



Important News About Future Development in Our Parish: “The Shropshire Local Plan Review Consultation”

Background Details

The Shropshire Local Plan is a set of documents which set out proposals for the use of land, and policies to guide future development in order to help to deliver the sustainable growth in Shropshire for the period up to 2026.

Under the present Local Plan, adopted in 2006, Alveley and Romsley Parish is in the Green Belt except for the village of Alveley which is classified as a rural settlement. This means that potential developments are limited to affordable housing, small scale employment, certain conversions and change of use, and uses appropriate to a rural area e.g. agriculture.

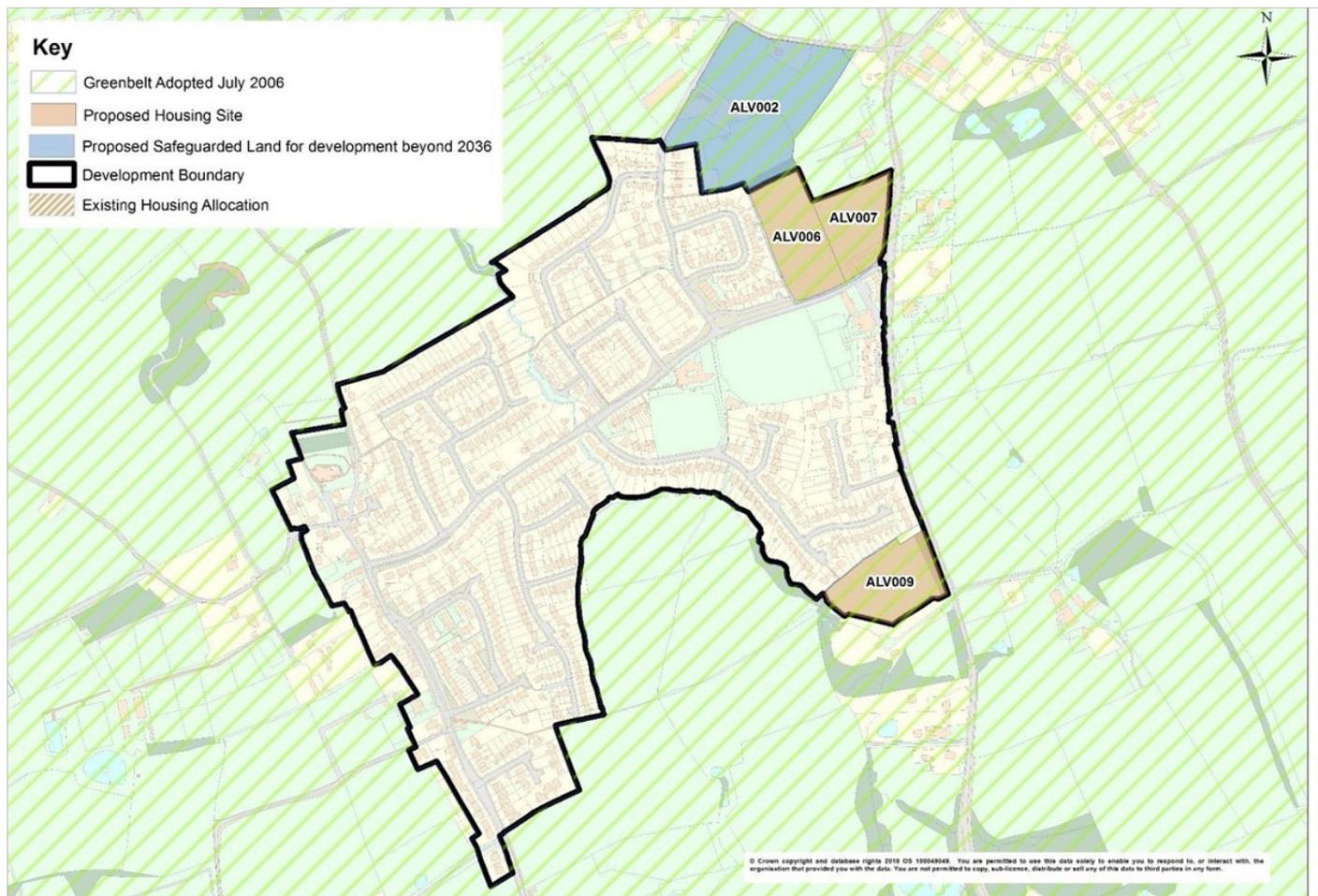
Shropshire Council is now carrying out a review of the Local Plan. The updated Plan will cover the period up to 2036. A key stage of this review is the identification of ‘preferred sites’ for development.

The preferred sites are those that are deemed to be required to deliver Shropshire’s preferred development strategy for the period 2016 to 20136. That strategy envisages –

1. Significant housing growth across the County;
2. An urban focus but with 27.5% of development in rural areas;
3. Some release of Green Belt land to support long term sustainability;
4. Identifying new Community Hubs with individual development guidelines, boundaries and site allocations, where appropriate.

The Proposals for Alveley

The map below show the proposed areas for development and the proposed new development boundary for the village of Alveley up to 2036.



The main points are:-

1. Alveley is to be designated a new Community Hub.
2. Over the period to 2036 around 100 new homes will be provided to supplement the existing committed sites.
3. Most of these new homes will be built on land that is currently designated Green Belt.
4. Two sites, one to the north and one to the south of the village, which are currently designated Green Belt, will be released for housing development. Both sites are immediately to the west of the A442. The site to the north of Alveley would be accessed from Daddlebrook Road; the site to the south of the Village would be accessed from the A442.
5. A further Green Belt site at the north side of the Village will be reserved for housing development beyond 2036.

The Parish Council Response To The Proposals

“These proposals will, if implemented, have a significant impact on this area, especially the village of Alveley. The Parish Council has given careful consideration to the issues raised and has consulted actively with the local community before giving its response which is summarised below. We believe therefore that the comments set out below are representative in general of local opinion.

We accept the identification of Alveley as a Community Hub. There is a recognition across the local community that further housing development cannot be avoided and is necessary for the long-term sustainability of the Village. However, residents wish to ensure that future developments are in line with local housing needs as indicated in the recent Housing Needs Survey, and are supported by appropriate infrastructure improvements. We believe that the designation as a ‘community hub’ places a duty on Shropshire Council to commit resources by, for example, ensuring that the Village does benefit from all the Community Infrastructure Levy (CIL) funding to which it is entitled as a result of recent and future development. Shropshire Council must also recognise that Alveley remains a rural community, and that it will only prosper if existing facilities and services, such as the public bus service, are retained and, if possible, improved. More housing on its own is not enough.

On balance, we agree with the preferred housing guideline for Alveley. However, this is above the level indicated by the recent Housing Needs Survey. In view of this, and the scope for ‘windfall development’ (that is development outside of this plan which is not currently proposed), the Parish Council would prefer less green belt land to be identified for development at this stage. In addition, we oppose policies, such as a ‘Cross-subsidy exception site policy’ (that is allowing some open-market housing on sites in the greenbelt), which could shift the focus of future developments away from local needs and encourage inappropriate housing in the green belt.

We agree with the preferred housing allocation ALV006/ALV007 in Alveley. Parish Councillors are aware of development proposals for this site which could provide a range of community facilities as well as new housing, and will look forward to seeing detailed plans in due course. There is significant concern among residents of Maple Crescent whose homes, many of which are bungalows, are adjacent to this site. The number, location and type of new houses, and the quality of design, will therefore need to command local support. There will also be traffic management issues given that the access from Daddlebrook Road will be near the existing junction with the A442.

We do not agree with the preferred housing allocation ALV009 in Alveley. The Parish Council would prefer this site to be retained within the green belt as there are ecological and hydrological issues with the site which Councillors feel have not adequately been taken into account.

We do agree with the preferred area of safeguarded land in Alveley, subject to vehicular access to ALV002 being available through ALV006/ALV007.

We would ask residents to recognise that some of the points raised in this response are planning matters that cannot be addressed directly within the Local Plan Review. However, it is important for Shropshire Council to realise, at the outset, that local support for any specific development proposals which come forward in the future will depend on our being satisfied that they meet local needs, that the rural environment is, as far as possible, being protected (for example by the active use of Tree Preservation Orders) and that there is adequate concurrent investment in the local infrastructure. The Parish Council will do all it can to ensure that these requirements are met.”



Good News!!!! Parish Council Tax Frozen For 2019/20!!

Alveley and Romsley Parish Council has set a budget for the next financial year that will avoid any increase in the amount levied on Council tax payers. Spending will rise by just under 2% but this will be offset by a rise in the Council Tax base.

Overall spending in the next financial year will be £52,230 and this will involve a small reduction in reserves. Next year should see the completion of the street lighting replacement programme, which has so far cost £62,000 over a five year period, but has been financed without recourse to any borrowing. Resultant savings in electricity and maintenance cost have helped to avoid any increase in your Parish Council tax.

Antisocial Behaviour

The Parish Council is concerned at an apparent increase in antisocial behaviour in recent months. This varies from the relatively minor such as dog fouling and speeding traffic up to theft of property and vehicles and the attempted theft of the cash machine. Your Council would wish to reverse this trend. We are working with the Police and others to identify those responsible, and to ensure they face appropriate sanctions. We are also considering the introduction of CCTV in certain locations. Please help us by discouraging petty vandalism, dog fouling and littering, and by reporting more serious criminal behaviour to the Police (101).



Thank you.

Your Parish Councillors-Contact Details ([R] = Romsley Councillor , [CC] = County Councillor

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