# **Minutes of the Extra Ordinary meeting of Perton Parish Council, held at Perton**

# **Civic Centre on Monday 23rd June 2025, 7.00pm**

## PUBLIC OPEN SESSION

No questions raised by the public present.

PRESENT:

Councillors Mrs P Allen, Mrs S Beardsmore (Vice Chairman), N Caine, P Davis, Mrs J Evans,

C Evans (Chairman), D Glynn, Mrs R Heseltine, Mrs A James and S Payne

Parish Clerk Mrs B Hodgetts

Members of the public – 0

Land Fund Representatives – T Heatley, M Billingham and A Cowan (Carter Jonas)

## 30/25 Apologies for absence

Apologies received and noted from Councillors K Elder, J Sergeant and Mrs B Walters

## 31/25 Land Fund presentation

The presentation was covering the safeguarded land adjacent to Wrottesley Village.

The broad intention was to give councillors an overview and what the team at Land Fund have been doing in relation to the safeguarded land.

The design philosophy was to look at the sites in their entirety. The two roads have been designed to be used for phase 2. All traffic work was on the basis that road sizes would be suitable for up to 400 units in total. It is intended that the island would be the principle access.

Severn Homes should be finished in approximately 6 months, then they will finish the road surfaces before handing over to the County Council when they are satisfied. The open space and play equipment will be responsibility of the District Council.

The intent is for Land Fund to follow the master plan for the whole site.

The Parish Council expressed the view that there will need to be a pedestrian crossing with the increase of traffic. There is a pre-app in with County Highways to see what work is required to satisfy the requirements which included surveys on the A41 junction also includes modelling traffic flows from the combined site. The emergency/secondary access is under discussion. There is also discussion on the route for pedestrians. Discussions will also be with Parish Council and as part of the public consultation.

County Highways did not request a pedestrian crossing as part of phase one but the Parish Council strongly request that a pedestrian crossing is installed as part of phase two.

The transport consultant will be at the public consultation event on 17th July.

There have been discussions with the County Flood Officer regarding surface water drainage. The intent is the attenuation will be designed for a 1 in 1,000 storm event.

The Ecologist has been on site and will help understand what is on the land and will form part of the Biodiversity Net Gain Strategy which can hopefully be managed on the site.

There is a proposal for circa 180 properties of various sizes. The Local Plan that is currently being examined proposes a minimum of 150 properties.

The Parish Council expressed the view that the junction at Jenny Walkers Lane and Pattingham Road needs widening. The open space on the East side of the junction could be utilised.

County Highways have asked Land Fund to model, test and traffic counts at A41, the two islands on Wrottesley Park Road, Jenny Walkers Lane traffic lights and Bridgnorth Road traffic lights. The survey work has been done on all junctions except Jenny Walkers Lane as road works were on site at the time of the visit. The repeat survey to be completed before the school holidays.

The density of the houses proposed is a minimum of 35 dwellings per hectare as per the emerging Local Plan. The proposed housing mix is as per the South Staffordshire Housing Market Assessment (see below) but this hasn’t been tested by the emerging Local Plan examination.

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| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Tenure** | | | | | | **Total** | |
| **No. of**  **Bedrooms** | **Owner Occupied** | | **Shared**  **Equity** | | **Social rent** | | **No. of Units** | **Percentage** |
| 1 | 32 | 25.6% | 6 | 20.6% | 3 | 10.1% | 41 | 22.8% |
| 2 | 40 | 31.4% | 10 | 37.1% | 10 | 38.6% | 60 | 33.3% |
| 3 | 34 | 26.8% | 7 | 27.9% | 6 | 22.8% | 47 | 26.1% |
| 4 / 4+ | 20 | 16.2% | 4 | 14.4% | 8 | 28.5% | 32 | 17.8% |
| **Total** | **126** | **100%** | **27** | **100%** | **27** | **100%** | **180** | **100%** |

The Parish Council questioned the need for 1 bed properties?

The Public Consultation is on 17th July from 1.30pm – 6.00pm. 1.00- 1.30pm is for Councillors to ask questions.

For those not able to attend they will be able to submit their comments directly. All houses on Perton will have a leaflet with details of the consultation.

Land Fund to provide an electronic copy of any publicity material for the board in the foyer, Facebook and website.

The Parish Council can ask SSDC to include in their weekly news.

There will not be a final design until after the consultation, pre-app and the responses from Highways and results of surveys work done. Once this has all been collated it will formalise the proposal for the planning application.

There are some proposals for the A41 as part of the Albrighton scheme. This is advertised on the Shropshire website. Land Fund will forward the link.

## 32/25 – Date and time of next meeting – Perton Civic Centre, Board room 7pm

Full Council Meeting of Perton Parish Council – 14th July 2024