

## **DRAFT SHROPSHIRE LOCAL PLAN**

### **RESPONSE TO SHROPSHIRE COUNCIL PUBLIC CONSULTATION ON 4 ADDITIONAL DOCUMENTS RELATING TO THE EXAMINING INSPECTORS INTERIM FINDINGS REFERENCES ID 28; ID36 AND ID37**

#### **MY RESPONSE TO THIS CONSULTATION RELATES SPECIFICALLY TO THE DOCUMENT DESCRIBED AS THE 'UPDATED GREEN BELT TOPIC PAPER'**

**The Green Belt Release: Exceptional Circumstances Statement states as follows :-**

*'6.7. Census data (2011) indicated that a high proportion of the population live in owner occupied accommodation (81% versus Shropshire average 69.2%) with a predominance of detached and semi-detached houses or bungalows and lack of terraced dwellings or flats. In terms of community sustainability of significant import is unmet provision for local housing need which includes affordable housing provision and the provision of accommodation types which are not available in the village. This is evidenced by a 2017 Local Housing Need Survey and identified in the Place Plan as a need for a range of affordable housing types to make local housing available to people who are currently excluded in particular young adults and older people wishing to downsize. Types of accommodation identified in the Place Plan as needed are smaller bungalows, affordable 3- bedroom family homes,*

*2-bedroom starter homes (rent / shared ownership / for sale) and 'warden-aided' accommodation.*

**COMMENT**

**The census data is uncontroversial and the housing market deficiencies are well evidenced.**

**I have not seen a 2017 Local Housing Need Survey and would be interested to know the source for such a document.**

**Similarly the 'Place Plan' document source and status is not known to me.**

**I am aware of some ad hoc surveys carried out by the owners of ALV06 and ALV07 but doubt that these are reliable indicators of housing needs.**

**The deficiencies in local supply for specific groups is not controversial and I have no issue with the conclusions but cannot agree the ad hoc surveys as having any evidential legitimacy.**

**6.8.** *Whilst Alveley has sports and leisure provision, the Place Plan does identify potential additions and improvements to existing leisure facilities and activities to target the specific needs of different groups e.g. young adults, the elderly so that as many residents as possible have access to appropriate and attractive leisure opportunities within the area. The site that has been promoted at Daddlebrook Road (ALV006 /ALV007) could help deliver improved facilities.*

**COMMENT**

**I am unaware of any village survey which may have identified potential additions and improvements to existing leisure facilities and activities to meet the specific needs of different groups. (other than the Community survey conducted in May and not due to report until after the closing date for this submission.)**

**In comparison with most other villages or larger settlements Alveley is actually well served in terms of facilities and these are well managed and maintained entirely by voluntary efforts.**

**I have no doubt that additions and improvements could be made but I know from personal involvement how challenging it can be to promote, manage and maintain these activities on behalf of others.**

**For further comments see below.**

**6.9.** *Having considered the role of the village as a Community Hub, known development constraints, identified issues and opportunities, and having reviewed the site promotions received the draft Local Plan proposes the following Green Belt release*

in Alveley:

- *Mixed use allocation with provision for community sports and recreation facilities and around 35 dwellings, at Land north of Daddlebrook Road and West of A442 (ALV006/ALV007);*
- *Residential allocation with provision for around 35 dwellings, on Land Adjacent to The Cleckars, Alveley (ALV009); and*
- *Safeguarded land, off Cooks Cross (ALV002/P70), be provided to provide for longer term needs in accordance with Paragraph 138 of the NPPF.*

**6.10.** *The Green Belt releases proposed at Alveley are for two separate allocations to the north (ALV006/ALV007) and south (ALV009) of the village and for safeguarded land linked by the proposed northern allocation to provide for development needs beyond the Local Plan Review period.*

6.11. *The proposal is for release for an allocation of 1.4 ha solely for housing and a 2.4 ha mixed use incorporating sports and recreational uses and housing. Safeguarded land to provide a long-term location for growth is 3.6ha, amounting to a total proposed Green Belt release of 7.4ha in Alveley. These proposals reflect the consideration of existing requirements and the taking of a long-term view to potential development needs in line with national guidance which seeks to avoid undermining the permanence of Green Belt boundaries.'*

#### **COMMENT**

**The Sports and Social club in conjunction with the Village Hall Committee and the Recreation Association have recently undertaken a survey of the village asking for views on a proposal to amalgamate the 3 management committees under the auspices of a 'Community interest Company'**

**The CIC proposal is to demolish the existing social club and village hall and to construct a new multi-purpose sports and leisure facility on the cleared site.**

**The build cost and management costs are to be defrayed by the sale of ALV06 and ALV07 for housing purposes.**

***Clearly however the 'Community village survey proposal does not reflect The Green Belt Release: Exceptional Circumstances Statement which indicates mixed development on ALV006 and ALV007 comprising sports and recreation facilities and 35 dwellings.***

***The sports facilities appear to be inextricably linked to the change in classification of the sites from green belt.***

*If the sports facilities are located elsewhere eg on the cleared site vacated by the demolished social club and the village hall then the justification for the development of the Green belt site is diminished and certainly could not be justified over and above the 35 dwellings proposed in the Green Belt release statement.*

*If however only part of the existing green belt site is developed in accordance with the statement then the pressure to release the remainder for housing development may be irresistible in future years- particularly if the financial pressures to maintain the new facilities prove, as suspected, to be unmanageable.*

*There is, as yet, no indication that there is a local need for any specific sporting or recreational activities which are not already catered for.*

*The organisations concerned are canvassing ideas for additional facilities ( see questions 5, 6, 7 and 9 of the Community survey) so it is possible that other ideas will come to light.*

*Rental income is unlikely to be sufficient to fund maintenance of the proposed community and sports centre.*

*Sporting memberships are numerically low and traditionally the largest contribution to the Recreation ground finances came from the cricket club. The cricket club has now left the recreation ground and has developed its own separate facilities.*

*There is no indication the cricket club have any desire to be part of the proposed CIC.*

*The Junior football is developing joint activity with another junior football club.*

*Junior football activity is well supported but has a tendency to 'wax' and 'wane' as it is difficult to find sufficient numbers of players in the required age groups to form teams from the local area.*

**6.34.** *'The site off Daddlebrook Road has been identified as forming part of a sub- parcel which is assessed as a less sensitive (low harm) area for Green Belt release and in landscape terms. It lies to the west of the A442 and is well located relative to the village services and facilities. It also presents an opportunity to effect improvements to existing leisure facilities and enhance the village gateway location. **A high-quality layout and design recognising the Green Belt edge of the site would be expected and could successfully integrate development into the village.** There is limited and manageable surface water flood risk. **Protection of trees and boundaries will be required and could be combined with landscaping to mitigate visual impact and reinforce new Green Belt boundaries.** As indicated the A442 to the east of the site does form a good boundary. Any site layout will however need to consider and provide for future access to the adjoining area which is identified as a safeguarded land so that future development opportunity is not restricted.'*

**6.38.** *'The site guidelines to the allocation at Daddlebrook Road require retention of mature trees and hedgerows, enhanced planting where possible, particularly at the northern and eastern boundaries with planting to contribute to the quality of the local environment, minimise visual encroachment, contribute to mitigation, including improving biodiversity, and reinforcement of Green Belt boundaries.'*

#### COMMENT

As a long-term resident (45 years) of \_\_\_\_\_ my garden backs immediately onto \_\_\_\_\_ and overlooks the proposed development field at ALV06 and ALV07.

There have been a number of prior applications for housing development on this land which have all been defeated by its green belt status.

Whilst I have no particular desire to see this land developed my major concern is that any development should be appropriately designed to avoid visual intrusion and traffic noise.

I am particularly encouraged by the stated intention to require retention of mature trees and hedgerows.

The hedgerow to my boundary on the western edge of the site is in my ownership and has been maintained by myself for over 40 years involving annual trimming and any necessary replanting.

This has required considerable effort and expense.

The hedgerow is predominantly Hawthorn, Hazel and Holly and is a haven for wildlife.

We have bats, various nesting birds, squirrels and badgers. I have not identified the location of the Sett or the bat colony.

I am also encouraged by the identification of the site as a village gateway requiring a high quality layout and design.

It is also important that any development reflects something of the character of the village original built environment using sandstone features.