

CRESSAGE HARLEY & SHEINTON PARISH COUNCIL

REPORT ON LOCAL PLAN REVIEW

Prepared by the Clerk for meeting on 16.09.2020

Purpose of report

To give an overview of the Local Plan Review and recommend to council factors to consider when responding to the consultation.

The results of the recent parish survey will follow before the meeting.

Planning Policy for the parish at present.

The planning policy for Cressage is set out in Shropshire Council's Local Plan. The Local Plan is not a single document and in fact comprises a series of documents. The 2 key Shropshire Council documents for the parish are:

- The Core Strategy – this sets out the strategic policies for Shropshire
- SAMDEV – this is primarily a site allocation document and covers the period 2016 to 2026. When SAMDEV was adopted the Inspector asked Shropshire Council to review it within 5 years and in general terms there is an expectation that planning policies are regularly reviewed. Hence the current review of the Local Plan.

Open Countryside status

The whole of the parish, including Cressage village, is currently classed as “Open Countryside” in the Local Plan. This means that the types of development which can be permitted is very limited and is constricted to things such as affordable housing. Some settlements in the county are community hubs and as such open market development can take place in these places

When Shropshire Council wrote SAMDEV and decided which places should be Open Countryside and which should be Community Hubs, it asked parishes what their preference was. At that time, Cressage opted to be Open Countryside, hence its current status in the Local Plan

Parish Plan

Please refer to the Parish Plan which can be found on the council's website:

<https://www.cressageharleysheinton.co.uk/parish-info>

The parish also has a Parish Plan revised in 2017, which asked a number of questions about the parish. Whilst this is not a part of the Local Plan, it is a material consideration in planning decisions. It is not a binding document and is a representation of views of parishioners at the point in time at which the Parish Plan was prepared. The Parish Council has referred to the Parish Plan when engaging with Shropshire Council re the Local Plan Review.

An extract from the text on view on future development in the parish opens with the following summary:

“The position relating to future development in the parish would seem to be positive. Although 23% of respondents were specific about there being no further development in any area of Cressage, Harley and Sheinton, a further 57% were in favour of only small development over the next five years (up to a maximum of 20 houses over 5 years).

Commercial and industrial development were also seen as possibilities for regeneration within the parish. The vacant garage site and Eagles car park were cited as areas suitable for small business development.

80% of responses highlighted Cressage as the ideal location for new development. Harley and Sheinton being seen as suitable only for the construction of single dwellings or conversion of redundant agricultural buildings for domestic use.

With respect to the positioning of new development within the parish, responses indicated the Eagles Pub site and the adjacent disused garage site were preferred by 70% of responses. The Vicarage and Glebe field option was considered by a further 15% and the remainder divided between Sheinton Road in the vicinity of the medical practice and outlying areas of the village close to Shrewsbury Road.”

Right Home Right Place Housing Survey 2020

Shropshire Council has also done a survey to establish what types of housing are needed in the parish – the results can be found here:

https://www.cressageharleyseinton.co.uk/sites/default/files/cressage_harley_sheinton_march2020_housing_needs.pdf

The survey focus is on types of housing needed.

The Local Plan Review

The Local Plan Review covers the period from 2016 to 2038 and around 30,800 new dwellings and around 300 hectares of employment land will be delivered; it should be noted that whilst the LP runs to 2038, it is likely that it will be reviewed earlier, probably within 5 years of adoption.

Change in approach by Shropshire Council

In the Local Plan Review, Shropshire Council is taking a different approach and rather than letting parishes choose whether to be Open Countryside or a Community Hub it has scored areas based on their services and infrastructure and used a cut-off of 48 points to decide which settlements should be Community Hubs. Unlike in SAMDEV parishes cannot select to be Open Countryside or Community Hubs.

Previous consultations

The Local Plan has been through a number of previous consultations. The Preferred Site Options stage in 2018/19 involved Shropshire Council consulting on Community Hubs, including the development boundaries for the proposed hubs and sites to be allocated. To decide which areas were proposed as hubs, Shropshire Council scored the services and facilities in all the settlements in Shropshire and Cressage village and the score was 54 points, the threshold to be a hub being 48. The Parish Council wanted to be sure the scores were accurate so it queried some aspects of the points score and the score currently stands at 50 points

The Parish Council engaged with the Preferred Site Options consultations in the following ways:

- Meeting with Shropshire Council to review the points score, sites and development boundary
- Holding a public meeting in January 2019 and publishing consultation material about the consultation
- Commenting on the consultation in January 2019.

In its comments to the consultation in January 2019, the Parish Council supported the designation of the Community Hub. In reaching this decision, the Parish Council took account of the fact that in the Parish Plan the majority of respondents had supported form of development. There was also concern that the village is currently struggling to sustain services such as the shop and church and development would help to support these services and others such as the school, community groups/events. The

Parish Council emphasised that development sites must deliver traffic calming on the A458 and that development would also generate CIL which can be invested in the community.

The Parish Council was careful to query the points scoring for accuracy and informed Shropshire Council that there is no Post Office service so the points for this need to be removed.

The sites supported by the PC in the consultation, The Eagles (CES006) and The Glebe Field (CES005) reflected the preferred sites in the Parish Plan.

The current Local Plan Review consultation (Reg 18 Pre Submission)

This is one of the last stages of consultation before the Plan is adopted. The timescale for completing the Local Plan Review is as follows:

- Regulation 18 Consultation on Pre-Submission Draft Plan Until 30th September 2020
- Regulation 19 Consultation on Submission Local Plan Nov/Dec 2020
- Submission of Local Plan for Examination Feb 2021
- Submission and Examination: Until February 2022
- Adoption: April 2022

Local Plan Review proposals for Cressage

Cressage is identified as a community hub meaning that it will have development within its boundary, including open market housing. The rest of the parish is Open Countryside so development will be strictly limited. There may be some exception houses outside the development boundary e.g. affordable housing and cross-subsidy housing (market housing/affordable mix to enable affordable housing to be viable) – will be allowed outside of development boundaries, typically close to the edge of the development boundary.

Points score for Cressage 50 point total

Public transport link	5 points
Regular service in peak times	5 points
Nursery/pre-school	4 points
Primary school	4 points
NHS GP Surgery	4 points
Chemist/pharmacist	3 points
Convenience store	4 points
Place of Worship	3 points
Community Hall	4 points
Library	3 points
Children's Playground	3 points
Outdoor Sports Facility	3 points
Superfast Broadband	5 points

The policy for Cressage, S13.2 is below:

Policy S13.2 – Cressage Community Hub

Within the Much Wenlock Place Plan Area, Cressage has been identified as a Community Hub. The residential development guidelines for Cressage is 80 dwellings

- Within Cressage, new residential development will be delivered through new residential allocations identified in the Local Plan; 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 SP7 and other relevant policies of this Local Plan; and appropriate cross-subsidy and exception development where it is consistent with Community Hub Policy SP7 and other relevant policies of this Local Plan.
- Within Cressage, 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 SP7 and other relevant policies of this Local Plan.
- Local Plan site allocations within Cressage Community Hub are identified in Schedule S13.2(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.
- Development proposals will be expected to positively respond to policies and guidelines within any relevant community-led plans and local needs

Site Policies for Cressage (ps 226-228)

CES005 – Land adjoining The Vicarage on A458, Cressage

- Site proposed for broad range of housing with dwelling types and sizes to help meet local housing needs including entry level housing. Location on A458 may require stand-off distance, layout, orientation, landscaping, open space and design to enhance amenity with possible sound attenuation and ventilation measures closer to A458.
- The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water risks will be managed by excluding development from the affected areas which will form part of the Green Infrastructure network. Water management measures must not displace water elsewhere.
- Access from A458 through new highway access to create a gateway feature for village and providing a footway along the frontage to crossing over A458 to existing footway network east linking into village. A secondary pedestrian and cycling access possible on short frontage to Wood Lane. Speed restrictions positioned south of site with traffic calming measures supporting gateway feature at highway access.
- Relevant supporting studies to be undertaken particularly transport assessments, drainage, heritage and especially archaeology interest, ecology, tree and hedgerow surveys including protection of Wood Lane Local Wildlife Site from increasing emissions, protection of tree / woodland belt to west. Recommendations of studies to be clearly reflected in the development scheme.

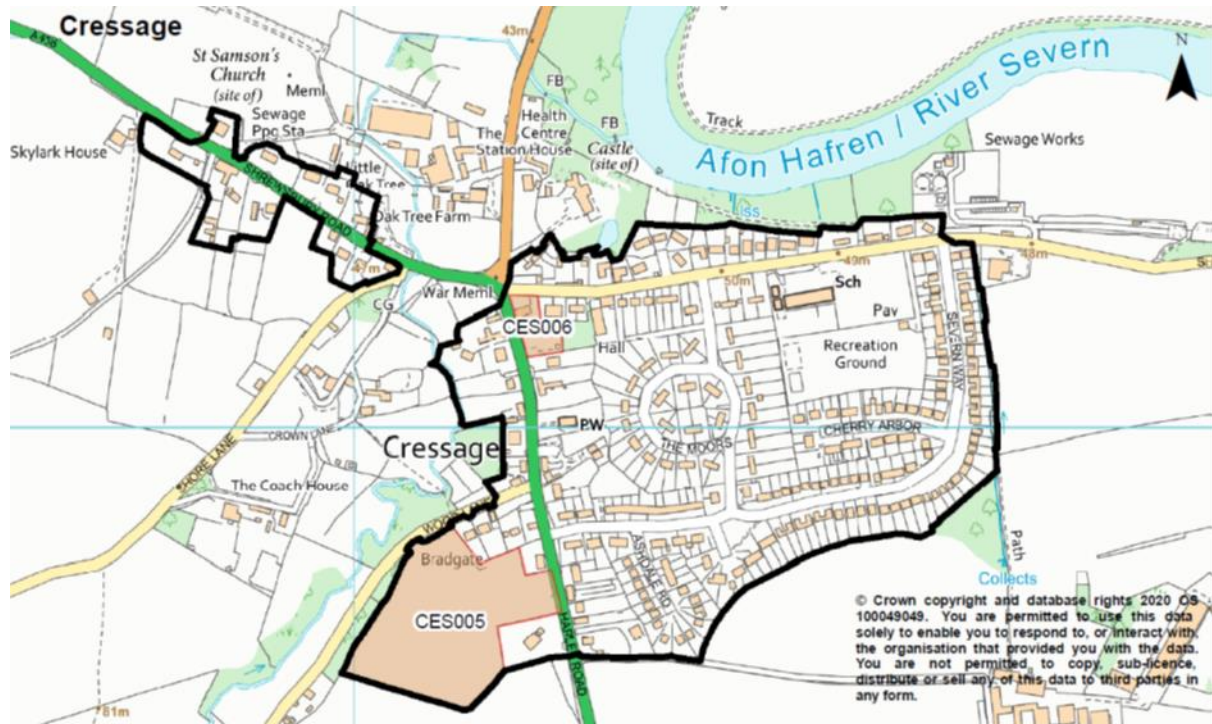
CES006 - The Eagles public house on A458, Cressage

Redevelopment to form two distinct but interrelated elements to deliver up to 4 dwellings on the site through:

- Sympathetic conversion of the former pub building for up to 2 dwellings, to conserve and enhance the significance of the designated heritage asset and to improve the appearance and appreciation of the asset and the site.
- Develop the former car park for up to three new dwellings set back from the pub' conversion and the A458/Sheinton Road junction to respect the significance and setting of the heritage asset and improve the visibility and safety at the junction possibly with a partial repositioning of the site boundary wall to improve sightlines south on the A458.
- To close the site to vehicular access from the A458 in favour of the existing vehicular access from Sheinton Road. To accommodate a footway within the site between the A458 and Sheinton Road to replace the narrow footway to the A458 and to facilitate pedestrian movements from Sheinton Road.
- Relevant supporting studies will be undertaken particularly transport assessments, heritage including archaeology, ecology in the redundant building, site margins and adjacent undisturbed sites, tree survey, surface water flood risk / drainage and ground contamination with their recommendations clearly reflected in the proposed development scheme.
- The site will incorporate appropriate drainage infrastructure informed by a sustainable drainage strategy and will ensure the water management measures do not displace water elsewhere.
- Site design will manage the proximity to the A458 and the need for distance, layout, orientation, sound attenuation and ventilation to reduce any impacts on amenity.

A number of sites not allocated by Shropshire Council were also assessed – these are in a technical appendix to the Local Plan Review.

MAP OF CRESSAGE COMMUNITY HUB – SHOWING PROPOSED DEVELOPMENT BOUNDARY & SITE ALLOCATIONS



Recommended points for the Parish Council to consider when making its consultation response

Please refer to the Local Plan for full policies details: <https://shropshire.gov.uk/media/15525/regulation-18-pre-submission-draft-of-the-shropshire-local-plan.pdf>

- The Parish Council is recommended to have regard to its stance in previous consultations and to continue to refer back to the Parish Plan. Changes in the Parish Council's position should be clearly reasoned. The Local Plan will go through an Examination process and the Inspector will look for clear planning reasons in making his/her decision
- The Parish Council's recent survey is relevant but has limitations, such as timescales for response, sample size, not an adopted policy.
- The Parish Plan is relevant and an adopted Parish Council document
- Respond to the Cressage related policies and text in the consultation document – including amount of development, development boundary and site allocations.
- Parish Council may wish to comment on other policies:
 - SP6 Managing Housing Development
 - SP7 Managing housing Development in Community Hubs
 - SP8 Managing Development in the Open Countryside (the rest of the parish is proposed to be Open Countryside)
 - SP12 Whole Estate Plans
 - DP7 Cross Subsidy Housing
- The Parish Council needs to be aware that if it supports sites in addition to those already allocated, such as the Raby Estates proposal, this may lead to both the sites already proposed in the Local Plan Review and any additional sites being allocated in the Local Plan. This may

have the consequence of taking the level of proposed development over 80 houses and the Parish Council is advised to carefully consider the implications of this e.g. how it sits with the Parish Plan. Please note that the Raby Estates proposal is not a proposed site in the Local Plan Review but it has been promoted by the estate and the parish council were approached by Raby regarding it. As such, in order to ensure transparency, the Parish Council agreed at its August meeting to ask for the public's views on it when publishing material about the Local Plan Review.