

# LONGDEN VILLAGE DEVELOPMENT STATEMENT

2017-2027



1. **Background**

1.1 **Longden Village**

Longden village is a very rural and traditional community first mentioned in the Domesday Book, with generations of the same families living in the village.

Longden village is the largest village in the Parish of Longden with 135 houses and approximately 335 residents, a shop (with post office), primary school, pub and village hall. It lies 5 miles South of Shrewsbury on the Shrewsbury to Bishop's Castle unclassified road which is narrow in places. It lies approximately 3 miles west of the A49 to which it is connected mainly by single track lanes which are heavily used by commuters heading east to Telford and beyond. These roads are also heavily used by agricultural vehicles as well as walkers, horse riders and cyclists. The road between Shrewsbury and Bishop's Castle is on the National Cycle route and often used on the Land's End to John o Groats route.

It is a rural community with a number of farms and work opportunities are limited with most people commuting to Shrewsbury and further afield.

The first Development Statement 2013 was established as a supplementary document to the Longden Parish Plan 2010. This updated Development Statement relates solely to Longden village as the other villages in the Parish have been designated 'Open Countryside'.

1.2 **Reasons for Updating the Longden Development Statement 2013**

1.2.1 A new Parish Plan 2017 has been established.

1.2.2 Updating in light of Shropshire Council's Partial Review of the Local Plan which renders the current Longden Development Statement 2013 out of date.

1.2.3 To capture the views of new residents in the village since the Development Statement 2013 as well as the views of longer term residents. There have been 26 new building commitments and completions since March 2013 bringing new residents to the village – **Appendix 1**.

1.2.4 Experiences with planning applications since 2013.

The 2013 Development Statement reflected residents' aspirations for up to 50 new dwellings in the Parish, 25-30 of which would be in Longden. Since 2013, 97 new dwellings in the Parish have been approved. *Three* applications for large developments in the fields around Longden village (open countryside) were strongly resisted by the Parish Council and Longden residents and refused by Shropshire Council. These went to Appeal, dismissed mainly on the basis that the applications were in open countryside. The updated Development Statement emphasises the importance of these areas to the residents so as to retain the rural character of the village.

### 1.3 Public Consultation

#### 1.3.1 Parish Plan 2017.

A questionnaire with an extensive housing section was delivered to each household. The results were analysed and collated and the Parish Plan 2017 adopted by the Parish Council in December 2017.

#### 1.3.2 Public meeting in Longden held on 19<sup>th</sup> October 2017.

Flyers were delivered to all households inviting them to the Public Meeting. This gave residents an additional opportunity to express their views about development specifically in Longden. The results from this meeting were shared with the Parish Council at the meeting in November 2017. Also taking part in the meeting was Shropshire Council's Community Enablement officer, the Shropshire County Councillor and Parish Councillors.

#### 1.3.3 Housing needs analysis undertaken by the Council – *to be included if it is available before Feb 2018 when this document will be presented to the Parish Council.*

### 2. Key Views of Residents that have emerged from the Consultation Process

2.1 Rural character of the village and preserving the open countryside surrounding the village is very important. At the Public meeting on 19<sup>th</sup> October the residents indicated which areas surrounding the village are particularly important to them and not suitable for development – **Appendices 3 and 4.**

2.2 Delineation between villages is important.

2.3 Road network not suitable for more vehicles associated with significantly more housing development. This is regarded as a major infrastructure constraint.

2.4 The bus service needs to be improved to assist those travelling to work, in places other than Shrewsbury town centre, to get there on time. This is particularly relevant in relation to affordable housing so that new residents are not isolated from work opportunities.

2.5 Residents recognise the importance of some growth so that services, such as the School, Shop, Public House and Church are supported and to encourage young people and families to stay in the community.

2.6 Inappropriate building will undermine the dynamics and character of the village destroying the essence of the village. Small-scale developments which are in keeping with the surroundings and sympathetically designed will respect and enhance the local character and distinctiveness of the village.

2.7 Establishing a balance between protecting the rurality of the village and allowing for some incremental growth has proved challenging in recent years since the adoption of the Longden Development Statement 2013. The current policy decision of the Shropshire Council is that Longden will continue to have cluster status – **Appendix 2** (Shropshire Council's criteria based policy for community clusters). This is supported by residents on the basis that the Council strictly enforces this policy and in particular:

2.8 In keeping with this policy new development should be infill or conversion. Specific opportunities for infill/conversion have not been identified as most new build /existing commitments for infill/conversion in the village since 2013 (nine new properties could be described as infill/conversion) has been opportunistic and were not foreseen when the 2013 Development Statement was established (i.e. pub conversion and development in car park, new build in existing gardens/land adjacent to houses).

### **3.0 Approach to Development**

- 3.1 Any new build infill/conversion should meet residents' expectations for sustaining the rural character of the village, with brownfield sites given priority and new development limited to infill within the existing built form of the village.
- 3.2 New development should be small scale (up to 3 dwellings) which is in keeping with its surroundings and sympathetically designed to respect and enhance the local character and distinctiveness of the village.
- 3.3 Open countryside around the village is protected. Rural approaches to the village from the north and the south are considered particularly sensitive to development and should be protected.
- 3.4 Houses are small in size (2 bedroom terraces no more than 70 sq m, 2-3 bedroom semis-detached no more than 80sq m, 3-4 bedroom detached no more than 130 sq m). \*Based on Golden Arrow Estate
- 3.5 Any affordable housing should be exclusively for local people and supported by an up to date local needs housing survey. Sites should be physically contained so that it does not lead to any one site becoming vulnerable to future overdevelopment in any one part of the village. All affordable housing schemes should be discussed with the Parish Council very early and should only be granted subject to S106 agreements requiring the Parish Council's agreement of first and future occupiers who must have a strong local connection.
- 3.6 The design and materials used for new housing should be in keeping with the village (typically but not exclusively red brick or white render with slate or red tiled roofs).
- 3.7 Given the heavy reliance on the private car and the limited availability of on street parking new proposals should include adequate car parking and turning areas.
- 3.8 To ensure that the rural character of the area is retained new builds and conversions should incorporate soft landscaping utilising native tree and hedge species.
- 3.9 Where new external lighting is considered essential this should not detract from the rural environment and should minimise light pollution.
- 3.10 To sustain the rural character of the village any development will be expected to retain the rural character of the village retaining existing hedgerows and trees

### **4. Concluding Comments**

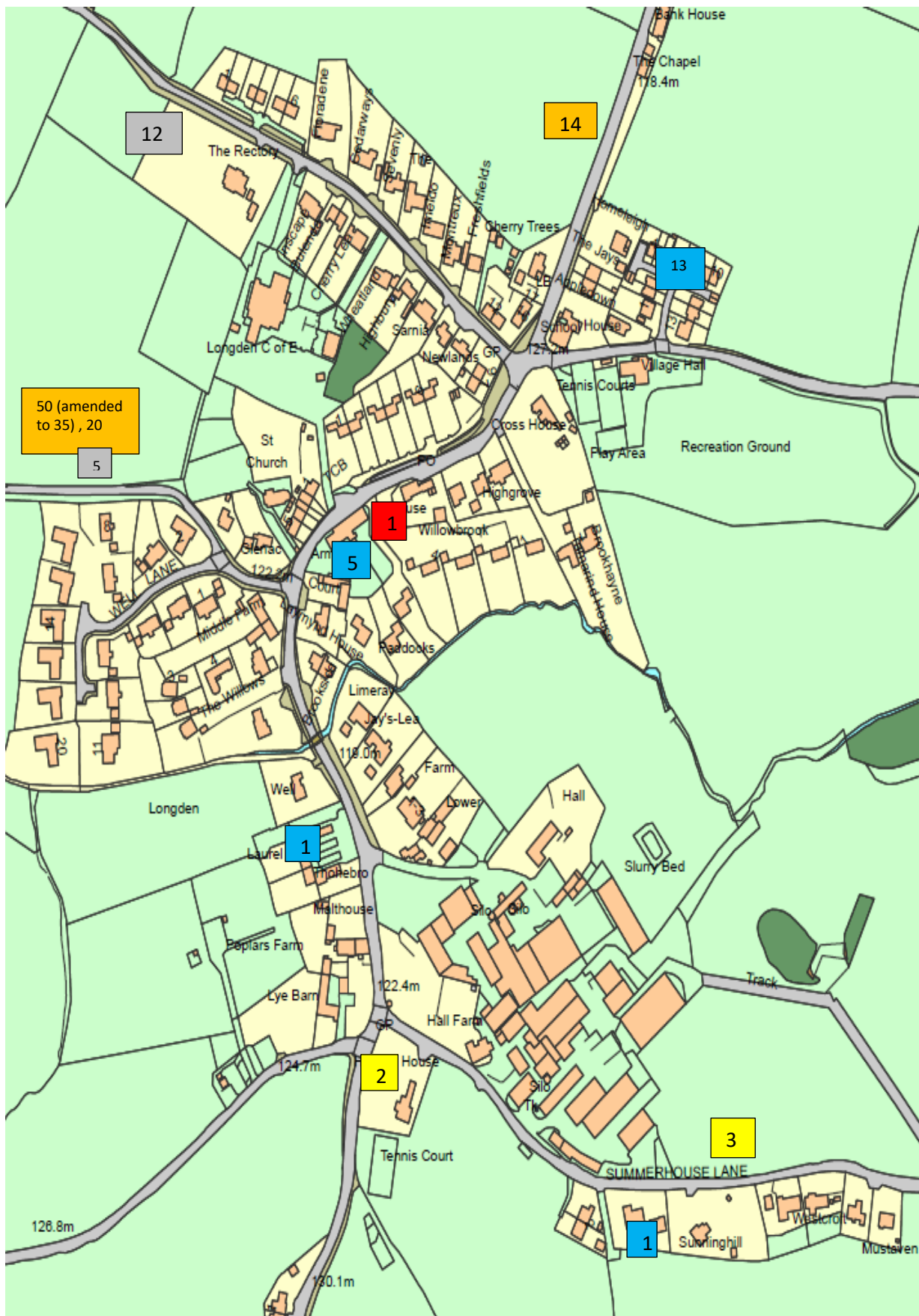
This document, along with the Parish Plan 2017, reflects the views of the residents of Longden following extensive consultation with the community and will be placed on the Parish Council website. In establishing these documents we anticipate that external agencies and decision makers will give full consideration to them.

**This document will be reviewed if there are any changes to Council or Government policy that impact on the aspirations of the residents of Longden captured in this document.**

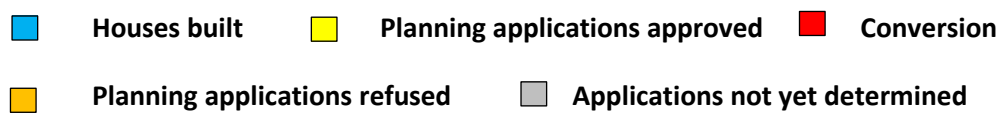
**Written by: Longden Development Statement Focus Group (a sub group of Longden Parish Plan Committee)**

**Jackie Ingham, Paul Arnold, Emma Pierce-Jenkins, Karen Lovegrove (Longden Parish Councillor).**

**Adopted by Longden Parish Council on:**



**Appendix 1 – New dwellings built and planning applications since 2013**



## Appendix 2: Shropshire Council Local Plan Review 'Managing Development in Community Clusters'

Taken from Shropshire Local Plan Review 'Consultation on Preferred Scale and Distribution of Development – October 2017' (page 31)

### Achieving appropriate development in Community Clusters

6.21 It is proposed that a single criteria based policy will manage development within Community Cluster settlements. Reflecting the types of development that are consistent with the criteria in this policy, it is not considered necessary to identify development boundaries; residential development guidelines; or to allocate sites in the Community Cluster settlements.

6.22 The proposed criteria based policy for Community Clusters is:

<b>Managing Development in Community Clusters</b>
<p>In Community Clusters, appropriate development will be encouraged on sites already allocated within the SAMDev Plan; suitable small-scale infill sites; or through the conversion of existing buildings within or immediately adjoining the built form of the settlement.</p> <ul style="list-style-type: none"><li>i. A small-scale site is generally considered to be up to 3 dwellings or 0.1ha.</li><li>ii. An infill site consists of land with built development on at least two sides, which is also clearly within the built form of a settlement. It should not however result in a cramped form of development.</li><li>iii. The rural area between Community Cluster settlements is considered countryside, where development is strictly controlled.</li></ul>
<p>Development is considered to be appropriate in Community Clusters where:</p> <ul style="list-style-type: none"><li>1. It is well and clearly related to the existing built form of the settlement and will not result in an isolated form of development.</li><li>2. It is of a scale and design that is sympathetic to the character of the settlement and its environs, having regard to:<ul style="list-style-type: none"><li>i. Local landscape character and visual amenity; and</li><li>ii. The need to maintain the integrity of strategically important gaps between settlements; and</li><li>iii. The need to avoid harm to and conserve, enhance and restore natural assets in accordance with current policy MD13, and</li><li>iv. National Green Belt policy; and</li><li>v. Relevant policies on sustainable design and development principles; and</li><li>vi. Design criteria and policies identified within relevant Neighbourhood Plans and Community Led Plans.</li></ul></li><li>3. There is sufficient infrastructure capacity, or any infrastructure capacity constraints can be addressed to appropriately meet the development needs.</li><li>4. Residential development provides an appropriate mix of types; sizes; and tenures of dwellings. Particular regard will be given to the need to provide:<ul style="list-style-type: none"><li>i. Appropriate forms of affordable accommodation, based on local evidence and community consultation where available; and</li><li>ii. Appropriate accommodation for families; and</li><li>iii. For the needs of particular elements of society, such as the elderly.</li></ul></li><li>5. Non-residential sites should meet the needs of their intended occupiers; be designed to complement their setting; and be compatible with neighbouring uses.</li><li>6. Existing affordable housing and rural exception sites within Community Clusters will be expected to be secured in perpetuity, as they are a valuable source of affordable housing.</li></ul>



7. Any necessary Habitats Regulations Assessment (HRA) is undertaken and demonstrates that the development has no likely significant effects on European designated wildlife sites. Specific avoidance or mitigation measures required to remove any adverse effects (*identified through the Habitats Regulations Assessment (HRA) of the Local Plan Review, or at the project stage*) must be implemented as part of the development.
8. **Proposed development sites, considered in combination with existing commitments; allocations and completions (since 31<sup>st</sup> March 2016), complement the size; character; and function of the settlement. This will seek to avoid the over development of settlements by assessing:**
  - i. The individual and cumulative impact of the proposed development on the settlement; and
  - ii. The cumulative increase to the size of the settlement; and
  - iii. The number of other development proposals in close proximity or adjacent to the proposal site; and
  - iv. The benefits arising from the development.

- 6.23 The criteria in this policy have been developed from criteria presented in the Issues and Strategic Options Consultation. These previous criteria were supported by the majority of respondents (approximately 70% of respondents ranked each criterion as either important or very important). However, the specific content of the policy has been refined to take account of the responses received.
- 6.24 The rural areas between Community Cluster settlements will be considered countryside and subject to countryside policies.



Village crossroads



Local Farming



Post office and shop







Areas residents consider unsuitable for development (taken from Public meeting October 2017)

This map whilst not up-to-date as of January 2018, was chosen because it illustrates the rural character of the village.



**Appendix 4 - Key rural areas around the village important to residents (taken from the Public meeting October 2017)**

Fields surrounding village at Northerly and West entrances to village are key aspects of the rural character of the village and provide delineation between villages. Topography of land on approach to village from Shrewsbury would mean development would have negative visual impact on the environment and rural landscape.

