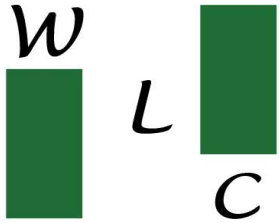


# Welcome

**Andrew Haydon**

Parish Councillor

Chair – Welshamton & Lyneal Parish Council



## Public Meeting Agenda

Wednesday 6<sup>th</sup> December 2017 at 7pm

### **Shropshire Council's Local Plan Review:**

Consultation on the  
Preferred Scale and Distribution of Development.  
To discuss future development in the Parish.

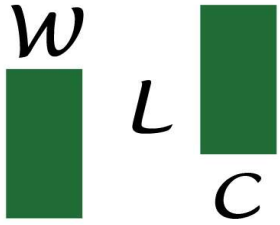
### **Drainage in Welshampton Village.**

To review the Parish Council's investigations to date.

Further information can be obtained from the Parish Council Clerk:

Carole Warner, Orchard Cottage, Rowe Lane, Welshampton, Ellesmere, SY12 0QB

Tel: 01948 710672 email: [clerk@welshamptonandlyneal-pc.gov.uk](mailto:clerk@welshamptonandlyneal-pc.gov.uk)

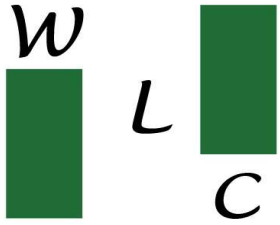


# Shropshire Council's Local Plan Review:

Preferred Scale and Distribution of Development.

**Carole Warner**

Clerk to the Parish Council

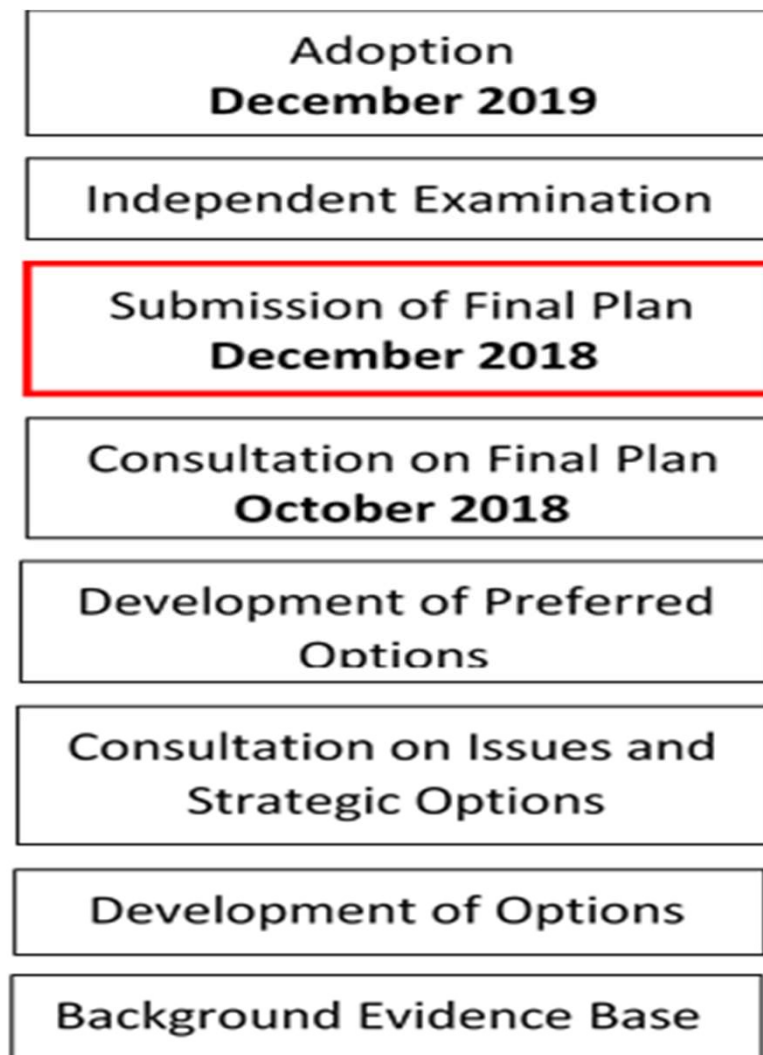
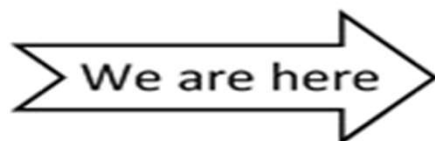


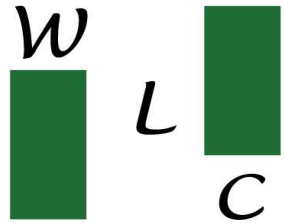
## Local Plan Review

- Maintaining an up to date Local Plan is a statutory requirement;
- Review to reflect updated information and changes to national policy;
- ‘Inquisitorial’ examination by independent Planning Inspector to test ‘soundness’;
- Help to support growth and maintain local control over planning decisions during the period to 2036.

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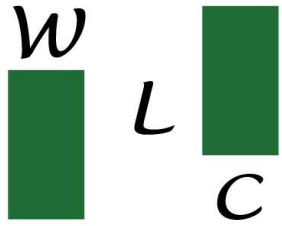
## Local Plan Review





# Scope of Preferred Options

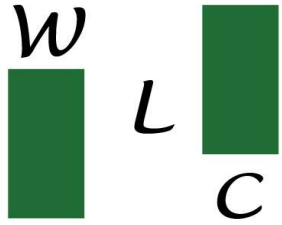
- Preferred scale of housing and employment development 2016-36;
- Distribution of this growth with housing and employment growth guidelines for each Strategic, Principal and Key centre;
- Methodology produced to identify a settlement hierarchy;
- Identification of named Community Hubs;
- Identification of existing Community Clusters, with further opportunity to 'opt-in';
- Criteria based policy to manage development in Community Hubs and Community Clusters;



# Proposed Housing Requirement

## Key Proposals:

- 'High' housing growth of **28,750** dwellings (2016-2036);
- Equivalent to an average delivery rate of **1,430** dwellings per year;
- Existing housing completions, commitments and allocations amount to 18,583 dwellings, so the net additional housing now required is **10,347 dwellings**.

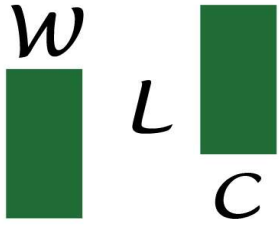


## Distribution

### Key Proposals

- An **'Urban Focused'** distribution of development:
  - Shrewsbury – around 30%
  - Principal Centres – around 24.5%
  - Key Centres – around 18%
  - Rural Areas – around 27.5%
- Development at strategic sites such as Ironbridge Power Station and Clive Barracks, and potential new Garden Village settlements in strategic locations.

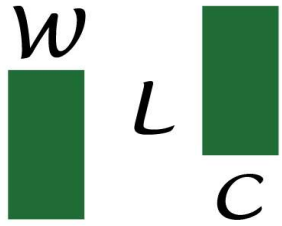




# Rural Settlements

## Key Proposals:

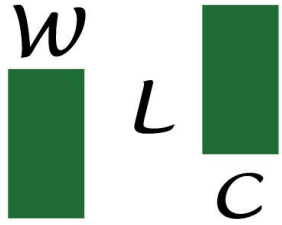
- Focus for rural development is Community Hubs and Clusters;
- Identify Community Hubs through Hierarchy of Settlements;
- Within Community Hubs:
  - Provide a development guideline; boundary and make allocations if appropriate
  - Manage development using a criteria-based policy
- Maintain ability for other rural settlements to 'opt-in' as Community Clusters;
- Within Community Clusters, a criteria-based policy will manage development.
- Draft Community Hub and Community Cluster Policy provided.



## Criteria-based Policies

### Community Hub Policy Summary:

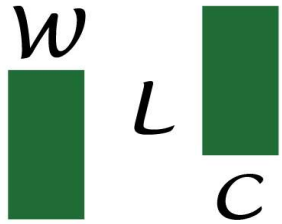
- Within development boundary;
- Scale and design sympathetic to character of the settlement and environs;
- Sufficient infrastructure;
- Appropriate mix of dwellings;
- Non-residential should meet needs of occupiers and be compatible with neighbours;
- Residential development guideline – over provision subject to consideration of cumulative impact;
- Non-residential subject to consideration of cumulative impact.



# Criteria-based Policies

## Community Cluster Policy Summary:

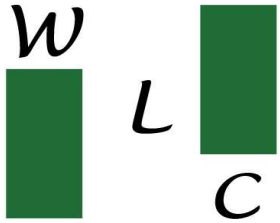
- Appropriate development sites are: existing SAMDev Allocations; suitable small-scale infill sites; and conversions;
- Must be well related to existing built form;
- Scale and design sympathetic to character of the settlement and environs;
- Sufficient infrastructure;
- Appropriate mix of dwellings;
- Non-residential should meet needs of occupiers and be compatible with neighbours;
- All development subject to consideration of cumulative impact.



## Wider Rural Area

### Key Proposals:

- In the wider countryside development will be strictly controlled;
- Residential development will be limited to:
  - Exceptions identified nationally
  - 'Build your own' affordable housing
  - Appropriate rural exception sites
- Non-residential development will be limited to:
  - Exceptions identified nationally
  - Small scale new employment to diversify the rural economy
  - Opportunities for rural businesses to grow and diversify
  - Rural tourism

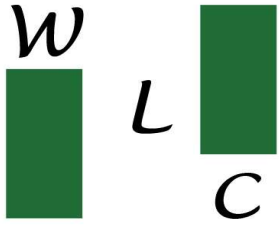


# Shropshire Council's Local Plan Review: The future of development in the Parish.

**Mike Dinsdale**

Parish Councillor

Vice Chair – Welshamton & Lyneal Parish Council

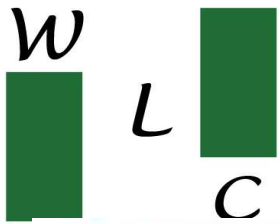


## Housing – The UK Scene...



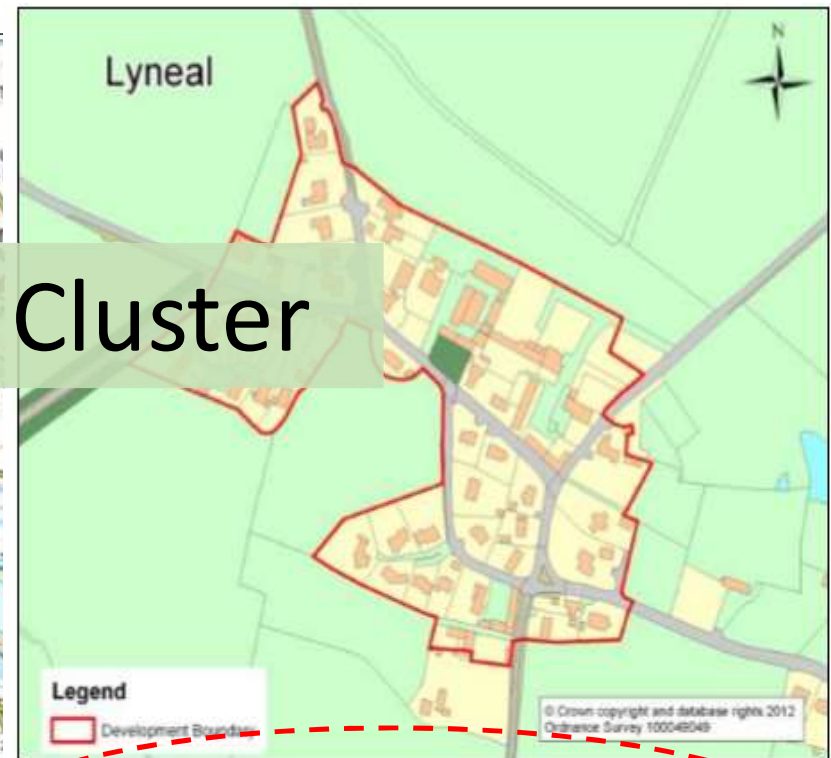
MRs May pledged she will personally take charge of a massive effort to build more homes.

Mr. Hammond's Budget  
300,000 New homes a year  
Urban focused development



# Shropshire Council's Local Plan Review: Rewind - First we had SAMDev 2006 - 2026

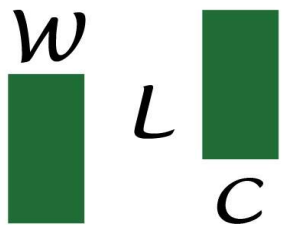
## Welshampton and Lyneal



## Community Cluster

- In Welshampton the maximum number of new dwellings is 20. These are to be located within the existing development boundary and on sites of no more than five. The Welshampton Village Design Statement should be a material consideration for all new developments.

- A new development boundary is proposed for Lyneal (see map). The maximum number of new dwellings to be built in the village is 5. These are to be located within the new development boundary



## Shropshire Council's Local Plan Review:

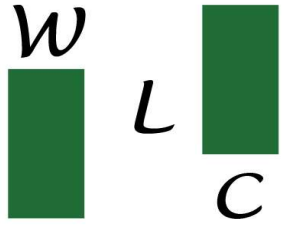
January 2017

### Local review launched in January 2017

A meeting was held to explain the first stage consultation process

- Key Points We Took Away From The Meeting
  - A key part of Shropshire Economic Development Policy
  - Amends and or replaces SAMDev.
  - Driven by need to achieve government imposed building targets
  - Between 2016 and 2036
  - Consultation on Preferred Scale and Distribution of Development





## Shropshire Council's Local Plan Review:

January 2017

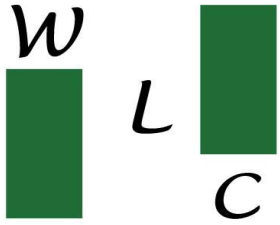
March 2017

### **WLC Strategic Planning Committee March 2017**

A committee was formed chaired by PC Martin Withington to look into the Local Plan Review Consultation Phase 1

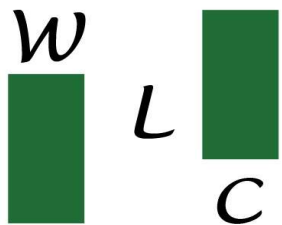
- **Key Outcomes**

- Discussions held in open meeting though no members of the public attended.
- Investigations into specific implications of the Local Plan Review were considered
- With little time to respond W&L PC completed and returned the consultation document
- The impact was determined to vary according to the designation of settlements as defined by SC planning. E.g. Community Hub or Cluster, Countryside.
- We focused on our own SAMDev designation – Community Cluster



## Shropshire Council's Local Plan Review:





## Shropshire Council's Local Plan Review

January 2017

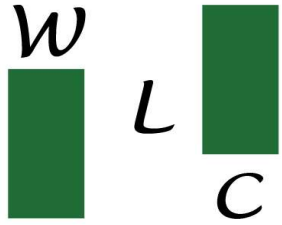
March 2017

### **W&L Parish Council Decision.**

- **Having considered all the information available at the time.**
- **Researched the potential threats to villages and settlements in our parish**
- **It was decided that we would apply to “Opt Out” of the designation Community Cluster**

**The Parish Council, by a majority vote, decided to request we change to the designation “Countryside” and this has been accepted.**

**NOTE: Opting back IN to Community Cluster is still an option for the future.**

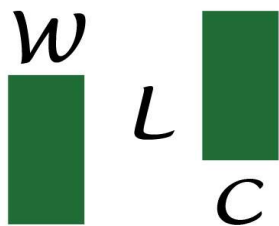


## Shropshire Council's Local Plan Review:



**What the designation countryside means to development for residents of the parish.**

- **In the wider countryside development will be strictly controlled;**
- **Residential development will be limited to:**
  - **Exceptions identified nationally**
  - **'Build your own' affordable housing**
  - **Appropriate rural exception sites**
- **Non-residential development will be limited to:**
  - **Exceptions identified nationally**
  - **Small scale new employment to diversify the rural economy**
  - **Opportunities for rural businesses to grow and diversify**
  - **Rural tourism**



HOWEVER:

- Since we took that decision the results of stage 1 consultation have been announced.

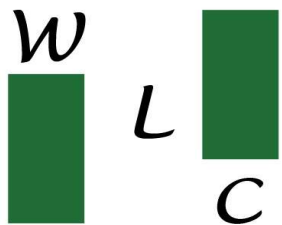
### Key Proposals

- An **‘Urban Focused’** distribution of development:
  - Shrewsbury – around 30%
  - Principal Centres – around 24.5%
  - Key Centres – around 18%
  - Rural Areas – around 27.5%
- Development in the Ironbridge Park, Barracks, and age settlements in strategic locations.

Around 7906 homes

### Community Cluster Policy Summary:

- Appropriate development sites are: existing SAMDev Allocations; suitable small-scale infill sites; and conversions;
- Must be well related to existing built form;
- Scale and design sympathetic to character of the settlement and environs;
- Sufficient infrastructure;
- Appropriate mix of dwellings;
- Non-residential should meet needs of occupiers and be compatible with neighbours;
- All development subject to consideration of cumulative impact.



**Key Question?**

Does the parish support the decision made by the Parish Council to protect the parish from future development by “Opting Out” from Community Cluster Designation?

**Councilor Andrew Haydon – Chair  
Feedback Session**