



Much Wenlock Town Council

Planning & Environment Committee Meeting

9th January 2024

Supporting Papers

25/23

MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**
held at 7.00 pm on Tuesday, 5th December 2023 at the Corn Exchange, Much Wenlock

Present: Councillors William Benbow, David Fenwick (in the chair), Wilf Grainger, Dan Thomas, Chris Tyler, Linda West
In attendance: Trudi Barrett – Town Clerk

1. Apologies

None – all Councillors were present.

2. Disclosure of Pecuniary Interests

Members were reminded that they are required to leave the room during the discussion and voting on matters in which they have a disclosable pecuniary interest, whether or not the interest is entered in the Register of Members' Interests maintained by the Monitoring Officer.

Councillors Fenwick and Tyler declared an interest in applications 23/05081/FUL and 23/05082/LBC due to a personal friendship with the applicant.

3. Dispensations

None requested.

4. Public Session

There had been no requests to speak.

5. Minutes

It was RESOLVED that the minutes of the Planning & Environment Committee meeting held on 7th November 2023 be APPROVED and signed as a true record.

6. Planning Applications

Members considered a response to the following planning applications:

23/04967/TCA 7 Barrow Street, Much Wenlock	Crown reduction of 1no. Silver Birch (T1) (as per schedule) within Much Wenlock Conservation Area. It was RESOLVED no objection.
23/05061/TCA 12 Falcons Court, Much Wenlock	Reduce by 2-3m 1no Cherry within Much Wenlock Conservation Area. It was RESOLVED no objection.
23/04840/TCA The Gables, Racecourse Lane, Much Wenlock	Reduce height by approx. 30% and overhanging branches (See Correspondence) of group of Bay (T1), 1no Lime (T3), 1no Acer (T4), 3no Silver Birch (T5, T6 & T7), 1no Scotch Pine (T8) and 2no Leylandii (T9 & T10), thin Hazel cluster (T2) & reduce height by approx. third of 1no Beech (T11) within Much Wenlock Conservation Area. It was RESOLVED to highlight the discrepancy between the application description of a reduction by one third for the beech and 50% in the correspondence. No objection to 30% reduction on all of trees specified.
23/05072/LBC 3 Sheinton Street, Much Wenlock	Installation of shower room at second floor and replacement of 1no window on front elevation and 2no windows on side elevation. It was RESOLVED no objection.
23/05201/TCA 1B Chapel Close, Much Wenlock	Fell 1no Ash within Much Wenlock Conservation Area. It was RESOLVED no objection.
23/05081/FUL and 23/05082/LBC 24 Sheinton Street, Much Wenlock	Erection of single storey extension to side elevation, replacement roof, replacement doors. Works to facilitate the erection of single storey extension to side elevation, replacement roof, replacement doors. It was RESOLVED no objection. Councillors Fenwick and Tyler took no part in the discussion and voting.

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7. Planning Decisions

It was **RESOLVED** to note the following planning decisions:

23/04134/FUL 31 Oakfield Park, Much Wenlock	Erection of single storey extension and reposition window within front elevation following removal of existing polycarb roof link structure Decision: Grant Permission
23/04141/LBC 24 Sheinton Street, Much Wenlock	Replacement of a window and the replacement of a door and casing in an outbuilding affecting a Grade II Listed Building (amended description). Decision: Grant Permission
23/04288/TPO The William Brookes School, Farley Road, Much Wenlock	Prune back crown over garage by approx. 3m and shape 1no Sycamore protected by the Bridgnorth District Council (William Brookes School/Gaskell Recreation Ground, Much Wenlock) TPO 2008 (Ref: BR/TPO/154) Decision: Grant Permission
23/04470/TCA 5 Queen Street, Much Wenlock	To reduce crowns by 20 percent of 1no. Birch (T1), 1no. Whitebeam (T2), 1no. Acer (T3) and 1no. Laburnum (T4) within Much Wenlock Conservation Area Decision: No Objection
23/04428/TCA The Lymes, 12 Barrow Street, Much Wenlock	To section fell 1no. Juniper (T1) (and replace with a suitable native tree) within Much Wenlock Conservation Area Decision: No Objection
23/04433/FUL Gleedon Hill Farm, Sheinton Road, Much Wenlock	New dormer Decision: Grant Permission
23/04267/TCA Laundry Cottage, Barrow Street, Much Wenlock	Reduce by 20% 1no Maple within Much Wenlock Conservation Area. Decision: Consent by Right
23/04067/TPO Wenlock Priory Bull Ring, Much Wenlock	Remove dangerous branch of 1no Pinus, remove various branches and add bracing (see report) of 1no Beech, add bracing to 1no Pinus & fell 4no Ash covered by the Shropshire Council (Wenlock Priory, Much Wenlock) TPO 2010 (Ref: SC/00024/10). Decision: Grant Permission
23/03858/LBC The Old Vicarage, Victoria Road, Much Wenlock	Works to facilitate removal of part of kitchen wall to restore kitchen to an appropriate footprint, installation of back door providing access and improved security to garden, installation of window in rear lounge, installation of window cills on front elevation to resolve water damage caused by historical window design, improvements to ground floor windows to align the aesthetic, repair the functionality and return levels of insulation and security to the ground floor. Decision: Grant Permission

8. Application 22/05214/EIA: Farley Quarry, Farley, Much Wenlock

Restoration of part of Farley Quarry by means of the recycling of construction, demolition and excavation wastes and the engineered placement of the rejects from the recycling process to raise levels in the Quarry to create a restoration landform, together with ancillary activities and improvements to the site access.

Members were pleased to note that the above application had been refused at the Shropshire Council Southern Planning Committee meeting held on 14th November 2023. Councillor Benbow had objected in person at the meeting on behalf of the Town Council and Councillor Thomas had sent in a written objection. Both were thanked for their contribution.

9. Draft Shropshire Local Plan Review 2016 - 2038

- a. Shropshire Council had sought clarification from the Inspectors on sustainability and meeting the unmet development needs of the Black Country, i.e. 1500 homes and 30 hectares of employment land. The scale of Much Wenlock meant that it was likely to be considered inappropriate to contribute to the unmet housing need.

There had been no further announcements from the Inspectors.

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- b. Members noted a report from the meeting held with the Town Council's Associates on 30th November. The meeting had been called to consider preparations for Stage 2 of the Local Plan examination. The Town Council and Associates would aim to work together on Stage 2, as for Stage 1.
- c. The timescale for Stage 2 of the examination was still awaited.

10. Neighbourhood Plan

- a. Members considered the initial desk-based review document prepared by the consultant, Alison Eardley, including recommendations for areas where changes were required and next steps.

The Clerk was asked to seek clarity on the meaning of 'open space' and 'green space'.

Councillor Benbow offered to prepare and circulate his comments on the report, following which a response to the consultant would be prepared.

- b. Members confirmed the date for a face-to-face meeting with Alison Eardley of Thursday, 4th January, commencing 5pm at the earliest.
- c. Members reviewed correspondence sent by the Civic Society to Alison Eardley. Members were concerned that the Civic Society had approached the consultant directly. **It was RESOLVED to write to the Civic Society requesting that any comments regarding the Neighbourhood Plan be addressed to the Town Council; community involvement was not being sought at this stage of the review process and the Civic Society should be asked not to contact the consultant directly.**
- d. Members considered the draft of the Neighbourhood Area Design Guidelines prepared by AECOM. Councillor Tyler had provided his comments to the Clerk. Other Councillors were asked to review the document and pass on any observations to the Clerk. The collated comments would then be passed to the Council's consultant, Alison Eardley, for further input.

11. Housing Need Data

Members considered housing need data for Much Wenlock provided by Shropshire Council. The data had been extracted from Homepoint, as at 20th November 2023, and provided information on the type of household, age and band priority. This information would be very useful for the Neighbourhood Plan review and Housing Needs assessment.

12. Wah Lai Chinese Takeaway

Members considered the future of the Chinese takeaway premises in the High Street, which had been out of use since the death of the former proprietor. It was understood that the lease for the premises had now expired.

It was RESOLVED to write to the owner to encourage and support progress with re-letting the property. The Mayor offered to draft a letter.

13. Flooding Issues

- a. Members of the Strategic Flood Working Group reported that a video and photos of recent flood events were being compiled in the Town Council office to send to Shropshire Council, the Environment Agency, Severn Trent and Philip Dunne. Councillors were pleased to note that work to connect Stretton Road to the attenuation pond had now been scheduled for early next year. The work would involve a complete road closure for the duration of the work.
- b. The Clerk had requested help from Councillor Benbow with drafting letters to the Environment Agency, Severn Trent Water and Shropshire Council regarding flood risk from a possible breach at Shadwell Quarry and contingency plans for Quality Liquid Feeds. Any response received would be considered at the next meeting.
- c. Councillor Thomas had contacted Severn Trent regarding the escape of sewage into the street and gardens during flood events. Contact was awaited from the Flood Resilience Manager to discuss the matter further. It was noted that a representative from Severn Trent had attended the most recent meeting of the Flood Group and been taken to task. Councillor Thomas would follow up this matter.
A combined sewer overflow had been installed on the parkland behind the Abbey but this had not alleviated the problems experienced in the town centre. Clarity was needed on what measures were planned and a timescale. If there was no progress in addressing the problem, the Council would consider reporting the matter to OFWAT.

14. Transport and Highways Matters

- a. Members considered a report from the Transport Working Group. WSP were hopeful that Shropshire Council would approve the design for the primary school crossing by 10th December, but nothing had been heard so far. It had been estimated that the development proposals in the Telford & Wrekin draft Local Plan would result in an extra 40 vehicles passing through Much Wenlock in the morning and an extra 50 in the evening. Shropshire Council had announced the introduction of 20mph speed limits outside some schools in the county. William Brookes School would be included in the first wave of the new speed limits, but not the primary school.

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- b. A final version of the report on the Gaskell corner was still awaited.

It was RESOLVED to suspend Standing Orders to allow the meeting to continue beyond 9.00 pm.

15. Clee Hills Motor Trial – 21st January 2024

Members noted information regarding the Clee Hills Motor Trial, to be held on 21st January 2024.

16. Climate Change and Ecological/Nature Emergencies*

17. Consultation*

18. Street Lighting

The Clerk was asked to check progress with the street light in Southfield Road that had been uncovered following the cutting back of trees.

19. Street Naming *

20. Footpath Issues*

Councillor Thomas was asked to check progress with the Bull Ring kissing gate.

21. Footpath/Bridleway Creation Orders*

22. Footpath Diversion Orders*

Members considered the proposed diversion of footpath 177 in Barrow parish. Councillors were familiar with this footpath, which connected to provide a circular route from Much Wenlock. A view down the Corvedale towards Acton Round could be seen from the current route that could not be seen from any other location. The diversion would take the footpath into a dip, with the view being lost to walkers.

It was RESOLVED to object to the diversion based on the grounds outlined above.

23. Road Closures*

Members noted the following road closures:

- a. Location: Callaughton Lane, Much Wenlock
Date/Time: 15th – 17th January 2024, 08.00 – 17.00
Purpose: To enable highways works
Agency: Shropshire Council
- b. Location: B4378 Bourton to Brockton
Date/Time: 31st January to 1st February 2024, 09.30 – 16.00
Purpose: Reactive defects and lining works
Agency: Shropshire Council
- c. Location: High Street, Much Wenlock
Date/Time: 15th January to 7th February 2024, all the time
Purpose: National Grid – 16 joint holes in modular footway and tarmac road and 21m trenching in modular footway and tarmac road for cable overlay
Agency: National Grid
- d. Location: B4371 Stretton Road Industrial Estate junction to Grange Fencing, Much Wenlock
Date/Time: 22nd January to 12th April 2024, all the time
Purpose: Capital drainage works
Agency: Shropshire Council
- e. Location: Homer Road, Much Wenlock
Date/Time: 3rd January 2024, 09.00 – 15.30
Purpose: Replace decayed BT pole
Agency: Openreach
- f. Location: High Street, Wilmore Street, Barrow Street, Much Wenlock
Date/Time: 7th January 2024, all the time
Purpose: Removal of Christmas lights
Agency: Much Wenlock Town Council

24. Tree Preservation Orders (TPOs)*

25. Stopping Up Orders*

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26. Speed Limit Orders*

27. Prohibition Orders*

25. Date of next meeting

It was **NOTED** that the next meeting would be held on Tuesday, 9th January 2024 at 7pm at the Guildhall or Corn Exchange (tbc), Much Wenlock.

PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

Pursuant to Section 1(2) of the above Act and due to the confidential nature of the following business to be transacted it was RESOLVED that the public and press should not be present.

27. Planning Enforcement

The Mayor reported that he had recently attended a SALC Area Committee meeting, where concern had been expressed about general lack of enforcement from Shropshire Council.

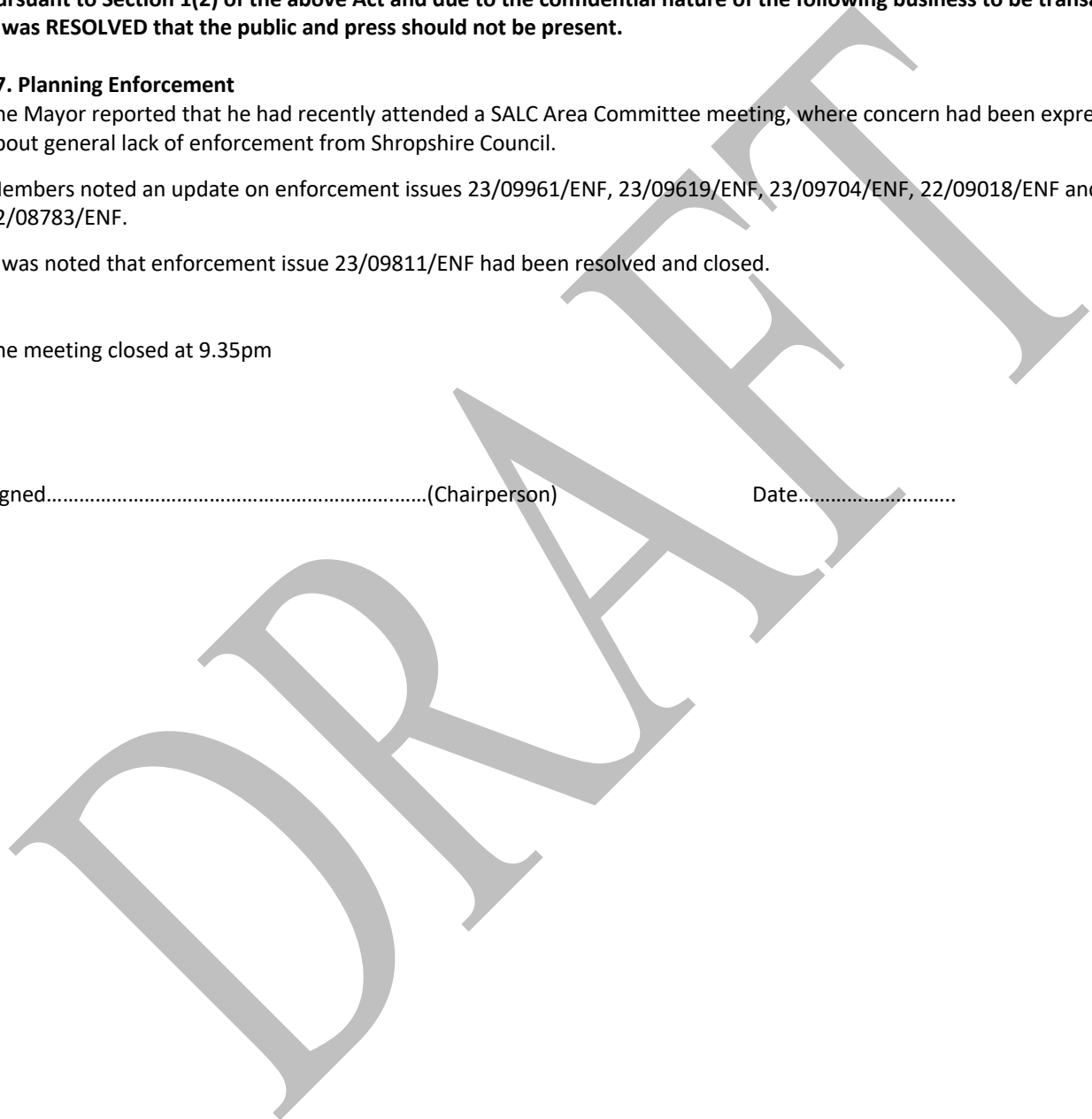
Members noted an update on enforcement issues 23/09961/ENF, 23/09619/ENF, 23/09704/ENF, 22/09018/ENF and 22/08783/ENF.

It was noted that enforcement issue 23/09811/ENF had been resolved and closed.

The meeting closed at 9.35pm

Signed.....(Chairperson)

Date.....



Shropshire Council draft Local Plan Examination in Public

Shropshire Local Plan: Examination in Public Stage 2

Site Allocation principles in Much Wenlock

This update reflects the response issued by SC in GC28 and GC29 in respect of the Inspector's questioning concerning the possibility of insufficient sites to accommodate 1500 dwellings to serve the Black Country needs.

The Much Wenlock Town Council (MWTC) supported by the Much Wenlock Civic Society (MWCS) and Much Wenlock Refresh Group (MWRG) is challenging the scale and type of development proposed by Shropshire Council (SC) for the town as contrary to principles of sustainability and process. Both are in breach of the current, legally adopted Much Wenlock Neighbourhood Plan (MWNP) 2014 - 2026 as per Objective 1 Housing.

S C claim that the 'preferred' single site allocation was made in 2018 after consultation with MWTC. The meeting was, we are told, confidential. Therefore, with no evidence of proper recorded community involvement or evidence of decision making, the implication is that an allocation was imposed externally by SC, ignoring MWNP Objective 1 Housing.

In any event

1. 1. The unique flood risks noted when, in 2015, the Much Wenlock Catchment was identified as the only Rapid Response Flood Catchment in the Highest Category designated in Shropshire. This designation ought to limit the scope and scale of any proposed new development in Much Wenlock as all parts of the catchment are at some risk from flooding. The nature of this designation means that all parts of the catchment are at some risk from flash flooding. Careful consideration in site identification should, therefore, be given to
 - i. All potential sources of flooding.

The methodology used here is based on the Appendix N, Much Wenlock Place Plan Area Site Assessments, August 2020, Shropshire Council (SC), focussing on Stage 3 assessments, in combination with the Site Assessment and Allocations Toolkit, Locality, Nov 2018. Showing compatibility with the MWNP 2013 -2026 policies.

- ii. The extent of any increased flood risk resulting elsewhere.
 - iii. The impact of climate change in increasing future flood risk.
2. Any new housing site allocation should prioritise locally identified needs. These focus on:
- i. social housing for rent
 - ii. homes designed to meet the needs of the elderly and/or those with disabilities.
 - iii. the community preference for sites not exceeding 25 dwellings, or at most 50.
- These priorities embody a preference for housing within easy walking distance of local services.
3. The principles embodied in Government Planning Guidance should be employed in determining the location of any land designated for development. Thus:
- i. A primary aim should be the sustainability of the community.
 - ii. Priority in site allocation should be given to brownfield sites.
 - iii. The best quality agricultural land should not be allocated for development.
 - iv. Land liable to flooding from any source should be regarded as unsuitable for any priority designation for development.
 - v. When suitable sites are being determined those least at risk of flooding should always be given priority over those known to be liable to be flooded.

Assessment of the 'preferred site' allocation currently proposed by Shropshire Council - MUW012VAR

The proposed 'preferred' housing site allocation is the site, among others considered, most liable to flooding. Further development on the scale proposed would increase flood risk nearby, especially in flash flooding conditions. The proposal for more than 100 dwellings is the largest development ever proposed in the town. It is not close to town services. The site

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is identified as the highest quality agricultural land anywhere on the town margins. The Town Council, Civic Society and the Refresh Group all regard as unacceptable the proposal that the well-known flooding problems of this site ought to be resolved by agreement with the developer. The, as yet, undetermined cost of flood control may seriously compromise delivery the local priority of affordable housing.

These serious infrastructure limitations bring into question whether the overall designation of Much Wenlock as a Key Centre can be justified. [Appendix 5 Residential Development guidelines and Residential Supply. P345 SCLP] The proposal to build over 1000 new homes in Buildwas Parish within the area of the Much Wenlock Place Plan, makes these issues more acute.

The added 'preferred' developments at Tasley (1070) and Horsehay (620) will add to the influx of residents within a 5-7 mile radius of Much Wenlock

Much Wenlock is noted in the Core Strategy as only being suited to '*limited development that reflects its important service and employment centre role whilst retaining its historic character*'. This Core Strategy also states that '*The town is subject to inward development pressure and to avoid becoming a commuting settlement, the priority is for local employment opportunities balanced with housing and infrastructure to meet local needs.* [p 58 Core Strategy]. The concept that Much Wenlock should be regarded as standing on a 'strategic transport corridor' does not appear in the Core Strategy and has never been subject to critical examination or public consultation.

SC GS29 Summary of Site assessments to accommodate a Proposed 1,500 Dwelling and 30ha Employment Land Contributions Towards the Unmet Needs Forecast to arise within the Black Country

- Page 120 *It was concluded that potential sites to accommodate the proposed contribution of 1,500 dwellings and 30ha of employment land towards the unmet needs forecast to arise within the Black Country should be located within either central or eastern*

The methodology used here is based on the Appendix N, Much Wenlock Place Plan Area Site Assessments, August 2020, Shropshire Council (SC), focussing on Stage 3 assessments, in combination with the Site Assessment and Allocations Toolkit, Locality, Nov 2018. Showing compatibility with the MWNP 2013 -2026 policies.

parts of Shropshire. Specifically, within one or more of the following Place Plan Areas: e) Much Wenlock

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the reasonable options for sites to accommodate all or part of the proposed contribution to the unmet housing needs forecast to arise within the Black Country are those in the following locations: e) Settlements associated with Much Wenlock

Summary: The Much Wenlock Town Council, Civic Society and Refresh Group believe that the scale of development proposed for the town is excessive. They also object to the process by which a single large housing development site has been proposed in a location liable to serious flooding, without consultation with the community in accordance with the Neighbourhood Plan. Large developments situated outside the development boundary of the Neighbourhood Plan should be subject to community consultation. Additionally, the inclusion of Much Wenlock as part of the strategic development plan for unmet need of the Black Country is not in accord with MWNP Objective 1 Housing.

Practical considerations for site allocation specific to Much Wenlock.

Recent local experience ought to guide the extent and location of any site allocation in Much Wenlock alongside the principles in National Planning Guidance. There are several elements of practical local relevance to be considered. They include:

- Difficulty in ensuring that designated employment land provides for local employment. The proximity of Telford, where incentives and high-quality infrastructure are readily available, means that such land has not been developed in Much Wenlock even when designated.
- The risk of creating an increasingly unsustainable dormitory community.
- The recent widespread and repeated experience of local groundwater flooding. As evinced by Storm Denis and the evidence of percolation
- The 2023 experience of dramatic flash flooding which by-passed SUDS provision.
- The present inadequacy of the local infrastructure as exemplified by –

Limited sewage treatment capacity

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Limited surface water disposal capacity
 Regular experience of low water pressure
 Limited capacity at the local medical surgery
 Excessive through traffic causing air pollution, noise pollution, traffic queues, rat-running, dangers to pedestrians.
 Poor public transport

These serious infrastructure limitations bring into question whether the designation of Much Wenlock as a Key Centre [Appendix 5 Residential Development guidelines and Residential Supply. P345 SCLP] for development in the Local Plan can be justified.

Shropshire Council's Strategic Infrastructure Plan

The Shropshire Economic Growth Strategy 2022. The appendix Strategic Locations p.12 stated aim *"To be active in identifying and delivering opportunities for targeted investment locations and a "place-based" approach within the market towns. Putting people's needs at the heart of housing, infrastructure, employment and local service provision to create sustainable, prosperous, growing communities."* In the table, under 'potential intervention' the *"Appropriate supply of service and employment land; Growth corridors focus - A5, A49, A483, M54."*

The A458 are A4169, not included neither is Much Wenlock.

In a letter to Shropshire Council's Leader, Cllr Lezley Picton, dated 27 July 2023, we highlighted the following:

'There is no mention in the Much Wenlock and Surrounding Area Place Plan of Much Wenlock being a suitable town to sit along a strategic corridor and, like the Strategic Infrastructure Implementation Plan, there is absolutely no provision whatsoever for the highway infrastructure to be provided to accommodate further development along the proposed corridor.'

No adequate prior proposals have been made to the communities along this route for the concept of and case for a "Strategic Growth Corridor" passing through Much Wenlock and

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extending to the West Midlands Conurbation or that Much Wenlock should contribute to the housing and employment land needs of the Black Country. Hence, this regional proposal has never been subject to critical examination or to full public consultation within Shropshire. Its validity was always, at best, highly dubious. This can only mean a future for Much Wenlock as an unsustainable satellite town where the current quality of life is destroyed.'

The response from the policy team dated 21 08 2023 read:

"With regards the content and application of the Strategic Corridors policy, having discussed with the Planning Policy team, it is necessary for me to point out some clarifications to your analysis. The key purpose of this policy is to support the potential for major employment development for the benefit of the Shropshire economy. Within this context it is appropriate for the policy to recognise the location of the strategic corridors, including the Eastern Belt (M54/A5, A41/A464 and A4169/A458/A454), although I must point out this is just a recognition of existing routes, both road and rail, rather than being a formal designation."

The above response seems to be completely at odds with the strategic allocation within Much Wenlock for a contribution to the unmet needs of the Black Country

Shropshire Council (SC) Site Assessments 2020 Much Wenlock (MW)

Attached to this statement is the important Much Wenlock Place Plan (MWPP).

Appendix N Much Wenlock Place Plan Area Site Assessments Published: Dec 2020, part of Shropshire Council Local Plan Review. The latest 2023 updating of sites assessment remain exactly as those published in 2020 with the additional '*Updating sites to effectively consider the sites that constitute reasonable options to accommodate the black country contribution.. P 130*

Much Wenlock is not included in the employment sustainability range.

Our attachment Appendix N (2020) includes comments, highlighted in red on each site including comparisons with Much Wenlock Place Plan Area Site Assessments Published November 2018.

Close reading of this appended table highlights a number of issues:

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- There are inconsistencies in the assessments: some sites take the impact on the Gaskell corner into account whilst others do not.
- Assessments in Stage 2a Sites 2-9 all have a Good grading, whilst MUW012VAR, the SC 'preferred site', is graded as – 4 Fair.
- MUW008 continues to be assessed as at flood risk, although successful flood alleviation measures have now been put in place.
- MUW012 is noted as being 'not in accordance' with the MWNP whereas MUW012 VAR is **not** recorded as being 'not in accordance' when it is the same piece of land.
- Much Wenlock is described as a Key Centre but not described as a strategic site within the Local Plan, surely MUW012VAR cannot be anything other than strategic if included within the black country numbers?
- MUW012 and MUW012VAR are two pieces of land which when joined make a much larger allocation for the preferred site than the notional 120 dwellings which, according to the developer, would provide the required flood alleviation. This 2020 site assessment allows for a preferred site of 290 dwellings.
- None of the sites allocated for assessments has been put to the community by referendum as required by Government guidance on Neighbourhood Planning. MUW012VAR significantly changes the development boundary set out by both Shropshire Council and the Much Wenlock Neighbourhood Plan.
- MUW013, Stretton Road and MUW011 designated employment land is clearly inadequate provision for local employment.

Certainty through small scale development

The 2010 Core Strategy describes Much Wenlock as a small market town, whereas the Local Plan has upgraded Much Wenlock to a Key Centre and now we are to presume an area of strategic growth?. Why and how has this transpired?

The Shropshire Council Local Plan Review set out an expectation that Much Wenlock will deliver 150 houses between 2016 and 2036. In doing so, it allocated a 'preferred site' of 80

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dwellings (known as MUW012). This site allocation has now been extended and renamed MUW012VAR and the allocation of homes increased to 120 by 2038. The overall increase in dwellings for Much Wenlock has also been raised from 150 houses to 200 by 2038.

The justification for this allocation is that it will provide '*certainty and deliverability*' (email : *Adrian Cooper <adrian.cooper@shropshire.gov.uk>Date: 15 Apr 2019 10:45*) to achieve the high growth for the whole of Shropshire. MWTC and MWRG maintain that development numbers for Much Wenlock can be achieved at the same rate by 2038 without designating one single large site.

Importantly, delivery can continue to adhere to the policies set out within the MWNP Objective 1, to deliver housing suited to local needs within the scale and size of the town.

Our evidence for '*certainty and deliverability*' is as follows:

Between March 2013 (the starting point of the MWNP) and March 2017, SC Completions and Supply (available on request) report showed MW had provided 73 homes of the total 130 required. That is 18.25 homes per year.

On 3rd January 2019 SC established that the MWNP must be aligned to the beginning and end dates of their Core Strategy and Local Plan. The new dates for establishing completions were 2016 -2036. The requirements for new dwellings in Much Wenlock were given as:

Preferred number of dwellings guideline 2016-2036	150
Dwelling completed 2016-18	31
Dwellings committed at 1 April 2018	24
Remaining dwelling requirement to be identified	95

This new date span represents an average of between 5 and 6 dwellings per year required to fulfil the SC Housing preferred number of dwellings guidelines for Much Wenlock until 2036.

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The preferred number of dwelling guidelines for Much Wenlock have been changed yet again.

They are now:

2016 -2038 200 dwellings. We were also told that between 2016 and Jan 2021 41 completed dwellings were recorded.

These latest figures require MW to find 159 homes between 2021 -2038, which is an average of fewer than 10 houses per year.

Shropshire Council's own figures show completions between 2013 -2017 (blue) point to over 18 dwellings per year.

SC's figures (purple) show that over a two to three-year time span (spanning 2016-18), 55 new dwellings have either been completed or committed.

By both measures (blue and purple), Much Wenlock has consistently over- developed using only small scale infill, small size developments and exceptions sites in and around the town.

The risk is that over development is likely to continue (green) with the significant potential to defeat the wider strategic and local policy for the town of 'limited development to meet local needs'.

To reiterate, the proximity of Telford, where incentives and high-quality infrastructure are readily available, means that employment land in Much Wenlock has not been developed to include water supply, drainage, sewage, three phase electricity etc. It remains a chimera.

A report by Friends of the Earth with Leeds university has been published

<https://policy.friendsoftheearth.uk/insight/how-britains-bus-services-have-drastically-declined> .

It shows that bus services outside of London are significantly worse than they were 15 years ago. Since 2008,

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- urban bus services (except London) have dropped by 48%
- rural bus services have dropped by 52%.

Over the period 2010 to 2023 Bus services in Shropshire (in terms of trips per hour) have fallen by 50%

The data for Much Wenlock shows a much worse picture:

Bus services frequency (trips per hour) 2010 2.3

Bus services frequency (trips per hour) 2023 0.5

Change in service frequency 2010 - 2023 -77.2%

We have poor public transport that is declining and hardly seems compatible with sustainability or a key centre role.

The risk of creating an increasingly unsustainable dormitory community is inevitable, since Much Wenlock has neither usable employment land nor a useful public transport system. Further developments at Callaughton Ash and the 'preferred' large scale development at MUW012 VAR (**120**) plus **1070** homes as part of Ironbridge Power Station, and at least **76** homes given permission or occupied at Presthope and Shadwell, all within MW Place Plan Area, will almost certainly exceed development targets set for Much Wenlock by SC by a significant number.

It is far from clear where exactly and using what measure SC intends to deliver 200 dwellings by 2038. Are they using Much Wenlock Town development boundary as described within the MWNP, or the Much Wenlock Place Plan using the SC Place Plan designations, (a much larger area), to set out inclusions for site assessments?

All concerned would appreciate more clarity.

Example of an alternative development strategy for the town

We observe that Shropshire Council's 'preferred option of 120 homes at MUW012VAR' does not accord with the MWNP, does not meet with Open Space, Sport & Recreation

The methodology used here is based on the Appendix N, Much Wenlock Place Plan Area Site Assessments, August 2020, Shropshire Council (SC), focussing on Stage 3 assessments, in combination with the Site Assessment and Allocations Toolkit, Locality, Nov 2018. Showing compatibility with the MWNP 2013 -2026 policies.

Interim Planning Guidance 22nd September 2010, and is located in the most flood-prone area of the town. We stress, however, that it must be for the wider community to decide on which site/s and to what extent it prefers to develop to meet the needs of the town.

One possibility, among others, is to consider the following three housing and one employment sites in combination:

- MUW001 Morris Corfield (17 units),
- MUW002 Travis Perkins (11), this allocation can be doubled to 22 with single level or 33 without site line interruption, retirement dwellings in maisonette form.
- MUW008 Sytche Lane (334): reduce this allocation to 80 homes.
- with potential employment site MUW011 C Stretton Rd (now reduced in size with an attenuation pond over much of its area).

The Much Wenlock Neighbourhood Plan Refresh Group believe that these three residential sites, in combination, offer a more flexible opportunity than Shropshire Council's current preferred site proposal at MUW012VAR. We believe that the community must be consulted through the Neighbourhood Plan Review process to establish their preferred options for development.

The delivery of 26 affordable dwellings at Callaughton Ash, an exemption site, shows that the community and Town Council can deliver affordable homes for local people by working directly with Housing Providers rather than relying solely on the delivery of affordable homes as a percentage of market development.

In combination our suggested alternative sites would provide not only market development but include, in the process:

- one and two bedroom new homes to buy or social rent (Homepoint figures show that these are a priority
- single level retirement living

The methodology used here is based on the Appendix N, Much Wenlock Place Plan Area Site Assessments, August 2020, Shropshire Council (SC), focussing on Stage 3 assessments, in combination with the Site Assessment and Allocations Toolkit, Locality, Nov 2018. Showing compatibility with the MWNP 2013 -2026 policies.

All would have the following advantages:

- closer to the amenities in the town enabling easier walking and cycle journeys
- reducing unnecessary car journeys, congestion and the demand for parking
- reduced air pollution and helping to achieve Net Zero Carbon as declared by UK

Government and SC's Climate Emergency

- relieving the imminent pressure on the highway network, especially the Gaskell corner
- designed to reduce surface water flooding risk across the town
- providing affordable housing contributions
- adding to a CIL pot which can help deliver a scheme to address existing flood risk. It

should be noted here that three homes were evacuated during the recent Storm Dennis and up to or over 100 homes were affected by the recent flash floods 12th June 2023.

We have used SC's own site assessments to show that there are suitable alternatives which, when grouped together, suggest a plan which will fall within the policies set out in the MWNP.

MWTC and the MWRG have identified sites which, when combined, can deliver the expected numbers and be far more suited to the needs of the town in terms of proximity to the facilities within the town, and expediting better traffic usage at our already crowded junctions.

Our aim is to show that SC has not given sufficient time and effort to thoroughly examine the alternative options for development and has certainly not consulted widely with the community as required by the Neighbourhood Plan.

The methodology used here is based on the Appendix N, Much Wenlock Place Plan Area Site Assessments, August 2020, Shropshire Council (SC), focussing on Stage 3 assessments, in combination with the Site Assessment and Allocations Toolkit, Locality, Nov 2018. Showing compatibility with the MWNP 2013 -2026 policies.

Email from Severn Trent Water to Cllr Dan Thomas regarding Much Wenlock Sewerage System and Escape of Sewage

From: Tim-STC Smith

Sent: 07 December 2023

To: Dan Thomas

Cc: Philip Dunne MP, Jason Rogers

Subject: Much Wenlock Flooding and Sewerage escapes (Case Ref: PD5363) CRM:03012000000006 (ST ref COM-232990-C5X5V7)

Morning Dan

Thanks for raising concerns about the Much Wenlock sewerage system and sewage flooding. As requested, please see below for some updates on recent activities. I do hope this helps inform your Town Council meeting later today. If you have any questions, please do not hesitate to contact me.

1. Correspondence with (resident of Sheinton Street) – We will be responding to (resident of Sheinton Street) later today. As requested we will cc you and Philip Dunne MP.
2. Investigations
 - a. CCTV of sewers – In July, we carried out approximately 200m of CCTV of the sewers along Shinton Street and along the Bull Ring to check for any blockages or obstructions. We will be carrying out the CCTV again to check the sewers are still fully operational, and will be extending the CCTV further upstream to check more of our network.
 - b. Modelling - We have commissioned Atkins to undertake an initial hydraulic modelling assessment of the performance of the sewer system in Much Wenlock. The aim of this is to understand how the sewer system responds to different rainfall events and also compare this to the residents observations. We will use the outcome of this to determine if further more detailed investigations are needed and also to inform whether there is a case for future enhancements to the network.
3. Priority CSO / sewer overflow – Jason mentioned this overflow when you met and has referred to it in earlier emails. We are proposing a scheme to replace the existing overflow with a screened overflow to reduce the risk of aesthetic pollution to the Farley Brook. This is due for delivery by March 2025. However, during the course of developing an agreed programme of works with the Environment Agency across the Severn Trent region, this overflow has also been identified as a priority for investment between 2025 and 2030 to reduce the frequency of discharges to the Farley Brook in line with the Defra’s Storm Overflow Discharge Reduction Plan (SODRP). So we are currently evaluating whether we can make adjustments to the current designs for the new overflow chamber and screen as part of the current scheme by March 2025 in order to help meet the future requirements of the SODPR, or look at both requirements (screening and reducing frequency of discharges) as one scheme between 2025 and 2030. We want to avoid abortive work at the overflow.
4. Flood Action Group – We attend the National Flood Forum arranged multi-agency meetings with the Flood Action Group. We attended a meeting last week. Similar concerns about the sewerage system have also been raised by the Flood Action Group and been logged, so we will be feeding back updates on investigations to the Flood Action Group as part of the multi-agency meetings and Flood Action Plan.
5. Lead Local Flood Authority - Our current understanding is that some of the flooding issues in Much Wenlock are a result of surface water flooding and fluvial flooding too, so we will continue to liaise with the Lead Local Flood Authority and the Environment Agency.

6. Reporting sewer flooding – We would like to request that residents report any flooding from the sewerage system directly to us. This will help us build our understanding of how the sewers respond to rainfall events and help build a case for future enhancements. Further information can be found on our website [Guide to sewer flooding | Legal | Help and Contact | Severn Trent Water \(stwater.co.uk\)](#). We would be grateful if you could help encourage residents to report incidents of sewer flooding to us.

Please do not hesitate to contact me if you have any further questions.

Regards

Tim

Tim Smith

Flooding and Partnerships Manager

Strategic Waste System Planning

Asset Strategy & Planning – Chief Engineer

Severn Trent

Severn Trent Centre, 2 St John's Street, Coventry, CV1 2LZ

Working together to get the best out of our assets

Email from Severn Trent Water regarding Much Wenlock Sewerage System and Escape of Sewage to Resident of Sheinton Street

From: Tim-STC Smith

Sent: 07 December 2023 17:04

To: Resident of Sheinton Street

Cc: Dan Thomas, Philip Dunne MP, Jason Rogers

Subject: Much Wenlock Flooding and Sewerage escapes (Case Ref: PD5363) CRM:03012000000006

Dear Resident

I am writing in response to your email to Philip Dunne MP dated 12th Oct which has been passed to me for attention (copied below).

Thank you for raising your concerns about the Much Wenlock sewerage system and in particular sewage escape and flooding. I am sorry to hear you have experienced these issues.

Following the most recent flood event in June this year, we have undertaken CCTV of the sewers along Shinton Street and along the Bull Ring to check for any blockages or obstructions. We are planning further CCTV of the sewers in this location to check the sewers are still fully operational and are extending the CCTV further upstream towards the recent housing developments you referred to. We are also undertaking an initial hydraulic modelling assessment of the performance of the sewer system in different rainfall events in light of your concerns that sewage is escaping in 'moderate to high rainfall events'.

To inform our investigations, we would welcome further information from you about the exact locations and frequency of the sewage escape, including specific dates. If you have records of incidents, please could you send any further information to help inform our investigations? In addition, we are happy to arrange a meet with you in Much Wenlock so you can point out where the issues are.

Our current understanding is that some of the flooding issues in Much Wenlock are a result of surface water flooding and fluvial flooding too, so we will continue to liaise with the Lead Local Flood Authority and the Environment Agency about these issues.

Similar concerns have also been raised by the Flood Action Group and been logged in the Flood Action Plan, so we will be sharing updates and making the same requests for any further information with the Flood Action Group.

Thank you again for raising concerns. Please do not hesitate to contact me if you have any further questions.

Regards

Tim

Tim Smith

Flooding and Partnerships Manager

Asset Strategy & Planning, Chief Engineer, Severn Trent

Severn Trent Centre, 2 St John's Street, Coventry, CV1 2LZ

From: Resident of Sheinton Street

Sent: 12 October 2023

To: Philip Dunne MP

Cc: Dan Thomas

Subject: Re: Much Wenlock Flooding and Sewerage escapes (Case Ref: PD5363) CRM:03012000000006

Dear Sir,

I have been unable to quiz the 'report', mentioned in your last mail. I can confirm that Severn Trent attended my property to inspect a non-return valve extant within the bounds of the property in September. I understood that this was a functional check, which ST are obliged to conduct in 6 month period.

However, I re-iterate that this is not the issue that requires resolution. The Much Wenlock sewerage system surcharges into the streets during moderate to high rainfall events. Escape of raw sewage onto the streets is caused by the design of the pipe work. In one location, three 9" pipes converge to a junction and exit via another 9" pipe. Clearly three into one will not flow, hence a resulting surcharge lifting the manhole covers.

Compounding this are the impacts on that system due to the recent new developments of Sytche Lane, Foresters Gardens and expansion of the Lady Forester Care home.

There is also a real possibility that the Historic Much Wenlock water storage reservoir is now connected to the system and pressurises manholes adjacent to William Brooke's Academy (again resulting in manhole lifting). Life long residents of Much Wenlock have reported a significant flow of water being directed into the sewer in the location of the Crescent.

I shall raise these issues with the national flood forum and the local Flood Action Group.

Please have your office advise the route to OFWAT to enable an engineering assessment of the infrastructure. At some point, the sewer system becomes overwhelmed. I firmly believe that condition was achieved several years ago and now presents a public health issue.

Best Regards,

Name

Wednesday, January 3, 2024 at 1:41:03 PM Greenwich Mean Time

Subject: GE28265 - Quality Liquid Feeds, Much Wenlock - animal feed plant.
Date: Wednesday, 3 January 2024 at 13:34:14 Greenwich Mean Time
From: Enquiries_Westmids
To: townclerk@muchwenlock-tc.gov.uk
Attachments: image001.jpg

Dear Trudi,

Enquiry regarding Quality Liquid Feeds, Much Wenlock - animal feed plant.

Thank you for your enquiry which was received on 20 December.

We have logged your enquiry under reference GE28265.

EPR-Installations

Our technical officer has checked their permitting database and we do not appear to regulate this site, and we have no permit/ licence records for the site at all.

If you have any further queries please feel free to contact us at enquiries_westmids@environment-agency.gov.uk

Kind Regards

Matthew Weston BA (Hons)
Customer & Engagement Officer
Customer & Engagement Team
West Midlands Area

Team phone number: 020 847 47856

Environment Agency, 9 Wellington Crescent, Fradley Park, Lichfield, Staffordshire, WS13 8RR

www.gov.uk/environment-agency

National Customer Contact Centre Tel: 03708 506 506

Incident Hotline Tel: 0800 80 70 60.

From: Town Clerk <townclerk@muchwenlock-tc.gov.uk>

Sent: Wednesday, December 20, 2023 3:06 PM

To: John Bellis (Guest) <John.Bellis@shropshire.gov.uk>; Graham French <graham.french@shropshire.gov.uk>; planning.southern <planning.southern@shropshire.gov.uk>; Edwards, Dave <Dave.Edwards@environment-agency.gov.uk>; Rogers, Jason (Guest) <Jason.Rogers@severntrent.co.uk>

Cc: Dan Thomas <Dan.Thomas@shropshire.gov.uk>

Subject: Quality Liquid Feeds, Much Wenlock

Tuesday, January 2, 2024 at 3:53:12 PM Greenwich Mean Time

Subject: FW: Buglife - B-Lines local authorities managing green spaces for pollinators online launch event 24th Jan

Date: Wednesday, 20 December 2023 at 15:47:28 Greenwich Mean Time

From: Dianne Dorrell

Attachments: image001.jpg, image002.jpg, image003.jpg, image004.jpg, image005.jpg, image006.jpg, B-Lines Resources Launch - England -FINAL.png, B-Lines Resources Launch - Wales (Welsh).png, B-Lines Resources Launch - Wales.png

Forwarded to Town and Parish Councils (and Parish Meetings)
CC SALC Executive

BUGLIFE – Local Authority Guidance (Town & Parish Councils)

Buglife, an invertebrate conservation charity, have just completed some new resources which provide guidance on why and how to manage green spaces for pollinators and other wildlife.

In order to launch these new resources and share how this is being done we are planning an online launch event of these new local authority guidance resources on the **24th January** from 10-11.30am for England and on the **31st January** 10-11:30am for Wales.

This will be a short event with an introduction from the Buglife Country Manager, an overview of B-Lines from our B-Lines officer and 3 x 15-minute talks from local authorities and others that are managing green spaces for wildlife, on the brilliant work that they are doing. I have attached our event flyers with more information.

To book on to the England event, please click the [link](#) and fill out the form.

To book on to the Wales event, please click on the [link](#) and fill out the form.

It would be brilliant if you could share this information with any local town and parish councils, you are in touch with, please. We would like as many people there as possible who manage public green space or who influence how green space is managed and would benefit from our Local Authorities resources. Please feel free to share this email and event information with anyone else you think would like to attend this event too along with my email address.

The aim of the event is to share more widely:

- what B-Lines - Buglife are and how all can support them,
- the need to manage green spaces better for pollinators and other wildlife (including legislation and policy reasons),
- how to do the above – including examples from people in England who are already changing practices,
- signposting to the new resources created to provide guidance on the above.

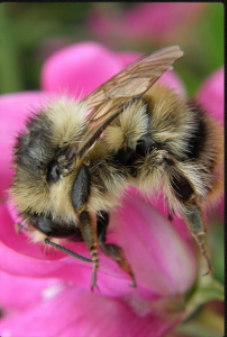
The new resources, which will be available on our website in January are:

- The Benefits of B-Lines to Local Authorities (legislation and policy reasons why land managers need to consider pollinators and other wildlife)
- Managing Road Verges for Pollinators
- Managing Parks and Green Spaces for Pollinators
- Managing Community Spaces for Pollinators
- Case studies

Emily Hughes

Conservation Assistant – Shropshire

07596564953



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© Lucia Chmurova



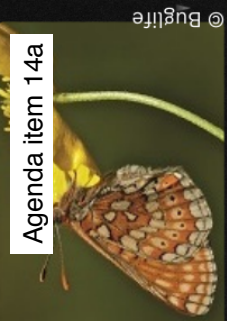
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Agenda item 14a

© Buglife

Managing Green Spaces in B-Lines for Pollinators

Guidance for English Local Authorities

Find out more about the work that Buglife and Local Authorities have done to create and restore wildflower-rich habitats in B-Lines for pollinators across England. Followed by an introduction to the new guidance resources and a Q & A session.

Including short talks from:

- Karim Vahed, England Manager, Buglife
- Rachel Richards, B-Lines Officer, Buglife
- Jane Ashford, Natural Infrastructure Officer, Plymouth City Council
- Kate Jones, Conservation Officer, Buglife
- Tanya St Pierre, Grassland and Pollinator Team Manager, Cumbria Wildlife Trust

Join us as we launch our new guidance resources to help Local Authorities better understand what can be done to manage green spaces for pollinators and other wildlife.

To access resources please visit:
buglife.org.uk/b-lines/local-authority-guidance/



SCAN ME

To book please visit:
trybooking.com/uk/CYVU



SCAN ME

Date: Wednesday 24 January

Time: 10:00-11:30am

Location: Online via Zoom

B-Lines



@buzz_dont_tweet



buglife.org.uk



Page 25

Buglife - The Invertebrate Conservation Trust is a company limited by guarantee Registered in England at G.06, Allia Future Business Centre, London Road, Peterborough, PE2 8AN Company No. 4132695 | Registered Charity No. 1092293 | Scottish Charity No. SC040004

Wednesday, January 3, 2024 at 4:15:41 PM Greenwich Mean Time

Subject: Reminder: HELP YOUR COMMUNITY'S CUT COSTS AND TACKLE CLIMATE CHANGE IN 2024

Date: Wednesday, 3 January 2024 at 14:54:39 Greenwich Mean Time

From: Dianne Dorrell

Reminder forwarded to Town & Parish Councils and Parish Meetings

CC: SALC Executive

HELP YOUR COMMUNITY'S CUT COSTS AND TACKLE CLIMATE CHANGE IN 2024

I invite you to a tailored practical workshop that lets Clerks and Councillors put together a complete climate change plan for your parish or town, that will also save money for everyone, and improve the community.

The workshop will be 16th and 23rd January, 9.00 am to 1 pm. It is on Zoom.

We as councils and citizens are **legally obliged** to get to net-zero carbon emissions by 2050. This workshop will make sure you can do this, and more.

It will also show you how to fund the projects and share best practices.

As a special offer for members of SALC only, 2 council members can come for the price of 1 - £ 120.00.

The course will arm your council to:

- Tackle the challenges of housing, energy, fuel poverty, food, and transport. Energy is particularly important.
- Develop practical actions based on examples from other councils.
- Establish Climate Emergency champions to develop your projects.
- Engage your community in improving your resistance to climate change.

As one Parish Clerk put it after a recent course:

“Both individuals and councils need to develop their net-zero targets and strategies. It is impossible to ignore the climate crisis. We need to act today to save tomorrow. This climate change course is simply inspirational and a must for all Clerks and Officers employed by Town and Parish Councils.”

Find out more and book at <https://saveourshropshire.org/parish-council-workshop>.

Allan Wilson
Vice Chair – SALC
Climate Change Portfolio Holder

--

Kind regards for now,

Allan

Allan Wilson

☎ 01952 825258

☎ 07970 825258

✉ allanwilson.epc@gmail.com

From: Helen Foxall <Helen.Foxall@shropshire.gov.uk>
Date: Thursday, 14 December 2023 at 14:13
To: Town Clerk <townclerk@muchwenlock-tc.gov.uk>
Cc: Dan Thomas <Dan.Thomas@shropshire.gov.uk>
Subject: RE: Proposed Diversion of Footpath 177 Barrow Parish - objection

Dear Trudi

Thank you for your email. I have noted and fully appreciate your comments.

When assessing the suitability of a proposed diversion route please be assured we consider the views and their comparability to the existing route.

To clarify, the diversion line for FP 177 (part) runs through the same field as the existing route, follows a similar gradient and dips similarly to the existing route as it descends to the gate at point B (on the draft order map) where it meets the adjoining link of the footpath to continue through the wood; thus offers similar views.

I have attached a video taken on the 3rd November 2023 as part of my assessment of the proposed diversion route, for you to share with the town councillors which I hope will alleviate your concerns. The video shows the panorama walkers would see from the proposed diversion line, and a very similar view to that shown on your photograph.

Should you have any further questions please contact me.

Kind regards

Helen

Helen Foxall
Rights of Way Legal Orders and Enforcement Officer

Outdoor Partnerships Service
Shropshire Council