



<u>Committee and Date</u>	<u>Item</u>
Council	17
22 September 2016	
10.00 am	
	Public

ADOPTION OF THE UNDERDALE, MONKMOOR AND ABBEY (UMACC) COMMUNITY LED PLAN

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1. Summary

- 1.1 This report recommends the adoption of the Underdale, Monkmoor and Abbey (UMACC) Community Led Plan by Shropshire Council as a material consideration for development management purposes. The responsibility for planning policy adoption falls to full Council. A copy of the Community Led Plan has been placed in the members library and can be viewed at: <http://www.umacc.org.uk/>
- 1.2 The Community Led Plan has been prepared by the Underdale, Monkmoor and Abbey Community Circle, based on extensive community consultation. Shropshire Council has promoted community-led plans as a more sustainable model to the full-blown statutory process for neighbourhood development plans set out in the Localism Act. As such the UMACC Community Led Plan does not need to undergo a costly examination or referendum, but is given weight by the Local Planning Authority through resolution of Shropshire Council to draw on the Plan to help inform development management decisions.

2. Recommendations

It is recommended that Policies R1-5; SC1-2; SCL1; TP1 and 5; HCD1 and 3-7; HBA1-3 and 5; GS1-4; and GA1-6 of the Underdale, Monkmoor and Abbey (UMACC) Community Led Plan (pages 21-28 of Appendix 1) be adopted as material considerations for the purpose of development management decisions by the Council in its role as Local Planning Authority.

REPORT

3. Risk Assessment and Opportunities Appraisal

- 3.1 Shropshire Council's planning approach is committed to promoting and supporting community led planning as a more cost effective and sustainable alternative to the Neighbourhood Plans introduced by the Localism Act. For such community led plans to be given formal weight as a material planning consideration when determining planning applications it is necessary for

Shropshire Council, as the Local Planning Authority, to formally adopt the Community Led Plan with this stated intention.

- 3.2 Once endorsed by the Local Planning Authority in this way, the Community Led Plan should also be given due weight by the Planning Inspectorate, not least due to the strong community engagement which has informed its preparation and its focus on the sustainability of future proposals in this area of Shrewsbury.
- 3.3 For the avoidance of doubt, the resolution to endorse the UMACC Community Led Plan refers to Policies R1-5; SC1-2; SCL1; TP1 and 5; HCD1 and 3-7; HBA1-3 and 5; GS1-4; and GA1-6 on pages 21-28.
- 3.4 Certain policies in the Plan relate to matters beyond the scope of development management decisions on planning applications. These are policies R6; SC3; SCL2-3; TP2-4; HCD2; HCD8-9; and HBA4. These policies may however be relevant to the operation of other Shropshire Council services.
- 3.5 The Planning & Compulsory Purchase Act 2004 requires that planning applications must be considered in accordance with the statutory Development Plan, unless material considerations indicate otherwise. This means that the adoption by Shropshire Council of the UMACC Community Led Plan for development management purposes will clearly establish it as a material planning consideration. The thorough consultation and democratic process by which the Community Led Plan was prepared is likely to lend it weight as part of planning decisions, including those taken by planning inspectors. Nevertheless, other material considerations may on occasion over-rule the Community Led Plan, not least the provisions of the National Planning Policy Framework (NPPF). While Shropshire Council may seek to apply the Community Led Plan in development management decisions, it is important to set local expectations at a realistic level, particularly in light of appeal decisions across England that regularly depart from adopted local plans when other considerations, particularly housing supply, are brought to bear.
- 3.6 Whilst Shropshire Council officers and the local Shropshire Councillors have been involved in the preparation of the Community Led Plan, the work of Underdale, Monkmoor and Abbey Community Circle and its active community members in producing this plan is to be strongly applauded.

4. Financial Implications

- 4.1 A significant proportion of the cost has been met by the fact that UMACC's members have given their time voluntarily to the project, but UMACC was one of five groups in Shropshire which also received financial support to prepare a Community Led Plan from a national Department for Communities and Local Government pilot 'frontrunner' programme (via Shropshire Council). Apart from member and officer time the Community Led Plan has had no cost implications for Shropshire Council.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Cabinet Member (Portfolio Holder)

Mal Price, Portfolio Holder Planning, Housing and Commissioning (Central)

Local Members

Cllr Miles Kenny; Cllr Pam Moseley; Cllr Hannah Fraser

Appendices:

A copy of the UMACC Community Led Plan is available in the Members Library and can be viewed at: <http://www.umacc.org.uk/>