

**Public Meeting re Local Plan Review, 18th Dec 2018, 6.30pm, The Cock Inn
Function Room, Hanwood**

Notes of Meeting

**Present: Chairman – Cllr. Jonathan Percival, Cllr. Roger Evans, Clerk:
Rebecca Turner, 11 members of the public**

The chairman introduced the meeting and explained that this is not an official parish council meeting and therefore no decisions are being made.

Hanwood and Hanwood Bank are currently a Community Cluster in the current SAMDEV Local Plan. Shropshire Council (SC) is now consulting on the Local Plan Review. As part of the LP Review, Great Hanwood PC asked for Hanwood to remain as a community hub and for Hanwood Bank to be re-classified as Open Countryside. Shropshire Council (SC) is now consulting on the Local Plan Review.

SC is proposing that Hanwood village become a Community Hub, based on points scoring of facilities. Part of Great Hanwood parish also falls within an extension to Shrewsbury.

Cllr. Evans spoke. LP to go before Planning Inspector 2021. The planners have used a points system to determine which settlements are hubs whereas in SAMDEV villages could choose whether or not to be a hub. Hanwood is over the points threshold and will have a development boundary which is based on no new housing on north side of the village. SAMDEV is operational until early 2021 and therefore until that time Hanwood and Hanwood Bank would be classed as a community cluster. After plan adopted Hanwood Bank would not have further development whilst the revised Local Plan is operational (i.e. until it is reviewed again).

Cllr. Evans explained SLAA sites map. Landowners/developers were asked to put forward potential development sites to SC. A desktop exercise, the SLAA has identified which sites should be rejected (shown in red/orange) and which sites may have potential for housing (shown in yellow/lime green). None of the sites are proposed to be allocated at this point in time. Pontesbury PC have asked for no sites in the area between Cruckton and Hanwood to be allocated as it is part of the Pontesbury Neighbourhood Plan area and they feel this area should not be developed. There is one site at the bottom of Pound Lane and Orchard Lane that planners may consider acceptable but they feel they are not needed to meet the

housing need to 2036. Residents may wish to comment on the SLAA (red/orange and lime green/yellow sites) as part of response to the consultation. Windfall sites are any other suitable site. 50 dwellings identified for Hanwood - 35 are already committed so net requirement of 15 – all windfall.

Great Hanwood parish goes past Edgebold roundabout and land adjacent to Mount Edgebold house falls within a proposed urban extension of 1,200 homes together with some commercial development.

Cllr. Evans also advised of a recent government change re “facilitated” (cross subsidy) housing. This is a push to deliver more affordable housing (both open market affordable and houses which are affordable in perpetuity) through enabling market housing being provided on the same site. By their nature cross subsidy schemes will normally come forward as exception sites. The hub development boundary gives more control over where such cross-subsidy schemes will be located and Open Countryside may be open to pressure but SC is likely to not allow proposals in Open Countryside, unless there are exceptional circumstances, as SC has land supply to meet the housing need.

Public questions:

- Does the 35 built include the sites in Hanwood Bank – Cllr. Evans said he believed it included Phase 1 at Shropshire Homes site. Shropshire Homes site came forward on basis on 5 year land supply not being in place. This means it is hard to refuse Phase 2 as access, utilities in place as a result of Phase 1.
- Resident of Post Office Lane spoke re traffic on A488 dangerous – plans to slow traffic? Shingler Development in Pontesbury PC area. Cllr. Evans has asked for some of CIL to be used to reduce speed in Hanwood. Police have measured speed through the crossing in Hanwood – av. 34.5mph but not deemed high enough to get Camera Safety Partnership into Hanwood. Cllr. Evans trying to get Community Speedwatch going again and has made application forms available. Cllr. Percival has been in contact with the Area Inspector – he has assured PC he will give uniformed presence at the speed checks to stop intimidation of the volunteers. Crossing going in at Caradoc. PC now has no funding for traffic calming from SC. Cllr. Davies had asked a question about getting a speed camera at SC Cabinet.
- Member of the public asked if safety measures can be put in place at Edgebold– this is not a SC road and is Highways England’s responsibility and they deem it safe. A meeting was held with them and they were to ask

the MP to follow it up circa 6 months ago but this has not happened to date. Measures were put in place at Dobbies Roundabout to try and slow traffic but Cllr. Evans said he feels they have not been effective.

- What is happening re NW Relief Road? The Oxon development which is part of the road is going ahead and SC will fund this part from developer contributions. Central Government funding is needed for the remaining phases of it and a decision is awaited on this.
- Two members of the public felt a further 15 houses is acceptable and the development boundary is acceptable.
- Comments re Shrewsbury urban extension site – concern re impact on safety of A5/A488 and impact on Edgebold roundabout. Concerned about further development of that area given amount of development that has gone there to date and the road already being dangerous.

The chair closed the meeting at 7.28pm