

**Broseley Neighbourhood Plan**  
**Notes of Advisory Group Meeting 10 December 2018**

Present: Phil Revell (chairman), Mick Burton, Sharon Clayton, Ryan Garbett, Simon Harris, Colette McCabe, Ann Maltby, David Rickett, Ian West

**1. Apologies:** None

**2. Declarations of interest**

No members of the Group have disclosable interests. Two members of the Group are board members of STAR Housing . Members were asked to inform the Chairman if their circumstances changed.

**3. Notes of last meeting:**

These were approved.

**4. Matters arising:**

None

**5. Housing Issues**

Councillor Dean Carroll had been invited to the meeting by Simon Harris but was unable to attend. Consideration will be given to inviting him or a Shropshire Council planning officer to a future meeting.

**6. Next Public Meeting – 29th January 2019, Development**

Key objectives were to find out what sort of development people wanted and where they want it to happen.

The discussions at the 29 January meeting will overlap with the Shropshire Council consultation on preferred development sites. A public meeting on this is planned by SC for Monday 14th January 2019, 6pm in the Victoria Hall.

Phil has sent Shropshire Council a list of questions about this consultation exercise – the responses to this is given is attached to these notes.

Strategies for shifting the emphasis from market housing to genuinely affordable (social rented or shared ownership) housing were discussed. It was agreed that our meeting should highlight options for locating such developments provided the landowners had been spoken to in advance. Phil will approach Willey Estates and ascertain the ownership of the site off Cherrybrook Drive. Ian will speak to Rory Galliers about sites owned by his client. It was agreed that a representative from STAR Housing (Sue Adams) should be invited to attend and speak about their aspirations within Broseley. (The group has already had similar discussions with a representative of Connexus, which embraces South Shropshire Housing Group.) A special meeting will be held to agree the detailed format for the 29 January meeting – 7.30 pm on 2nd January at 2, Wesley Court, Duke Street. Any members of the Advisory Group is welcome to attend. Publicity and practical arrangements for the 29 January meeting will be confirmed at the next meeting of this Group.

**7. Business and employment**

Phil and Mick have devised a short questionnaire for businesses in the Town. This will be delivered by hand in paper form to all known businesses in Broseley, with the option of completing the questionnaire on line. This exercise will also be publicised via facebook. Claire Evans, Investment and Key Account Manager, Shropshire Council, has been invited to the next meeting of this Group to talk about how the Neighbourhood Plan can support local businesses.

**8. Public and voluntary services**

A sub-group is needed to build on the output from the public meeting and help develop policies to support local public and voluntary services. Some volunteers have come forward but Phil will draft an email to go to everyone on our email list seeking further members and other contributions.

**9. Finance**

Expenditure on all currently-planned work has been approved already. Ian will speak to Phil about our 2019/20 grant application.

**10. AOB:**

None

**11. Next meeting:**

Monday 7th January 2010, 7pm in the Library..

*Ian West*

*11/12/2018*

## **Responses from Eddie West of Shropshire Council to questions from Phil Revell**

### **Is it possible to designate an area within the development boundary as exclusively 100% social housing for rent?**

Technically yes, but given that a site within the defined development boundary would benefit from 'in principle' support for open market housing development the hope value alone may be too high for the Registered Providers to successfully bid. The upfront agreement of the landowner for social housing use is therefore crucial and even with such an agreement in place the potential for alternative uses, such as open market housing must be recognised.

Any site proposed for allocation, including for open market or affordable housing should be free of overarching constraints (flood zone, heritage, ecology etc...) and would need to be subject to a detailed site assessment demonstrating why it is considered an appropriate location.

Furthermore exception sites can come forward without being included within a development boundary, where they can demonstrate that there is a need and the site is appropriate. As such Shropshire Council would not normally allocate a site for affordable housing.

### **What criteria did Shropshire Planners use to eliminate plots from the recent 'preferred options' sites in Broseley? We would like to designate at least one of these areas and we would like to know why they were not included in Shropshire's preferred options listing.**

The site assessment is now on line at <http://shropshire.gov.uk/media/11430/site-assessments-broseley.pdf>

### **Is it possible to designate a specified exception site in the neighbourhood plan?**

Technically yes, but depending on the site's location and as per answer above, I suggest this needs the upfront agreement of the landowner.

### **Our analysis of the number of housing units, as required by the SAMDEV process, differed from that of Shropshire Council. We believe that SC planners have failed to take into account some properties that have been completed or have been granted planning permission. We would like to see a spreadsheet detailing developments over the past five years showing the planning stages of application, outline consent, consent and completion.**

Shropshire Council has previously consulted upon the proposed housing guideline for Broseley during the Preferred Scale and Distribution of Development Consultation from 27th October 2017 and 22nd December 2017. Shropshire Council has considered responses received at this stage when drafting the 'Preferred Sites' Consultation.

The base date for the information presented within the current consultation is 31st March 2017 and we appreciate that there may be further permissions/completions since this date, these will be accounted for as the Local Plan Review progresses. The number of completions achieved in Broseley and the outstanding sites with Planning Permission as at the 31st March 2017 are documented within the Shropshire Council Five Year Housing Land Supply available at:

<https://shropshire.gov.uk/planning-policy/monitoring-and-site-assessment/five-year-housing-land-supply-statement/>

As part of the Preferred Sites Consultation (running from the 29th November 2018 to the 31st January 2019), Shropshire Council is requesting comments on the proposed guideline, proposed development boundary and preferred sites allocations. Any concerns about these issues can be raised within a response to this consultation.