

Broseley Neighbourhood Plan
Notes of Advisory Group Meeting 9th October 2019

Present: Phil Revell (chairman), Mick Burton, Simon Harris, Ann Maltby, Ian West

In Attendance: Michael Barker (Planning Consultant), Dan Corden (Shropshire Council)

1. Apologies

Dave Ricketts

2. Notes of last meeting:

These were approved.

3. Discussion with Shropshire Council

- a) Phil Revell gave an outline of progress and the expected timetable for the NP, with a first draft around January, formal public consultation in March and submission to Shropshire Council around April 2020. Dan provided the name of Vicky Turner (vicky.turner@shropshire.gov.uk) as the lead Place Plan Officer for supporting NP processes.
- b) Dan Corden gave an outline of SC's Local Plan Review activities:
- Strategic Sites consultation (including the Power Station, Tern Hill Barracks and Tong) – completed.
 - Housing Needs Analysis, Housing Market Assessment, Green Spaces Provision, Employment Land Assessment, Water cycle – all due for completion by the end of 2019.
 - Preferred Sites Allocation is being refined.
 - Draft Plan due March 2020, followed by public consultation with submission around July 2020.
- c) Dan outlined the process by which Broseley's housing target had been calculated and will send all the figures to Ian West so that they can be reconciled with the figures on which the Neighbourhood Plan is being based (currently 63 new dwellings from March 2017). Ian pointed out that when this target, and the accompanying target for 3ha of employment land, were presented to Broseley during the Consultation on Preferred Sites, launched in November 2018 and subject to a public meeting in Broseley in January 2019, they were for the Broseley Place Plan Area.
- d) The NP envisages meeting most of the housing target through a number of applications which are 'in the pipeline' and expected to proceed, the largest of which is the 24 dwelling affordable exception site on Dark Lane. If the remainder of the target is to be met by windfall development, the NP will need to demonstrate that the number is consistent with historic trends. If additional sites were being contemplated, SC can share their site assessment data.
- The employment land target is to be met, either by allocation or through policy definition, by a new area south of the existing employment land allocation, accessed direct from the B4373. Dan explained that the NP could not de-list the remaining half of the previous 1ha allocation for employment land, which was created through the existing Broseley Town Plan (allegedly without the landowner's assent). This will require

further discussion between this group and SC. The impact of other employment land allocations close to Broseley, including the Power Station, was discussed. It was noted that there was potential for some employment development in Benthall, which is within the Broseley Place Plan Area. SC's policy is expected to be to not allocate specific sites for employment but to rely on windfall.

Phil explained the desire to make the NP more 'future proof', so that any increased development targets which were imposed might only require a partial review of the plan. One option for doing this would be to produce a 'Vision' document, which could record the evidence for the community's preference for certain development sites currently outside the development boundary. It was acknowledged that this required careful thought to avoid creating a presumption for development on these sites. Dan suggested we look at Oswestry's 2050 vision document.

In addition, the NP will recognise that appropriate affordable housing exception sites may arise in the future which would yield more housing on top of the present target. Dan explained that SC were developing a policy for mixed developments which would facilitate affordable housing through cross-subsidy by market housing.

- e) It was explained that the present development boundary needs to be revised to include existing approvals and anomalies. Dan stated that this was acceptable, but that this should not encompass exceptions sites, which should remain outside the boundary.

4. Matters arising:

None

5. Update on development issues

- Dark Lane:
It is possible that this will not be submitted to SC's planning committee until January.
- Willey Estates:
Phil and Ian have met Willey Estates; further correspondence may be required in the light of the earlier discussions. The possibility of redefining the 'valued green space' at Fiery fields was also discussed.
- Land adjoining Dark Lane:
Phil and Ian have met Jane, who confirmed that she has no plans to offer for development any of the land to the south of the current proposed development. However, in the long term she was interested in the idea of finding a suitable site for an affordable exception site sheltered housing development should a developer come forward with a proposal. We indicated that the need for such housing was likely to be included in the NP.

The next meeting of this group will need to consider refining the criteria for 'valued green space', with a particular focus on both Dark Lane and Fiery Fields.

6. Consultation with neighbouring parishes

Ian has contacted the Gorge Parish Council and possible meeting dates are awaited. Phil will contact Barrow Parish Council.

7. Other workstream activities

Phil still needs to sit down with Mick Burton and Simon Harris to complete the documentation of the business consultation. He also needs to meet with the Heritage and Environment group before they can complete their report.

8. Consultant's work plan

Michael Barker has provided a list of section headings for the NP, which Phil will circulate. By the next meeting, he hopes to have a first draft of at least one of the significant sections of the plan. A timetable for the drafting process will also be produced and circulated.

9. Finance

As requested at the last meeting, the Town Council has agreed to release up to £3,000 from the reserves allocated for the Neighbourhood Plan to supplement the grant we have received. This is expected to be sufficient to take the plan to submission.

10. AOB:

None

11. Next meeting:

18 November 2019, 7 pm in the Library.

Ian West

11/10/2019