

ADOPTION OF THE BROSELEY TOWN PLAN

Responsible Officer Andrew Evans, Head of Economic Growth & Prosperity
e-mail: Andrew.m.evans@shropshire.gov.uk Tel: 01743 252003

1. Summary

- 1.1 This report seeks endorsement for adoption of the Broseley Town Plan by Shropshire Council as a material consideration for development management purposes. The responsibility for planning policy adoption falls to full Council. A copy of the Town Plan has been placed in the members library and can be viewed at: <http://www.2shrop.net/live/welcome.asp?id=3090>.
- 1.2 The Town Plan has been prepared by Broseley Town Council, with detailed consultation in the form of a residents' survey followed up by street surveys and a public meeting. Shropshire Council has promoted community-led plans as a more sustainable model to the full-blown statutory process for neighbourhood development plans set out in the Localism Act. As such the Broseley Town Plan does not need to undergo a costly examination or referendum, but is given weight by the Local Planning Authority through resolution of Shropshire Council to draw on the Town Plan to help inform development management decisions and by ensuring that the SAMDev Development Plan helps to deliver its vision, objectives and policies.

2. Recommendations

It is recommended to the full Council that the vision, objectives and policies A1, A3, DS1-DS9, H1-H9, ED1-ED4, VE1-VE2, HP4, HP5, HP8, HP9, ENV1-ENV5 in the Broseley Town Plan (pages 1-12 of Appendix 1) be endorsed and adopted as material considerations for development management purposes.

REPORT

3. Risk Assessment and Opportunities Appraisal

- 3.1 Shropshire Council's planning approach is committed to promoting and supporting community led planning as a more cost effective and sustainable alternative to the Neighbourhood Plans introduced by the Localism Act. For such community led plans to be given formal weight as a material planning consideration when determining planning applications it is necessary for the local planning authority to formally adopt the Town Plan with this stated intention. There is a well-established practice of adoption by the local

- planning authority (including the former Bridgnorth District Council) for development management purposes.
- 3.2 Once adopted by the local planning authority, the Town Plan should be given due weight by the Planning Inspectorate, not least due to the strong public engagement with which it has been prepared and its focus on the sustainability of future proposals in Broseley. The Town Plan will also be reflected in the formal Development Plan, namely the emerging Site Allocations and Management of Development (SAMDev) Plan, that Shropshire Council is currently preparing. The SAMDev Plan will dovetail with the Broseley Town Plan in two ways: firstly through a Broseley settlement policy that reflects the key elements of the Town Plan, and secondly through a cross-reference to the Town Plan, confirming that development will be expected to meet its provisions.
- 3.3 For the avoidance of doubt, the resolution to adopt the Broseley Town Plan refers to pages 1-12 of the Town Plan in Appendix 1. The appendices to the Town Plan (pages 13 onwards) are not adopted at this stage, including appendix A (the settlement policy) and appendix B (the Town Plan map). The reason for this is that they will in due course form part of the adopted SAMDev Plan, and therefore have to undergo the full statutory process including Final Plan publication, submission to the secretary of state, independent examination by a planning inspector and adoption in its final form by Shropshire Council. The settlement policy and proposals map will not be concluded until the end of the statutory plan process which is expected to be late 2014, at which point they will gain the full weight afforded to a statutory development plan.
- 3.4 Certain policies in the Town Plan relate to matters beyond the scope of development management decisions on planning applications, or which refer to funding and other decisions by the Town Council and its partners. These are policies DS10, HP1-HP3, HP6-7, policies CR1-CR7.
- 3.5 The Planning & Compulsory Purchase Act 2004 requires that planning applications must be considered in accordance with the statutory development plan, unless material considerations indicate otherwise. Not only will the Broseley Town Plan be reflected in the statutory development plan as described above, but its adoption by Shropshire Council for development management purposes ensures that it is very clearly a material planning consideration. The thorough consultation and democratic process by which the Town Plan was prepared also lends it significant weight that should be respected by planning inspectors. Nevertheless, other material considerations may on occasion over-rule the Town Plan, not least the provisions of the National Planning Policy Framework (NPPF). While Shropshire Council may seek to apply the Town Plan in development management decisions, it is important to set local expectations at a realistic level, particularly in light of appeal decisions across England that regularly depart from adopted local plans when other considerations, particularly housing supply, are brought to bear.

3.6 Shropshire Council officers and the Local Member have been involved in the preparation of the Broseley Town Plan. The work of Broseley Town Council and its active community members in producing this plan is to be applauded.

4. Financial Implications

4.1 The Broseley Town Plan has been prepared at the Town Council's expense and apart from officer time has had no cost implications for Shropshire Council. Furthermore, the Town Plan does not commit Shropshire Council to any future expenditure.

5. Background and Additional Information

5.1. The Town Plan for 2013-2026 will replace the previous Town Plan created in 2004 and updated in 2010. The Town Council intends to keep the plan up-to-date, and to complete a local review in advance of each review of the Local Plan by Shropshire Council, in order to contribute positively to the wider development plan process. The Town Council intends to produce an Implementation Plan to accompany the Town Plan, being produced later this year and updated annually by the Town Council.

5.2 The Town Council prepared the Town Plan with detailed consultation in the form of a residents' survey (pages 16-24 of appendix 1, with the 460 responses summarised on pages 25-29). It is a remarkable achievement to have obtained responses from nearly 10% of residents. This was followed up by street surveys and a widely advertised public meeting, press statements and posters. Local councillors spent time interviewing people on the streets of town and full information was available on the Broseley Town Council website, including an invitation to respond in writing or online. Separate consultations have been held with young people facilitated by Shropshire Youth Service and the Broseley Youth Partnership (summary report pages 30-32 of appendix 1) and with local tourist information offices and Broseley providers of visitor accommodation (page 33). The responses were thoroughly reviewed and analysed and incorporated into the existing document, which itself had been subject to professional consultation processes. The Town Council's aim has always been to produce a Town Plan defined by community voices, and they are to be commended in how they have achieved that aim with excellence.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Report to Cabinet 16th January 2013: Draft Development Management Policies

Report to Cabinet 26th June 2013: Site Allocations & Management of Development Plan (Broseley Revised Preferred Options)

Report to the Portfolio Holder Decision Making Session 9am 18th September 2013: Adoption of Broseley Town Plan

Cabinet Member (Portfolio Holder)

Mal Price, Portfolio Holder Planning, Housing and Commissioning (Central)

Local Member Jean Jones