

Petition objecting to Shropshire Council's designation of Ford village as a Community Hub and the subsequent development of Field FRD011 for residential purposes

The quarterly newsletter circulation for Ford village only is 304.

This figure is supported by the CPRE (Campaign to Protect Rural England) estimate of 307 dwellings in Ford (ref. *Considerstions for discussions about Hub housing allocations - July 2018*).

This petition, attached, was conducted in September 2020 with the following results:

Dwellings unoccupied/resident not at home **46 (15.1%)**

and

Dwellings where a response was obtained **258 (84.9%)**

Of these:

- ◆ where the response obtained was in favour of the designation of Ford as a Community Hub along with subsequent housing development **2 (0.8%)**

- ◆ where the response obtained was a refusal to sign for other reasons **15 (5.8%)**

- ◆ where the response obtained was in support of this petition **241 (93.4%)**

In conclusion, the results of this petition clearly show the overwhelming support for its aims and objectives.

WE, MEMBERS OF FORD PARISH COMMUNITY, OBJECT TO SHROPSHIRE COUNCIL'S DESIGNATION OF FORD VILLAGE AS A COMMUNITY HUB AND THE SUBSEQUENT DEVELOPMENT OF FIELD FRD011 FOR RESIDENTIAL PURPOSES

The criteria for designating hub status, developed by Shropshire Council under the Hierarchy of Settlements, have been misapplied for the following reasons:

- * Amenity green space at Quail Ridge - if the gas tank area and the play area (already allocated points) are discounted then the resulting amenity area drops below the size threshold of 0.2ha to 0.19ha. The allocation of 3 points should be removed.
- * Bus service – there is not a return service arriving in the village between 3pm and 6pm - it gets in at 6.08pm. There is one bus that arrives in Ford parish at 4.52pm but it only stops opposite The Cross Gates Hotel (now called 'The Smoke Stop'). This is not within the parameters of the village or the development boundary and it is not within reasonable walking distance of the village. The allocation of 5 points should be removed.
- * Outdoor sports facility – the redundant and overgrown bowling green is not accessible to the public and is now in private ownership with planning application for storage units pending consideration. The allocation of 1 point should be removed.
- * Library - the provision of a mobile library service that visits for 20 minutes once a fortnight should not be allocated 1 point less than a permanent library open 6 days a week, as it is a far more limited and restricted service.

We also object to the hub designation and proposed development for the following additional reasons:

- * The village lies within a Conservation Area (limiting potential for infill and potential harm to the character of the Conservation Area).
- * Soil types within the village and surrounding area are classed as good or very good (Grade 2 or 3) for agricultural use.
- * Ford is in a designated Mineral Safeguarding Area and any proposed development conflicts with Shropshire Council's Strategic Policy SP13, *Strategic Planning for Minerals*.
- * Field FRD011 is an ancient Ridge and Furrow field that should be protected. Its proposed development conflicts with Shropshire Council's Development Management Policy DP24, *Conserving and Enhancing the Historic Environment*.
- * The required Environmental Impact Assessment will highlight the biodiversity present in, and adjacent to, the proposed development site that should be protected.
- * A Local Housing Survey carried out in 2019/20 showed that the scale of demand for new housing development in Ford is low. This is highlighted by the fact that it has been particularly difficult to find tenants for a recently completed affordable housing project of 32 homes at Cross Gates Meadow. Mathew Mead, Shropshire Council officer, commented: "This survey shows the scale of demand (for housing) is low and this should be met by the planned new development (Cross Gates Meadow). There doesn't seem to be much evidence for a big increase in development."
- * Ford is a rural village that lacks the infrastructure to support the level of extensive development resulting from being a Community Hub. We are concerned that if Ford is allocated Community Hub status it will be permanent and lead to development beyond the boundary in the medium to longer term.

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