

Notes from meeting with Cameron Homes – Tuesday 5th November 2024

Present from HPC: Andrew Marston, Andy Brisbourne, John Harrison, Laura Tarburton (PC)

Present from Cameron Homes/Evolve: Emily Christie, Stuart Wells (CH)

Stuart explained that comments had been received that the draft proposal was for 45 homes as opposed to 40 and that there were concerns around primary school and GP demand as a result of the development, he explained that funding would be available via section 106 for healthcare and education and Shropshire Council were likely to consult if any extra contributions were required.

It was explained that the car park had come up in consultations but that this was a requirement of the 'draft allocation' from Shropshire Council. The location was chosen due to its proximity to the school and would include a pathway which is also part of the draft allocation requirements. CH have approached SC who have said that they should include the carpark in their initial planning, Cllrs explained that they agreed that the car park would not be utilised in its position and was not a priority – PC to approach SC again as part of the debrief of this meeting to explain that they do not believe the car park is useful in its current form. Cllrs asked, if the car park was not there what would go in it's place, more houses? CH re-assured that there is no appetite for further properties, existing properties would just get more space. ASB, management and location concerns had been raised to CH during consultation around the car park. Cllrs explained that there were other preferred priorities than a car park and CH confirmed that they were happy to work with the PC on these.

CH explained the consultation process thus far – a leaflet drop followed by a website with feedback form (approx. 40 responses) and an exhibition at the VH (approx. 40 attended) – all of which will be documented in a statement of communication.

CH explained that the current plan will be amended, partially as a result of some key takeaways from the exhibition;

- Concerns around the large properties on the north side of the site next to the attenuation pond overlooking existing properties have led to discussions around the likely replacement of these large properties with single storey properties,
- Concerns around the number of access points – Potential omit the access point at 'The Nizels' and drop down to the remaining properties by way of a private drive instead,
- Concerns had been raised around public open space and play facilities not being provided for – CH happy to discuss these further, however, should be noted that a significant stand-off of 30m is required for a MUGA, that said, CH are open to discussions about play equipment and options will be explored, CH to revert.

- The public open space should be considered a natural boundary / soft development edge to the countryside.

PC explained that a key requirement was land, Hadnall desperately need a parcel of land to develop services. Ideas circulated around potential locations on the site / the boundary land, CH to go back to have a look at any potential options and potentially explore land options through their own channels.

Key concerns around drainage were discussed yet it was agreed that the decision as to whether drainage and water facilities are sufficient comes down to Severn Trent Water and it is a statutory requirement for them to confirm that the system can take any development. CH explained that a drainage strategy will be drawn up further down the line and this has to produce the same or a better flow, standing water on the north side of the development may even improve.

CH confirmed that they believe that a biodiversity net gain of at least 10% is achievable to remain on site.

CH explained that they will be proposing that the 30mph speed limit on the A49 will be extended further south, although this will be ultimately decided by Highways. CH cannot see a scenario where this would not be accepted. Any traffic calming measures would be instigated by highways.

CH to review whether the development might be connected to Old Farm Road via a footpath / cycle path to link the village to the development, CH to revert.

The requirements of the VH were explained, CH to see if any of them can be addressed as a result of the development and the extra strain that will be brought to this service.

Cllrs explained that a bus stop for the school bus at Hadnall School would be beneficial both for secondary school and primary school children / parents, in memory of Neil Duxbury. CH were also asked if input on road names may be accepted. Both items are deliverable, the former subject to Highways / land ownership, although the school are open to the bus stop.

It was noted that incidental areas of greenspace including SUDS would go into a maintenance company.

PC made it clear during the meeting that these discussions, and any requests under discussion were in no way an indication that the PC would be supportive or otherwise of this or any future application, nor did it represent any pre-determination of any application.