



Wem Rural Parish Council

Future Development in the Parish Statement

This Statement was adopted by the Council at the Meeting on 3 April 2018

At the Parish Council meeting held on 2 October 2012 the following statement was adopted:

Planning Policies for Shropshire were required to be reviewed following the creation of the Unitary Council and the demise of the 5 Borough and District Councils and the County Council.

As part of that review between 2009 and 2012, the Parish Council resolved the Parish would be classed as 'Countryside', a classification meaning that no new open market development would be allowed. As stipulated in Shropshire Council's Planning Policies, residential development would be restricted to barn conversions, exception sites for affordable homes and agricultural workers homes.

The Council is astute enough to understand that in the future the choice of whether development takes place in the Parish or not may not be within its power. Therefore it has identified certain objectives to be prepared for such a time. It has also identified settlements in the Parish which, should the residents within the settlements approve, may be considered for further development. The Council may also be willing to consider development close to existing residential sites in the Wem Urban area, that fall within Wem Rural Parish boundary, and that contribute to the sustainability of Wem Town.

The Parish Council will only support development where:

- It maintains and, where possible, enhances the high quality of the rural environment, its appearance, tranquillity and bio-diversity.
- It makes a positive contribution to the social and economic wellbeing of the community.
- It achieves a high standard of design and sustainability.

The Parish Council would prefer development to be generally limited to the sympathetic conversion of suitable buildings within or adjacent to settlements, together with proposals which support well-conceived schemes of rural diversification, to avoid a highly dispersed pattern of new building. Away from identified settlements, in the countryside, development should be strictly controlled to protect the countryside for the sake of its intrinsic character and beauty.

Settlements identified:

Aston

Quina Brook

Clerk: Carole Warner,
Orchard Cottage,
Rowe Lane,
Welshampton,
Ellesmere, SY12 0QB
Tel. 01948 710672 email: clerk@wemrural-pc.gov.uk
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Tilley
Edstaston

Newtown
Northwood

During the summer of 2016, the Parish Council consulted with its residents regarding the future development and proposed changing the planning status from 'Countryside' to allowing open market development. It was hoped an additional 30 new open market dwellings could be built up to 2026. However, it transpired that Shropshire Council could only allow changes to planning status following a formal review of its planning policies.

Shropshire Council commenced a review of its adopted Local Plan during 2017 and the Parish Council followed up the 2016 consultation by conducting a Housing Needs Survey in February 2017.

As part of the formal consultation, the Parish Council responded in December 2017 that on balance, the Parish Council supported the principle of development in Wem Rural Parish. The Parish Council requested a Community Cluster is added to Shropshire Council's planning policies comprising of Edstaston, Quina Brook, Northwood, Newtown, Tilley and Aston.

However, this request to change the planning status can only take effect when revised planning policies are adopted by Shropshire Council. Until that time, although Wem Rural Parish is classed as 'Countryside' the Parish Council reserves the right to support appropriate open market development in the settlements named above.

To be reviewed: April 2020