

Minutes of a meeting of Hadnall Parish Council held on Monday 21st July 2025 at 7.30pm at Hadnall Village Hall

25/063 REGISTER OF ATTENDANCE and APOLOGIES FOR ABSENCE

Present: Cllrs Laura Tarburton (Chair), Henry Crow, Steve Downing, Andrew Marston.

Apologies: Apologies were submitted by Cllr Ian Jackson and accepted.

Clerk: Alison Utting

Also: 12 members of the public.

25/064 CO-OPTION – There were no applications.

25/065 DECLARATIONS OF INTEREST – Cllr Downing is a resident of Wedgefields, but his property is not adjacent to the proposed development. It was agreed that he does not have a personal or pecuniary interest in the application.

25/066 PUBLIC PARTICIPATION SESSION

The Chair explained to all present that there is a significant omission in section 5.4.3 of the Flood Risk Assessment (FRA) submitted by the developer's agent as part of the amended application for 24/04834/FUL. The Senior Planning Officer has acknowledged that 'the missing information limits the Parish Council's ability to fully assess the drainage implications of the application at this stage.' Therefore, this meeting will address all other aspects of the amended application but not flooding and drainage. This will be made clear in the Parish Council's response and the Senior Planning Officer has confirmed that she expects further comments to be provided once the updated FRA is received.

It was asked whether a Grampian condition would be in place for this development?

Yes. The following is from the ST submission to the planning application: 'Severn Trent requests that any approval the Planning Authority may give, will include the following Grampian Condition :

- No dwelling shall be occupied until the required improvements to the public wastewater network have been fully implemented and completed by Severn Trent. It is envisaged that this work may be completed by 2028, but please note this date may change as Severn Trent cannot commit to a specific date at this time.

In addition, we request the inclusion of the following conditions:

1. The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority, and
2. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
3. A sustainable solution for the management of surface water will be provided by the developer, ensuring no surface water will be drained to the combined wastewater network by any means.'

It was asked whether there is any extension to the deadline of 23rd July for responses to this amended application?

No. Responses to the amended application must still be submitted by 23rd July. However, the Senior Planning Officer has said: 'When the revised FRA and Drainage Strategy are submitted, I will aim to issue a further re-consultation to the Parish Council so that you have the opportunity to review and respond in full at that time.'

25/067 PLANNING

- a) Council considered the following **planning applications**:
25/04834/FUL Land south of Wedgefields – 44 dwellings
Proposal: Amendments submitted July 2025.

It was resolved that Hadnall Parish Council should object to the amended application (Prop: AM, Sec: LT, unanimous).

It was agreed to submit the following comments:

'In addition to comments previously submitted on 8th February 2025, Hadnall Parish Council wishes the following to be taken into consideration:

- Under the existing Local Plan, Hadnall is designated as open countryside. The proposed development is not infill. Neither is it a brownfield or grey belt site. It would significantly alter the village footprint and push into surrounding countryside.
- The National Planning Policy Framework (paragraph 8) makes it clear that sustainable development must deliver economic, social and environmental net gains in a balanced and integrated way. This proposal does not. Neither is it in line with Shropshire Council's strategy of economic growth and protecting the environment.

- This site has previously not been considered suitable on appeal.
- Shropshire Council has just published a Call for Sites to create the new Local Plan for Shropshire. Hadnall residents have consistently expressed (through local consultation) a desire for East-West development if the village must expand, to avoid ribbon development along a very busy A-road. It is hoped that the new Local Plan will reflect this and that therefore this site will not fit the desired criteria.
- The proposed site is currently good agricultural land that has been productively farmed for many years.
- In harmony with its agricultural use, the land is a haven for many species of flora and fauna; it is a valuable wildlife environment that should be conserved.
- Shropshire Council's Core Strategy (adopted in 2011) Policy CS5 Countryside and Green Belt states that 'development proposals on appropriate sites which maintain and enhance countryside vitality and character will be permitted where they improve the sustainability of rural communities by bringing local economic and community benefits.' This proposal does not bring any such benefits.
- The changes to the layout and housing types in the amended proposal do not reflect the feedback given by residents, particularly relating to loss of privacy for existing properties bordering the proposed development.
- Whilst the removal of the car park is a welcome amendment, there is little benefit to the community included in the new proposal. Developers should understand that one of the key requirements for the village in responses to Hadnall's last CLP was the provision of outdoor recreation facilities for older children and adults. Prospective developers should strongly consider including these.
- The calculations relating to the number of vehicles per property appear unrealistic; the geographic locations that this data was based on do not bear any resemblance to Hadnall.
- The Parish Council supports comments from Highways about dangers for vehicles entering the give way and the swept path, which would require disobedience of road markings or for vehicles to reverse from give way sign.
- The Parish Council agrees that the plan could perform better in promoting good speed behaviour.
- The proposed plan does not provide a high-quality street scene environment, with very little effort having been put into landscaping to match the existing street scene throughout the village.
- Importantly, the plan provides no integration with the rest of the village, which is a key concern among residents of Hadnall and has been specifically requested by them as an important part of any development proposal. There

are no proposed routes for encouraging active travel or to keep pedestrians and cyclists safe, the only access to the planned development being via the A49. This is very poor in terms of accessibility and permeability for a new development and is in direct contradiction to the stated wishes of residents as expressed in the CLP and Parish Plan.

- Highways note incorrect data listed relating to walkable distances from the site and have highlighted the lack of walkable access to secondary school and health care provision. Limited access to local facilities means most trips will be vehicle reliant.
- The affordable housing team raise that there is incorrect data relating to the suitability of a three-bedroom property for five people, suggesting instead that it would only be suitable for four people.
- The Parish Council strongly supports the Arboricultural team in its objection to the removal of a mature oak tree.
- There is a broken link within the Tree Report (page 3, 1.4.7), preventing access to the full survey.
- The Noise Survey was carried out in 2021 and is therefore not current. Furthermore, it appears that acoustic fencing is recommended at locations around the site, but we are unable to see any reference to this within the plan.

Drainage, sewerage and flooding

It should be noted that the Parish Council has not yet given any response to flooding/drainage/SUDS matters with regard to this amended proposal. This is due to a significant defect in the Flood Risk Assessment document (at 5.4.3), where the proposed drainage scheme is missing. Drainage matters are of high importance to any proposed development in Hadnall, with Severn Trent recommending the imposition of a Grampian condition on any larger development approved prior to completion of infrastructure improvements (scheduled completion date c2028), and Helen Morgan MP being actively involved in the campaign to solve the existing problems. On receipt of a properly completed FRA, the Parish Council will consider these matters and submit a further response.'

Council then passed the following **emergency resolution**:

That if the consultation period for the subsequent Flood Risk Assessment and related drainage/flooding matters (24/04834/FUL) expires before the date of the next parish council meeting, authority to respond to that consultation is delegated to Councillors Tarburton, Downing and Marston via the Clerk, with input from residents encouraged. (Prop: LT, Sec: AM, unanimous).

- b) There were no further **planning applications** received in advance of this meeting.
- c) There were no **planning decisions** published in advance of this meeting.

The meeting closed at 8.15pm.

NEXT MEETING: 8th September 2025, 7.30pm.

Signed:_____ Date: _____

Alison Utting (Clerk) clerk@hadnallparishcouncil.gov.uk 01691 622093