

**Public Meeting re Local Plan Review, 8th January 2019, 7pm, Cressage
Village Hall**

Notes of Meeting

Present: Chairman – Cllr. Ian Lawrence, Cllr. Claire Wild, Clerk: Rebecca Turner, circa 75 members of the public

The chairman introduced the meeting.

Cllr. Wild was invited to speak:

- 2016 start of LP process. SC asked what settlement status parishes wished to be. Cressage opted to be Open Countryside (OC) but SC had to satisfy Inspector that had right number of houses for Local Plan (LP) – 5 year land supply issue. In sustainable settlements, national planning guidance is in favour of development. Some parishes got development that were OC due to a lack of a 5 year land supply.
- LP Review – have to find more sites and a call for sites was made – sites submitted are as per the map. SC have scored villages based on services and facilities, to identify sustainable locations - identified 40 community hubs. Cressage scored 54 points and the threshold is 48 points. There is still chance to challenge the points but unlikely to be able to reduce to under 48. Options were discussed between SC and planning – starting with Parish Plan. The aim is to adopt the Plan by 2021, following its Examination by an independent Inspector.
- 1,430 completions per year target for Shropshire not about just houses in pipeline, actual completions.
- Consultation ends 8th Feb
- Sites allocations proposed are:
 - CES006, The Eagles, capacity 5 dwellings. Concerns re safety of junction and need for footpath. Potentially could be addressed via development - owners can't get planning permission currently as OC. A discussion took place re what would happen to The Eagles if not hub? It was noted that the site is brownfield and currently in poor condition which needs addressing with their being potential to re-align the junction and footpath and improve safety. proposal which addressed the safety issues, footpath what village wants so may be more likely to be supported. Concern that site dangerous at present.

Down to national regulations and the developer not the PC and SC. Why can't junction be sorted out now before development as dangerous? SC don't own the land. Island on that junction suggested but no funding for it.

- CES005 (The Glebe Field) is the other proposed site, capacity 60 dwellings. Speeding key issue on A458 - has potential to deliver a roundabout and slow traffic. Exact location of roundabout not known at present. Public asked why need roundabout and cant; have alternative traffic slowing measure – is a possibility. Safety of accessing A458 a concern. How will they create a footpath alongside CES005 as no room for it?
- Cllr. Wild outlined capacity identified for other sites promoted by landowners to SC e.g. CES003 -173. It was queried why this was so high in rural area and have the sites been confirmed by landowners? Cllr. Wild said the sites have been submitted them for consideration
- The timescales for sites with longer term potential was queried. There was concern re impact on properties near the sites in view of the fact that these sites have been published as having development potential.
- Cllr Wild explained that she thought it was important that people saw all sites that were considered hence why the info has been provided
- Development boundary – drawn tightly and restricts building outside of it. Covers the period to 2036 but the plan will be reviewed prior to then.
- If Cressage asked to be a community cluster, rather than a hub there would be no development boundary so less certainty.
- Infrastructure to be paid for by developer(s). Infra to be provided not defined as yet. PC did walk round village with SC and highlight the key issues.
- It was queried whether new shops would be provided – Cllr. Wild advised that this type of service is demand led

Brian Oakley spoke:

- Points challenged – queried points for pharmacy – it has less facilities than in a normal pharmacy as offered at a doctors so why are points not lower.
- Library and post office should have been challenged and the church – why do they have the same points as areas with fuller services. It was noted that there is no post office. The chair said that SC said that confirmation would be needed from Royal Mail that the PO has been closed and confirmation from the diocese that the church has been closed.

- SC agreed to look again at the points. Cllr. Wild said she feels it will be hard to get points below 48 so is important to be consulted on hub. Cllr Wild noted that some villages are close to the 48 points threshold but realistically all 40 hubs will not be revoked. PC to upload Hierarchy of Settlements document with points coring to their website.
- If Cressage is not a hub it will be Open Countryside but could opt to be a community cluster. Cllr. Wild said that it is not always possible to control development in clusters. She gave the example of Buildwas who had asked for 10 but had circa 20 mostly on edges of the village.
- Public asked if SC has exhausted all brownfield sites – Cllr. Wild advised they haven't and will continue to look at brownfield.
- Ironbridge Power Station was raised as a site for housing. Cllr. Wild advised this is being looked at and currently looking at 600 dwellings. Also looking at Tern Hill Barracks, garden village.
- BO asked if the PC can respond on behalf of parish – the chair advised that this meeting was for that purpose to seek views.
- Public asked for copies of consultation form to be printed and made available by PC – asked to offer to provide them in parish magazine.
- The chair pointed out limited power of PCs
- It was suggested that a community group could put together a response. The public were encouraged to comment both individually and collectively.
- Majority of those present wanted points challenging.
- The issue of cross subsidy (mixed open market and affordable housing exception schemes) was raised. The hub does give some guidance such as development boundary and housing allocations which would be factors when cross subsidy schemes are considered. However, it was hard to see how the policy will play out as cross subsidy is a new national policy. May
- Savills put forward 16 houses initially at The Glebe field so was queried why this is now 60?