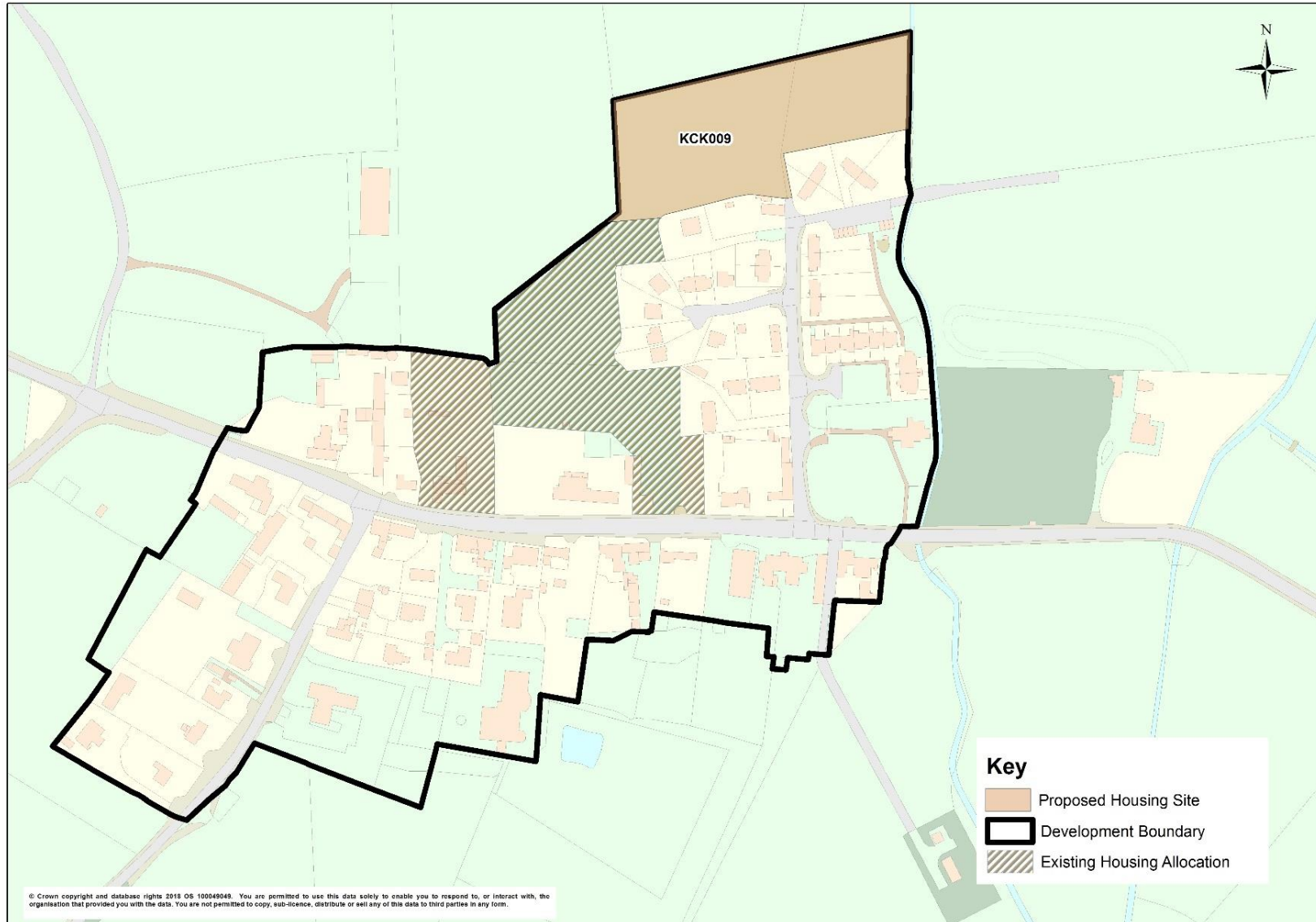
\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

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



**-Proposed Development Boundary and Preferred Site Allocation**

17.36. The map below identifies the location of the preferred allocation and the proposed development boundary for Knockin:



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

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
KCK009	Land north of Church Lane, Knockin	0.91	25 dwellings	Access from Church Lane or through SAMDev allocation KK001.

## Llanymynech

17.38. Llanymynech is a large village south of Oswestry which benefits from a range of local services and facilities and is already identified as a Community Hub in the adopted SAMDev Plan. There is a high level of housing completions and commitments. Average completions were 12 homes per year during the period 2006-2016. The annual build rate required over the Local Plan Review period is significantly lower at only 6 homes per year. There are existing accessibility issues along Station Road, where it is already congested with a weight-restricted bridge over the former railway line. Key development constraints for Llanymynech include protected species and the historic environment.

17.39. Critical infrastructure investment priorities include waste water treatment infrastructure.

### **Development Strategy**

17.40. Over the period to 2036, around 50 additional homes, equivalent to the quantity provided for in the SAMDev Plan, 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. The preferred location for future housing development selected would provide for a modest scale natural extension to the previous site allocation, with easy access to local services and facilities and would deliver approximately 50 homes. The existing development boundary (see map) will be amended to include the preferred site allocation. This site would be accessible from the previous allocation, as its layout suggests that further extension is possible. Relevant supporting studies should be undertaken and their recommendations implemented.

### *Summary of residential requirements*

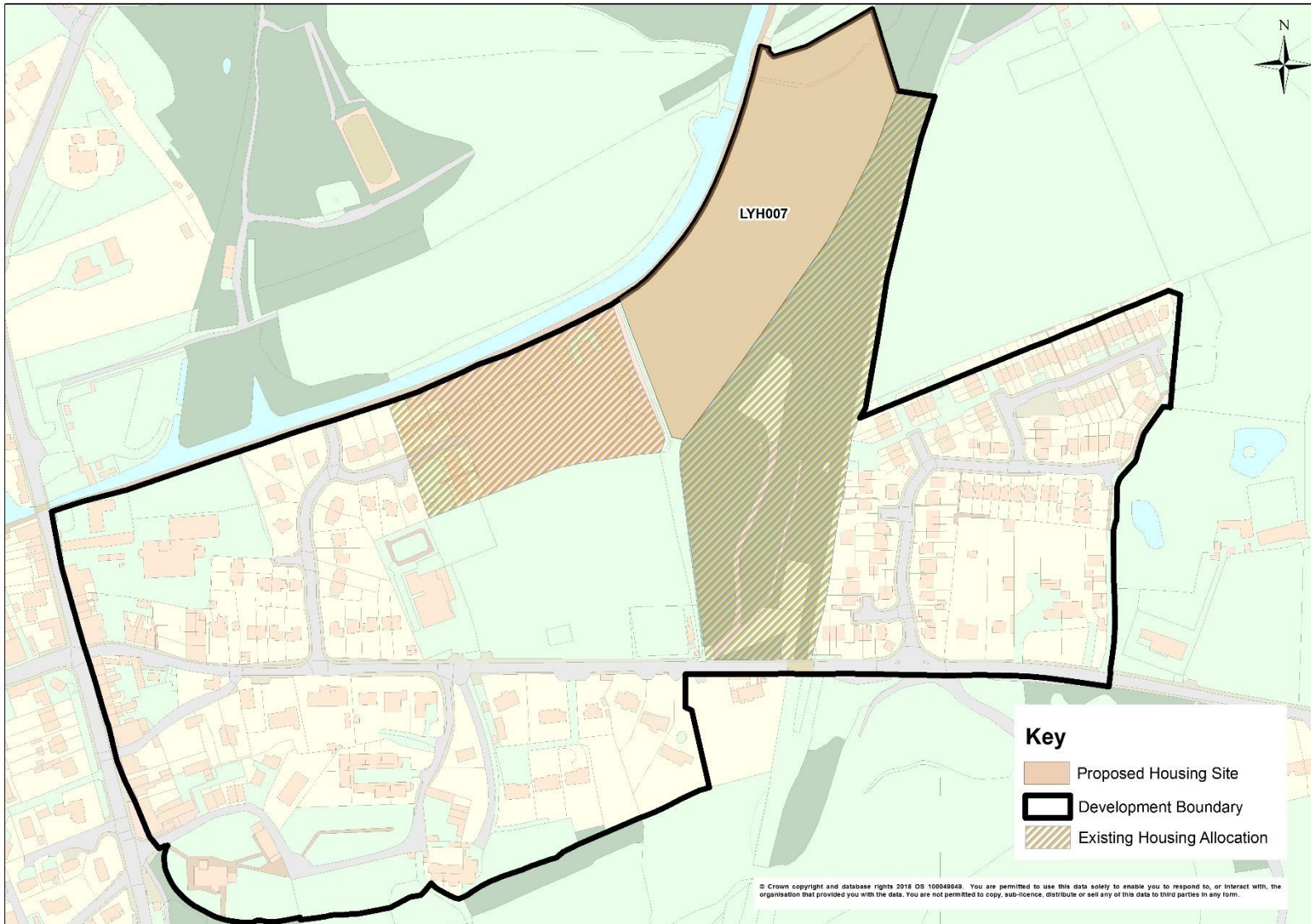
	Number of Dwellings
Preferred dwelling guideline 2016-2036	125
Dwellings completed in 2016-17*	6
Dwellings committed as at 31 <sup>st</sup> March 2017*	68
Remaining dwelling requirement to be identified	51
Dwellings to be allocated	50
Balance/Windfall allowance**	1

\*Analysis of Housing Supply as at 31<sup>st</sup> 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.

### Proposed Development Boundary and Preferred Site Allocation

17.41. The map below identifies the location of the preferred allocation and the proposed development boundary for Llanymynech:





17.42. The table below provides information on the preferred allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
LYH007	Land East of Barley Meadows, Llanymynech	1.85	50 dwellings	Access through Barley Meadows. Development must help to enhance direct footpath access to recreation space, the village hall and the village centre. Subject to further assessment for HRA for recreational and water quality impacts on the Montgomery Canal SAC.

## Pant

17.43. Pant is a large village south of Oswestry which benefits from a range of local services and facilities and is already identified as a Community Hub in the adopted SAMDev Plan. Average completions have amounted to 1 home per year during the period 2006-2016. The annual build rate required over the Local Plan Review period is higher at 2-3 homes per year, but this is considered to be achievable with a site for around 45 dwellings allocated. Key development constraints for Pant include protected species and the historic environment. In addition, Pant's proximity to the sewage treatment works means that development to the south of the village would be inappropriate. There are also issues with water pressure in the village

17.44. Critical infrastructure investment priorities include waste water treatment infrastructure.

## Development Strategy

17.45. Over the period to 2036, an additional 52 homes 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. The additional homes will be delivered through the allocation of a single site, together with an allowance for a small amount of windfall development. The existing development boundary (see map) will be amended to include the preferred site allocation. Relevant supporting studies should be undertaken and their recommendations implemented.

### Summary of residential requirements

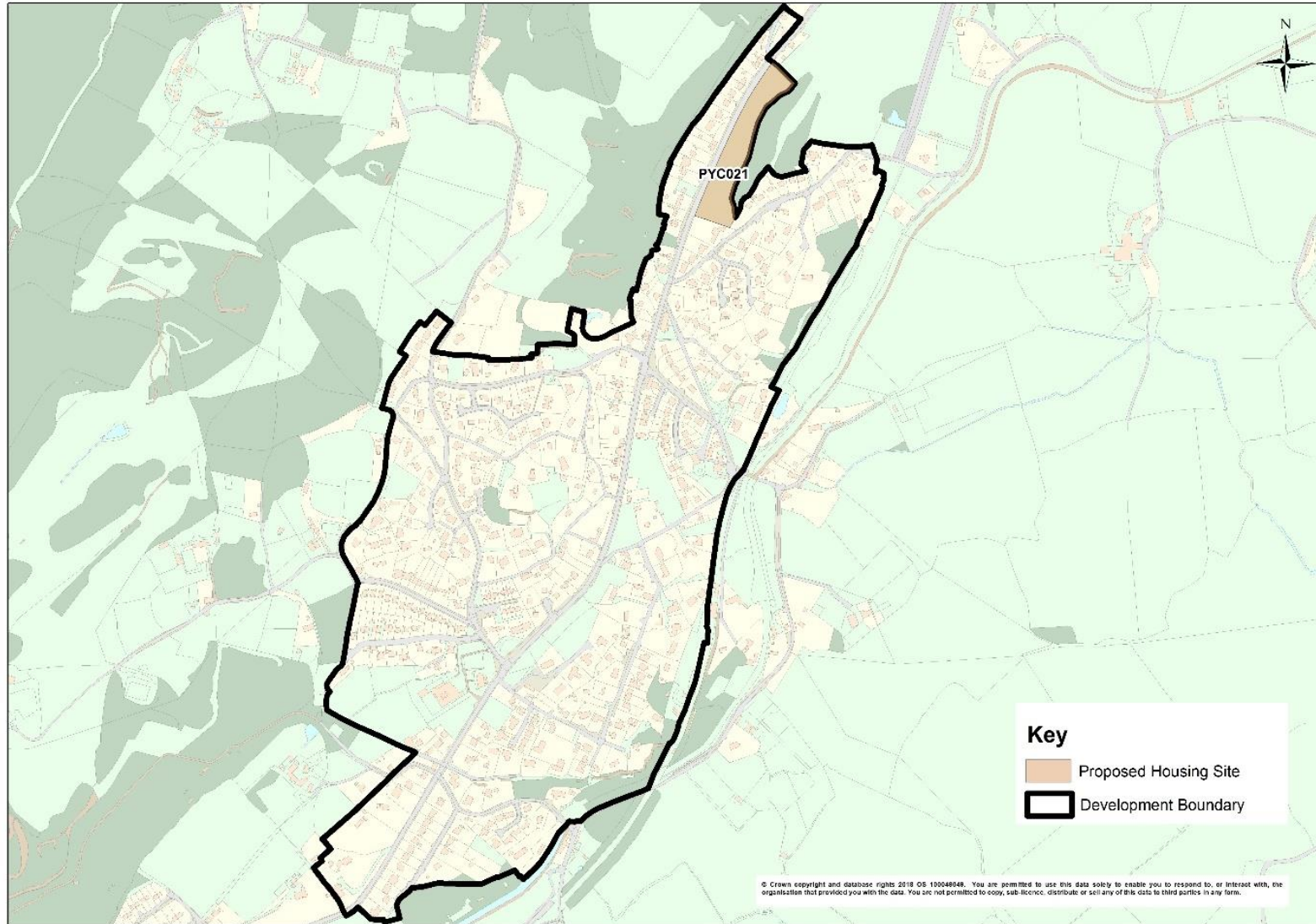
	Number of Dwellings
Preferred dwelling guideline 2016-2036	70
Dwellings completed in 2016-17*	1
Dwellings committed as at 31 <sup>st</sup> March 2017*	17
Remaining dwelling requirement to be identified	52
Dwellings to be allocated	45
Balance/Windfall allowance**	7

\*Analysis of Housing Supply as at 31<sup>st</sup> 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.

### **Proposed Development Boundary and Preferred Site Allocation**

17.46. The map below identifies the location of the preferred allocation and the proposed development boundary for Pant:



17.47. The table below provides information on the preferred allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
PYC021	Land at Penygarreg Lane, Pant	1.89	45 dwellings	Subject to appropriate access and measures to provide a parking solution for the village shop opposite. Development should contribute to mitigation of the impact of parking associated with the nearby shop.

## Ruyton XI Towns

17.48. Ruyton is a large village south-east of Oswestry which benefits from a range of local services and facilities and is already identified as a Community Hub in the adopted SAMDev Plan. Average completions have amounted to 4 homes per year during the period 2006-2016. The annual build rate required over the Local Plan Review period is higher at around 6 homes per year, but this is considered to be achievable. Currently a Parish Plan is in place however this dates from 2007/08.

17.49. Critical infrastructure investment priorities include waste water treatment infrastructure.

### **Development Strategy**

17.50. Over the period to 2036, around 103 homes will be provided to supplement existing committed sites. This will provide an opportunity to redevelop a long-standing brownfield site within the development boundary to deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements. The delivery of this growth will be secured through the allocation of a single site for around 65 homes, together with the development of infill development within the development boundary. Also, exception sites, including cross-subsidy exceptions sites in appropriate locations outside the development boundary will be supported where these help to deliver housing which meets local needs. Relevant supporting studies should be undertaken and their recommendations implemented.

#### *Summary of residential requirements*

	Number of Dwellings
Preferred dwelling guideline 2016-2036	125
Dwellings completed in 2016-17*	8
Dwellings committed as at 31 <sup>st</sup> March 2017*	14
Remaining dwelling requirement to be identified	103
Dwellings to be allocated	65
Balance/Windfall allowance**	38

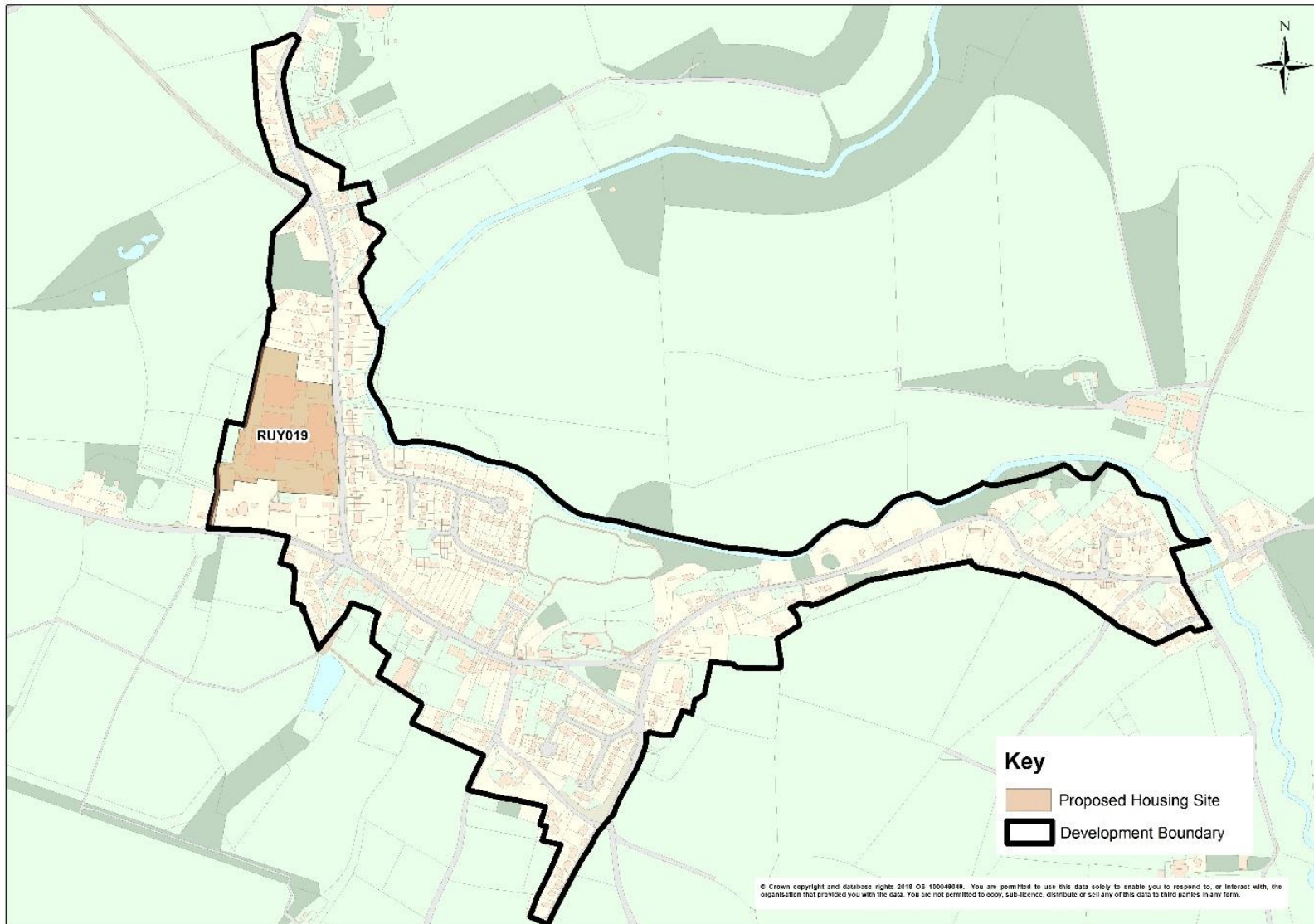
\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

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



### Proposed Development Boundary and Preferred Site Allocation

17.51. The map below identifies the location of the preferred allocation and the proposed development boundary for Ruyton XI Towns:



17.52. The table below provides information on the preferred allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
RUY019	Former Dairy Site, School Road, Ruyton XI Towns	2.26	65 dwellings	Site should be masterplanned to achieve a high-quality design and layout. Potential for interpretation of heritage features on the site through this process. Contributions to wider heritage features elsewhere in the settlement may also be appropriate (especially Ruyton Castle Scheduled Monument).

## St Martins

17.53. St Martins is a large village north-east of Oswestry which benefits from a range of local services and facilities and is already identified as a Community Hub in the adopted SAMDev Plan. There is a high level of housing completions and commitments. Average completions amount to 9 homes per year during the period 2006-2016. The annual build rate required over the Local Plan Review period is higher at around 20 homes per year, but this is considered to be achievable with site allocations providing for around 95 dwellings.

17.54. The existing exception scheme at Bower Farm has recently helped to address the need for more affordable housing and there is potential for further development of a similar kind in this area.

17.55. Critical infrastructure investment priorities include waste water treatment infrastructure and additional sport and recreation facilities.

## Development Strategy

17.56. Over the period to 2036, around 136 additional homes 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. The delivery of this growth will be secured through the allocation of two sites for around 95 homes, together with the development of exception sites, including cross-subsidy schemes. Exceptions sites in appropriate locations outside the Development Boundary which will be supported where these help to deliver housing which meets local needs. Relevant supporting studies should be undertaken and their recommendations implemented.

### Summary of residential requirements

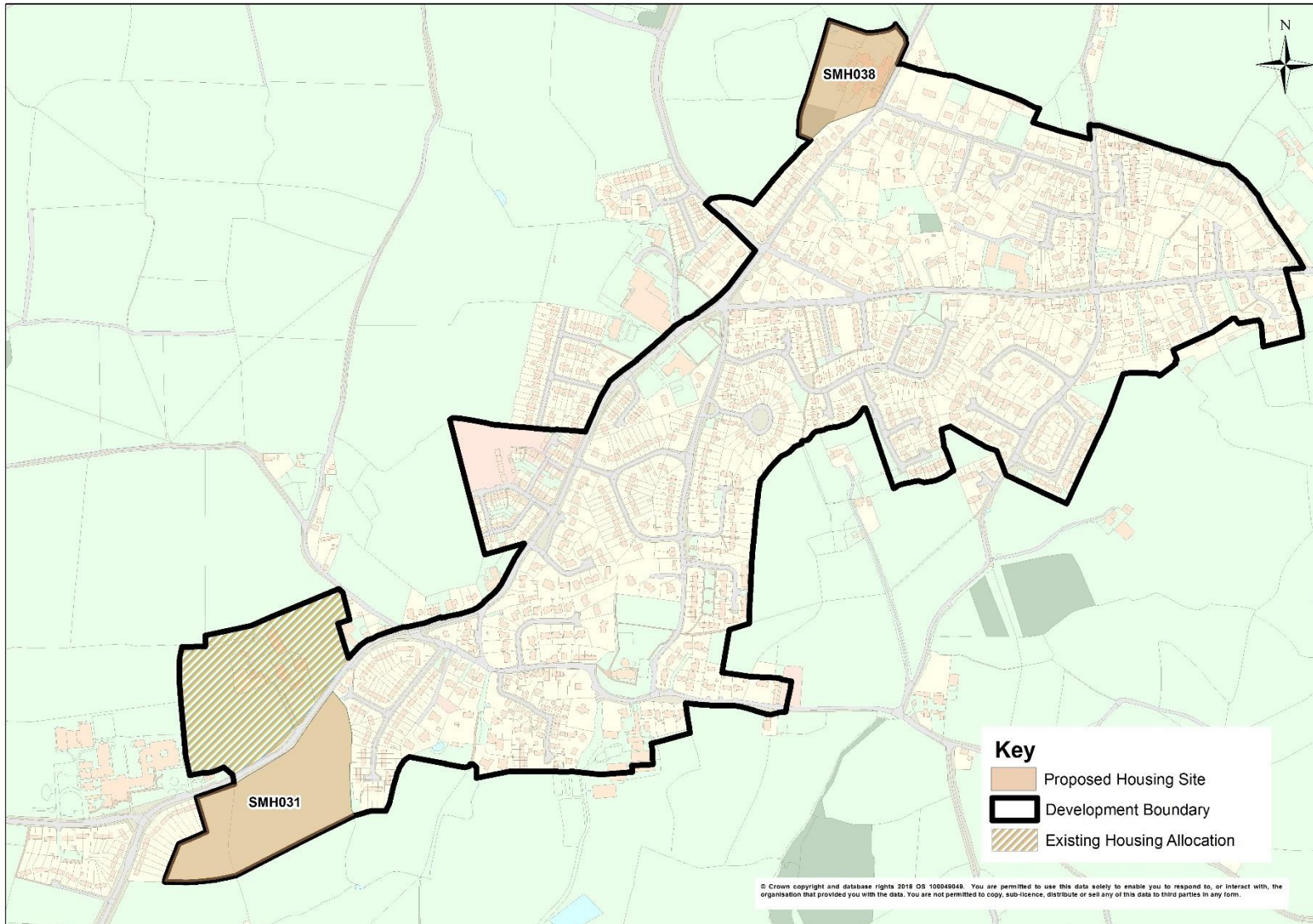
	Number of Dwellings
Preferred dwelling guideline 2016-2036	355
Dwellings completed in 2016-17*	44
Dwellings committed as at 31 <sup>st</sup> March 2017*	175
Remaining dwelling requirement to be identified	136
Dwellings to be allocated	95
Balance/Windfall allowance**	41

\*Analysis of Housing Supply as at 31<sup>st</sup> 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.

### Proposed Development Boundary and Preferred Site Allocations

17.57. The map below identifies the location of the preferred allocations and the proposed development boundary for St Martins:





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

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
SMH031	Land east of Moors Bank, St Martins	2	60 dwellings	2Ha within larger 3.3Ha site to match depth of adjacent development.
SMH038	Former Ifton Heath Primary School, St Martins	1.49	35 dwellings	Development following appropriate relocation of existing site occupants. Subject to suitable access and provision of appropriate level of open space. The scheme design should complement the site setting and reflect outcome of ecological and heritage assessments.

## Trefonen

17.59. Trefonen is a large village south-west of Oswestry which benefits from a range of local services and facilities. The village was not identified as a location for planned development in the SAMDev Plan and there has therefore been only limited housing growth in the village in the recent past, although there are outstanding commitments for 5 houses. Average completions have been around 2 homes per year during the period 2006-2016. This is similar to the annual build rate required over the Local Plan Review period. Both Shropshire Council's housing register and recent local housing needs survey suggest that there is an unmet local housing need for various types and tenures of housing in the village.

### **Development Strategy**

17.60. Over the period to 2036, modest amounts of additional housing 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. Available information about local housing need suggests that the greatest need is for affordable and low cost market housing of a range of types and tenures. No site allocations are therefore proposed and it is instead proposed that the housing guideline will be delivered through the development of appropriately located 'cross-subsidy' exception sites. Relevant supporting studies should be undertaken and their recommendations implemented.

#### *Summary of residential requirements*

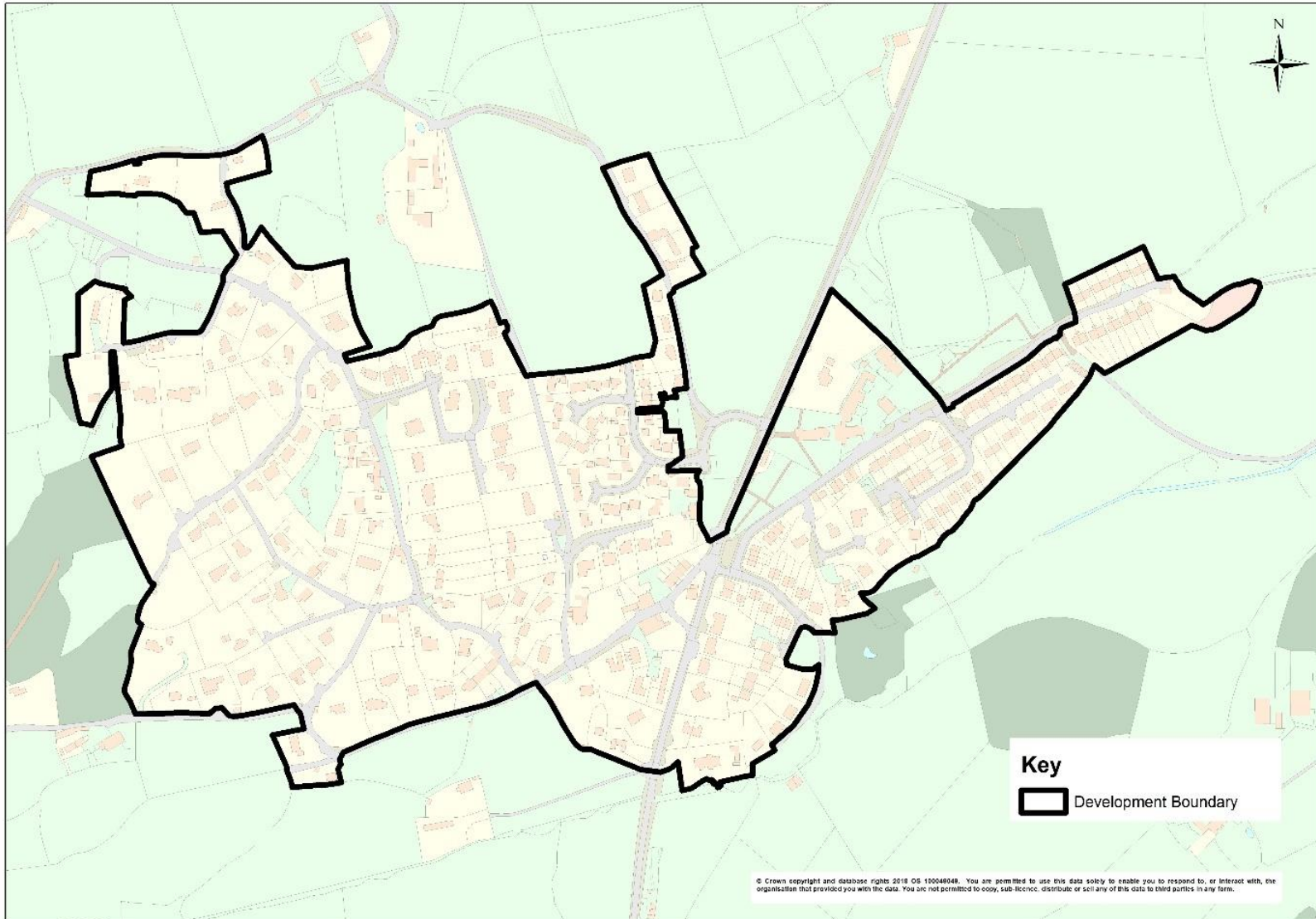
	Number of Dwellings
Preferred dwelling guideline 2016-2036	55
Dwellings completed in 2016-17*	0
Dwellings committed as at 31 <sup>st</sup> March 2017*	5
Remaining dwelling requirement to be identified	50
Dwellings to be allocated	0
Balance/Windfall allowance**	50

\*Analysis of Housing Supply as at 31<sup>st</sup> 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.

### ***Proposed Development Boundary***

17.61. The map below identifies the location of the proposed development boundary for Trefonen:



## West Felton

- 17.62. West Felton is a large village south-east of Oswestry in an accessible location in the A5 corridor which benefits from a range of local services and facilities. The village was not identified as a location for planned development in the SAMDev Plan, but nevertheless has a high level of completions and commitments. Average completions have amounted to around 2 homes per year during the period 2006-2016. The annual build rate required over the Local Plan Review period is higher at around 6 homes per year, but this is considered to be achievable with site allocations providing for around 60 dwellings.
- 17.63. Information about local housing needs assessment may be enhanced through a refresh of the Parish Plan and housing development which helps to meet these identified needs may gain local support. Community development priorities include contributions towards securing additional growth space for the existing primary school and contributions towards maintaining and enhancing the existing recreation space on a formal and permanent basis.
- 17.64. Critical infrastructure investment priorities include expansion of the existing school through developer contributions.

### ***Development Strategy***

- 17.65. Over the period to 2036, modest amounts of further housing 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. Relevant supporting studies should be undertaken and their recommendations implemented.

#### *Summary of residential requirements*

	Number of Dwellings
Preferred dwelling guideline 2016-2036	130
Dwellings completed in 2016-17*	1
Dwellings committed as at 31 <sup>st</sup> March 2017*	65
Remaining dwelling requirement to be identified	64
Dwellings to be allocated	60
Balance/Windfall allowance**	4

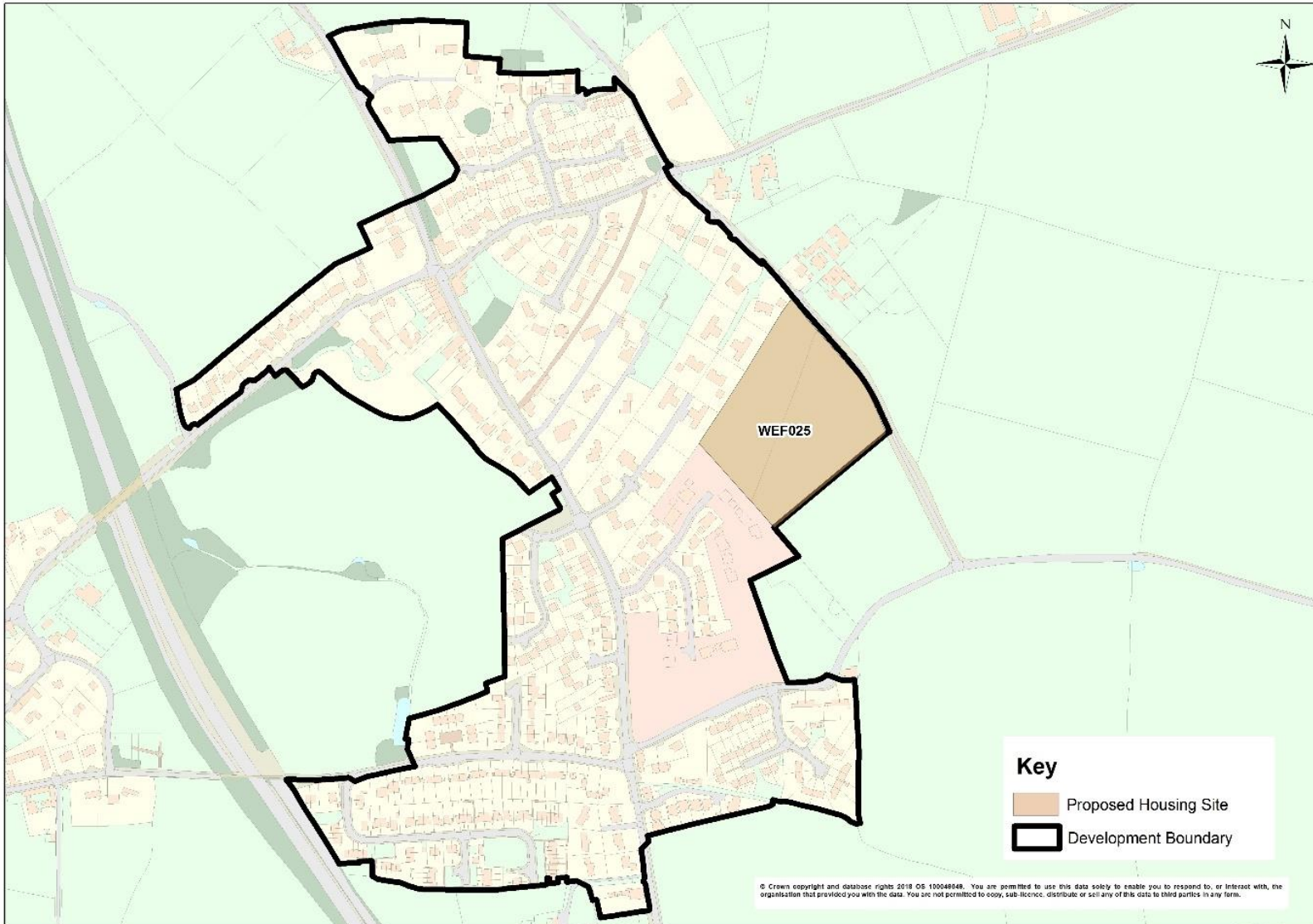
\*Analysis of Housing Supply as at 31<sup>st</sup> March 2018 will be provided towards the end of 2018.

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



### Proposed Development Boundary and Preferred Site Allocation

17.66. The map below identifies the location of the preferred allocation and the proposed development boundary for West Felton:



17.67. The table below provides information on the preferred allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
WEF025	Land at West Felton	2.0	60 dwellings	Secure extended formal and permanent recreation ground on adjacent land in the same ownership

## Weston Rhyn

17.68. Weston Rhyn is a large village north-east of Oswestry which benefits from a range of local services and facilities and is already identified as a Community Hub in the adopted SAMDev Plan. Average completions 5 homes per year during the period 2006-2016. The annual build rate required over the Local Plan Review period is higher at around 8 homes per year, but this is considered to be achievable with site allocations providing for around 100 dwellings.

### Development Strategy

17.69. Over the period to 2036, modest amounts of further housing 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. There are issues along Station Road with the volume of cars and parking, particularly as there is a primary school on this road. There are further parking issues at the junction at High Street, Bronygarth Road and Vicarage Lane. Relevant supporting studies should be undertaken and their recommendations implemented. Therefore schemes with ample parking would be more suitable given the existing issues within the village.

### Summary of residential requirements

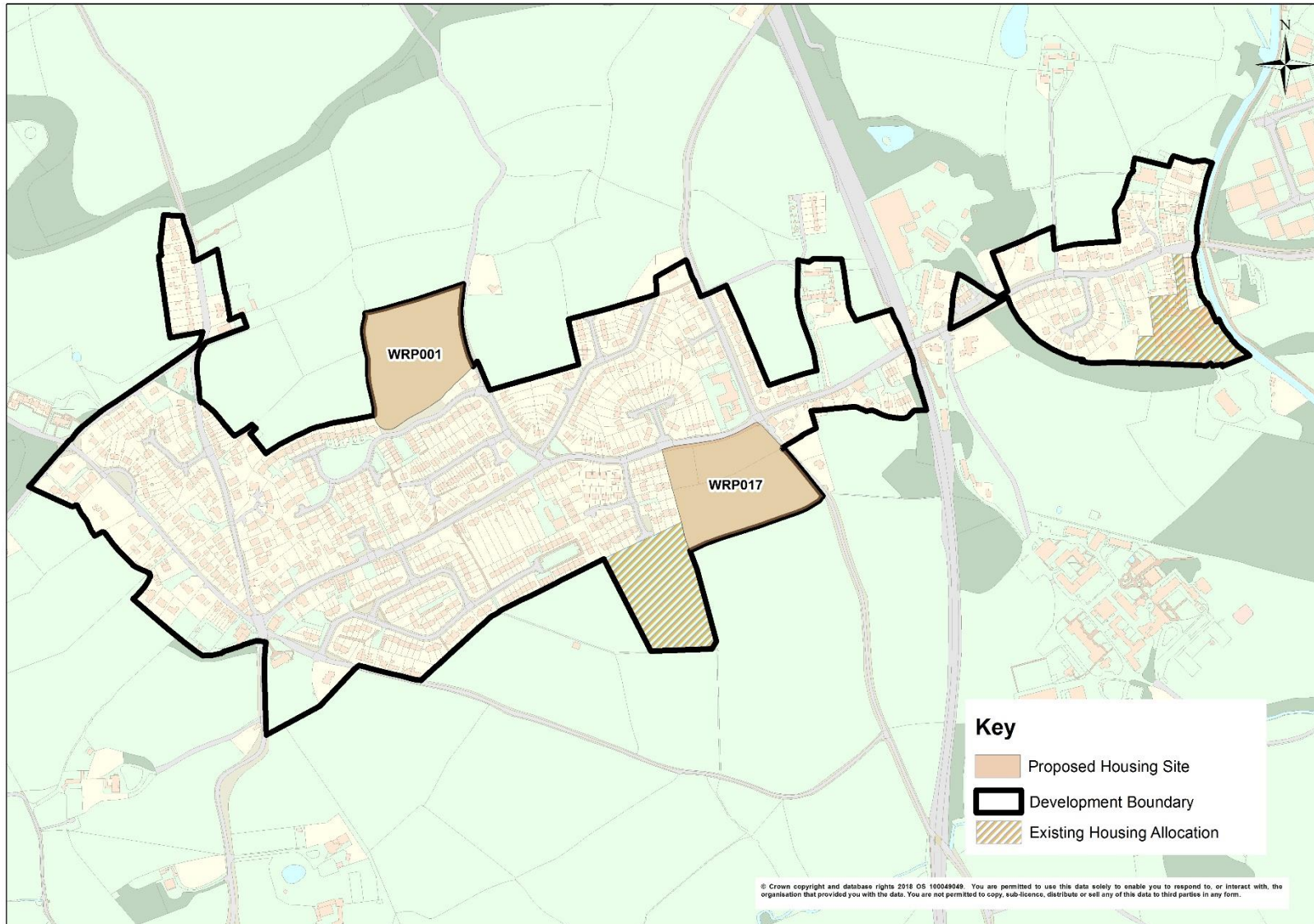
	Number of Dwellings
Preferred dwelling guideline 2016-2036	155
Dwellings completed in 2016-17*	8
Dwellings committed as at 31 <sup>st</sup> March 2017*	46
Remaining dwelling requirement to be identified	101
Dwellings to be allocated	100
Balance/Windfall allowance**	1

\*Analysis of Housing Supply as at 31<sup>st</sup> 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.

### Proposed Development Boundary and Preferred Site Allocations

17.70. The map below identifies the location of the preferred allocations and the proposed development boundary for Weston Rhyn:





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

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
WRP017	Land off Station Road, Weston Rhyn	1.4	40 dwellings	Subject to the relocation of the existing school playing fields within the site and the provision of improved parking facilities for the school.
WRP001 (western part)	Land off Trehowell Lane, Weston Rhyn	2	60 dwellings	Subject to the provision of a suitable access and protection of the amenity of neighbouring residents.

## Whittington

17.72. Whittington is a large village north-east of Oswestry which benefits from a range of local services and facilities and is already identified as a Community Hub in the adopted SAMDev Plan. Average completions 2 homes per year during the period 2006-2016. The annual build rate required over the Local Plan Review period is higher at around 5 homes per year, but this is considered to be achievable with site allocations providing for around 70 dwellings.

17.73. Identified infrastructure investment priorities include: the implementation of some traffic calming measures on B5009 from Shrewsbury if development occurs in this area and improvements to the local availability of facilities for younger people.

## Development Strategy

17.74. Over the period to 2036, modest amounts of further housing 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. Relevant supporting studies should be undertaken and their recommendations implemented.

### Summary of residential requirements

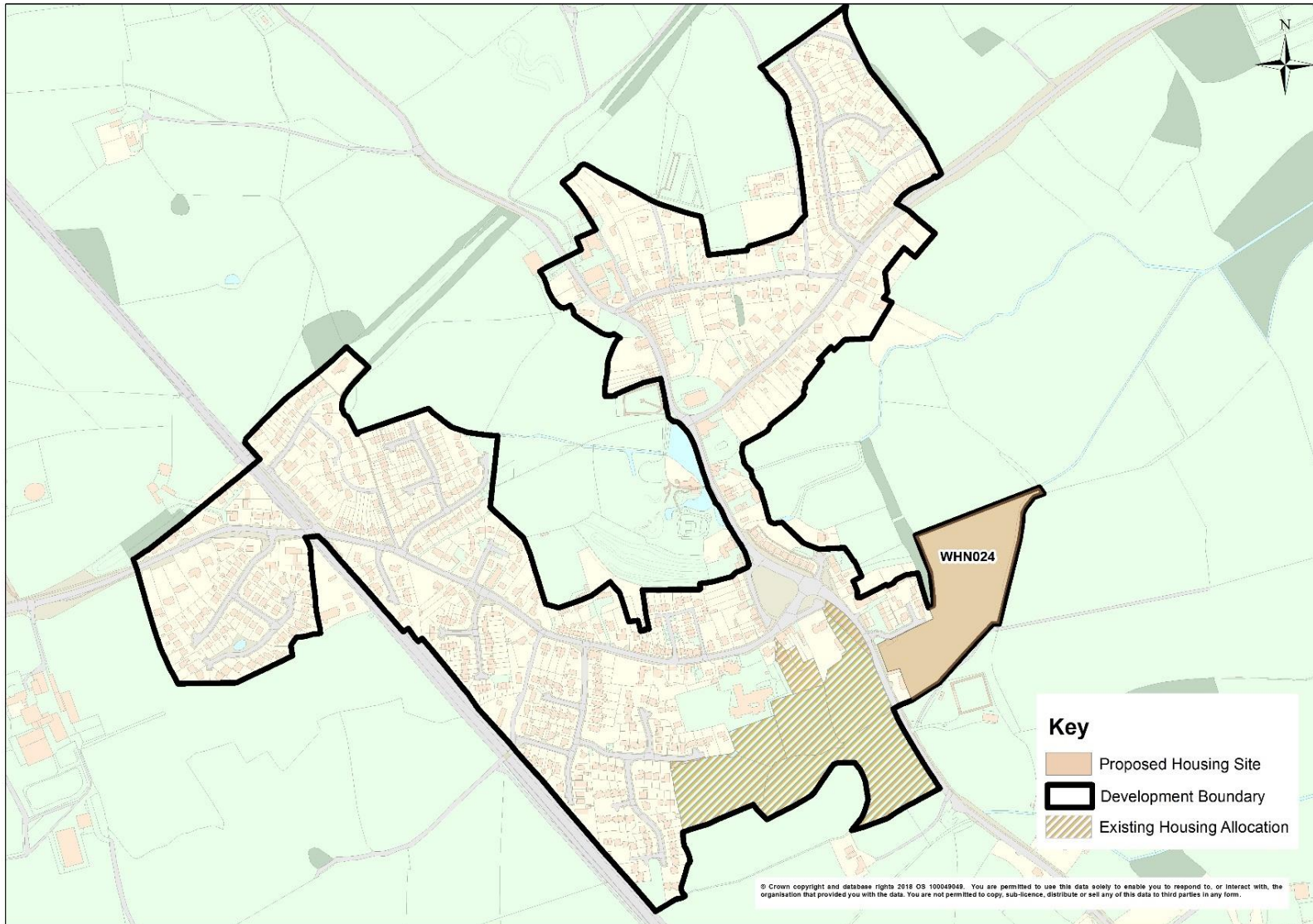
	Number of Dwellings
Preferred dwelling guideline 2016-2036	200
Dwellings completed in 2016-17*	16
Dwellings committed as at 31 <sup>st</sup> March 2017*	95
Remaining dwelling requirement to be identified	89
Dwellings to be allocated	70
Balance/Windfall allowance**	19

\*Analysis of Housing Supply as at 31<sup>st</sup> 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.

### Proposed Development Boundary and Preferred Site Allocation

17.75. The map below identifies the location of the preferred allocation and the proposed development boundary for Whittington:



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

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
WHN024	Land off Donnett Close, Whittington	2.5 within 5.41Ha site	70 dwellings	Subject to suitable access via Donnett Close. High quality design and layout required. Any habitats on the site should be retained. Site should bring forward necessary traffic calming on the B5009 from Shrewsbury (potentially through provision of a mini-roundabout and associated features).

## Community Clusters

17.77. The identification of Community Clusters will primarily be based on the aspirations of those communities, as expressed by their Parish Council(s)/Parish Meeting(s). Regard will also be given to the Local Plan Review evidence base and the views expressed by promoters of sites, residents and other stakeholders.

17.78. Based on the responses received during previous stages of consultation on the Local Plan Review, the following Community Clusters are proposed to be designated in the Oswestry Place Plan area:

- Maesbrook, Dovaston and Knockin Heath
- Llanyblodwel, Porthywaen Dolgoch, Llyncllys and Bryn Melyn
- Park Hall, Hindford, Babbinswood and Lower Frankton
- Selattyn, Upper/Middle/Lower Hengoed and Pant Glas
- Rhoswiel, Wern and Chirk Bank

17.79. Within Community Clusters, it is proposed that a criteria based policy will manage development. A draft of this policy was provided within the previous Preferred Scale and Distribution of Development Consultation Document, available to view at:

<https://shropshire.gov.uk/media/7632/preferred-options-consultation-final.pdf>