

From: Bomere Heath and District Parish Council

Date: 28th January 2019

## Response to the 'Preferred Sites' Consultation Document

Respondent Details: Bomere Heath and District Parish Council (BHDPC)

Parish Clerk: Susan Horton

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### **Community Hub Status and Preferred Sites:**

Bomere Heath has been identified as a Community Hub.

We are grateful that the planning department consulted with the BHDPC and as a result that the comments concerning drainage problems in the village has been reflected in the choice of the 2 preferred sites that have been brought forward.

To summarise, we agree with the 2 preferred sites of BOM020 and BOM019 and the proposed update to the boundary development for Bomere Heath

### **Preferred Housing Guideline:**

From the Local Plan Review (LPR): Summary of Residential Requirements for Bomere Heath

	Number of Dwellings
Preferred dwelling guideline 2016-2036	110
Dwellings completed in 2016-17*	0
Dwellings committed as at 31st March 2017*	40
Remaining dwelling requirement to be identified	70
Dwellings to be allocated	55
Balance/Windfall**	15

### **Evidence For and Against the Support for this Level of Growth.**

A questionnaire was sent to 960 households in January 2017 as part of our Community Led Plan (CLP).

274 responses were analysed - the CLP summary can be found on our website at

<http://www.bomereheath.co.uk/community/bomere-heath-district-parish-council-10134/clp-summary-findings/>

In answer to Question 10: Do you think there should be more houses built in the parish – 57.4% replied NO – 42.6% replied YES.

Of the 42% of respondents who believe more houses were required they answered the following on where, what type/numbers:

Ideally located in Bomere Heath (89%), followed by Albrighton (84%)

Type? Affordable to buy or rent for local people YES: 91.3%  
Affordable Housing to buy or rent for anyone YES: 76.8%  
Sheltered Accommodation for older people YES: 86.4%  
Open market housing: YES: 76.1%

What size/Nature of housing? 1 or 2 bed YES: 91.9%  
3 or 4 bed YES: 94%  
5 bed YES: 34%

How Many Houses over the Next 5 – 10 years?

Bomere Heath 11-20 houses 33.7%  
21-50 houses 32.6%

The BHDPC response to the CLP – the majority of responses, 57.4 voted NO to any further houses.

The BHDPC accepts that it is not possible to support no further growth in housing numbers. Of the 42% that voted Yes, to further housing development we support the finding on the mix of type of houses i.e 1 to 2 bed and smaller 3 and 4 bed houses.

## **The BHDPC Comments on Housing Number**

110 houses is the proposed dwelling guideline for the next 20 years in the LPR within Bomere heath.

This number is not supported by the CLP results – even if you extrapolated the 42% of people who supported more houses – only 32.6% of this number support 21-50 houses over 5 – 10 years.

To that end, BHDPC propose that the number of “preferred” dwellings be reduced from 110 to 90. This is much higher that was initially considered during analysis of the feedback from the CLP results. However, at the upper level of 50 houses in the 10 years, it could be justifiable to the parish that 90 would be acceptable over a 20 yr period. BHDPC would request that the planning authorities take into consideration that the LPR covers a period from 2016 – 2036 and that Bomere Heath is currently undergoing the construction of the 34 Galliers Homes. We request that it be noted that any future developments be spaced over a reasonable, sustainable and manageable timescale.

In consideration to and understanding the need for the additional 10,250 houses within Shropshire, we would ask that out dwelling reduction be spread elsewhere within the county.

## **Comments on Dwellings Committed as at 31<sup>st</sup> March 2017 = 40**

Please update the number of Dwellings Committed to include the following, to make a total = 54

Description	P/A Ref	Permission Granted Date
1 Dwelling 35 Shrewsbury Rd	18/00487/FUL	26 Apr 2018
13 houses Exception Site	18/01191/FUL	13 June 2018

## **Comments on Infrastructure**

We would like it to be recognised that Bomere Heath has strained infrastructure both on drainage and highways. The Huffley Lane is a short cut linking to Baschurch and beyond to Shrewsbury and the east of the county. Further development should be linked to improvements to these two areas.

We also are aware of the proposals of the North West Relief Road (NWRR) and if these come to fruition, this will hopefully be a positive reduction on the short cut and BHDPC would ask if there was a way to link any future development to the opening of the NWRR connection at the start of Huffley Lane. This may not be binding, but

would give an indication of when in the LRP plan the parish could justify significant additional development.

**Other Comments on the LPR - Hierarchy of Settlements and Point System**

Firstly, we would like to check that 3 points for a pharmacy has been taken off our hierarchy point total as we do not have a pharmacy in the village.

Secondly, we would like to state that we do not consider it 'like for like' when Bomere Heath scores the maximum 5 points for transport links, because we have a bus stop and a further 5 points for a peak time service (= 156 bus) when compared with Prees that also scored 10 points for transport links and peak time service when this settlement has its own railway station and is just off the A49.

**Conclusion**

Based on the comments heir in, BHDPC accept that we will need to accommodate further development in the LRP. However, request that the total number of preferred dwellings be reduced to 90 based on our explanations? This total will also reflect the recent approval of a 13 house 'exception' site on the outskirts of our current development boundary and our comments on housing types and infrastructure.

BHDPC requested amendment	Number of Dwellings
Preferred dwelling guideline 2016-2036	90
Dwellings completed in 2016-17*	0
Dwellings committed as at 31st March 2017*	40
Remaining dwelling requirement to be identified	50
Dwellings to be allocated	45
Balance/Windfall**	5

**Comments on Cross-Subsidy Exception Site Policy** – that allows an element of open market housing to support the delivery of affordable housing.

The BHDPC does not support the Cross-Subsidy Site Policy in its Present Form.

The BHDPC can foresee that if the cross-subsidy policy is accepted that there may be a disproportionate number of exception site applications coming forward when compared to planned developments. If this were to happen, there must be wording in the policy that limits the scale of housing numbers so that they are in **proportion** to the site/settlement where they are proposed. Case in point, the new affordable housing development outside of our current development boundary; we have

experienced the tenacity in the developer with 100% affordable. The enticement of open market homes may draw many unwelcome applications.

The BHDPC would prefer that affordable housing could be facilitated within the boundary development for Bomere Heath and therefore count towards the overall housing numbers.

The BHDPC would also prefer to see that future planning policy facilitate affordable housing as a percentage of any decent sized housing development – this would enable a mixture of housing stock within the development boundary which is our preferred option.

### **Comments on Community Clusters**

From the LPR talk by Eddie West on 17<sup>th</sup> January 2019 we understand that we are able to comment on the community clusters remaining within the LPR

#### **1     *Albrighton***

Albrighton was allocated 5 additional houses under the Samdev plan . To date Albrighton have had no new houses. As the CLP named Albrighton as a possible settlement for more houses together with the fact it is on a main road and benefits therefore from good road infrastructure, we propose that Albrighton remain as a community cluster.

#### **2     *Grafton and Newbanks***

Please remove Grafton and Newbanks from community cluster status as:

Grafton has already had an additional 3 houses granted planning permission, development we consider proportional to its size.

The narrow bridge at Grafton/Yeaton, crossing the Perry is frequently under repair and struggles with current traffic flow.