

Matter 11 - Draft Local Plan Policy S5 (Church Stretton Place Plan Area)

Participant A0400

A Neighbourhood Plan is being progressed for Church Stretton Parish.

The application by Church Stretton Town Council to designate a Neighbourhood Plan Area was approved by Shropshire Council Cabinet on 15 February 2023. A Neighbourhood Plan Delivery Group was formed shortly afterwards, and a consultative exercise carried out with the Parish community in November and December 2023. Draft Neighbourhood Plan Policies are at an advanced stage.

This submission requests that amendments be made to the wording of Policy S5 to reflect that a Neighbourhood Plan is relevant to the Church Stretton Place Plan. Existing wording exists in the Place Plan Area sections for Bishops Castle, Broseley and Cleobury Mortimer in the Draft Local Plan submitted on 3 September 2021 and is equally relevant to the Church Stretton Place Plan Area.

In parallel with drafting Neighbourhood Plan policies, the Church Stretton Neighbourhood Plan Delivery Group are liaising with local site owners regarding suitable sites within the development boundary for housing. A site for 12 dwellings within Church Stretton Town Centre will be submitted for Outline Planning Permission by the end of 2024 and a site for 40-50 dwellings is anticipated to be submitted for consideration in early 2025. These sites will deliver the types of homes (typically one and two bedroom) identified as most needed in the Housing Needs Survey commissioned by Church Stretton Town Council in 2022.

The Key Centre of Church Stretton has a Residential Guideline of 200 in the Draft Local Plan submitted on 3 September 2021. However, taking into account 'completions' and 'permissions' since that document was submitted, the Windfall number is now below 100. The additional sites referred to above, will bring that number down further.

As such, the following key amendments are suggested to S5.

Add an additional Policy to Section S5.1.

A Neighbourhood Plan is being progressed for the Church Stretton Parish area. The Neighbourhood Plan will include the strategy for achieving the housing and employment guidelines for the Key Centre of Church Stretton.

Add an additional Paragraph to the Explanation Section of S5.1.

Church Stretton Town Council are at an advanced stage of their Neighbourhood Plan preparation. When adopted (or 'made') the Neighbourhood Plan will establish the long-term delivery strategy for the town. It is therefore only considered necessary for the Shropshire Local Plan to provide the overall strategy over the plan period by establishing the localised housing and employment guidelines as well as establishing a development boundary for the settlement. Should the Neighbourhood Plan propose site allocations and alterations to the development boundary the Policies map will be amended to reflect these changes.

Minor wording changes are also required to existing Policy Statements 3,4 and 7 in Section 5.1, to reflect the existence of a Neighbourhood Plan for Church Stretton. The existing wording referencing Neighbourhood Plans in the Bishops Castle, Broseley and Cleobury Mortimer sections of the Draft Local Plan is equally applicable to Church Stretton.

Apart from the additions and minor wording changes referred to above, no other additions or amendments are considered necessary to Draft Local Plan Policy S5.

This submission is supported by Church Stretton Town Council and the Church Stretton Neighbourhood Plan Delivery Group.