

Notes from presentation from Liam Cowden at Shropshire Council.

LC Liam Cowden

MOP member of the Public

SC Shropshire Council.

Councillor C Wild said that the church at Berrington was going to close and that would have implications on the scoring system. Also the Post Office, petrol station and shop were all in one place so Crosshouses was being penalised for 3 services instead of 1. they should be awarded 4 points and not 12.

MOP asked how they could justify the scoring for employment as 5 when there were only 5 people employed within services in Crosshouses.

LC responded by saying that Shropshire Council used a database called Mint which identifies businesses all around the county. They only need 1 employer to employ more than 5 to achieve maximum points on the scale.

MOP how does Shropshire Council regulate Hubs around the County? Are they not all on top of each other near the towns?

MOP. Crosshouses is a dormer village and most people live here as it is close enough to town but far enough away. We do not want facilities as most people travel to work.

MOP. As a resident who does not own a car the services are vital for her others like her.

LC said it is wrong to say that Shropshire Council do not care if Crosshouses keeps their services. It is important for many people who do not have cars to travel outside the settlement.

Councillor J Healey asked why SC had gone for the upper limit of houses in the Local Plan.

LC. SC have gone for 28,750. Shropshire is suffering from being a place that people find it an attractive place to retire to. Shropshire needs to be able to provide practical care for an aging population. For every one person working they are supporting 1 person in education or social care. This will increase in the future. SC is trying to step back from that position. Businesses want to expand and want to stay in Shropshire so we need to provide accommodation.

JH this is encouraging more retiring people and will make the situation worse and not better. The houses provided will be too expensive for young people.

LC SC wants to build a relationship with the community and there needs to be clear needs identified to allow more influence on the mix of development.

MOP There is an older part for Crosshouses that need the shop because not everyone has a car.

LC Service settlement should take some development to protect its services as SC believes this will be a better future for the community. A Community Hub will have a clear defined boundary and building will not be permitted outside the boundary only within it.

MOP with the definition of 2015 the hubs were larger with Doctors surgeries, Schools, Pharmacies etc. within them.

Councillor C Wild said that Liam had worked on the Development Plan when the hospital closed so he is very aware of Crosshouses situation. Crosshouses has had more than its fair share of development.

LC the development at Fletchers will be recognised. Crosshouses needs to identify a clear boundary. There are to be 42 Hubs to take around 2000 properties. There will be a reflection on the number of people in the village.

MOP Is there any way of keeping housing affordable as she could not afford any of the new properties on Berrington Meadow. Will there be a cap on the cost?

LC. this is a problem his team are very aware of. SC would like to move to a position where they have 2 bedroom terraced affordable homes.

MOP Affordable housing is what needed here.

LC this may mean compromises. SC needs more numbers to get any quantity of affordable homes. They will look at Crosshouses development to date and suggest a moderate level of development.

MOP what numbers are we looking at? Do you envisage that the numbers for Crosshouses would be less than 50 (which is the norm for Hubs)

LC He would be happy with 50 for Crosshouses. SC needs to meet with a small group of 2 or 3 councillors to discuss numbers.

MOP It is important to have young people but we do need doctors and more facilities to keep younger people otherwise there is a risk of becoming a development of older people.

MOP asked for an explanation of compulsory delivery of affordable housing. Is it not 1 in every 10 houses?

LC some developers provide cash instead of a house.

Councillor L Picton asked what the chances of SC are pressuring the developers to provide wholly social housing development.

LC SC would only persuade, it is up to the Parish Council to persuade developers to do this or to get the landowner to use the land for that purpose.

JH his understanding of landowners is they are for maximum profit. If we have no choice would LC suggest that the PC need a Neighbourhood Plan? It would protect against additional development.

LC You would need to go beyond Shropshire Council planning policies to get developers to take any notice of a Neighbourhood Plan.

Councillor E Brayne asked if LC could share the sites that have been put forward are.

LC replied that he could not. These were confidential until they were released in October. He would request a small group of Parish councillors to meet with him as soon as possible and they would be able to look at the way forward for Crosshouses then. This group would then share their thoughts with the rest of the Parish Council. This would all remain confidential until the papers were released by Shropshire Council in October.

There would then be a consultation period from October to December when everyone will have the opportunity to send their views and comments to SC.

MOP asked about education. There are not enough secondary schools. The three local secondary schools are all oversubscribed. Any new people should be able to have a choice of where their children go to school and not have to travel miles because there is not enough local provision.

LC agreed that this will need to be looked at as demand is increasing.

MOP if SC says a Hub is 50 will they stop at 50 or allow more development?

LC If the boundary is drawn up in the right place and way it should be then able to say that any extra applications would be overdevelopment of the settlement. SC have won more appeals than they have lost recently with the inspectors.

In Summary

Shropshire Council has undertaken an assessment and identified Crosshouses as a Hub. There needs to be a sound strategy for Crosshouses and Shropshire Council needs to develop a relationship with Berrington Parish Council to move forward.

There is a need to identify a development boundary drawn tightly but fairly around the settlement.

Shropshire Council is inviting 2/3 members of the Parish Council to meet with Liam at The Shirehall and discuss this before the final papers go to Cabinet at the end of September. There needs to be a recommendation by the first week of September.

There will a consultation from October to December where the residents and Parish Council can comment.

They can challenge the rationale and if need be may need to take this to the planning Inspector when they inspect the Local Plan before agreeing to it becoming the final document for planning Strategy in Shropshire.

