

Ms Karen Townend
Shropshire Planning Dept.,
Abbey Foregate
Shrewsbury
SY2 6ND

Dear Ms Townend

Re: Planning application **14/00462/FUL. Wrexham Road, Whitchurch.**

In light of recent documentations and information received, I wish to further **OBJECT** to the above detailed application for the following reasons:

DRAINAGE:

- **FOUL DRAINAGE:**

In my letter of the 30th March 2014 (ref no 2088157), I had to point out to the developer that neither their Drainage Strategy nor their Contamination Assessment report made any mention of The Crow's foul drain and manhole that exist in area A of their proposal.

Since that letter, a further six documents relating to Drainage have been displayed on the website, including two more revised Drainage Strategy plans. Their latest 'final' plan now has a new "**Foul connection point to drain The Crow**" positioned on The Crow's driveway. I duly took advice from Dwr Cymru/Welsh Water.....

Q: "*Does the developer have the right to put a new 'connection point' on my private land, with or without my permission?*"

Dwr Cymru Answer: "*No, they would need to provide us with evidence that any third party land owners agree to any work on their land.*"

Please be advised that

1. As owner of The Crow, I have **NOT** been contacted by either J Ross Developments Ltd or the agent RPS Planning & Development (Katherine Else) regarding their latest revised plan and the proposed re-location of The Crow's foul drain.

NPPF: 66: "Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably."

The total lack of community consultation and contempt of the views of the neighbours by the developer and the agent continues.

2. I will **NOT** be giving permission to the developer to carry out any such proposed work on my land.

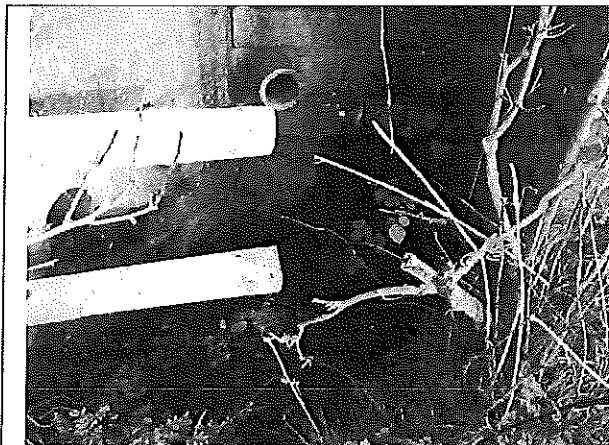
• **SURFACE WATER DRAINAGE and FLOODING:**

Having revised their Drainage Plans to comply with SC Drainage requests, the developer has now opted for installation of three Attenuation tanks in the hope of easing the probable surface water flooding.

- i) The latest drainage plan shows the tanks being located in the proposed Community area;
- ii) The site plan shows new trees being planted in the Open Space Community area. Are we to assume that the roots of the existing trees would not be damaged by the positioning of the tanks, and equally, that the roots of the new trees would not damage the attenuation tanks?
- iii) Planning policy states that a site must show that it can deal with surface water run off in a way that will not affect the outlying area.

In this case the developer plans to deal with run off by sending it down a small culvert and Brook. *"It is therefore assumed for the purpose of this report that the site will continue to discharge into the watercourse following development"* (Flood Risk Assessment 5.4.2.2.)

NOTE: As this brook has been classified as an 'Ordinary Watercourse', it falls under riparian ownership (FRA 4.3), and therefore the developer can wash his hands of any flooding problems caused downstream of the culvert because of this development. **Surely, Shropshire Council cannot risk or permit this situation.**



Developer's Flood Risk Assessment :
 "If the culvert were to become blocked, due to the topography of the site, water would be expected to back up behind the culvert before flowing over Wrexham Road and away from the site". (YES! OVER Wrexham Road)

The FINAL Drainage Strategy plan **STILL** states: *"SCC and Welsh Water to be consulted regarding drainage of proposed bellmouth"*.



NPPF:102 states : *".....it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk"*.

The pond that I referred to in my Drainage objection letter of 10th of March has apparently been totally ignored, as it has NOT been mentioned or shown in any Drainage Strategy plans or documents. Last week, the location of this proposed development was mown, and pictures don't lie.....



The pond, pictured March 2014. Neither the developer nor Shropshire Council have mentioned this in the various Drainage or Flooding reports. It was mentioned in the Flood Risk report, but was blamed on the January rain!



The pond, 31/05/2014 with the field, Area A, freshly mown by the local farmer. Note how he has clearly and carefully avoided of the pond area. This pond exists 365 days of the year.

This development would rely solely on the existing sewerage and drainage infrastructure, and yet the applicant has no idea if the existing networks could cope. The developer's drainage plans are poorly researched and not fit for purpose. They will worsen road flooding and overload the main sewers. They do not meet the NPPF section 10 requirements on flooding etc.. They are NOT SUSTAINABLE. This application should be REFUSED.

When the NPPF was presented to the House of Commons by the Rt Hon Greg Clark MP, he announced as follows:-

*I am delighted today to be publishing the **National Planning Policy Framework** and our response to the Communities and Local Government Select Committee Report of the 21 December 2011.*

Our reforms to planning policy have 3 fundamental objectives:

- *To put unprecedented power in the hands of communities to shape the places in which they live;* (listed as first fundamental objective)

Our reforms to the planning system take on each of these challenges:

- *They enshrine the local plan - produced by local people - as the keystone of the planning system;* (again listed as first challenge)

<http://www.gregclark.org/articles~speeches/ministerial-statement-to-the-house-of-commons/67>

It should not be forgotten nor ignored that the 2012 proposal by the same developer for the same site prompted **Whitchurch Town Council** to vote against it, some **500 objectors** to sign a petition against it, and, after rigorous consultation and with **84% of the local respondents** having objected to it, the **SAMDev consultation** to reject it. There followed the SAMdev Draft Plan public consultation, when a staggering **93% of the responses supported the SAMdev proposal to remove the Wrexham Road (WHIT 37) as a proposed residential allocation.**

Even the developer's current "**Design and Access Statement**", Page 5, Final Para. states: ***The site was removed from the latest SAMDev Draft in July 2013, with justification given as significant negative consultation feedback was received regarding the allocation, relating to existing local traffic concerns along Wrexham Road.*** **NOTHING** has changed today, therefore I am naturally bewildered as to why this proposal has been given officer support when none of the underlying flaws articulated during this and previous consultations have been addressed.

It is probably true to say that these responses have resulted in the applicant, this time around, going straight in for full planning, - **NO** Outline Planning and **NO** community consultation. The developer has avoided a full consultation on the plans, has ridden rough shod over the views of the people of Whitchurch and the SAMdev, and ignored Council and public opinion. The developer has produced an application that is full of assumption, with factually incorrect, inaccurate and misleading data, to try to justify this development, and the application should therefore be rejected.

I sincerely hope that Shropshire Planning Committee truly believes in listening to the local people, and, as per the **NPPF 's first fundamental objective**, "**put unprecedented power in the hands of communities to shape the places in which they live**". I would hope that Shropshire Planning could not be taken in by rapacious developers who, in my honest opinion, can be very economical with the facts when it suits them and their proposed developments.

I was very relieved to read that the Shropshire Council Core Strategy has been found to be in conformity with the National Planning Policy Framework. As regards the Local Plan, NPPF states: "**Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise**".

Shropshire Council's SAMdev document 5.184 states: *....."if there is a recognised under-delivery of housing ahead of 2026.....It is envisaged that the release of additional land will only be acceptable towards the end of the Plan period and only where the Local Planning Authority considers there to be a quantified threat to the delivery of the overall strategy.* After the hard work, public consultations and due diligence that has been put into the SAMdev process, are Planning Officers **already** moving away from the Final Draft SAMdev findings and document?

This proposal is NOT SUSTAINABLE, it is NOT in accord with either the Local Plan, or SAMDev or the prime fundamental objective of the N.P.P.F..
I sincerely hope that Shropshire Council will REJECT this planning application.

Yours sincerely

Del Brown
Mrs Del Brown

APPENDIX 1

National Planning Policy Framework (NPPF) - excerpts:

Definition of **Local Plan**: *"The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community". (As achieved during SAMdev process)*

12. *"Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise."* (This proposal is **NOT** in accord with the Local Plan or SAMDev)

16. *"The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should..... develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;"* (As achieved in the SAMdev process)

66. *"Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably".*
(The developer chose **NOT** to carry out a Community Consultation)

102 *"..... it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk"* (The local community is **VERY** concerned about the flooding issues that already exist. This proposed development would only exasperate the situation)

Appendix 2

SAMDev Revised Preferred Options Draft July 2013 - Whitchurch

Removal of the Wrexham Road (WHIT037) proposed housing allocation

• This site was initially preferred in the 2012 consultation. However, there were outstanding traffic impact considerations and it was acknowledged that detailed highway capacity improvement measures would be required. The site received very poor consultation feedback from the majority of respondents, with concern focussed on how new housing in this area would impact upon congestion and safety along Wrexham Road. The Town Council objected on the same grounds.

It is acknowledged the site promoter has prepared an indicative traffic mitigation scheme in response to these concerns. However, at this stage it is considered there is uncertainty as to the effectiveness and appropriateness of the proposed measures.

- The site is therefore not proposed to be carried forward due to:
 - The outstanding local traffic impact concerns along Wrexham Road;
 - The significant negative consultation feedback, including the Town Council's objection; and
 - The presence of more suitable sites elsewhere in the town to meet the overall housing need

Appendix 3

The SAMDev Plan Publication March 2014: Consultation Statement Q4. This can **NOT** be ignored Q4. *Do you agree with the removal of the proposed housing allocation at Wrexham Road WHIT037)?* *"There were 55 responses to this question across all formats. A significant majority (93%) supported the proposal to remove (WHIT037) as a proposed residential allocation, with only 7% continuing to support the site's inclusion, including the site's promoter. The vast majority of those supporting the site's removal were local residents who pointed to the concern they had over highways impact along Wrexham Road and the associated congestion and safety issues. Those who continue to support the site's inclusion were predominantly the site promoters who pointed to lack of technical rationale for its removal, the highway mitigation and improvement measures proposed, and the continuing assertion that the site offers a natural and sustainable extension to the town."*