

Site no. page no. Appendix N	Number of dwellings	Type of land	Score 2a	Stage 2b - SC SLAA	Refresh Group Comments	Stage 3 – SC SLAA Relationship to the Black Country and Potential to Accommodate Housing as Part Of Proposed Contribution to Black Country	Refresh Group Comments
001 Smithfield Works p.18	17	brownfield	-6 fair	Currently suitable Forward to Stage 3	<i>Potential brownfield sites should be given higher priority for development</i>	Accessibility rating ie GP's surgery etc 20 out of 24 Potential windfall site This site is located in the centre of MW. MW is in the east of Shropshire – an area with a functional relationship to the black country. MW is located on the	<i>Potential brownfield sites should be given higher priority for development. The 2023 re-assessment states quite clearly the relationship to the Black country needs and the development corridor which is the A458. Would this</i>

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						A458 corridor linking to the black country. The nearest station is Telford and Shifnal. This would likely require some other form of transport access.	<i>'other form of transport' be a car perhaps?</i>
002 Travis Perkins p 19	11	brownfield	1 good	Removed from assessment not of suitable size	<i>MWNP Steering Group considered this a suitable size for single level dwellings</i>		<i>This site has huge importance to move industry out of the residential area and give the site a high accessibility.</i>

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							<i>This site is virtually adjacent to MUW001 and has not been considered to make any contribution to development targets in MW. Site not included in 2018 SLAA</i>
003 Southfield Rd p20	37	greenfield	-2 good	Future potential Forward to Stage 3		Not in accordance with current Neighbourhood Plan. Not recommended – countryside.	

Comparison Table with Much Wenlock Place Plan Area Site Assessments Published Nov 2018. Our comments and objections noted in red.

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006 North Oakfield Park off Dark Lane p 21	364	greenfield	1 good	Removed from assessment not available	<i>Site not considered despite being rated Good</i>		
007 Bourton Rd p 22	501	greenfield	-1 good	Future potential not proceeding due to unknown availability	<i>Site not considered despite being rated Good</i>		
008 Sytche p23	334	Greenfield	-1 good	Future potential available Forward to Stage 3		17 out of 24 accessibility rating. The site is well related to the built form of the settlement, but occupies a visually prominent site with steep topography which has	<i>This site has been dealt with in detail in the Refresh Group document Site Assessment Comparisons. Assessment continues to say that there is flood risk ignoring the success rate of</i>

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						significant implications for surface water flood risk in the town. Not in accordance with current policy in the Much Wenlock Neighbourhood Plan Countryside The site is located to the north-west of Much Wenlock. Much Wenlock is located in east Shropshire - an area with a	<i>the new alleviation ponds. In February 2020 there was a 100year flooding event with no flooding recorded at MUW008. The assessments continue to insist on full development of the site there is no consideration of partial development.</i>

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						functional relationship to the Black Country. Much Wenlock is located on the A458 corridor linking to the Black Country. The nearest railway stations to Much Wenlock are located in Telford and Shifnal. This would likely require some other form of transport to access.	<i>In 2013 the MWNP Steering Group received a proposal to consider a site allocation of 25 homes on this site. The site has already been partially developed. It is a development site. The new attenuation ponds successfully coped with the recent Storm Dennis. This is the only site</i>

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							<i>within the MW location which could reasonably be included in the Black Country needs allocation because it is situated eas of the Gaskell corner.</i>
009 Sytche caravan park p24	140	Greenfield/brownfield mixed	-2 good	Removed from assessment not well related to existing MW development	<i>MWNP On its site visit, the Steering Group noted that the site is highly visible and therefore any development</i>		

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					<i>could have a detrimental impact on the landscape. Furthermore the site has limited access and is isolated from the town, reinforcing the view that the site is inappropriate for development 2013</i>		
010 the Grange p24	115	Greenfield	-11 poor	Forward to Stage 3	<i>This assessment goes forward but 009 does not there is some inconsistency here as it does not relate well to</i>	Negative impact on Gaskell Junction No Country side	

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					<i>existing MW development</i>		
011 Bridge House p26	18 0.61 hect.	brownfield	-11 poor	Not currently suitable Future potential Available Going forward to Stage 3	<i>Potential brownfield sites should be given higher priority for development</i>	Negative impact on Gaskell Junction. Yes. Windfall employment site	<i>S13.1 identifies 2 hectares of employment site. This site provides only 0.61 hect.</i>
012 land adjoining primary school p27	114 3.81 hec.	Greenfield	-4 fair	Not currently suitable but future potential going forward to Stage 3	<i>2018 SLAA promoted this site as the preferred site</i> <i>MWNP Steering group assessment 2013, Wenlock Estates proposed a large development of</i>	22 out of 24 accessibility rating Not in accordance with current policy in the Much Wenlock Neighbourhood Plan. Flood alleviation measures	<i>The 2018 SLAA rated this site as 20 out of 24, what has changed? The 2018 SLAA said contribution to fully functional flood alleviation scheme and potential delivery of a</i>

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					<p><i>market housing, similar to proposals made for the Bridgnorth Local Plan some years ago. The Steering Group realised at an early stage that the size of the site would be an issue given that the community had expressed a strong preference for smaller scale development</i></p>	<p>Relevant supporting studies should be undertaken</p> <p>Not accepted for allocation of windfall or preferred site</p> <p>This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should</p>	<p><i>roundabout access. 2023 update now assesses this site as accommodating 114 houses and has become a possible contribution to the housing needs of the black country</i></p>

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						it be identified as a proposed site allocation.	
012 VAR land adjoining the primary school p28	176 5.86	Greenfield Consisting of two fields	-4 Fair	Currently available Going forward to Stage 3	<i>Site promoted following conclusion of SLAA. Why was it allowed once the SLAA was concluded. It is additional land outside the development boundary. When taken in conjunction with MUW012 it accommodates 114 + 176 = 290 dwellings</i>	22 out of 24 accessibility rating. Allocated as preferred site when joined with MUW012. Much Wenlock is located on the A458 corridor linking to the Black Country. This site is of a sufficient scale that it could contribute to the unmet	<i>Rated 22 despite being even further away from accessible facilities by approximately 1.5 miles distance. Gives possibility of development totalling 290 dwellings'. No assessment of water supply shortages or sewage capacity.</i>

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						development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. Allocate as preferred site	<i>MUW012 is designated as not being in accordance with MWNP. When joined with MUW012VAR the same designation, 'not being in accordance with MWNP' disappears. Why? 3 homes were evacuated during the recent Storm Dennis.</i>

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							<i>And up to or over 100 homes were affected by the recent flash floods 12th June 2023 Why is this site a preferred allocation when it is clearly an identified flood risk zone.</i>
MUW013 p13 Land at Stretton Road	50	Greenfield	-11 poor	Land currently site of attenuation pond. Removed from assessment	<i>Out of date assessment. The attenuation pond is now in place. The site has plainly not been visited since 2018</i>		

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MUW 014 Stretton Road	15	Greenfield	-11 poor	Going forward to Stage 3	<i>Why is this site considered large enough for development but MUW002 is not. Inconsistency</i>	Cumulative impact on Gaskell corner 17 out of 24 accessibility rating . No - countryside	
MUW015	42	Greenfield	-1 good	Not currently available but suitable, removed from assessment	<i>This is an outdated assessment the land is very suitable and has had recent windfall developments in adjacent site</i>		
MUW016 Callaughton Lane	410	Greenfield	-5 fair	Forward to Stage 3		16 out of 24 accessibility rating. Not in accordance with the	

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						MWNP. Risk of flooding No potential - Countryside	
MUW016VAR Callaughton lane	83	Greenfield	-2 good	Forward to Stage 3	<i>This site was not considered in the SLAA 2018</i>	17 out of 24 No potential – countryside	
MUW017 south Forester Avenue	49	Greenfield	-6 fair	Forward to Stage 3		21 out of 24 accessibility rating No potential – countryside	<i>Assumes a connection through Forester Avenue adding traffic to a quiet cul de sac.</i>

Final notes:

- Much Wenlock is described as a Key Centre but not described as strategic site in either the LPR or the Core Strategy, therefore MUW012VAR cannot be justified as ‘strategic’ which means that the MWNP has superiority in status until 2026.
- 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 is graded as – 4 Fair
- MUW008 continues to be assessed as at flood risk when successful flood alleviation measures have been put in place.
- MUW012 is noted as being not in accordance with MWNP whereas MUW012 VAR is not recorded as being ‘not in accordance’ when it is the same piece of land.
- MUW012 and MUW012VAR are two pieces of land which when joined make a much larger allocation for a preferred site than the developer notion of 120 dwellings to provide flood alleviation required. This site assessment allows for a preferred site of 290 dwellings.
- None of which has been put to the community by referendum as required by Govt guidance on Neighbourhood Planning.

The principles embodied in Government Planning Guidance should be employed in determining the location of any land designated for development. Thus

- a. A primary aim should be the sustainability the community.
- b. Priority in site allocation should be given to brownfield sites.
- c. The best quality agricultural land should not be allocated for development.
- d. Land liable to flooding from any source should be regarded as unsuitable for any priority designation for development.
- e. 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.

Much Wenlock Neighbourhood Plan continues to be ignored by Shropshire Council despite it being adopted as their own policy statement for MW. The assessments concerning contribution to the Black Country needs are ambiguous and contradictory. The site assessments have been updated to suit the spurious target figures which continually change in favour of one single, inappropriate development site, when MW plainly can supply better development sites which are more suited to community needs.