

SPECIAL NEWSLETTER – LOCAL PLAN REVIEW CONSULTATION

Shropshire Council is undertaking a consultation on the Regulation 18 Pre-Submission Draft of the Shropshire Local Plan. The document identifies a draft vision and draft framework for the future development of Shropshire to 2038, addressing such issues as the needs and opportunities in relation to housing, the local economy, community facilities and infrastructure; and seeks to safeguard the environment, enable adaptation to climate change and helps to secure high-quality and accessible design.

The Local Plan is an extensive document and full details can be found here <https://shropshire.gov.uk/get-involved/reg-18-pre-submission-draft-local-plan-consultation/>.

In summary, Nesscliffe village is a Community Hub meaning there will be development but the amount will be limited. The Community Cluster of Great Ness, Little Ness, Wilcott, Hopton/Valeswood, Kinton, and Felton Butler will be classed as Open Countryside as will the rest of the parish. This means that development will be strictly limited but may include exception sites – such as affordable housing.

Local Plan Review Next Steps

Regulation 18 Consultation on Pre-Submission Draft Plan	Until 30th September 2020
Regulation 19 Consultation on Submission Local Plan	Nov/Dec 2020
Submission of Local Plan for Examination	Feb 2021
Submission and Examination:	Until February 2022
Adoption:	April 2022

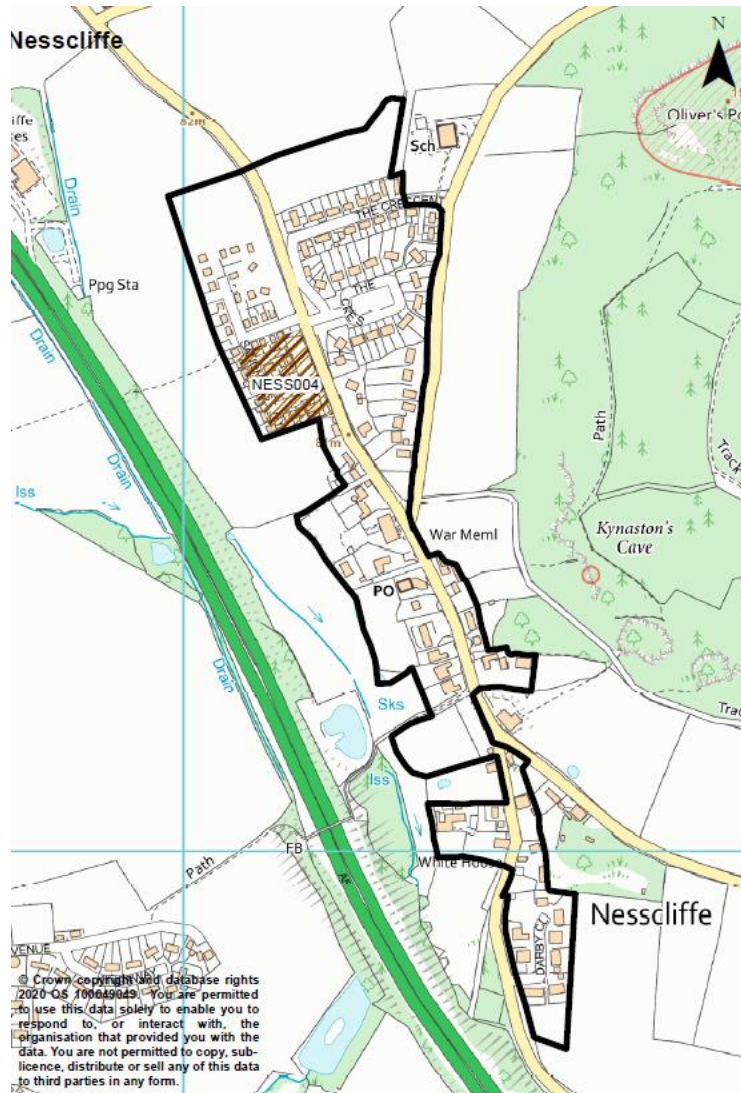
Nesscliffe Village Policy

- **Total of 115 dwellings 2016 to 2038.**
 - 11 already completed (this is based on houses built to 31.3.19 so is lower than the actual total to date as some are counted in the 91 below)
 - 91 already with planning permission / under construction (as at 31.3.19)
 - 13 additional dwellings.

See para 5.2.37, P.271 of Local Plan Review

“Nesscliffe is located under the distinctive sandstone escarpment of ‘The Cliffe’ to the north-west of Shrewsbury and is the smallest Community Hub in terms of the size of its population. The village was designated in the SAMDev Plan and attracted significant development interest resulting in a pipeline supply of housing of over 100 dwellings that exceeds the existing dwelling stock (83 dwellings). The Parish Council and community support the continuing designation of Nesscliffe as a Community Hub and wish to see the windfall allowance of 13 dwellings deliver much needed affordable housing to meet the needs of the local community.”

Map of the development boundary



Appendix Q of the Local Plan Review also shows all sites considered including those not allocated
<https://shropshire.gov.uk/media/15665/appendix-q-shrewsbury-place-plan-area-site-assessments.pdf>

Commenting on the Local Plan Review:

- Please submit comments to Shropshire Council by 30th September 2020, 5pm. Details of how to comment are here: <https://shropshire.gov.uk/get-involved/reg-18-pre-submission-draft-local-plan-consultation/>
- You can also email any queries to the Parish Clerk parishclerkgnln@gmail.com but for your comment to be counted it must also be sent direct to Shropshire Council.
- Parish Council Zoom meeting on 9th September, 7.30pm where PC will agree its comments on Local Plan Review – <https://us02web.zoom.us/j/83061668208>

