

## GREAT HANWOOD PARISH COUNCIL

### NOTES OF LOCAL PLAN REVIEW MEETING (REG 18 CONSULTATION), HELD ON ZOOM, 7<sup>TH</sup> SEPTEMBER 2020 AT 7PM

**Present:** Shropshire Councillor Roger Evans (Chairing), Cllr. Percival (Parish Council Chairman), 10 members of the public

**In attendance:** R. Turner (Clerk)

Cllr. Percival invited Cllr. Evans to Chair the meeting. Cllr. Evans gave an overview of the Local Plan and the review process:

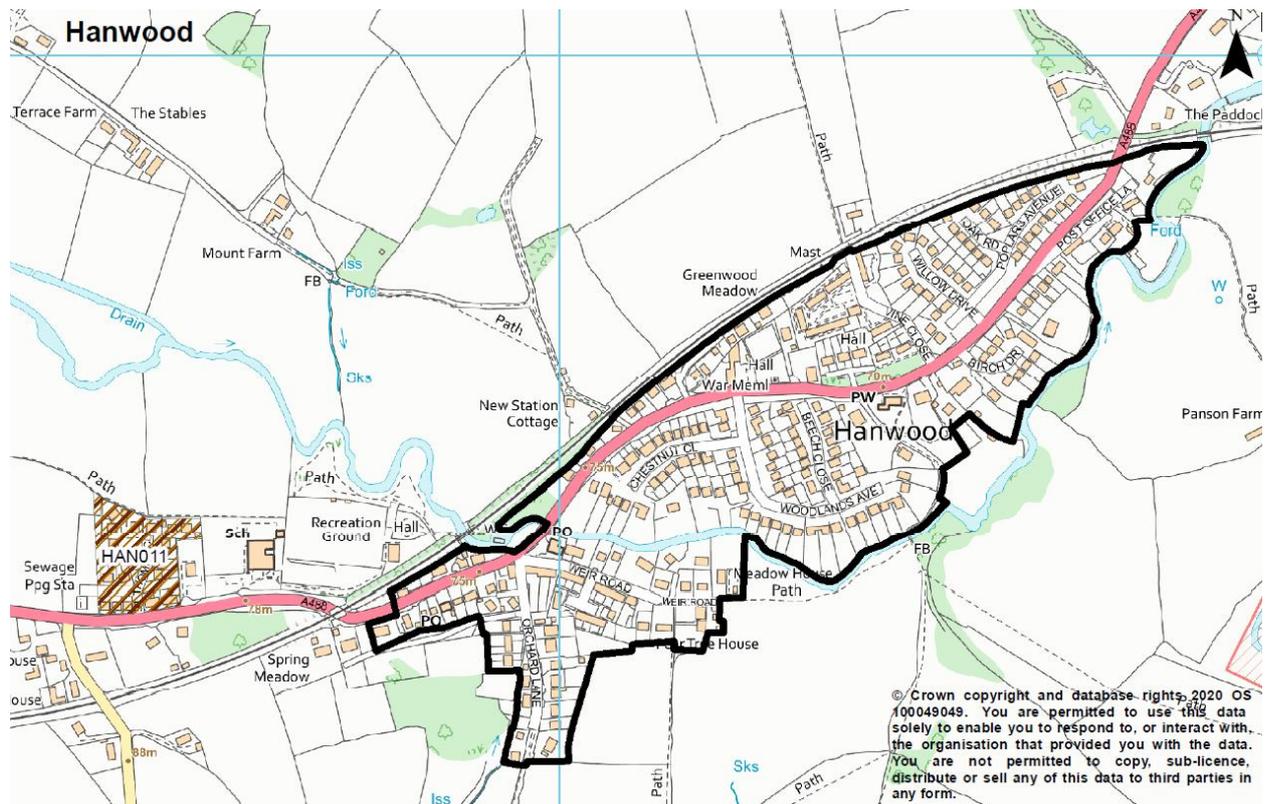
- SC have statutory responsibility for the Local Plan which sets out development policy for Shropshire.
- SAMDEV (2006 to 2026), currently allocates Hanwood and Hanwood Bank as a community cluster. Central government requires Local Plans to be updated every 5 years.
- The Local Plan is under review and the replacement document will cover the period 2016 to 2038.
- This is the 5<sup>th</sup> consultation stage in the current review of the Local Plan. It was to be the last consultation but has been split into 2 consultations – a Reg. 18 and Reg 19 consultation. This is the Reg 18 stage and is a full consultation, ending on 30<sup>th</sup> September 2020 at 5pm. Reg 19 is predominantly a legal consultation.
- Next stages in the Local Plan Review are as follows:
  - Regulation 18 Consultation on Pre-Submission Draft Plan      Until 30th September 2020
  - Regulation 19 Consultation on Submission Local Plan      Nov/Dec 2020
  - Submission of Local Plan for Examination      Feb 2021
  - Submission and Examination:      Until February 2022
  - Adoption:      April 2022
- The Local Plan will allocate 30,800 homes in Shropshire. Community hubs (settlements for development in the rural area) have been selected under previous consultations using a points scoring system with points being assigned for particular services and facilities, to measure sustainability of a settlement; Hanwood scored 53 points, this being 5 points over the cut-off.
- The hub has a development boundary is drawn around Hanwood village (see below)
- The hub does not include Hanwood Bank which is classed as a separate settlement to Hanwood and will be classed as Open Countryside.
- Most of the rest of the parish is also open Countryside, apart from an area on the Shrewsbury side of Edgebold Roundabout which is part of a 1,500 home urban extension of Shrewsbury. In Open Countryside there will be very limited development but there may be exception sites, on areas around edge of the development boundary. Examples of exception sites include affordable homes and cross-subsidy sites (a mix of affordable housing and open market, based on affordable housing need and likely to be limited to a max of 10 homes, with and circa 60% affordable)

#### **Proposed policies for Hanwood Community Hub:**

##### ***Hanwood Village:***

In regard to Hanwood, the village of Hanwood is to be a community hub, meaning it will have a total of approximately 50 dwellings by 2038. This will all be on windfall/unidentified sites, within a development boundary drawn tightly around Hanwood village.

## Map of the development boundary



### The draft policy for Hanwood states:

*“Hanwood is a large linear village located on the A488, south-west of Shrewsbury. The village is located adjacent to the village of Hanwood Bank, however their communities consider that they have very separate identities. No sites are allocated for development within the village, in recognition of the capacity of existing commitments and the constraints present within the town including the adjacent railway line to the north and topography to the south, rather the development guideline will be achieved through appropriate windfall development, where it complies with Policy SP7 and other relevant policies of this Local Plan.”*

### Shrewsbury Urban Extension:

Part of Hanwood parish (the Shrewsbury side of Edgebold roundabout) is also included within an extension to Shrewsbury, on land between Hanwood Road and Mytton Oak Road (Sites SHR060, 158 & 161). This is a large extension of 1,500 dwellings and 5ha of employment land. Whilst not all of this is within the parish, it will have impacts for the parish e.g. increased traffic. The draft policy for the extension describes it as:

*“A comprehensive new Sustainable Urban Extension development will be delivered, including around 1,500 dwellings, a minimum of 5 hectares of employment land, a local centre, the opportunity to create additional education and medical facilities and extensive green infrastructure.*

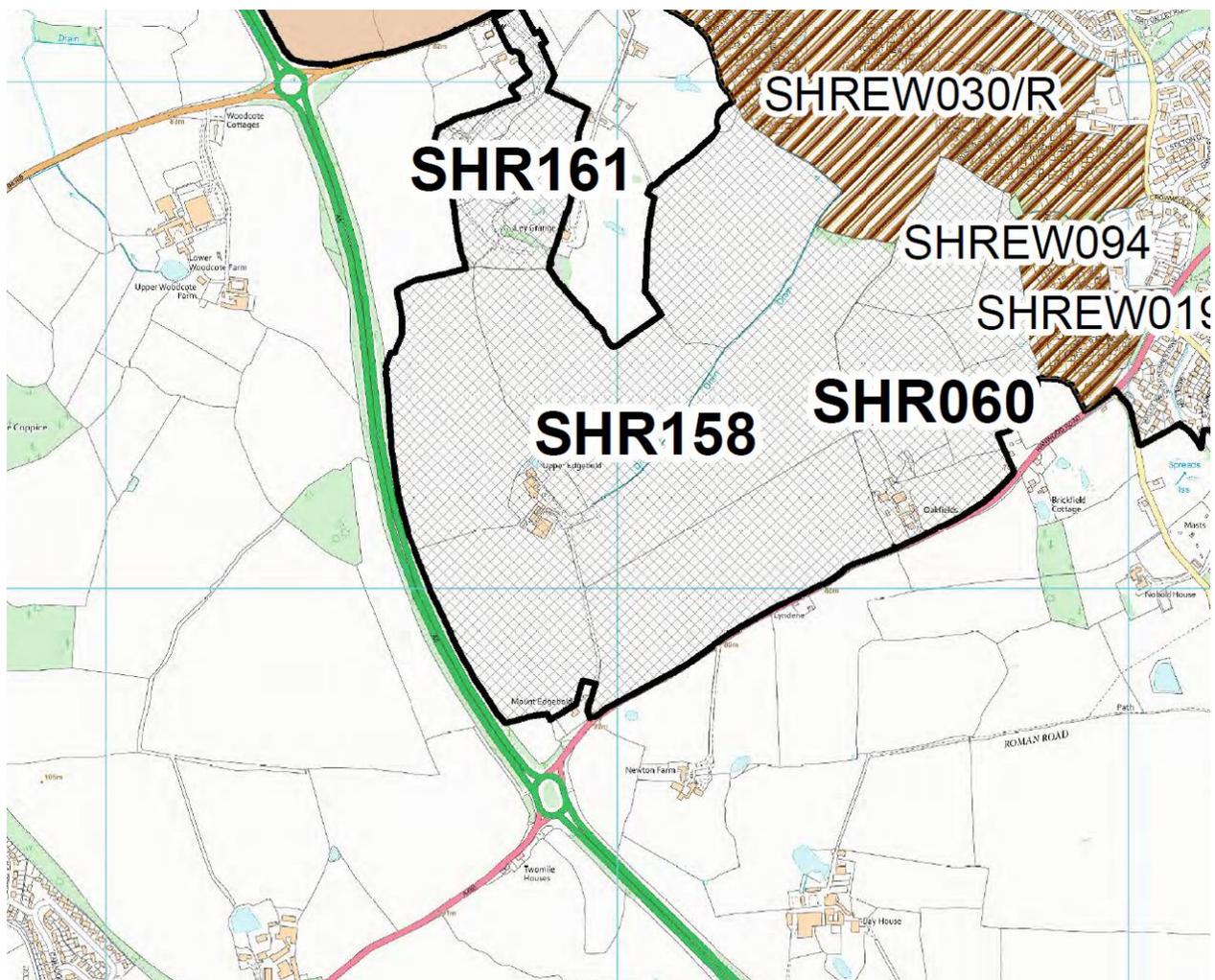
*The development of this site will be in accordance with a Masterplan which will reflect the objectives of the Big Town Plan, be prepared in consultation with the public and adopted by Shropshire Council as a significant material planning consideration.*

*A decision on a planning application will not be made until such time a Masterplan for the site has been approved by Shropshire Council, which addresses the following areas as a minimum:*

- The quality, design, mix and layout of housing provided will be informed by site constraints and opportunities, identified local needs and relevant policies of this Local Plan.*

- *To the north of the site, opportunities for the enhancement of the town's Park and Ride offer will be delivered, linked to the Council's Park and Ride Strategy. A minimum of 5 hectares of employment land will be provided, utilizing opportunities associated with the creation of any new Park and Ride facility, and focussing on the delivery of high quality and flexible employment provision, supporting the objectives of policy SP10.*
- *The local centre will include an appropriate range of neighbourhood shopping facilities in line with the requirements of policy DP10 and include leisure, retail and community uses. The new local centre will be required to support enhancements to provision for existing residents at Bowbrook and will therefore need to be located appropriately within the site in order to ensure the greatest opportunity to support pedestrian and cycle movements.*
- *4ha of land adjacent to the Bowbrook School site will be provided for new education facilities. 0.5ha of land will be provided for a new medical centre, if required in consultation with the Clinical Commissioning Group."*

**Map extract showing the Urban Extension:**



A number of documents are recorded in the SLAA as having been considered e.g. sites submitted by developers/landowners as potential development sites. None of the sites have been included in the Local Plan and Shropshire Council's assessment of their suitability for development is documented at Appendix Q of the Local Plan. The sites are as follows:

- Small triangle of land in Vine Close
- Land by Highfields, Orchard Lane
- Pound lane site on corner (in Pontesbury parish)
- Another site next to Shinglers in Pontesbury parish
- Site off Red Lane
- Site in Orchard Lane heading towards Highfields
- Small site in Mill Lane
- Site west of Shropshire Homes

The following points were covered in the public questions:

- The gross total of homes for Hanwood to 2038 is a guideline of 50. Taking account of the number already built or committed as at 31<sup>st</sup> March 2019, a net total of 19 homes are needed to make the total of 50. The actual number will be less taking account of permissions after 31<sup>st</sup> March 2019.
- Generally building will be within the boundary, outside only as an exception.
- Hanwood Bank homes already permitted will count against the target.
- Finding space for a further 19 homes within the boundary may be challenging
- Library – queried why hub score gives it the same points as the permanent library in Pontesbury.
- The bus service times were also queried re the hub points scoring
- School capacity –the planners looked at the catchment area and currently pupils from the rest of Shropshire also attend and the school has some capacity. Ultimately the intake could be limited to pupils within catchment.
- Field at top of Orchard Lane by the clay pit – concern re its potential development raised. It was noted that it is outside of the development boundary but was one of the sites submitted to SC for consideration. It was noted that sites HWD002 and HWD005 are in this vicinity but SC are not recommending these allocated.
- It was noted that everything in the Local Plan Review is currently draft and will be subject to further consultation and the Examination process so may change between now and adoption of the Local Plan.

**Meeting closed 7.37pm**