



*Our plan – Our future*

## **Much Wenlock Neighbourhood Plan**

### **Notes of the Neighbourhood Plan Landowners Meeting**

**13<sup>th</sup> December, 7.30 to 9.00pm, Priory Hall**

#### **PRESENT**

Howard Horsley	Community
Cllr Mike Grace ("MG")	Much Wenlock Town Council
Cllr Matthew Green	Much Wenlock Town Council
Cllr Milner Whiteman	Much Wenlock Town Council/Shropshire Council
Cllr Lesley Durbin	Much Wenlock Town Council
Cllr David Turner ("DT")	Much Wenlock Town Council
Charles Teaney ("CT")	Community
Jake Berriman ("JB")	Shropshire Council
Keith Ashworth	Talbot Garage and Westwood Quarry
Wendy Coldwell	Land to the south of Walton Hill Estate
John Corbo	Wheatland Services Ltd
Kathy Else	RPS – representing Wenlock Estates
David English	Lady Forester Nursing Home
Mark Laws	Carter Jonas (representing R J Micklethwait, Bourton Estate)
Steve Locke	Berry's (representing Arthur Hill)
Daniel Milner	Perkey Farm and Callaughton House Farm
Richard Milner	Perkey Farm and Callaughton House Farm
Tim Motley	Wenlock Estates
Oliver Morris	Morris Corfield & Co Ltd
John Simpson	Land to the South of Walton Hill Estate
David Thomas	Land between Bridgnorth Road and Bourton Road
John Thomas	Greenfield holding, Bourton Road
Rob Price	Community/Resident

Mike Grace, Chair of the Neighbourhood Plan Steering Group ("NPSG"), gave an overview of the Neighbourhood Plan ("NP"), explaining that this Government-led idea will give the community input into how it would like to look and, although the rules and regulations are still to be formalised, the Neighbourhood Plan is now in the creating process. It will be a cultural change both for the Town and Shropshire Council. Much Wenlock Town Council formed the Neighbourhood Plan Committee and the NPSG. Landowners, having been identified as a vital group for consultation, were welcomed to the meeting. They were informed how important it is that they understand what the NP is about, how it will progress and their questions and ideas were invited.

The NP timescale aims to finish by December 2012 including the inspector's examination and referendum. The NPSG want to decide on what is the nature of the Plan and need to get a feel of what the landowners want, thereby helping to form the Plan.

Jake Berriman explained the relationship with NP, Shropshire Council and the Core Strategy\*. Considering Shropshire Council's way of allocating and managing development sites, the NP would be taking on this role and that of how the future of the town will be. It is not the SAMDev\* process; the distinction being that SAMDev is a site-based process while the NP is a place-based approach. The approach has to be transparent and clear and the community have to be sure it's a good, rigorous process. The NP will be tested to ensure it is in line with European regulations as there will be no more regional guidance. Potential tensions could exist between Shropshire Council's SAMDev process and Much Wenlock's NP, although due to the NP's rigorous approach SAMDev is suspended in the Much Wenlock parish. However even though SAMDev will ask residents for their opinions they will not be holding any other events but expects the Neighbourhood Plan to be complementary with SAMDev. He concluded that land is a principal asset and there is potential for landowners to play an active role at a neighbourhood level.

## Questions

1. *The NP is seen as quite a challenge. Previously, some local plans were thrown out as soon as they went in for inspection, some had to be rewritten. How can that be avoided? What help is there to make sure that the team, local people etc, put a lot of time and effort in yet don't know exactly what is wanted?*

JB - During early proposals, many councils had not produced core strategies. Those early councils were trying to produce local plans and local development frameworks. Shropshire has already got a Core Strategy which is starting to facilitate what is happening in communities. It is not about one size fits all, it's about getting it right for that community. Government says that is it not going to write it for you but to learn it and write it for yourselves with the Government monitoring these approaches and allowing communities to see what is legitimate.

2. *How can Shropshire planners still be involved in the Neighbourhood Plan and will Shropshire Council have continual involvement?*

JB – Shropshire Council is making all data sets available to the steering group, including High Street surveys, recreation etc which is all open and available. Helping ensure that Neighbourhood Plan complying with Core Strategy.

3. *What happens to applications submitted up to the Neighbourhood Plan being accepted?*

JB – Processed in the usual way, business as usual

4. *Referendum is part of the Neighbourhood Plan. What happens if opposed, who determines the way forward?*

JB - Whether a community decides to continue is up to the community. Identifying the need for jobs, houses etc, will lead us to what we think we need, and why, and will need to explain the benefits.

5. *Take into account the recession. Estimated it will take 2, 3 or 5 years before it gets better. House-builders won't build as won't be able to sell them?*

CT - Plans are going into the future not just the next few years. When times are better NP will be ready to go.

6. *How will the CIL\* affect things in January?*

JB - New powers will come into place, Section 106 agreements\* to disappear post-2014 and replaced by CIL from 1<sup>st</sup> January 2012, the regime for which in Shropshire has been tested and agreed following examination. CIL produces a fund to be used in a much wider way. S106 is spent on projects associated with the development, whereas with CIL addresses wider infrastructure needs; 10% to be used for strategic needs while 90% of money will come back into Much Wenlock. The NP will inform the application of the CIL.

### **Summary of Public Launch Feedback**

Information was fed back with regards to issues registered by local residents at the public launch events on the 22<sup>nd</sup> and 26<sup>th</sup> November. Concerns were registered regarding facilities in the town, infrastructure and lack of parking, with flooding being a major concern. In terms of sustainability, energy and low carbon are important issues as are affordable and social housing. Size and quality of design were expressed as being important, as were concerns about proposed development and how it would fit into the landscape. Local employment raised issues regarding more jobs being needed with the suggestion of smaller sites being developed around the town.

### **Taking things forward**

Howard Horsley reported that under the regulations, the NP will ensure that it consults as widely as possible, and aims to have more meetings and try to get to groups that are less easy to reach. Meetings and road shows in the community centre, Bourton and Homer have been suggested and try to get to those that could not make the initial launch. It was noted that some geographical areas were unrepresented and have to ensure that pressure groups do not have disproportionate influence. The attendees were also encouraged to check the website [www.wenlockplan.org](http://www.wenlockplan.org), local newspapers and the Wenlock Herald for further information and forthcoming meetings.

A volunteers meeting will take place early January with a view to running road shows in January and February.

It was requested that landowners should be kept informed and forewarned and given more notice about forthcoming meetings. A group email to landowners being suggested.

### **Action – DT to email all landowners**

Also suggested a second meeting takes place for those landowners that could not make this meeting.

#### **Post-meeting note:**

Date of next meeting with landowners now confirmed as 31<sup>st</sup> January 2012, Priory Hall, 7.00pm

*\*For an explanation of these terms, see glossary: <http://www.wenlockplan.org/glossary>*