

**Minutes of a Public Parish Meeting held on Tuesday 14<sup>th</sup> November 2017, 7pm at Trinity CE School, Ford**

**Present:** Cllr. S. Hanmer (Chairman), 25 members of the public

**In attendance:** Shropshire Councillor R. Evans, Eddie West - Principal Planning Policy Officer

**Clerk:** Mrs R. Turner

Item	Topic/Discussion
1.	<p><b>Chairman's welcome</b></p> <p>The chairman welcomed all present to the meeting. She explained that this is a public meeting, not a parish council meeting and that its purpose is to find out about the Local Plan Review Preferred Scale and Distribution of Development consultation and reviewing Ford Parish Plan. It was noted that parishioners from both Ford and neighbouring parishes were present and all were welcomed to the meeting.</p> <p>The chairman introduced Eddie West, Principal Planning Policy Officer at Shropshire Council who had come to give a presentation on the Local Plan Review which is currently being consulted on. It was noted that copies of the presentation will be made available on Ford Parish Council's Facebook page and website.</p>
2.	<p><b>Presentation from Eddie West</b></p> <p>Key highlights from the presentation were:</p> <ul style="list-style-type: none"> <li>• <b>Shropshire Council has to review the Local Plan regularly and is aiming to adopt the revised Plan by the end of 2019.</b> The new Plan will cover the period 2016-2036. The next steps are this consultation, followed by a consultation on the detailed aspects of community hub/cluster allocations in Spring 2018, a final consultation in October 2018, Submission for Examination in December 2018, Examination of the Plan during 2019 and adoption of the plan by end of 2019.</li> <li>• <b>Housing growth</b> – overall housing aspiration of circa 28,000 homes over the Plan period.</li> <li>• <b>Development to be focused on the market towns</b> with about 27.5% in the rural area (current strategy is 30 to 35% rural).</li> <li>• <b>The net housing requirement for the rural area</b>, defined as gross requirement of 7,875, less sites built in 2016/17 and commitments (allocated or with planning permission as at 31<sup>st</sup> March 2017) is 2,560 dwellings.</li> <li>• <b>Rural housing will be focused in community hubs and clusters.</b> Forty hubs have been identified by points scoring settlements based on facilities to identify the most sustainable settlements. Settlements cannot opt in or out of being a hub (although this can be challenged via the consultation). Eddie encouraged consultation responses to focus on if the hubs have been scored accurately (e.g. is there is a regular peak bus service) rather than focusing on the methodology as the methodology was consulted on previously. Clusters can opt in or out and will be limited to infill development.</li> </ul>

	<ul style="list-style-type: none"> <li>• <b>Ford and Westbury are both proposed as community hubs.</b></li> <li>• <b>Hubs will have development boundaries and a housing guideline number and possibly allocations</b> – to be consulted on in Spring 2018.</li> <li>• <b>Economic growth</b> – aiming for balanced economic growth to support the Economic Growth Strategy.</li> </ul>
3.	<p><b>Questions and Answers</b></p> <p>The chairman invited questions and answers and the issues discussed are summarised below:</p> <ul style="list-style-type: none"> <li>• <b>Has the need for drainage been assessed?</b> EW said this is not in the scoring criteria but it is in the community hubs policy criteria, criterion no 2.</li> <li>• <b>Affordable housing</b> – how is this defined? EW explained that Shropshire Council carries out a Housing Needs Assessment and affordable housing providers can get government grants. Affordable housing takes several forms – social rented, shared ownership etc – it is typically circa 60% of market value and a percentage of affordable housing will be required as part of development, in particular on larger schemes. A debate ensued as to what constitutes affordable housing in terms of value.</li> <li>• <b>Impact of prior development and how this influences allocations</b> - Councillor Evans asked if the current application for 32 (predominantly affordable) houses adjacent to Trinity School, Ford would count towards the total i.e. does the clock start ticking from 2016 or when the plan is adopted. EW said that the clock starts ticking from 2016 and Cllr. Evans asked if this means the Ford site will count towards any net housing requirement in Ford.</li> <li>• <b>Points scoring in relationship to quantity of development allocated</b> - it was asked if the quantum of development a settlement is allocated will be proportional to its point score relative to the other hub settlements. EW noted the point and stated that he does not know the answer to this is yet.</li> <li>• <b>Consultation with parishes re amount of development</b> - EW said that there will be consultation with parishes on this topic.</li> <li>• <b>Use of ONS data to identify mix of houses in parish</b> - EW was asked if this data will be used and replied that it has not been as the focus has been on looking at services in parishes, not the type of properties. Community Led Plans, if adopted, would be a material consideration in identifying types of housing needed. EW said that if a Community Led Plan is to be used in this way, it is important that it includes a Housing Needs Study which can look at things such as tenure and type of housing needed.</li> <li>• <b>Community Led Planning</b> - EW stated that there will not be settlement specific policies. Therefore, Community Led Planning, which includes Neighbourhood Plans, Parish Plans and Community Led Plans, is a key way that parishes can add local detail. EW said that where possible Shropshire Council will adopt Community Led Plans as a material planning consideration. Neighbourhood Plans hold more weight as they are a statutory part of the Local Plan. A member of the public asked how long the parish has to do a Community Led Plan - is it by 2019? EW said that there is no deadline. EW said that it is for parishes to decide if they feel the proposals in the Local Plan are adequate to manage development and if they wish to add further local detail through a Community Led Plan.</li> </ul>

- **Hubs identified** – a member of the public asked if the consultation will look at whether settlements can say yes or no to being a hub. EW said that hubs are not opt in or opt out but that consultees can still comment on this matter. However, Shropshire Council would prefer comments to focus on scoring. It was clarified that clusters can opt in or out, by the parish council voting on this issue.
- **Development boundary** - a member of the public asked when the boundary around Ford will be known and the numbers. EW clarified that this will be consulted on in Spring 2018.
- **Self-build affordable housing** – a member of the public expressed concern that there is no mechanism by which to ensure that land for self-builders is affordable. EW acknowledged that this is an issue but there is a limited amount that can be done to address this issue directly through the Local Plan Review.
- **Community Infrastructure Levy (CIL)** – EW said that parishes can get 15% of CIL which is a payment that open market housing (apart from self-build) has to make towards required community infrastructure. It was clarified that CIL is not there to repair existing problems.
- **Current range of facilities** - it was highlighted that the bus service in Ford is not first rate and there is no Post Office and there was an inconclusive debate around whether there is a pub. Some members of the public felt that The Smoke Stop is a restaurant rather than a pub and should therefore not been allocated points in the scoring system. It was also highlighted that planning inspectors have refused recent planning applications in Ford on the grounds of lack of sustainability. Councillor Evans said that it was his understanding that The Smoke Stop has a license for a public house. EW said that the consultation exercise should not be treated as a how many points can you go down to.
- **Benefits of becoming a hub** – a member of the public asked about benefits of becoming a hub, for example can grants be obtained more easily from Shropshire Council. EW stated there are currently acute financial shortages at Shropshire Council but there are opportunities may arise from housing development.
- **Development boundary** - hubs will have a development boundary within which developers will be likely to get planning permission but outside of it the area will be classed as open countryside.
- **Councillor Evans asked if the phasing and rate of build will be specified.** EW stated that housing guidelines will be a guideline only and not exact and the details are a phasing not known at this stage.
- **Housing Land Supply** – a member of the public asked how the Housing Land Supply interacts with the housing requirement over the Plan period and what would happen if the housing land supply drops. EW said that it is anticipated that 10,000 of the 18,000 commitments will be developed in the next 5 to 10 years. If they expire, they will be lost from the housing land supply. The plan may have less weight if the housing land supply drops below 5 years.

<b>4.</b>	<b>Closing remarks</b> The chairman thanked all for attending. The attendance sheet had asked people if they wanted to be kept informed of progress on the Parish Plan review and the chairman encouraged people to get involved. It was noted that the Local Plan consultation closes on 22 <sup>nd</sup> December 2017 and all were encouraged to get involved – documents can be viewed on Shropshire Council's website.
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Signed by Chairman .....Date .....

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