

Longden Parish Council Neighbourhood Plan Steering Group

Meeting 36 – 17th June 2026, The Tankerville, Longden, 7:30pm

Minutes

1. **Present** – P Carter, (acting Chair), A & L Brayne, D Morgan, A Stack, N & J Ingham, P McDonald, K & Jonathan Lovegrove, R Evans, C Higgins
Apologies – P Arnold, Jos Lovegrove
2. **Welcome and introductions to new members** – The group welcomed Alison Stack, (Annscroft resident) and David Morgan, (Lyth Hill resident & parish councillor).
3. **Notes of meeting** held 18th May 2026 – approved as a true record
4. **To record any pecuniary interests** – None declared
5. **Site Specific affordable housing policy** – The meeting considered the guidance note provided on allocating a site-specific affordable housing site. RE spoke against the allocation of any site for housing development due to the pressure to allocate land whilst there is no 5-year housing land supply identified by Shropshire Council and the much higher housing requirement for the next Local Plan. He also cautioned against extending the development boundary for Longden. He pointed out that under new rules any housing development site over 150 houses would be determined by the housing instead of Shropshire Council.
6. **Shropshire Council Local Plan**
 - a. **Consultation drop-in event – 17th June** – The drop-in event was attended by P Carter, N Ingham, C Higgins and D Morgan. As only one other person was present they were able to speak at length with the three officers present. They were advised that SC hoped to publish their proposed site allocations in May 2027, which is earlier than the statutory gateway to ensure adequate time for consultation. They recognised that the standard methodology used to allocate communities into different categories did produce some unexpected results and urged the parish council to comment on the scoping plan. They agreed to remind the NP Liaison officer about the requested HRA/SEA screening decision. A briefing by the Planning team will be given to parish councillors at the SALC Area Committee on Thursday 24th June, (open to all parish councillors).
 - b. **Draft Shropshire Community Hierarchy** – To consider a suitable response to the first stage of the consultation with particular regard to the community hierarchy and growth strategy.
 - i. **Action – All group members** to identify the key issues in the document and send notes to NI & CH to combine into a response – NI urged the group to focus on appendix 5 & 6 of the consultation document.
 - ii. RE noted that the points level set to achieve tertiary connected village status seemed very low (14 points). Connectivity is defined by the Department of Transport, but it is unclear who has determined the points level for each category. **Action – CH** Request a link to the calculation that SC has used to allocate communities to different hierarchical levels.

- iii. **Action – All group members** – review the 42 draft assessment criteria identified by Shropshire Council and compare to our 12 criteria for any conflicts or synergy.

7. Settlement Boundary –

- a. To consider suitable settlement boundaries for villages identified as tertiary connected villages, (Longden, Annscroft & Lyth Hill/Lyth Bank) and other named settlements (base maps attached) - Deferred
- b. Outstanding action - Narrative report for Longden boundary (CH) – *This action assumes a revision of the development boundary without site allocations. A clear decision on which is the most suitable approach needs to be made (site allocations or revised settlement boundary before this is finalised (see advice of planning consultant). The opinion of Shropshire Council as to whether this would still require an SEA is still awaited.*

8. Liaison meeting with Shropshire Council – No meeting arranged – awaiting screening response

9. Design Guidance –

To consider feedback from D Chetwyn that the document could be reformatted as a report and included as an appendix or developed as **Design Code**, with more analysis on policy, which would carry more weight. Guidance available from Locality. (Meeting with D Chetwyn to discuss design code has been arranged at 1pm, 17th June). – **Action – NI** to reformat design guidance into bulleted list, which should aim to identify the key characteristics of each settlement. His notes will be circulated to the group.

10. Non-designated heritage assets – Action all - JI to collate list of non-designated heritage assets. Additional suggestions made at the meeting included the red telephone box in Longden village, finger posts at Woodhouse and Summerhouse Lane, Victorian post boxes, well pumps, OS height points and park-style railings. Template to be used to record nature, location and importance of each asset.

11. Affordable Housing Need – RE stated that the affordable housing requirement for Shropshire would potentially amount to 30 -40% of houses to be built as the affordability calculation takes account of the low wage levels and high house prices in Shropshire. This figure will include various tenures, (rental, affordable market housing and part-ownership models) to attract working age people and specialist housing to address the needs of the aging population.

12. Flooding concerns – AS expressed concern about flooding on a potential housing site at Annscroft. CH confirmed that flood records were examined as part of the site assessment process and the issues were well understood however, residents are encouraged to provide photographic evidence of recent incidents.

13. Date and location of next meeting – 15th July 2026, 7:30pm (At the Tankerville if staffing available or at the village hall)

The meeting closed at 8:55pm