Longden Parish Council Neighbourhood Plan Steering Group

Meeting 39 – 5th October 2026, The Tankerville, Longden, 7:30pm

Minutes

1. **Present and apologies**
    a. **Present:** P Arnold, Chair, P McDonald, P Carter, Lyn Brayne, Andy Brayne, D Morgan, N Ingham, J Ingham, Jonathan Lovegrove, C Higgins, R Evans
    b. **Apologies:** K Lovegrove, Jos Lovegrove
2. **Notes of meeting** held 28th August 2026 - approved
3. **To record any pecuniary interests –** None
4. **Design Guidance –** It was agreed unanimously to recommend the design guidance support proposal prepared by the planning consultant be approved by Full Council at a cost of £1,168 & VAT (representing two days at the usual rate for the desk top exercise). Images to be added by the Neighbourhood Plan Steering Group **(Action N Ingham)**
5. **Working draft Version 2.4 –**
    a. JI identified a small number of typos and duplications, which she offered to send direct to the planning consultant for correction.
    b. NI suggested clarification within the site assessment document to make it clear that strategic sites are not within the scope of the Neighbourhood Plan
6. **Liaison with Shropshire Council –**
    a. Letter to request confidential list of all sites submitted under Call for Sites – awaiting action (C Higgins). It was reported that sites submitted under the Shropshire Council Call for Sites have now been uploaded to an interactive map on their website.
    b. Pre-judicial review letter with reference to recent approval of development site at the New Inn, in apparent conflict with the Local Plan to be discussed with planning consultant but must be made within 6 weeks of a decision (2nd Oct 2026).
7. **Site Allocations –** Taking account of the most recent NPPF, published August 2026, to identify
    a. **Sites suitable for allocation,** with close reference to Site Selection Criteria – The committee identified two small sites in Longden village as suitable for allocation for housing development. These are LGN 101 (Land south of Plealey Lane) and LGN 014 (Land north of Little Barnyard). LGN101 is a clearly defined site adjacent to the existing village envelope which could deliver 10 – 12 houses. LGN 014 is part of a larger field adjacent to the existing built envelope, but the extent of the developable area is limited by the presence of an existing sewer pipeline so could deliver 6 – 8 houses.
    b. **Settlement boundaries** for named settlements other than hamlets **–** Settlement boundaries were proposed for the villages of Annscroft, Hook-a-gate, Longden, Longden Common and Lyth Hill/Lyth Bank. The boundaries were drawn tightly around the existing built envelopes and excluded outlying, scattered hamlets not forming a continuous part of the main settlements. **Action; C Higgins to digitise maps for inclusion in the Neighbourhood Plan**

c. **Sites with existing planning permission** – The committee allocated an undeveloped site in Hook-a-gate with existing planning permission for 8 houses (The former Cygnets Public House) which is a brownfield site within the proposed settlement boundary.

   They noted recent planning permission for a site at Welbatch outside Hook-a-gate which would not be included with the proposed development boundary for the village as it is separated from the body of the settlement.

8. **Date and location of next meeting** – 2nd November 2026