

Minutes from Meeting with Shropshire County Council Planning Team - 8th June

Meeting held at Woore Victory Hall on 8th June.

Attendees were: Jeff West, Jon Furber, Malcolm Blake, Mike Cowey. Shropshire County Council Planning Team plus Nicola Fisher.

The two key discussions points were around the current position on volume of potential house builds to 2026, the robustness approved LOCAL PLAN, and the value of an NDP now that Local Plan in place.

The SAMDev now the Local Plan has been approved (December 2015) and carries far more weight in that it is the binding document for SCC against which any planning applications will be considered.

The 15 additional houses mentioned in the plan has already been exceeded (49 more approved and yet to be built) and therefore a NDP would only be useful (until 2026) if we wanted more housing as the Planning Dept would now use this (the Local Plan) to judge any future applications during this period.

That they did not know what housing was required 2026 – 2036 and had to prepare a “Full Objectively Assessed Housing Need” and therefore they advised that a NDP be deferred until more information was available. This point was discussed at length to clearly understand value of doing a NDP. The sense from SCC was that without any formalised and agreed numbers prepared by them a NDP covering 2026 to 2036 would have no value until the updated Local Plan) or at least any specific building targets were known)

We were also advised that should the land supply drop below 5yrs a NDP would carry no more weight than the Local Plan.

The SCC position was that with a robust Local Plan there is limited value in an NDP as additional level although it was not completely dismissed. We have to consider the time/effort costs in monetary and time levels against the value it will give back to village up to 2026(at this stage) or beyond to 2036 should we look to do 20 yrs plan once the next phase of Local Plan known)

The position from meeting for the Woore NDPT was that the matter should be put to the Steering Group to consider whether there is a deferral of the NDP until the new 2026-36 Local Plan outline is known.

Following meeting a further mail was sent to SCC (Edward West) to clearly establish position on the build numbers up to 2026. The full text of reply on is detailed as follows:

Reads:

The answer to the question is that all approvals since 2011 are taken account of in the settlement guideline figure for Woore. This is the same as all other community hubs and clusters. So in Woore's case the guideline figure of 15 has already been exceeded. As discussed this was a result of two principal factors – firstly the limited weight that could be given to the SAMDev Plan ahead of its adoption, and secondly the pressure to grant permission for applications when the Council could not demonstrate a five year supply of housing. As things stand now, the SAMDev is adopted and we consider we have a five year supply of housing.

As discussed, it is never easy or appropriate to draw an absolute line in the sand with these things, and the housing figure is after all a guideline figure, not a maximum. However, it is a significant consideration (as stated in adopted policy MD3 of the SAMDev Plan) and in Woore's case it is clear the guideline has already been exceeded greatly. It is a point which has been argued at a number of recent appeal hearings, and I'm pleased to say that in the vast majority of cases where there is evidence that a settlement is meeting its guideline figure, as is the case in Woore, Planning Inspectors are siding with the Council.

Ends

Taking all above into account and the follow up Steering Group meeting it was agreed to propose a further meeting open to all Steering Group Members to vote on proposal to:

- 1/. Defer any work on NDP until SCC has correct details on the 2026 -2036 numbers.
- 2/. Continue with NDP background and consultation work in preparation for a future date when SCC can supply correct information.

Need for more Volunteers: Additional to all of above it is clear that at present there are not enough active volunteers to action Point 2 at this time. Further effort is required to garner volunteer support – failure to do so will effectively mean we do not have support and numbers to do the NDP at the time.

Use of Consultants: The follow up Steering Group Meeting also agreed to look at one time visit from Urban Vision (at a cost) to present on whole NDP process and what is required . Dates are to be considered in July (Jon Furber co-ordinating)