

Broseley Neighbourhood Plan
Notes of Advisory Group Meeting 7th May 2019

1. Present: Phil Revell (chairman), Mick Burton, Ann Maltby, Dave Rickett, Simon Harris, Colette McCabe, Ian West

In attendance: Michael Barker

2. **Apologies**

Ryan Garbett

3. **Notes of last meeting:**

These were approved, subject to the deletion of Simon Harris from the list of attendees.

4. **Matters arising:**

Broseley Town Council will be asked to approve the engagement of Michael Barker as our consultant at its meeting on 14th May.

5. **Reports from sub-group meetings**

- **Development**

Phil presented the final results from the survey which followed the January consultation on development. After removing around 30 responses from the same individual, there were 258 responses. It was clear from the narrative comments than many people had not studied the accompanying maps, which strengthens the case for relying solely on paper surveys. The two development sites which attracted most support were Monewood Valley and Avenue Road. It was suggested that part of the opposition to Dark Lane resulted from understandable fears that this small development would open up the whole area to housing.

Phil and Ian had a fruitful meeting with Willey Estates. The estate clarified that they are keen to pursue the development for 12 houses SE of Avenue Road for which they gained approval on appeal in 2016. (Doubts had previously been expressed about this.) Closer examination reveals that this consent takes in around half of the 1ha of employment land allocated in the existing Town Plan. The Estate is not enthusiastic about using the remaining c0.5ha for employment, as it would share access off Avenue Road with the proposed housing. They agreed that a better solution might be to allocate a site of 3ha for employment land, further to the south, accessed from a new road opposite the B4376 turning, over the brow of the hill so it would not be visible from the main road. The remaining half of the original employment land could then be added to the proposed housing development. We emphasised that this would only be supported if the additional housing was largely affordable. The Estate remains keen to pursue development S of Coalport Road; we explained the reasons why we would continue to resist this. Phil has asked the Estate to consider allowing a permissive path to Red Lane, which they are considering.

- **Heritage and Environment**

The Heritage and Environment group have produced a comprehensive report, which is being finalised to incorporate comments, and which will be circulated and published on line shortly. Phil presented a summary, some key features of which were;

- Assessment of the environment and heritage value of all the development sites which have been considered during this process. This identified serious constraints with the E part of the Monewood Valley site and the site off Cherrybrook Drive.
- The need to protect and add to 'valued green routes', particularly those connecting Broseley to the Gorge.
- Possible additional 'valued green space' including most of the fields E of Dark Lane and the woodland to the E of Monewood Valley. It was agreed that it might be useful to distinguish between valued green space to which there is public access and that which functions solely as a visual barrier.

6. Draft Strategy Paper

It was agreed that:

- The development boundary would encompass all sites which have been developed or granted consent since the boundary was drawn, but not other areas which have been proposed, such as the site S of Coalport Road.
- Monewood Valley would remain outside the development boundary, to give the Plan greater control over future development there, but that the W portion (Area 'A') would be identified in the Plan as being a preferred site for mixed development in the longer term. The E portion ('B') would be protected for environmental and heritage reasons, and to avoid jeopardising the existing employment site.
- Due to concerns about access, the site SW of Barratt's Hill would not be supported or included within the development boundary.
- The Dark Lane site remains outside the development boundary, but will be identified as suitable for an exception site development of around 20 100% social rented dwellings. The strategy paper notes should emphasise that these houses will be retained for occupation by people with a strong local connection in perpetuity and the definition of local connection could be included in the Plan. It is assumed that the area around the mine shaft would be open space. The fields to the south of this site will be designated as 'valued green space' to help emphasise the intention that this exception site does not spread.
- We therefore plan to meet our required minimum target of 63 dwellings through:
 - 23 already approved plus additional infill (likely to be more than 7 in Plan period)
 - c20 houses E of Dark Lane
 - Additional c15 houses SE of Avenue Road
- Existing employment sites should be protected unless it proves unfeasible for them to continue in that use, or unless suitable replacement sites were offered by the developer. Phil will arrange to meet with Mick and Simon to document the outcome of the consultation on employment.

7. Next public meeting

The next meeting will be on 15th May, 7.30pm at the Social Club. Outstanding actions are:

- Phil will organise a poster to be distributed widely around the town.
- Ian will send out an email publicising the meeting.
- Phil will update the summary strategy paper and supporting notes and arrange for 100 copies to be printed for the meeting. These will also be published on our web site.
- Phil will organise copies of maps marked with the key locations and issues to be put out on tables in the room.
- NPAG members in attendance will act as rapporteurs to collect public views.

8. Summer consultation

The maps to be included in the questionnaire will need to be sent to Shropshire Council within a couple of days of the May meeting to be ready for the questionnaire to be printed in June. Phil will continue to explore the possibility of paying Broseley News to deliver the majority of the questionnaires, leaving NPAG members to cover the outlying areas.

The target is to complete distribution by 21st June and allow 6 weeks for return.

Questionnaire return points will be as last year (Library, Downs, Hurdley's) plus the Co-op. We might consider asking Graham Hollox to be a return point for Jackfield.

9. Finance

The four Town Council members present approved the expenditure of £200 for printing etc. for the 15 May meeting, to be funded from the reserve allocation for the NP. It is hoped that a grant application will succeed in time to allow it to be used for printing and other costs for the summer consultation, and for consultants' fees.

10. AOB:

None

11. Next meeting:

Monday 10th June 2019, 7pm in the Library.

Ian West

08/05/2019