

Berrington Parish Council Special Meeting

To discuss the Shropshire Council Local Plan Review and the designation of Cross Houses as a Development Hub

THURSDAY 6TH DECEMBER, 7PM CHAPEL COMMUNITY CENTRE

LOCAL PLAN REVIEW

Currently Shropshire Council has a local plan from 2016 to 2026. This review will extend the plan from 2026 to 2036. The consultation period is from **29th November 2018 until the 31st of January 2019**. Alterations may be made by Shropshire Council after the consultation. It will then be examined by the planning inspectorate in 2020 and is likely to be adopted in 2021. The next review is likely to be 2026. Unlike the Local plan process in 2016 when all the available sites were consulted upon this review is only consulting on the sites selected for development.

The black line drawn around Cross Houses is the development boundary. This is really important because it means that all development of open market housing in the Parish has to be within this boundary.

This review from 2016 to 2036 has identified Cross Houses as a community HUB. This news came to the Parish Council at a very late stage due to a mistake by Shropshire Council in the scoring system used to determine HUB status. 48 points or above means that you are HUB status. At a previous well attended public meeting residents were clear that they wished the Parish to stay as open Countryside.

The Parish council challenged the scoring system after the last public meeting and whilst we lost 3 points because the Church is very remote from the Village an extra 3 points were added because of the playing fields recreation area, so we ended up with the same points. At the Shropshire Council Cabinet Meeting on 7th November I addressed the members and asked for a Task and Finish Group to be set up to investigate the allocation of points and the exact criteria for determining each point score as there is concern from some Parishes about points allocation. For example we have been allocated 12 points for one facility within Cross Houses, a petrol station, a post office and a shop. We are not alone in querying this type of scoring. I am also concerned about the amenity green space allocation of points as this includes the land opposite The Bell, which in reality is a verge on the side of the A458. This has been allocated one point. Whilst the Parish Council can further challenge at the consultation stage to reduce the number of points, to reduce this allocation by the required 6 points to take us below the Hub threshold is a tall order.

Public Transport Link	Regular Service Offered During Peak Travel Times	Nursery / Pre-School	Primary School	Secondary School	Hospital	NHS GP Surgery
5	5	0	0	0	0	0
NHS Dentist	Chemist / Pharmacist	Supermarket	Convenience Store	Post Office	Bank / Building Society	Public House
0	0	0	4	4	0	3
Petrol Station	Place of Worship	Community Hall	Library	Leisure Centre	Children's Playground	Outdoor Sports Facility
4	0	4	3	0	4	3
Amenity Green Space	Super Fast Broadband	Employment				
4	5	5			TOTAL	53

The site being consulted upon is the Station Cattery site for 40 houses. The windfall number is 14. Windfall means that if any sites for 1 or 2 houses become available **within the development boundary** then they are likely to gain permission.

Copied below is the section taken from the Shropshire Council Consultation on Preferred Sites report for Cross Houses. The full report can be found on Shropshire Council's website.

19.40. *Cross Houses is a modest sized village located to the south-east of Shrewsbury on the A458 Bridgnorth road, close to Shrewsbury. The village offers a range of local services and facilities, some of which benefit from demand from their roadside location. The village has benefitted from past development which provided a community centre within the redevelopment of a listed, former Hospital site ('The Chestnuts'), allocated in a previous Local Plan.*

19.41. *Cross Houses was not identified as a location for planned development in the SAMDev Plan (2015), however the village has continued to accommodate significant housing growth. Much of this additional housing comprises volume house building with new highway infrastructure, delivered as a result of a past shortfall in the housing supply in Shropshire. The location and significant scale of this continuing house building has increased the size of the village and changed its character, although the effects are generally positive. In this Local Plan, there will be a single housing allocation on a high quality, discretely located site*

along with an allowance for windfall development within the village. Local aspirations for this Community Hub is for this additional development to provide high quality, affordable housing across a range of tenures to meet local needs.

Development Strategy

19.42. Over the period to 2036, a relatively significant increase in housing is being encouraged in Cross Houses. This will largely be delivered on the former Berrington Station site that contains the rail track bed, platforms, station house and other railway infrastructure on the western half and open land of former railway line to the east. This site provides a rare opportunity to create a village setting around the historical transport interchange for Cross Houses, to repurpose the land and to secure the future of this significant historic asset.

19.43. Berrington Station is discretely located on the southern edge of the village. The presence and quality of the physical evidence of the former station and rail line indicate this site is a non-designated heritage asset. Redevelopment should accord with national and local policies to conserve historic assets by protecting and enhancing the station and the rail infrastructure and their setting and to deliver a new residential environment of significant character.

19.44. The site will require further infrastructure investments to accommodate the proposed residential use. The site has significant changes in land levels across it, particularly around the station complex and appropriate drainage will be required to mitigate for the effects of development. The use of good contemporary design and care in the layout and landscaping of the site will be key to delivering a high quality design that respects the historical significance of the site. The site has extensive natural landscaping around the boundary which should be retained wherever possible to contribute to the character of the proposed development.

19.45. Highway access should be achieved from two directions. The existing dwellings (Station House and Station Cottage) and a small scheme of around 6 dwellings situated on the southern terrace overlooking the station complex may be accessed from Berrington Lane. The effects of this additional traffic may require minor improvements to Berrington Lane. The remainder of the development should be served from the A458 through the existing, adopted estate road and across an established easement through the open space in the adjoining new development to the north. This proposed vehicular access should follow the established easement and any loss of open space arising from the provision of a satisfactory vehicular access should be compensated through additional open space provided within the Berrington Station site. A footpath currently crosses the Station site but is not a registered right of way and does not lead to a footpath on the open land beyond the village. If the footpath is retained within the proposed development it should be linked to an existing right of way, such as Berrington Lane.

Summary of residential requirements

	Number of Dwellings
Preferred dwelling guideline 2016-2036	130
Dwellings completed in 2016-17*	0
Dwellings committed as at 31st March 2017*	78
Remaining dwelling requirement to be identified	52
Dwellings to be allocated	40
Balance/Windfall allowance**	12

*Analysis of Housing Supply as at 31st March 2018 will be provided towards the end of 2018.

**Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.

19.46. The map below identifies the location of the preferred allocation and the proposed development boundary for Cross Houses:



19.47. The table below provides information on the preferred allocation:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
CSH004	Berrington Station, Cross Houses	1.8	40 dwellings	To satisfy national and local heritage policies through a heritage assessment, delivering good contemporary design with appropriate use of materials, layout, landscaping and open space. Relevant supporting studies should be undertaken particularly transport assessments, ecology, tree and hedgerow surveys, flood risk and drainage with their recommendations clearly reflected in the proposed development scheme. This should include a suitable access to the highway network with pedestrian and cycling access linking to local networks.