

NORTH PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: 22.09.2026		
NOTE: This schedule reports only additional letters received before 5pm on the day before committee. Any items received on the day of Committee will be reported verbally to the meeting		
Item No.	Application No.	Originator:
6	25/03651/FUL	Members of the public x 2 (making the same comments)
Representations received are summarised into the following material planning considerations: • The scale of the proposed development is considered disproportionate to the size of the village and its existing level of facilities and infrastructure. • The village's existing roads, services and community facilities are considered to have limited capacity and may be unable to accommodate the additional demand arising from further households. • Additional traffic would be generated on narrow local roads which are already reported to experience congestion and difficulties accommodating vehicle movements. • Increased vehicle movements are considered likely to give rise to further highway safety concerns for road users within and around the village. • Concern is raised regarding the effect of additional traffic on access to the A5, including the capacity and safe operation of the local highway network. • Additional traffic would place further pressure on the Queen's Head junction, where existing road safety concerns and previous accidents are reported. • The proposals are considered likely to place additional pressure on local services and facilities which were not designed to support a significant increase in the number of households. • The development is considered potentially harmful to the established character, appearance and historic identity of the village. • Concern is raised that development of this scale would not respect the village's existing form, rural character and distinctive sense of place. • The site's location within a conservation area is identified as requiring particular regard to the preservation or enhancement of its character and appearance. • The proposal is considered likely to diminish the qualities which contribute to the special interest and significance of the conservation area.		
Item No.	Application No.	Originator:
7	26/00099/OUT	Member of the public
Representation received is summarised into the following material planning considerations: • The combined development of 52 dwellings is considered disproportionate to the size of West Felton and inconsistent with its role as a Community Village.		

- It is asserted that the proposals would increase the village's existing housing stock by approximately 8%, representing excessive growth through two adjoining developments.
- The scale, density and spatial form of development are considered inconsistent with the settlement strategy and the village's established rural character.
- Conflict is alleged with Core Strategy Policies CS2 and CS6 and SAMDev Policies MD1 and MD2 concerning the distribution, scale and design of development.
- The additional population generated by the proposals is considered likely to place further pressure on local healthcare services and GP capacity.
- The development is expected to generate additional primary-school pupils, raising concerns about local school capacity and the potential need for out-of-catchment travel.
- The proposals are expected to result in a substantial increase in vehicle ownership and daily traffic movements on narrow village roads.
- Increased traffic is considered likely to contribute to congestion and create additional highway and pedestrian safety risks.
- Particular concern is raised about the effect of additional traffic at the A5 Queen's Head junction, which is described as having an existing collision record.
- It is argued that the highway implications of both developments should be assessed cumulatively rather than as separate proposals.
- Existing surface-water runoff and drainage problems within West Felton are identified as a concern.
- It is argued that sufficient evidence has not been provided before determination to demonstrate that the developments would not increase off-site flood risk.
- Concern is raised about relying on planning conditions to secure drainage and attenuation details after permission has been granted.
- Conflict is alleged with Core Strategy Policy CS18 in respect of sustainable drainage and flood-risk management.
- The representations request refusal on the basis that the identified harms and policy conflicts would outweigh the benefits of the developments.
- If permission is not refused, the representations request deferral pending an assessment of school and primary-care capacity.
- Deferral is also requested pending an independent cumulative highways assessment covering additional traffic movements and the safety of the A5 Queen's Head junction.
- A comprehensive surface-water and flood-risk strategy, supported by verified soakaway testing, is requested before determination.

Item No.	Application No.	Originator:
7	26/00099/OUT	Members of the public x2 (making the same comments)

Representations received are summarised into the following material planning considerations:

- The scale of the proposed development is considered disproportionate to the size of the village and its existing level of facilities and infrastructure.

- The village's existing roads, services and community facilities are considered to have limited capacity and may be unable to accommodate the additional demand arising from further households.
- Additional traffic would be generated on narrow local roads which are already reported to experience congestion and difficulties accommodating vehicle movements.
- Increased vehicle movements are considered likely to give rise to further highway safety concerns for road users within and around the village.
- Concern is raised regarding the effect of additional traffic on access to the A5, including the capacity and safe operation of the local highway network.
- Additional traffic would place further pressure on the Queen's Head junction, where existing road safety concerns and previous accidents are reported.
- The proposals are considered likely to place additional pressure on local services and facilities which were not designed to support a significant increase in the number of households.
- The development is considered potentially harmful to the established character, appearance and historic identity of the village.
- Concern is raised that development of this scale would not respect the village's existing form, rural character and distinctive sense of place.
- The site's location within a conservation area is identified as requiring particular regard to the preservation or enhancement of its character and appearance.
- The proposal is considered likely to diminish the qualities which contribute to the special interest and significance of the conservation area.

Item No.	Application No.	Originator:
7	26/00099/OUT	Member of the Public
Representation received is summarised into the following material planning considerations: • Increased traffic generation and highway safety concerns, including pedestrian safety and speeding traffic. • Pressure on local infrastructure and services, including the school, village shop and community facilities. • Harm to the character and appearance of the village arising from further housing development. • Potential effects on heritage, conservation interests and archaeology. • Concerns regarding drainage, sewerage capacity, public rights of way and general village amenity. • Belief that substantial housing growth has already occurred within the village and that further development is unnecessary.		
Item No.	Application No.	Originator:
5	25/02775/OUT	Member of the Public
A representation received is summarised into the following material planning considerations:		

- Loss of privacy - Part of the perimeter of the field is made up of bungalows so we will have houses looking down into our gardens and the back of our houses.
- Increase in noise.
- Given the current economic climate it is difficult to know who might be buying these houses as a number of houses are going unsold in Wem at present.
- Increase in traffic and highways impacts.

Item No.	Application No.	Originator:
5	25/02775/OUT	Helen Morgan MP

A representation from the local Member of Parliament has been received stating the following:

A constituent understands that the application may be approved this week despite more than 60 objections being submitted through the planning portal. She also notes that a previous proposal for development on this site was refused and is concerned that residents' objections have not been given sufficient consideration.

Her concerns centre on the impact the development would have on already stretched local infrastructure, including roads, drainage, schools and GP services. She also highlights existing traffic problems at the Aston Road level crossing, where congestion is already significant, and believes additional vehicle movements would worsen highway safety.

The constituent is further concerned that the development would increase traffic through Barkers Green and Cordwell Park, creating dangerous rat runs on roads used by pedestrians, cyclists, horse riders and local families. She also points to the lack of safe pedestrian access and the presence of heavy farm and commercial vehicles on Aston Road.

Helen Morgan MP would be grateful if these concerns could be carefully considered before any decision is made.

Item No.	Application No.	Originator:
5	25/02775/OUT	Wem Rural Parish Council

A further consultation response from the Wem Rural Parish Council has been received stating the following:

The Council remains concerned about the potential for additional traffic associated with the proposed development to use Aston and Barkers Green. These roads already experience traffic pressures, which can be exacerbated when diversions are in place, and members are concerned that the proposed development could make the situation considerably worse.

Particular concern was expressed regarding construction and delivery vehicles. Should the development be approved, the Parish Council requests that appropriate and enforceable conditions are imposed to ensure that construction and delivery vehicles do not travel through Aston and Barkers Green.

The Council would specifically request:

- a Construction Traffic Management Plan identifying the approved routes for construction and delivery vehicles;

- Aston and Barkers Green to be expressly identified as prohibited routes for construction and delivery traffic;
- construction deliveries to be restricted to between 8.00am and 4.00pm; and
- appropriate signage and monitoring to ensure that the agreed routes and restrictions are adhered to.

The Parish Council is keen that these matters are addressed through the planning process before any development commences, rather than waiting for traffic and congestion problems to arise once construction is underway.

Item No.	Application No.	Originator:
5	25/02775/OUT	Member of the Public
A representation received is summarised into the following material planning considerations: Can the meeting please provide clarification on what lighting will be included in the proposed upgrade of the applicant's "primary walking route into town" (i.e. the route marked in green with steps and footbridge across the railway line). This route is unlit and so after dark,even with the use of a torch, it is not a safe route for many members of the adult public. This also applies to school children and students using this route to get to and from transport links and places of education on dark mornings and afternoons. An upgrade to the muddy footpath and uneven surface to the footbridge is most welcome but unless the entire route to town is well lit the route detailed in the application will not be fit for purpose after dark.		