

## **Public Meeting re Local Plan Review, 11<sup>th</sup> Dec 2018, 7pm, Ford Parish Hall**

### **Notes of Meeting**

**Present: Chairman – Cllr. Steve Jones, Cllr. Roger Evans, Clerk: Rebecca Turner**

The chairman introduced the meeting and explained that this is not an official parish council meeting and therefore no decisions are being made.

Ford Parish Council (PC) chose to be Open Countryside in the current SAMDEV Local Plan and still will be until LP Review comes into being. Shropshire Council (SC) is now consulting on the Local Plan Review.

PC held a meeting with SC. SC is proposing that Ford village become a Community Hub, based on points scoring of facilities. There is dispute over certain things such as if Ford has a regular bus service and if it has a bowling green. Being a Community Hub would mean 100 houses and the village having a development boundary. The proposed allocated site is FRD011, land between A458 and Butt Lane. The proposals for the allocated site include highway improvements, a school dropping off point, improvement to crossing of A458 and possibly putting the crossing closer to the junction.

Cllr. Evans spoke. He advised that SAMDEV is operational until early 2021 and therefore until that time the parish would be classed as Open Countryside meaning only exception housing and no open market housing. There is currently a 5 year land supply and the Local Plan has to be updated circa every 5 years. The SAMDEV inspector wanted a new Local Plan 5 years from adoption of SAMDEV (in 2016) and said that otherwise SAMDEV would be declared null and void. This review is a partial review of the current Local Plan not starting from scratch and some core policies will remain.

The planners have used a points system to determine which settlements are hubs whereas in SAMDEV villages could choose whether or not to be a hub. Outside the development boundary of a hub will be classed as Open Countryside. Developers were asked to put forward sites. A desktop exercise, the SLAA has identified which sites should be rejected (shown in red) and which sites may have potential for housing (shown in lime green). Not all the lime green sites are proposed to be allocated at this point in time. 50 houses are proposed to be allocated at site FRD011, a further 31 are already permitted, leaving a windfall allowance of 19. Windfall sites are any other suitable site (could be lime green

sites not allocated. Cllr. Evans suggested that residents may therefore wish to comment on all lime green sites shown on the map. Cllr. Evans also advised of a recent government change re cross subsidy housing. This is a push to deliver more affordable housing through enabling market housing being provided on the same site. By their nature cross subsidy schemes will normally come forward as exception sites. The hub development boundary gives more control over where such cross-subsidy schemes will be located and Open Countryside may be open to pressure. At present SC is saying that it has land identified for 28,000 homes identified and it is encouraging affordable so there is less of a need for cross-subsidy sites.

Cllr. Steve Jones went through the sites shown on the map. He then invited public comments.

### **Public comments**

- Is it definite that Ford will be a hub? Cllr. Evans advised that this is open to discussion. The same policy in Shropshire –is being challenged by a number of parishes – scoring mechanism being challenged. Scoring mechanism will be reviewed before Submit plan to Inspector – towards end next year and that is when hubs may be withdrawn.
- Ford is 3 points into being a hub (51). Sports England would need to assess if the bowling green is still deemed to be one – their policy is that it has to be out of use for 5 years (we are about a year off). The bowling green is up for sale but Sports England may have a right of veto over change of use to the site
- Site FRD011 –is a medieval ridge and furrow field. It can't be registered by Heritage England though until a planning application is registered on it.
- It is believed that the land behind Quail Ridge had covenant that can't be sold for residential. Some other residents were not sure on this point. The previous landowner had said they would not sell the land but it's believed it has now been sold on.
- Where would access for FRD011 be? Documents suggest it may be off Butt Lane. Concerns re parking/traffic. The school headteacher was concerned about having an extra junction by school as it is an additional hazard. Extra houses will put pressure on the school and it would not have capacity.
- Could the allocation of 50 increase to 69 if the windfall allowance is added to the site. Cllr. Evans said it potentially could.

- The overall total of 100 houses could vary and go up or down – it is based on overall need in Shropshire divided amongst different sites.
- Once the parish becomes a hub there would be further reviews with more housing so it is best to stay Open Countryside. The key reasons for the parish being Open Countryside were discussed:
  - School capacity
  - The village does not have the facilities needed to be a hub – the identified licensed premises are not pubs and are in fact restaurants.
  - The bus service is not regular, including at peak times.
  - Library service is only a mobile one.
  - Traffic issues – very busy and dangerous on Butt Lane and the problem will become more acute. A traffic survey at peak usage periods is needed. The village is already bisected by a busy A road and a bypass would be needed
  - People like the countryside character of Ford and do not want more houses.
  - 100 houses would make the community unsustainable added
  - Minerals safeguarding area – Ford is in the middle of a sand and gravel area.
  - Broadband in Ford is not superfast and as such it should not have been awarded points for this
  - Development should be focused in villages that want to be community hubs - build there!

It was queried as to whether some of these sites are just proposed by developers not the landowners? Cllr. Evans did not know but he said he would assume developers would have talked to the landowners. Members of the public thought landowners have not been consulted on all sites.

The Chair concluded the meeting by explaining about the consultation process and forms. The consultation closes on 31<sup>st</sup> January 2019 – responses to go to Shropshire Council as per the consultation forms. Cllr. Evans will organise a surgery late January or could look at having another public meeting.

The Parish Council will put links to all the maps and material from tonight on its website and Facebook pages and will look into doing a mailshot to parishioners by post.

**The chair closed the meeting at 8.11pm**