

## **Ludford Parish Council.**

### **Response to: Regulation 19 Pre - Submission Draft of the Shropshire Local Plan.**

The length of the proposed plan period is up to 2038, with quinquennial reviews. Following extensive consultations only 15 years remain of this review and development blue print.

Once completed, the major development sites at Foldgate Lane, The Sheet and Rocks Green will more than double the number of households within the parish from 350 to over 700. At least 2 of these sites are being phased across considerable periods of time, up to 10 years, presumably to allow adjustments for market conditions.

In the Regulation 18 Pre- Submission Draft, Section S10.1 point 5.135 on page 204, It was stated that "The rate of housing development in Ludlow has been lower than anticipated for some time despite these significant commitments."

This is borne out by the very protracted period of disruption faced by residents through years of planning debate and latterly construction. The impact of the population increase on the locality and it's infrastructure is an unknown quantity.

The communities within the parish area need to adjust and adapt to the changes, begin to develop community bonds and relationships and enjoy some peace and quiet following years of uncertainty and upheaval. Planners and decision makers should remember that we all have a legal right to the peaceful and quiet enjoyment of our homes.

In the Regulation 18 Pre -Submission Draft Shropshire Council stated: "Any further expansion into Ludford Parish is deferred to focus on the delivery of housing within the town." (Schedule 10.1 sub section 5.134 page 204.)

Ludford Parish Council wholly supports this view and recorded this in the parish response to the consultation. It was a welcome statement of the commitment to prevent further suburban development to the east of the A49 by pass. In the past Ludford has provided both mixed and affordable housing, as well as a small 3 pitch residential caravan site, to augment provision elsewhere.

Ludford Parish Council is concerned that the definitions used by Shropshire Council in the Site Assessment schedules lack sufficient strength and clarity for both the professional and lay reader. Sites that are regularly and repeatedly reviewed have remained in these schedules since the inception of SAMdev. Consequently, these sites could remain vulnerable to challenge as wind fall sites. The protection of Foldgate Lane proved to be completely inadequate at the public enquiry, at great cost to both the local environment and the public purse.

Ludford Parish Council request that Shropshire Council states that the designation of "countryside" for the southern approach to the town and areas the east of the A49 will remain in place for the length of this plan (2036) and beyond. By assessing green field sites in this way, and opening up the possibility of a challenge to Shropshire Council's assessment system, the discipline of properly using more difficult brown field sites instead, is an unattractive option for developers.

Although it is a requirement of Shropshire Council to include Ludford Parish within the Ludlow Place Plan area, Ludford Parish Council respectfully request that Shropshire Council records and respects the boundary of the parish, in all its documents. The Fishmore Brook forms the northern boundary of Ludford Parish with the Ledwyche Brook as the easterly boundary. Ludford Village lies to the south of the River Teme and lies within the Conservation Area.

Ludford Parish Council supports the protection of green field sites and the use of brown field sites at every opportunity. By developing sites within Ludlow Town Council boundary access to local facilities by pedestrians, cyclists and public transport can be encouraged.

Ludford Parish Council requests that:

- There is a moratorium on the use of extensive, green field sites within Ludford Parish for the length of the plan period (2036.)
  - Designation of countryside areas to be strengthened and clearly described i.e. all areas to the south Ludford Village to the boundary of the parish, to protect the historic southern entrance to the town; areas to the east of the A49 up to the northern boundary of the parish.
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