Your Ref: JJ/30667

Our Ref: Longden Village Planning

Email: Planningpolicy@Shropshire.gov.uk

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY 2 6ND

24th February 2021

Dear Sirs,

Re: Shropshire Local Plan Review Consultation Exercise LONGDEN VILLAGE REPRESENTATIONS/

I have seen and fully support and endorse the submission and comments made by both the Longden Parish Council and Longden Village Action Group. I have given the matter further consideration and whilst I totally agree with the submissions of the Longden Parish Council and Longden Village Action Group, I would like to express my own detailed concerns over various policies concerning the soundness of "hubs". These are set out in the attached:

Part A - Personal Details

Part B - Policy SP2

Part B - Policy SP7

Part B - Policy SP8

Part B - Policy DP7

In the last three days, I have discussed this with a number of neighbours and Longden parishioners, who live close to Longden village.. They all agreed unanimously with and endorsed my comments. They have all expressed a wish that their names and addresses be placed on a list of those supporting this submission which is therefore attached.

Yours faithfully,

Mike Rushton

Mrs Stevens

Jill Laskowski

George Jones

Joyce Jones

Rowan Lovegrove-Gray

Adrian Lovegrove-Gray

Jill Phillips

Ian Sturrock

Iohn Edwards

Hannah Edwards

Hefin Edwards

Janet Edwards

Anne Price

Peter Griffiths

Ruth Griffiths

John Jones

Jean Jones

David Kent

Helen Kent

Sarah Howie Kent

Duncan Howie

Martin Davies

Helen Davies

Joe Davies

Dave Flint

Rachel Shingler

Trystan Davies

Helen Davies

Stuart Jones

Catherine Macfarl

Lyn Evans

Dave Breese

Karen Lovegrove-Fie

Jos Lovegrove-Fielden

Anthony Cooke

Danielle Cooke

Chris Wheelton

Sue Wheelton

Annette Hughes

John Hughes

Julie Davies

Natalie Kane

Alister Kane

John Groombridge

Dorothy Groombridge

John Groombridge

Phil Lewis

Nigel Ingham

Jackie Ingham

Paul Arnold

Jill Arnold

Paul Carter Angela Jones Terry Jones

Jon Thrift Beth Willis

J Lovegrove-Fielden 27.2.21



Representation Form

Please complete a separate **Part B Representation Form** (this part) for each representation that you would like to make. One **Part A Representation Form** must be enclosed with your **Part B Representation Form(s)**.

We have also published a separate **Guidance Note** to explain the terms used and to assist in making effective representations.

Part B: Repr	and the second s	and the second s		STATE OF THE PARTY		SEATE LABOR STOCKERS AS SET
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(Please continue on a separate sheet if necessary)

Q5. Please set out the modification(s) you consider necessary to make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at Q4 above.

Please note that non-compliance with the duty to co-operate is incapable of modification at examination. You will need to say why each modification will make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

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			proposed Community Hubs and re- t Policy DP7 should be revised such
that it does not apply to larg	e scale developments p	proposals set alongs	ide Community Clusters.
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(Please tick one box)

Q7. If you wish to participate in the hearing session(s), please outline why

Yes, I wish to participate in hearing session(s)

you consider this to be necessary:

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Jointly, the Parish Council and the Longden residents withstood the pressure for development that was unauthorised by the SAMDev plan but which was supported by the Council's Planning Officers, in the period 2014 – 2020, resulting in four appeals all of which were dismissed. I believe that the wishes and concerns of the residents should be heard and discussed in open forum at the Public Examination of the Plan.

(Please continue on a separate sheet if necessary)

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Signature:	Date:

26/2/21

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Part A Reference:

Part B Reference:



Representation Form

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Part B: Repres	entati	on					
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		r needs, as required by NPPF para 77,
		ral area or enhance the vitality of rural
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	fication(s) you co	nsider necessary to make the hropshire Local Plan legally
 ***C * A** *** *** *** *** *** *** *** *	pect of any legal	compliance or soundness matters
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		ext. Please be as precise as possible. ne list of proposed Community Hubs and re-
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(Please continue on a separate sheet if necessary)

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Signature:

Date:

26/2/2/

Office Use Only

Part A Reference:

Part B Reference:



Representation Form

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"additional market housing development outside the settlement boundaries shown on the Policies Map.....will only be considered potentially acceptable where there is clear evidence that the residential development guidance for the settlement appears unlikely to be met over the plan period....."

Allocating Longden as a Community Hub with a development boundary and development target of 50 but with no allocated sites, could well lead to a situation where infill sites are soon used up and then pressure to develop outside the boundary will mount. The village could easily find itself having to fight the same development pressure as in the period 2014 – 2020, but this time against a background of a Policy which seeks to achieve an unrealistic level of development for the village. The effect of Policy SP7 in addition to Policy SP8 will be a significant problem for Longden for the whole of the period to 2038.
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schedule it within the list of Community Clusters. Policy SP 7 should be modified to ensure that large scale proposals for affordable housing outside Community Clusters will not be approved.
(Please continue on a separate sheet if necessary)
Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.
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Q6. If your representation is seeking a modification to the Regulation 19: Pre- Submission Draft of the Shropshire Local Plan, do you consider it necessary to participate in examination hearing session(s)? Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.
No, I do not wish to participate in hearing session(s)
Yes, I wish to participate in hearing session(s)
(Please tick one box)
Q7. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

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Part A Reference:

Part B Reference:

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Date: 26/2/2

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Part A Reference:

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Name and Organisation:	Jonath	onathan Lovegrove-Fielden						
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Policy SP8 indicates that Comm focus for development in the Schedule SP2.2 to Policy SP2.	rural area	. Those set	tlements ic	lentified as C				
The process of identifying Concess, when Longden was not id be re-classified as a Hub. The some 50 dwellings are to be ac	lentified a village ha	s a Hub. How s now been	wever, late provided w	r re-calculation ith a develop	ons have cause ment bounda	ed the village to ry within which		

Longden was classified, in the current Local Plan (the SAMDev Plan element of the Plan) as being a settlement within a Community Cluster with five other villages. That Plan indicated that the amount of devel-

opment to be permitted in the Cluster was up to 50, with up to 30 of these to be built in Longden itself.

Longden Parish Council, and the local residents found this assessment to be acceptable – indeed it was based on their own assessment of need in the settlement. No development boundary was provided, and no specific sites were allocated for development. Nevertheless, the full quota of housing that was considered appropriate for the village in the SAMDev was soon achieved.

In the current Local Plan Review, however, Longden is categorised as a Community Hub and is required to accommodate 50 houses within a tightly drawn development boundary. No development sites are identified and so this figure is to be achieved by infilling and small groups of houses within the development boundary.

The Longden Parish Council and the residents of the village were prepared to accept the 30 dwellings provided for in the SAMDev Plan. However, once the SAMDev plan had been adopted, a series of planning applications were submitted which related to land on the periphery of the built up area of the village and which proposed new housing estates of anything between 6 and 60 houses. These applications were encouraged by the Council's Planning Officers but, thankfully, were rejected by the Council's Planning Committee and, in due course, on four occasions, by the Government's Appeal Inspectors.

I am very concerned that the change in categorisation of Longden to that of a Community Hub from its current designation as part of a Cluster, will encourage further applications on the periphery of the village, which will become difficult to resist.

I do not believe that Longden should have been identified as a Community Hub, or that it should be provided with a development boundary, or that it should be expected to accommodate 50 houses. This is an inappropriate level of development for the village.

Longden village has a population of just 332 (according to Table 9 at para A2.7 of the "Hierarchy of Settlements" documents (Review Evidence Base) and 135 houses. An increase of 37% in the size of the settlement and the resident population is too large an increase for the settlement to assimilate, especially in a timescale of 17 years.

Effectively, only 2 other villages out of the 42 settlements identified as Community Hubs in the Review have a lower level of population than Longden, whilst several other settlements <u>not</u> chosen to be Community Hubs have significantly higher population levels. Cockshutt, for instance, has a population level 2.6 times bigger than Longden (at 859), and yet is not classified as a Hub and has been allocated no new development sites.

I do not believe that the scoring system developed by the Council for identifying Community Hubs and Clusters is sufficiently sensitive to the needs of the communities that it will affect, and needs to be reconsidered. For instance, Longden was awarded a total of 50 points in the assessment whilst the lower cut-off point for a Community Hub is 48 points – the village, then, was right at the limit for designation. The merest change in the scoring for any one of the categories of service upon which the assessment was based, would mean the village would probably drop out of the designation, which would mean no development boundary and no allocation of 50 dwellings to be accommodated in the village. It ought to have been apparent that a village such as Longden did not need the same approach as a village such as say, Minsterley which has an existing population of 1,558 but which is expected to grow by only 155 dwellings (around 10%).

The experience of a period between 2014 – 2020 spent by the Parish Council and residents fending off development that they felt inappropriate in the village, has aroused in my recent experience, unanimous opposition about the likely effect of the Community Hub designation. During 2014-20 period jointly the Parish Council and the Longden residents withstood the pressure for development that was unauthorised by the SAMDEV plan but which was supported by the Council's Planning Officers before being rejected by the

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	Part B Reference:	

Planning Committee and on four occasions dismissed on appeal. In particular, Policy SP7.4 says that,

"additional market housing development outside the settlement boundaries shown on the Policies Map.....will only be considered potentially acceptable where there is clear evidence that the residential development guidance for the settlement appears unlikely to be met over the plan period....."

Allocating Longden as a Community Hub with a development boundary and development target of 50 but with no allocated sites, will from past experience, undoubtedly lead to a situation where infill sites are soon used up and then pressure to develop outside the boundary will mount. The village will then find itself having to fight the same development pressure as in the period 2014 – 2020, but this time against a background of a Policy which seeks to achieve an unrealistic level of development for the village. The effect of Policy SP7 in addition to Policy SP8 will be a significant problem for Longden for the whole of the period to 2038.

This concern is compounded by the provisions of Policy DP7 which allows for schemes where the provision of affordable housing can be cross-subsidised by a percentage of open market housing on sites that may be located "immediately adjoining" the built form of a Community Hub or Cluster. It seems to me that this is an invitation for developers to propose development outside the boundary now proposed for Longden on the basis that they wish to construct affordable homes (which are then cross-subsidised by a percentage of open market housing, but having the effect of ensuring that any development within the boundary is retained, in its entirety, for open market housing. I am concerned that this will result in the situation that the village endured during the 2014 – 2020 period.

The proposed designation as a Community Hub will adversely affect the balance of the community and fail to develop a sustainable settlement and retain rural vitality. It is not properly justified or evidenced and will not deliver sustainable development.

(Please continue on a separate sheet if necessary)

Q5. Please set out the modification(s) you consider necessary to make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at Q4 above.

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The Local Plan should be modified to delete Longden from the list of proposed Community	Hubs a	and	re-
schedule it within the list of Community Clusters			

(Please continue on a separate sheet if necessary)

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested

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	Part B Reference:	

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