



Our plan – Our future

Much Wenlock Neighbourhood Plan

Notes of the Neighbourhood Plan Landowners meeting

31st January 2012, 7:30pm to 9:00pm, Priory Hall, Much Wenlock

PRESENT

Howard Horsley (“HH”)	Community
Cllr Mike Grace (“MG”)	Much Wenlock Town Council
Cllr Milner Whiteman	Much Wenlock Town Council/Shropshire Council
Cllr Lesley Durbin (“LD”)	Much Wenlock Town Council
Cllr David Turner (“DT”)	Much Wenlock Town Council
Charles Teaney	Community
Richard Lawrence (“RL”)	Shropshire Council
John Thomas	Greenfield holding, Bourton Road
Sue Craig	Lower Westwood Farm
Loveday Janes	Bourton Westwood Farm
Andrew & Pat Preece	Manor Farm, Wyke
Peter & Sue Craig	Lower Westwood Farm
Brian & Ann Scoltock	
Frank Breakwell	Bourton Bank
Mark Sackett	RPS - representing Wenlock Estates and Persimmon Homes
Arthur Hill	
Trevor Breakwell	Bourton Bank

Mike Grace, Chair of the Neighbourhood Plan Steering Group (“NPSG”) and Howard Horsley gave an overview of the Neighbourhood Plan as per the previous landowners meeting held on 13th January (see the notes of this meeting on our website).

Richard Lawrence explained the relationship with the Neighbourhood Plan, Shropshire Council and the Core Strategy as per the previous landowners meeting held on 13th December 2011 (See notes on website)

Many of landowners in attendance had not attended a Neighbourhood Plan launch meeting or road show.

No questions were asked about the overall principle objectives or proposed phases of the plan.

Questions

1. *Will Shropshire Council be overall ‘masters’ of the plan?*

RL commented that the Core Strategy is in place and that SAMDev* will be published in March. In Much Wenlock it is for the community to get together and decide what they want and discuss with landowners and others, provided it is in conformity with the Core Strategy. In Much Wenlock, the need for sites and lines on the map covering

development in Much Wenlock will be driven by the community through the Plan not SAMDev. Shropshire Council will provide support for the development of the Plan.

2. *Neighbourhood Plan must be about place and sites or it will not be a democratic process.*
Consultation on the Plan has been underway for some months now and the Neighbourhood Plan will deal with sites eventually.

HH explained the five themes of the Neighbourhood Plan and clarified that the Plan included not only the town, but also the entire parish. He also talked about the proposed survey questionnaire and how it will be managed.

3. *How is the neighbourhood plan going to handle proposals from landowners? Will landowners go to Shropshire Council through SAMDev or direct to the Neighbourhood Plan?*
Landowners can bring their sites forward now if they wish but the NPSG cannot answer yes or no. The Neighbourhood Plan is to define which sites are best for what purpose.
4. *Q4 The plan will not get through an inspection unless robust data is in place*
We must give people the opportunity to say what they do want and not too much of what they don't want. It will be important to have good evidence to support proposals in the Plan.
5. *It was suggested that the questionnaire should contain a question about particular uses and particular places in Much Wenlock.*
6. *How can you reassure landowners that the Plan is not a charter for NIMBYism? NIMBYism must not be built into the survey.*
We cannot give that assurance, we can only make sure that we consult as widely as possible. We must avoid bias in the questionnaire or the Plan will not pass an inspection

LD outlined the data collection process and the quest for thoroughness.

7. *Mark Sackett outlined the Community Infrastructure Levy* ("CIL"), asked if the community understood CIL. Are we including that information in the survey?*
A It was stated that CIL will need to be addressed but not necessarily in the questionnaire. The links between the Plan and Shropshire's Place Plan are being made.
8. *The Shropshire Council Core Strategy does identify the need for affordable housing.*
9. *What if we don't want our land to be developed? Will some areas of land be compulsory purchased?*
There is no obligation to bring land forward. The survey could ask for opinions on land that should not be brought forward.
10. *The meeting has failed to mention the Affordable Housing levy. How will this affect Much Wenlock and the payment of the levy?*
11. *Will the levy be ring fenced for Much Wenlock?*

A Shropshire Council has said that 90% of the CIL is ring-fenced for local needs and 10% is strategic. RL will check out issues regarding the affordable housing levy and section 106 funds for Much Wenlock.

12. *From the Chair. Would landowners respond to a call for land?*
The response around the table was positive

David Turner said that it was important that all the cards were on the table from both the developer/landowners and the community.

13. *Q12 Concern was expressed that the plan would be driven in one direction*
The Chair noted that the production of the Plan will require trust to be built about development proposals and between the community, landowners and potential developers. Shropshire Council assured the meeting that they would have to examine the plan as in general conformity with the Core Strategy and the community will need to work through some of these challenging issues.

14. *Will flooding be a big influence on development?*
A Yes there will be an influence somewhere; it might be in development or it might be in provision of infrastructure.

15. *Something will need to be done about flooding*
A variety of things can be done, some solutions might be outside the Plan and it may be necessary that the Plan requires that any developments should be flooding 'neutral'.

16. *Please put in the survey a single definition of 'sustainability' as it applies in Much Wenlock*

17. *Will surface flood water be stopped out of town?*

18. *Landowners have already registered their sites with Shropshire Council. They may not want to do it again.*
Shropshire Council has agreed to make this information available to the NPSG.

19. *It will be important to take an integrated approach, to understand how particular sites fit into the overall Plan for Much Wenlock. Could the survey pose a question to landowners? How do you see your development fitting into the opportunities expressed as a need by the community?*

20. *It was suggested that the Plan needs to address renewable energy and other things which tick sustainability requirements but add value to the developers input.*

The Chair thanked people for attending and invited them to submit further ideas, pointing them to the website.

The meeting ended at 9:00pm.

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