

Lydbury North Neighbourhood Plan Consultation update

Neighbourhood Plans are intended to be an integral part of Shropshire Council's development of new planning policies. Lydbury North Parish has been chosen as one of five "Neighbourhood Plan" pilot areas to enable the strategy for Lydbury North village to be determined locally by the Parish Council and community. A key aim of these pilots is to test out new ways of consulting with the public about development in their area and monies are ring-fenced by Shropshire Council to support this work.

What's happened so far?

In the summer of 2012, a housing needs survey was carried out by Lydbury North Parish Council and Shropshire Council and the survey was sent to each household in the Parish. While the results of the survey were not totally conclusive, around two thirds of those who responded did support new housing in Lydbury North over the next 15 years. The preferred number of new homes to be provided also varied, but the overall consensus of the survey was for 25 new homes in the Parish during this period. Most people favoured the development of smaller 1, 2 or 3 bedroomed houses that were affordable to local families.

At the same time, Shropshire Council has been carrying out a countywide consultation on potential development sites to prepare the SAMDev Plan (Site Allocations and Management of Development Plan) which will establish where new development should be located in Shropshire. The initial stages of this consultation have reviewed two sites in Lydbury North village – LYD001 (rear of Habershon Close) and LYD002 (adjacent to South View) and have determined each site to be suitable for development. These sites could accommodate up to 18 houses on LYD001 and up to 14 houses on LYD002. At present, LYD001 is the preferred housing site and is expected to provide a lower density development of around 12 houses. A further 13 houses are expected to be provided in Lydbury North village on smaller sites that are not specifically identified in the SAMDev Plan (i.e. windfall sites). LYD001 and LYD002 were also included in the Housing Needs survey, and received some support from members of the public. However others felt there were access issues with these sites and suggested alternative sites within Lydbury North village which may be more suitable. The Parish Council and community are still being consulted on their preferred site(s). Whichever site(s) are preferred locally, then it is expected that 13% of the houses will be provided as affordable homes or through a financial contribution towards affordable provision in other locations.

A drop in session was held in Lydbury North on 24th October 2012 to present the results and ask for further responses to the Housing Needs survey and the SAMDev consultation about housing sites. Details of the responses are included on the attached sheet. As this consultation process is ongoing, the Parish Council and community may consider other possible options including:

- providing an alternative site to LYD001 which could provide more or less houses which would require an adjustment to the windfall allowance to deliver the target of 25 houses in Lydbury North village;
- identifying a development boundary around Lydbury North village and allowing housing to be provided entirely on smaller windfall sites not specifically identified in the SAMDev Plan;

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- delivering a proportion of the target for Lydbury North village (25 houses) in other locations such as Brockton (for example, up to 5 houses) with a reduction in provision in Lydbury North village (for example, down to 20 houses) if this better meets the housing needs of the Parish;
- encouraging employment development in Lydbury North village, as a Community Hub, to contribute to the economic viability of the Parish in accordance with the Core Strategy adopted by Shropshire Council in 2011.

What happens next?

The results of the consultation so far suggest that Lydbury North's future development needs can be catered for within the planning policies of Shropshire Council. While the option is available for Lydbury North to have their own planning policies, decided by referendum, the housing needs survey, drop in sessions and consultations with Lydbury North Parish Council suggest a broad agreement within the community for limited, but focused development in the Parish in the next 15 years.

Shropshire Council's consultations on the SAMDev Plan will continue into next year, with the intention to produce a Final Plan version in the summer of 2013. Including Lydbury North village (and possibly Brockton) in the Final Plan version of the SAMDev Plan requires further deliberation on the possible location(s) for development and consultations to agree the best outcome for the Parish.

Shropshire Council will now use the results of the housing needs survey and the October 2012 drop in event to review the suitability of other potential development sites in the village. It is intended that these results should inform a further consultation to take place early in 2013 to enable members of the public to consider their preferred location(s) for housing development in Lydbury North village and also in the Parish. These further consultations will also consider whether development should be confined to Lydbury North village or might include some limited development in other parts of the Parish such as Brockton; and whether a development boundary for Lydbury North village is required.

The October 2012 consultation event has also highlighted concerns that employment opportunities within Lydbury North Parish, and public transport links with Bishop's Castle and Craven Arms also need to be addressed. Further consultations will be carried out on these issues during the coming year.

A proposed timescale for further consultation is as follows.

November 2012 - - January 2013 – Shropshire Council to undertake detailed site assessments of development sites in Lydbury North. The results of this will identify technically "preferred sites" in Lydbury North village for local consideration to determine the best development location(s).

February - March 2013 – Consultation with members of the public in Lydbury North on the technically "preferred sites" and the reasons for not progressing other suggested sites. Establish with Lydbury North Parish Council which of the technically "preferred sites" should be taken forward as approved development sites. The consultation will also review employment and transport priorities for Lydbury North Parish. Consultation on preferred Management of Development Policies (one of the two key components of the SAMDev Plan) will also be undertaken during this period.

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Summer 2013 – Consultation on Community Infrastructure Levy (CIL) spending. CIL is a levy on open market housing and can be used for infrastructure in the Parish. A small Parish Plan review could form the basis of this consultation. Consultation on the Final Plan version of the SAMDev Plan will commence at this time to present the approved development locations and sites in Market Towns, Key Centres and Community Hubs and Clusters to be delivered in the period to 2026.