

**Withington Parish Council
Extraordinary Meeting
Thursday 7th December 2023
at 7.00pm in the Parish Room**

Minutes

57/2023 Present: Councillors: Phil Heath (Chair), Neil Maxwell, Lesley Stone, Martin Timmis, Alan Williams, Cllr Brian Gaskin Rodington Parish Council, Denise Roscoe (Clerk) and 10 members of the public

58/2023 Welcome: The Chairman welcomed everyone

59/2023 Apologies: Cllr Lezley Picton (Tern)

60/2023 Declaration of Interest: None

61/2023 Planning: Telford & Wrekin Council Local Plan 5 Year Review

The review is at draft stage and the consultation runs from 25 October 2023 to 31 January 2024 (extended from 12 January). Withington PC will be submitting our concerns to Shropshire Council (SC) (who are a statutory consultee) and Telford & Wrekin Council (T&W). Parishioners are encouraged to submit their own comments to Telford & Wrekin Council (not SC) as well.

Proposed sites:

Rodington Heath

T&W Ref No. 197 - Land West of Rodington Heath - 201 houses

T&W Ref No. 202 - Land South of Sunningdale - 89 houses

T&W Ref No. 200 - Adjoining Cemetery - 48 houses

Allscott (Old Sugar Beet Factory Site etc.)

T&W Ref No. 450a - Land North and West of Allscott Meads (larger site) - 350 houses

T&W Ref No. 450b - Land North and West of Allscott Meads (smaller site) - employment site 3.3ha

No. 665 - Land on the East side of Rose Cottage, Allscott - 89 houses

The main concerns are:

The impact from the proposed developments in Rodington on the already stressed sewerage system through Withington.

Sewage is pumped from Rodington to Withington to Upton Magna eventually ending up at the Monkmoor Sewage Treatment Works. Withington is already having problems with sewage leaks, this year being particularly bad. An additional 338 houses would completely overwhelm the sewerage system.

Under the Water Industry Act Severn Trent Water (STW) are legally obliged to upgrade the sewerage infrastructure to facilitate future development. The PC needs to concentrate on getting STW to consider the impact on the wider sewerage infrastructure. The PC also needs to ensure that the upgrading of the sewerage system from Rodington to Withington and on to Upton Magna is made a condition of planning should it be granted by T&W. Action Clerk: to notify STW of planned developments.

The impact of building (338 plus 439) 777 new houses on Withington's roads infrastructure.

People living in the countryside could be perceived as having 2 cars per household due to the limited infrastructure (no shops or schools) and both adults travelling to work. All the proposed developments (as specified above) may result in an additional 1554 (777x2) cars making journeys

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Chairman

to Telford and/or Shrewsbury most days along Withington roads. There will also be additional delivery vehicles from online shopping and supermarkets.

Withington's lanes are already suffering with:

- Collapsed verges with deep holes and in some instances the road itself has started to collapse.
- Increased potholes
- Flooding when there is heavy rain which is exasperated by roadside drains silting up and poor drainage facilities.

There is a need to take account of the dangers to road users with the increase in traffic along what are predominantly single-track lanes. Users being:

- Pedestrians (without pavements)
- Horse Riders (there are several stables in the area)
- Cyclists (one of the roads being a national cycle route (no. 81))

Cllr Stone and Cllr Williams both attended the Drop in Session (6th December) at Rodington Village Hall at which T&W answered questions:

The emphasis was on this being a consultation and its main aim is to identify areas where there is a housing need. The plots in the draft plan were put forward by landowners not T&W.

The draft plan includes proposals for 1,000 new houses in T&W's rural areas. However, there is only a need for 350 to be built.

Only the villages with an infrastructure score of 11 and above have been included in the draft plan. Cllr Timmis pointed out that the infrastructure scores were calculated in 2016 and that with the closure of the post office the infrastructure score has probably reduced dramatically.

Cllr Stone reported that the National Planning Policy Framework states "Development should not be at all costs". A parishioner pointed out that the proposals are not conducive with net environmental gains policies.

Resolve:

The Chairman and Cllr Gaskin agreed to share documents/objections produced by Rodington PC and Withington PC

Withington PC will prepare a report with their objections which will to be shared with the parishioners, via email or hard copy, asking for their views and input. The feedback will be used to produce a final draft for review by the PC before submitting to SC and T&W

62/2023 Withington Drains and Sewerage Problems: update.

The Chairman thanked Gail Robinson, Philip Smith and Nick Williams for their diligence in reporting, and following up on the sewage leaks in the village, with both Severn Trent Water and the Environment Agency.

Cllr Timmis reported that the sewerage problems are ongoing and STW are committed to finding out the reason for the leakage. Unfortunately, due to the water levels in the system over the past few weeks they are unable to carry out the CCTV surveys of the network to identify any obstructions and/or groundwater infiltration.

Unfortunately, STW hasn't replied to the letter sent to them by the Clerk, but the Environment Agency has, and they have explained that STW's investigative work will take time to complete and analyse. The Environment Agency are ensuring that STW resolves the problems.

63/2023 Date of Next Parish Council Meeting: Wednesday 10th January 2024 - 7.30pm

Minutes confirmed as correct 10th January 2024

Chairman