

BROUGHTON PARISH COUNCIL
MINUTES OF THE EXTRAORDINARY MEETING HELD ON TUESDAY 5th AUGUST 2025

Present: Cllr J Hodgson (Chairman) Cllr M Mossman (Vice Chairman), Cllr J Morrison, Cllr C Brookes, Cllr S Dunn, Cllr Y Ezra & Cllr J Mann.

This meeting was solely to discuss the proposal in the Draft Local Plan, to build 45 houses on land at Hyde Farm, the impact of this on Broughton and the Parish Council response to the consultation.

In attendance: Heather Bourner-Clerk

TVBC Cllr Johnston

50 Members of public

Apologies for Absence

1. Apologies for absence had been received from HCC David Drew & Cllr A Taylor.

Declarations of Interest

2) Cllr Hodgson declared an interest in that he rented storage space from the owner of a site named in the SHELAA, Cllr Mann also declared an interest by association with family in two sites also listed in the SHELAA. There were no other declarations of interest.

Introduction to the TVBC draft local plan 2042

3) Cllr Hodgson outlined the purpose of the draft local plan and in particular highlighted the proposal in the plan to build 45 homes, sometime before 2042 on land at Hyde Farm. He explained the current open consultation and that responses were required by 5th September

4) Initial research by the Parish Council including findings of surveys.

Cllr Brooks outlined the proposed extension of Hyde Farm and the conditions under which the building would be permitted, see attached power point for detail. He also gave information about other potential sites in the village and the density of building on these sites

Questions arising from the Parish Council were-

How was the proposed figure of 45 reached

Had the suitability of an entrance on Horsebridge Road be confirmed by highways

Why had a site appraisal not taken place

There is an Anderson shelter on site -has this been considered

Can the Parish Council propose other sites in the parish believed to be more suitable

Other possible sites were discussed and the reasons there were not preferred by TVBC were explained. The results of a recent Neighbourhood Plan survey were also reviewed.

Cllr Mann highlighted the progress on the Neighbourhood Plan. He said policies are now being drafted to be included in the first draft whole plan. Progress means parishioners will be asked where they feel development is appropriate and what type of building is preferred, so this can be included in the formal document. This is likely to be after the consultation on the draft local plan closes

5) Feedback from exhibition on 31st July 2025

Several parishioners had attended the exhibition and spoken to TVBC officers. Several points and questions arose and these are listed in public participation below.

6) Public participation

Comments and questions raised by members of the public present were as follows

Comment-Asked at exhibition why this site and was told this was the only site proposed- this is a strategic plan so sites of less than 10 houses would not be considered- the sites mentioned in the power point have been put forward to TVBC. Should TVBC be looking at these sites?

Comment- TVBC are not considering sites that do not provide affordable housing the trigger for which is ten houses

Comment-Other villages are joining forces to respond- should Broughton do this.

Comment- The plan provides a 15-year window and the target of houses required should be built in phases across this window- if all are built together there is a risk other sites will be added and the target increased.

Question- could the village put forward a wholly affordable housing site- sadly developers are not keen to build these as they are not as profitable

Question- The site preferred by TVBC is adjacent to a conservation area and the very narrow road has no pavements. Was the traffic survey for the site commissioned by the land owner and was this carried out while the road was closed, if so, this is very misleading

Comment-Cllr Hodgson said he had asked if HCC thought the site was suitable, and they had said it was! The Parish Council have asked via HCC Cllr Drew for more specific detail.

Comment- if 45 houses are built there will be a choke point, there is no pavement or room to put one in, the road is already too narrow for cars to pass a lorry- one parishioner has a photograph of a HCC Highways lorry parked blocking the road entirely!

Comment- TVBC said at this stage infrastructure is not relevant.

Comment- very important that the 45 is not allowed straight away- this should be stretched over the lifetime of the plan and would work if multiple sites are used.

Comment- Shame that TVBC did not consult with locals before the plan was drawn up. This proposal sees additional houses at the end of the village without services like, the pubs school, sports facilities, play area etc.

Comment -Gleaned at the exhibition-TVBC said the suggestion of 45 houses at Hyde Farm came was the landowner. TVBC said they are talking actively to other land owners including Coolers Farm

Q- If application made on one of the other sites now would it have to be considered? Yes, using the current plan which is over ridden by the presumption to build- having a strategic plan in place would help stop speculative applications

Q-Why are other villages in the area not included in the plan and have no proposed building?

Comment- Biggest issue with Hyde Farm is traffic and road structure – this would not apply to school lane

Q- should the Neighbourhood Plan not have numbers of proposed housing included- Cllr Mann said the plan needs to reflect the findings of the Housing Needs Survey which asks for affordable housing

Q- Issue with impact on drainage system- have S Water been asked if this proposal can be accommodated. Cllr Brooks confirmed they have and they said yes.

Given the current issues parishioners should highlight this is their responses to the consultation

Q-Is there an application for Donkey Field where a new vehicular entrance has just been fitted. Cllr Hodgson confirmed no application has currently been made but could be at any point.

Comment-Developer makes more money out of small number of large houses, than more smaller including affordable houses.

Q- Would joining small sites mean that affordable houses are not built

Comment- Have some experience of putting sites together- if more than one land owner involved, lots of work but if agreed a portion of affordable houses would have to be built.

Comment- Density of proposal is just too great- much greater than the density at school lane- Cllr Brooks confirmed this is certainly a point the PC will make, he also noted this is much denser than the Stockbridge site

Q-What is the relevance of a settlement boundary? Cllr Hodgson said the new plan disregards settlement boundaries

Q- can the power point be published- yes it will be circulated with the minutes

7) Summarise discussion and points raised

Cllr Hodgson summarised by saying the Parish Council would use all their findings and comments to respond to the consultation on behalf of the parish but that it was imperative individuals also responded.

Next steps

8) Cllr Brooks and Cllr Hodgson would work to draw up a response which can be reviewed and ratified at the next parish Council meeting before submission to TVBC to meet the deadline.

Date of next meeting

9) Tuesday 2nd September 2025

Appendix 1

POWER POINT TO BE ADDED HERE