

HADNALL PARISH COUNCIL

Minutes of the extraordinary (public) meeting held at Hadnall Village Hall on 9th January 2019.

19/001E Present

Parish Councillors: Mr. Slater (Chairman), Mr. Harrison, Mr. Clifford, Mrs. Rees-Pullman, Mr. Duxbury, Mr. Bell, Mr. Brisbane. Parish Clerk: Mrs. Smith-Wells. Shropshire Councillor Simon Jones. Approximately 80 members of the public.

19/002E Apologies

Mr. Davies.

19/003E Declarations of Interest

None declared.

19/004E Shropshire Local Plan Review

The aims of this meeting were to: a) share with parishioners, the information contained in the Local Plan Review which has been carried out by Shropshire Council; b) ascertain the views of parishioners to help in the formulation of the Parish Council's formal response to the consultation exercise being carried by Shropshire Council. The Parish Council asked Shropshire Council's lead officer on the Local Plan Review to attend the meeting, but he declined.

Councillor Slater, as Chairman, began the meeting by introducing Parish Council members and associated personnel and then reminded parishioners that Hadnall's Community Led Plan (published September 2017) records that 51.3% of the 153 respondents agreed "that more new houses should be built in Hadnall during the next decade". At the time of compiling the CLP, Hadnall was classed as "countryside" for planning purposes.

Shropshire Councillor Simon Jones advised that in the original SAMDev (Site Allocations and Management of Development) Plan, many communities opted to remain as "countryside" which resulted in a lack of 5-year land supply for Shropshire Council. This discouraged Shropshire Council in refusing applications as they would go to appeal and be lost, causing further expenditure.

Councillor Harrison, as Chair of the Parish Council's Sub-Committee, then gave a detailed presentation, some of which contained the following information:

- a) It was very encouraging to see so many parishioners attending the meeting. He gave a strong assurance that Parish Councillors live in the parish too and the management of further housing development in the village is close to their hearts.
- b) Shropshire Council is required by Government to build 28,750 dwellings in the area it covers by 2036. It is in a good position with existing commitments, with around 15,500 out of the required dwellings already "in the system". However, further houses must be built.
- c) The figure of 50 houses for Hadnall between now and 2036 was arrived at by looking at existing services and facilities (that identified settlements as community hubs) and the existing population and numbers of dwellings. This methodology resulted in Hadnall being proposed by Shropshire Council as a Community Hub and it is therefore

required to take 52 dwellings, 40 in one development and 12 as infill. Shropshire Council is seeking opinions on the village being a Community Hub.

- d) Hadnall is in the third quarter of the list of 43 community hubs. The third quarter aims for 25% less development than the average 112 dwellings required in each rural area identified as a hub.
- e) Shropshire Council is now seeking comments on the third stage of consultation (stages 1 and 2 were held in 2017) on the Local Plan Review, the 'Preferred Sites', and this consultation runs from the 29th of November 2018 to the 31st of January 2019. The 'Preferred Sites' consultation: "outlines a housing policy direction to improve the delivery of local housing needs; establishes development guidelines and development boundaries for Shrewsbury, Principal and Key Centres, and each proposed Community Hub; sets out preferred sites to deliver the preferred scale and distribution of housing and employment growth during the plan period to 2036".
- f) 13 sites in Hadnall which could be developed were analysed and given a scoring. Some were rejected outright, others were retained as possibilities. Shropshire Council has decided on land south of Wedgefields as their proposed site for development and are seeking opinions on this.
- g) Shropshire Council has proposed a "development boundary" in the village and, if accepted by the parish, all land outside of the boundary will be classed as "countryside" for planning decision purposes. They are also seeking opinions on this.
- h) It is the Parish Council's opinion that the development cannot be prevented so it is preferable for it to be on our terms, as far as possible. The village gained little improvement to the infrastructure and facilities from the previous developments (since the 1970s) and this should not be the case in this instance.
- i) The Parish Council will respond as a whole representative of the parish but would encourage all parishioners to respond individually to the Preferred Sites consultation too and this can be done by completing the online questionnaire found at www.shropshire.gov.uk/get-involved/local-plan-review-preferred-sites-consultation. Paper copies can be obtained from Shropshire Council.
- j) The 4 options for consideration at this meeting were:
 - Option 1 – Resist any further building – Hadnall is countryside not a hub
 - Option 2 – Accept the findings of the review and the preferred site allocated for the village by Shropshire Council
 - Option 3 – Accept findings of the review but put forward an alternative site(s) to meet requirement for 52 houses
 - Option 4 – Be more radical and proactive. Approach Shropshire Council with our own proposals for long term development of the village (may be larger numbers but steer delivery of Community Led Plan infrastructure recommendations)

The floor was then opened to the public and questions were discussed under the following:

Overall consultation:

Q: If the parish rejects all the proposals (proposed site, proposed community hub status and proposed development boundary), can Shropshire Council override our full objection? **A:** Yes, so it would be far better to be proactive in offering up what we consider to be the right

decisions for Hadnall rather than having those which we consider not to be right, imposed upon us.

Q: Would an option 1 agreement strengthen our position, as Shropshire Council will have to follow it up? **A:** There is nothing to suggest that Shropshire Council will consult with us again before making recommendations to its cabinet.

Q: Can options 3 and 4 be combined to make a fifth option? **A:** No.

Q: Could the MP for North Shropshire, Owen Patterson, be involved on our behalf? **A:** Our response by the deadline of the 31st of January is the priority at this stage.

Proposed site:

Q: Why is the land south of Wedgefields the preferred site? **A:** See “f” above.

Q: The proposed site had been subject of a planning application for development in 2015 and both the application and the subsequent appeal were rejected by Shropshire Council. What has changed for them to propose it now? **A:** This question was asked by Parish Councillors who attended the “Wem Place Plan” meeting held by Shropshire Council on the 11th of December. No answer was received.

Q: Did the Parish Council suggest the inclusion of a school car park in the development proposal? **A:** No. Shropshire Council have a copy of the Community Led Plan and the communities’ desire for a school car park is recorded in there.

Q: How were the sites identified by Shropshire Council? **A:** Shropshire Council put out a call for sites and these were put forward by developers. Other sites could be proposed in the future, say up to 2050, and this should be borne in mind.

Q: What types of houses would be built? There needs to be a greater mix of house styles than those included in the latest 2 developments. **A:** Styles would be proposed by any developer, but the Parish Council would actively encourage more affordable houses so that the young of Hadnall can remain in the village. In addition, by law, a percentage of a new development must be social housing. (It was pointed out here that Shropshire Council are currently considering establishing a building company to provide local cost housing).

Q: Why was the Wedgefields site chosen by Shropshire Council? A site close to Ladymas lane would be better. **A:** See explanation in “F” above. One of their reasons for the Wedgefields site is that it is on the same side of the A49 as the school so children will not have to cross the busy road.

Q: The Wedgefields site has a serious flooding problem. This was proved when Shropshire Council drilled an exploratory borehole at the school in 2018. The hole filled with water and did not drain away. A new classroom would be built on a concrete base, replacing grass which currently helps with drainage so flooding issues would increase for existing residents as well as new. How will this be dealt with if the proposed site becomes approved? **A:** A school surface water document records there is not a problem with drainage at the school, but the Parish Council are aware of flooding issues on the proposed site and will refer to it in its response to Shropshire Council.

Q: 5 incidents where Astley Lane flooded and resulted in traffic having to be diverted, shows that flooding is an issue. Doesn’t this prove a flooding problem? **A:** Agreed.

Q: Flooding is due to the height of the water table in the village. **A:** Noted.

Q: Flooding is a result of the ditches which contained excess water around the site being filled in. **A:** Noted.

Q: Who would pay for any flood alleviation solution – the developer or the tax payer? **A:** The tax payer.

Q: If the development on the land south of Wedgefields goes ahead, will Shropshire Council address any flooding issues that occur in the future? **A:** That question can be included in the response to the consultation.

Q: What is being done to protect green belt land from development in the village? **A:** The Parish Council is of the opinion that Hadnall should remain as countryside.

Q: In the opinion of an ex-planning official, (and having listened to the discussions on draining, school capacity, road safety etc.) accepting the proposed development is not advisable. **A:** Opinion noted.

Q: Will the developer be the same as the one that has carried out the last 2 developments at Church View and Abbots Lea? **A:** The Parish Council will not have a say in who the developer is.

Proposed Community Hub Status:

Q: When is the consultation on the Community Hub status? **A:** This is part of the current consultation. Hadnall scored enough points in Shropshire Council's hub assessment to be proposed as a hub and, therefore, not remain as "countryside".

Q: Did Shropshire Council assess the extent to which facilities are being used? E.g. how many people use the pub or visit the shop? **A:** No, just the existence of a facility causes it to be included in the scoring methodology. However, if there are any changes to the facilities currently recorded before the end of the consultation, Shropshire Council should be informed.

Infrastructure:

Q: What changes could possibly be made to the infrastructure? **A:** Widening paths, moving speed limits, car parking for parents of school children, a surgery, a new shop, sports facilities for children of all age ranges etc. The Chairman and the Parish Clerk recently attended a seminar on negotiating with developers and the aim would be to persuade them to fund improvements. To achieve this, the parish needs a clear idea beforehand on what is desired. The Community Led Plan contains a vision for a new community building which would contain a new community room, surgery, shop, hair dressers etc.

Q: Could a professional consultant be employed by the parish to help with turning ideas from the Community Led Plan and Wem Place Plan into reality and in securing land from landowners? **A:** This is a possibility but is dependent on the cost of doing so. It could be investigated but there will not be time before the close of the consultation period which is why it is important for individual parishioners to respond to Shropshire Council, as well as the Parish Council.

Q: The road from the proposed development plan shows that it opens onto the A49 which will add to the current traffic volume and road safety problems. Can anything be done to improve road safety in the village? **A:** The Parish Council has come a long way in improving road safety over the years, but it would like to achieve more. It had been actively pursuing the replacement of the existing zebra crossing with a puffin crossing but this has been refused by Shropshire Council. A current Parish Council project is the provision of a footpath across land by the moat that will run parallel to the A49. This will be for pedestrians to use away from a section of the A49.

Q: Could any professional working for the Parish Council pursue changing the zebra crossing for a puffin crossing? **A:** The Parish Council has already liaised with a consultant regarding this, but he advised that if Shropshire Council has previously refused to provide a puffin crossing, there is no point in pursuing it further, at this stage.

Q: Could better sports/play facilities be provided for older children in the village? **A:** The Parish Council is currently looking at providing a new recreation area on land at The Ease. It would be

for older children and adults too. There are also plans to upgrade the existing play area for smaller children.

Q: What is the Parish Council using the Neighbourhood Fund element of the Community Infrastructure for? **A:** It is being used to fund the construction of the new path across land by the moat and could, say, be used for extra seating by the moat. There are restrictions on what the Parish Council can use the money for.

School:

Q: The school is too small and in the wrong location. Could a new, larger one be built in another part of the village? **A:** It is known that Shropshire Council will not build a new school. However, there is a current planning application for an extension to the existing school to include a new classroom, general purpose room and toilets etc. With more children coming from the village (i.e. as a result of a new development) the catchment area would change so that preference is given to Hadnall children over those from other areas.

Q: A new classroom will require new teaching staff and support. Will this be provided and by whom? **A:** If required, extra staff would have to be funded by the school, but it is doubtful that a new development would provide enough extra children to merit this as intake from a new development would simply replace the existing intake from surrounding areas, e.g. Shrewsbury.

Q: Is it worth offering to take a second development as well as the proposed, on the condition that we are provided with a new school? **A:** Shropshire Council will not build a new school, possibly due to financial restraints.

Once the discussions had finished, members of the public voted on which of the options it wished the Parish Council to submit as a response to Shropshire Council's consultation. The results of that vote were:

Option 1 – 30 for (and therefore carried)

Option 2 – 3 for.

Option 3 – 5 for.

Option 4 – 23 for.

There being no further business, the meeting closed at 21.33.

.....(CHAIRMAN)(DATE)

MRS. K.M. SMITH-WELLS, CLERK TO HADNALL PARISH COUNCIL

5 Allgold Drive, Shrewsbury, SY2 5NN. Telephone: 01743 360890. Email: hadnallparish@btinternet.com