

Minutes of the Annual Community Meeting for Hadnall held on Monday 12th May 2025 at 7pm in Hadnall Village Hall

Present: HPC Cllrs Laura Tarburton (Chair), Steve Downing, Ian Jackson, Andrew Marston; representative of West Mercia Police; approx. 29 members of the public.

Apologies: None.

Minutes taken by the Parish Clerk, Alison Utting.

1. **Welcome:** The Chairman of the Parish Council, Cllr Laura Tarburton, welcomed all present.
2. **Minutes of ACM held 13th May 2024** had already been approved and signed (July 2024).
3. **Parish Council:** Cllr Tarburton delivered the annual Chairman's report (available on HPC website).
4. **Shropshire Council:** Cllr Brendan Mallon was not in attendance and no report had been sent.
5. **Other reports:**

West Mercia Police: No significant issues over the last 12 months. Major concern in Hadnall is always speeding, which WMP will continue to monitor as regularly as possible.

6. **Flooding issues:**

Cllr Tarburton gave an update as follows:

- Lots has been happening in the background which recently culminated in the community drop in event with STW, estimates are at around 100 attendees.
- The project in Hadnall has now been passed by the Programme Board which we are told means that it is not a matter of if it will happen but when. The main intentions and hopes are to:
 - Separate surface water from the foul network,
 - The pumping station has had an upgrade and is likely to require a further upgrade once works are nearing completion,
 - Rising main rehabilitation, this may be sections but the design manager did mention that it may go as far as Battlefield, there are however lots more tests, planning and designing to do before concrete plans are available, including permits and road closures.

- Work is expected to start in the New Year. Hadnall have been allocated a specific team to take this forward, part of that team is a communications team who will write to all residents each time someone is coming out to do something or works are due to be taking place.
- There are ongoing investigations around the catchment including assessment of adjacent watercourse.
- The completed hydraulic survey on the rising main suggests that the main is at the pressure limit and will require replacement or upgrade.
- There are still many parts of the puzzle, testing shows that the system can cope with the load and then there is a sudden spike, there are a lot of investigations ongoing as to what could be causing that.
- STW will be carrying out a private drainage survey and scoping NRV and protection devices – all of which is included in the project scope and will include surveying attenuation ponds.
- There is a suggestion that the culvert / pumping station may be leaking into each other – investigations ongoing.
- In-depth surveys are ongoing investigating Catchment including upstream pond analysis and growth analysis.

In summary, the news is good. We have been assured that Severn Trent have committed to solving the existing problems and at the same time will ensure that the infrastructure can accommodate the demands of future development.

Shropshire Council has also been working with STW and the parish council. An update meeting will be held by John Bellis (Flooding Officer) shortly, to which a representative of HPC is invited.

Comments from residents:

Water coming out of the storm drains when there is heavy rainfall (Astley Lodge). This should have now been sorted. LT to chase.

Will solving problems in Hadnall parish worsen the situation in Astley parish? LT to share the contacts that we have with Astley Parish Council so that they can pursue this.

*Is there a stipulation that farmers must keep drainage ditches clear? [*Answer added after meeting: Yes. See the Land Drainage Act 1991 for more information.]*

Good to see Severn Trent on board, but is the same true of Shropshire Council? They are saying they will clear culverts every 3 years but that is not enough. Please could the parish council keep trying to get SC to do more. LT – yes, we will.

Could a Grampian condition also be applied to the recent application for 53 houses on Astley Lane? LT is discussing this with Severn Trent.

The official map that shows whether areas are at risk of flooding and is referred to by developers needs updating. Who is responsible for this? LT/Clerk to follow this up with Helen Morgan MP for answers.

The older part of the village does not appear to be being discussed? LT – STW are looking at the whole village in their plans.

It was reported that the ditch by the school has recently been cleared (owned by Lichfield Diocese).

7. Planning update

In March 2025, Shropshire Council announced that it was withdrawing its draft Local Plan for 2016-36, following recommendations from government inspectors. This has a significant impact on local planning issues, as HPC understands it. Firstly, it means that there is no longer an 'emerging local plan' in which Hadnall is designated as a Hub. This results in reversion to the existing Local Plan, under which Hadnall is designated as Open Countryside (no further development). However, it also means that Shropshire Council no longer has a current Local Plan to fulfil the housing allocation required by central government. This may result in large developers being able to take rejected applications to appeal and Shropshire Council not able to defend such appeals.

Existing application for 45 dwellings on land south of Wedgefields (24/04834/FUL):

A Grampian condition has been lodged by Severn Trent Water on this development. This rarely-used tool means that even if planning is granted, nobody will be able to move into the homes until the infrastructure has been improved to take the extra demand.

LT spoke recently to Emily from Cameron Homes 'who informed me that some revised plans are hoped to be submitted by the end of the month for the rear of Wedgefields site. Changes are expected to include:

- One less house
- The removal of the proposed car park
- Pulling the development back from the main road to increase the 'green barrier'
- Increasing outdoor space and including gym equipment (4/5 items) and a children's nature trail
- There is no intended walkway between the proposed site and anywhere else in the village, pedestrian access will be as per vehicular access.'

Other applications for infill development:

The Parish Council has submitted the same response to all recent applications for new builds as follows:

'HPC objects on the following grounds:

Under the existing Adopted Local Plan, Hadnall is designated Open Countryside and is therefore not identified as a settlement to accommodate market residential development. This means that there is no formalised development boundary, within which infill development could be approved.

Further development should not be granted before the concerns regarding infrastructure (drainage and sewerage), put forward by Severn Trent's Asset Protection Team in response to 24/04834/FUL, have been agreed with Shropshire Council.'

Recent application for 53 dwellings on land off Astley Lane (25/01518/OUT):

(On agenda for HPC meeting to follow).

All present objected to the proposal. The following comments were raised by residents:

Why haven't more objections been logged on the actual application? Residents are invited to do so as soon as possible. Public consultation usually lasts for 21 days. Links to the Planning Portal and a list of Material Considerations are available on the Hadnall Parish Council website. Anyone having problems logging on to the Planning Portal is invited to contact councillors or the Clerk for assistance.

Why a greenfield site, when there are many brownfield sites available elsewhere?

Retired Cllr Barry Bell made it clear that Hadnall is still designated as Open Countryside under the existing Local Plan and this proposal is outside the development boundary for the village.

Is this land classified as agricultural? Currently, yes.

Drainage infrastructure problems were obviously discussed at length. This included consideration of the fact that the northern part of the proposed site is under standing water for several months of the year and is thought to have been a peat bog originally; that the overflow from the pond goes between numbers 12 and 14 Pool Drive – has this been addressed?; that problems would affect residents buying the new properties as well as existing residents; possible knock-on effect to land in Astley Parish.

Concerns for highway safety. The number of vehicles using Astley Lane would increase significantly. There are already concerns about pedestrian safety, especially at key times and with the primary school being located there. Astley Lane narrows towards the crossroads with the A49, which already makes it a dangerous stretch of road. The proposed development would worsen this situation. This was vocally supported by many present.

Proposed playgrounds and communal areas – who would be own them and who would ensure their upkeep and maintenance? LT – this is something we are very conscious of when dealing with new developments and will do our best to get answers.

High voltage power lines traverse the proposed site. Has this been considered?

Does the school have enough places?

Both of the above questions would be for SC Planning to consider.

8. **Any other business:**

A resident proposed a vote of thanks to the outgoing councillors who have concluded their time with HPC. This was enthusiastically supported.

The meeting closed at 8pm.

Signed: _____ Date: _____