

Minutes of a meeting of Hadnall Parish Council held on Monday 30th September 2024 at 7.30pm at Black Birches.

24/073 REGISTER OF ATTENDANCE and APOLOGIES FOR ABSENCE

Present: Cllrs Sarah Parker (Chairman), Andy Brisbourne, John Harrison, Andrew Marston, Laura Tarburton.

Apologies: Apologies were accepted from Cllr Harmesh Jassel.

Clerk: Alison Utting

Also: SC Cllr Simon Jones, 16 members of the public.

24/074 DECLARATIONS OF INTEREST – None.

24/075 DRAFT PROPOSAL FOR FUTURE DEVELOPMENT OF HDL006 - LAND TO THE SOUTH OF WEDGEFIELDS CLOSE (CAMERON HOMES)

a) The Chair outlined the current situation as follows:

HDL006 is the proposed site for future development as shown in Shropshire Council's Local Plan, which is expected to be approved and adopted within the next few months. This site was previously opposed by the Parish Council, but has always been Shropshire Council's preferred area for development.

The Parish Council was approached by representatives of Cameron Homes in late August 2024 and told of their current proposed plan for HDL006. A meeting with the Parish Council was requested. The Parish Council agreed, on condition that the meeting would have to be open to the public. This meeting fell through due to problems getting a venue.

The only meeting that has taken place was a short online briefing to councillors about the proposed development plans the day before this information was delivered to residents. (A recording of that meeting is available by request to the Clerk.) No other meeting or negotiation has taken place between the current Parish Council and any representatives of Cameron Homes.

Cameron Homes have now withdrawn their request for a meeting and are instead planning an 'exhibition' to which all residents would be invited and would be able to ask questions and make points on an individual basis.

Responses to the survey were originally only possible online, but the Parish Council was successful in getting Cameron Homes to set up a postal version for residents who do not use the internet. The current closing date for responses to this initial survey is 4th October 2024.* Results will be shared with the Parish Council.

**Note: Following the meeting, Cameron Homes informed us that the exhibition is scheduled for Thursday 17th October 2024 3.30pm – 6.30pm at Hadnall Village Hall. The consultation period has been extended to 25th October 2024.*

- b) The Parish Council has compiled the following list of concerns arising from the draft proposal:

Biodiversity net gain: We need to know how it is to be worked into the plan. The priority would be to ensure that the net gain is local, rather than delivered on other projects elsewhere.

Car park for school: Do we need it? Who would own it and who would be responsible for its upkeep and maintenance?

Number of dwellings: The proposal shows 45, whereas the allocation was for 40.

Community benefits: The proposal does not reflect any of the current needs and wishes of the community (as established in the Community Led Plan).

Flooding: Residents of Abbots Lea and Wedgefields are already beset with problems, both regarding sewerage back-up and gardens flooding from run-off. HDL006 has been regularly flooded over the last few years.

Traffic calming / safe access to A49: This must be a priority.

- c) The Parish Council shared the following community priorities that may become part of the discussion with the developers:

MUGA (multi-use games area) and outdoor gym equipment. Outdoor recreation for older children and adults has been an established priority for some time.

Improvement/enlargement of laybys on A49 in the centre of the village, and/or provision of village parking elsewhere.

Electric vehicle charging points (on the development or elsewhere).

Bus shelter by the primary school for primary school parents and students waiting for the Thomas Adams bus. (This project was being developed by Neil Duxbury and the Parish Council and school are keen to see it to completion.)

Village Hall: There are about eight proposed improvement projects in the pipeline.

Primary school: They should be involved in this process. They may not want the car park but could have other priorities instead.

The public participation session was held at this point (see 24/076 below), before councillors proceeded to:

d)

The Parish Council resolved to take the following next steps with regard to this matter:

Set up communication with the Village Hall committee (JH) and the school (SP, AM, LT).

Continue to request a public meeting with Cameron Homes.

Urge everyone to respond to the current survey.

Look into the possibility of using a planning consultant (JH to research).

SP to compile a summary of all of the comments and concerns raised at this meeting, to be circulated to parish councillors and then sent to Cameron Homes.

24/076 PUBLIC PARTICIPATION SESSION

The following matters were raised:

Public meeting with Cameron Homes – It was agreed by all present that this is a vital requirement at this stage and should continue to be requested. All agreed that the current survey and proposed exhibition does not constitute proper consultation. It was noted that the current draft plans were presented without any prior consultation taking place.

Flooding: Residents of properties adjacent to HDL006 expressed concerns about the proposed plan to deal with run-off. It was remarked that the proposed attenuation pool is in the wrong place and should be within the boundary of HDL006 (currently outside it) and at the point where the ground is lowest. Photographic evidence was provided to the Parish Council of recent and historic flooding of adjoining gardens and of the HDL006 field. It was pointed out that the existing attenuation pools for previous developments do not appear to be working.

Sewerage: Many present were concerned that the existing sewerage system is unable to cope, with residents of Abbots Drive reporting regular incidents of sewerage backing up into toilets. Unless this is sorted, the addition of already-

approved infill housing will compound the problem, and the addition of 40+ dwellings would be disastrous.

HDL006 as agreed site: Some Wedgefields residents challenged the Parish Council's apparent acceptance of this. JH explained in detail the many steps that the Parish Council had previously taken to oppose the selection of this site and the alternative directions for village development (East-West, rather than ribbon development) that the PC had supported – all to no avail. Shropshire Council has never wavered in its choice of HDL006. The emerging Local Plan which lists HDL006 as a development site is almost certain to be adopted soon and is being treated by SC planners as already to be adhered to. There is nothing more that the Parish Council can do to influence the site selection. Some more detail was provided as follows:

In the emerging Local Plan, Hadnall is designated as a 'Hub' and expected to take 125 new dwellings. The Local Plan covers the period 2016-38 and some developments (Abbots Drive, Blacksmiths View) are already counted towards that total. The Plan allows for the 40 dwellings on HDL006 plus 12 infill (some already approved). The emerging Local Plan, although not formally adopted yet, is being referenced by Shropshire Council in recent grants of permission for new builds in Hadnall. SC Cllr Jones explained that in preparing the 2016-38 Local Plan, Shropshire had far too many settlements wishing for no development. This would have meant that they could not meet the government home-building quotas and would then be vulnerable to all planning decisions being challenged and overturned. To solve this, a matrix was established to assess settlements and allocate 'hub' status to settlements, where local facilities made this appropriate. This is how Hadnall came to be listed as a 'hub' in the emerging Plan, against the wishes of the Parish Council, as also happened in approximately 60 other parishes. The matrix enabled the building quota to be evenly and fairly distributed across Shropshire. This matrix has not been subject to any challenge during the Local Plan's progression through scrutiny by the Planning Inspectors. SC Cllr Jones stated that unless a very major change was announced by central government, the SC Local Plan 2016-38 will be adopted.

HDL006 is agricultural land and therefore, under the new government's guidelines, should not be selected for development? SP replied that the government has also said that existing development plans will be adhered to. The SC Local Plan was intended to run from 2016 and will definitely be considered an existing plan. SC Cllr Jones pointed out that new government decisions will be reflected in the next iteration of the Local Plan (2038 -), for which consultation will begin soon.

Proposed car park for school: Residents remarked that there was no point in this, it wouldn't be used. Would mean young children having to walk along A49.

Proximity to existing properties: A resident pointed out that several properties have been extended and that the new footprints are not shown on Cameron Homes's plan.

Access onto A49: There are three points on the proposed plan where traffic would be joining the A49. Some Wedgefields residents pointed out the current difficulties of joining the A49 and how the additional roads and traffic would compound the problem.

Ownership of green spaces, trees and hedgerows: It was pointed out that this has been a problem with previous developments. Parish councillors agreed that it should be very clearly stated who these belong to and how upkeep is to be managed once the developers leave the site.

Involving Helen Morgan MP: Obviously, individuals are free to contact Helen, but parish councillors expressed a wish to be clear and unified in what we would be asking her to do, before making any formal approach on behalf of the parish council or the wider community.

The meeting closed at 8.50pm.

Signed: _____ Date: _____

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