

HPC response to 24/04834/FUL amended planning application (44 dwellings at Wedgefields), submitted 22 September 2025:

The Parish Council would like to begin by expressing their surprise that this proposed development continues to be considered by Shropshire Council at this time.

The developer continues to refer to the site (HDL006) as the 'emerging draft allocation' and talks about the site being part of the 'withdrawn Local Plan'. The key word here being 'withdrawn'; this is no longer a Material Consideration to planning as suggested by the developer because it does not exist. It should also be noted that at no point has the community of Hadnall or the Parish Council been listened to by Shropshire Council on the original inclusion of 'HDL006' within that now-scrapped local plan. Hadnall residents and parish councillors argued throughout that there are much better potential sites, that would integrate much more effectively with the existing built environment, better protect the surrounding countryside, and promote community cohesion.

The withdrawal of the Local Plan means that Hadnall is still classed as Open Countryside. The proposed site, referred to as HDL006, falls outside the existing settlement boundary. It is a greenfield space valued by the village, as well as being productive agricultural land that has been farmed for generations and which provides habitat for much native flora and fauna. The site also creates a green 'buffer' between Hadnall and other settlements.

The National Planning Policy Framework (NPPF) states that 'applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise'. 'HDL006' is a greenfield site, and as such, this material consideration (along with other material considerations) should exclude it for being considered a site of sustainable development both in terms of the adopted Development Plan and National Planning Policy. Hadnall is a rural village and to agree to a development of this scale would significantly and detrimentally affect its identity.

Whilst we understand that there is currently no Local Plan in place and therefore the pressure is on to favour some developments, the Parish Council would like to stress that inappropriate and unsustainable planning, that would cause irreparable harm to both natural environment and the local community, should never be approved.

Of utmost importance in your considerations must be the drainage and sewerage problems that have plagued elderly individuals and young families in Hadnall for years. These have been well documented in the media, raised during consultation periods, and by Helen Morgan MP (both locally and in Westminster), our local Unitary councillor, and by the Parish Council. Despite this, the most recent update received by the Parish Council from Severn Trent showed that there is absolutely no timeline in place to rectify the issues experienced. An update received on 11th September 2025 stated:

"Project Update

- Rising Main Works

We expect to have an identified solution by this autumn. Once confirmed, we'll provide a more detailed update. Ground investigation surveys are planned for this winter, which will be visible to the community. We'll ensure advance notice is given and will be available to answer any questions locally.

- Landowner Consultations

The delivery team is keen to begin consultations on potential route options soon. We'd be happy to include you in these discussions to ensure local perspectives are considered.

- SUDS Opportunities in the Playing Field

Surveys are scheduled in the coming few weeks to assess the feasibility of reconnecting flow from the existing sustainable urban drainage system within the playing field. We aim to have a draft proposal ready by autumn/winter.

- Infiltration Management

Flow surveys and CCTV investigations are underway to help us understand how best to manage infiltration and reduce excess water entering the sewer network. We're also working to gather updates on property-level surveys carried out by our tactical asset planning team. We've been awaiting a response, and I'll follow up personally to get more clarity for you.

- Pump House Investigations

A flow meter has now been installed to support root cause analysis and help us understand how flow is entering the system."

As you can see, the proposed solution has still not been modelled, there are no concrete timeframes in place, and until any work is completed we cannot know if the problems will be resolved. To approve development on this scale (with or without a Grampian condition) before the infrastructure is demonstrably fit-for-purpose would be, in our opinion, highly irresponsible.

Drainage and sewerage concerns were one of the key issues raised by the community, our MP, the Parish Council and our Unitary Councillor during the consultation period for this development. We can only speak for the Parish Council and the Community who have attended our meetings when we say we do not feel listened to on this matter, a matter that puts our homes at risk. It is notable that the most significant document relating to flooding that the developer's agent originally uploaded to the planning portal

was incomplete, with the most important details missed off. It took many weeks for the agent to get around to rectifying this. This clearly illustrates the developer's disregard for the effects that flooding and drainage are having on our community, and their ongoing failure to take responsibility for addressing our concerns.

Furthermore, the main area that has suffered recurring problems with flooding and drainage is Abbot Drive, a development built by this developer. Upon experiencing the issues, local residents of course approached the developers first. They were stonewalled. It is understood from communications that at this point the pipework had not been adopted by Severn Trent Water, yet it is reported by homeowners that the developers had no interest in helping them at all. This exacerbates the fear held by the community, not only that a development of this size would be allowed to proceed but also, by this developer. Surely, the most logical course of action for the Council, the developer, and Severn Trent Water would be to fix the current issues and be satisfied that they are fixed, before even considering building further homes.

On the subject of infrastructure, during the consultation period and in many comments on the Planning Portal, a recurring theme of concern was the ability of the local school and doctors' surgery to meet the extra demand from a development of this size. These concerns were borne out by the presence at our latest meeting of our local GP, who wanted to ascertain for herself the scale of the challenges facing her practice (Clive), both currently and in the light of any proposed future development. She expressed deep concern at their capacity to cope with local population growth. Hadnall village has virtually doubled in size over recent years and as each development was built, residents raised concerns about the capacity of local public services. This has now reached breaking point, with both medical practice and school extremely close to capacity.

Further, the local children lack play equipment as they get older and the Village Hall requires investment.

All of these needs are now aged yet there have been no improvements to infrastructure in the village for some time. The Parish Council were encouraged to communicate with the developers early on, to explain in particular their desire for improved play facilities, improvements to the Village Hall, and concerns around the doctors' surgery and the school. This was explained very clearly during an early meeting between the developers and the Parish Council in November 2024 and these areas have continued to be areas of concern throughout consultations. Despite this, they have not been heard, a feeling again shared by both the Parish Council and the community that they represent. In the 'Agent Responses to Consultee Comments' document shared on the planning portal (29 August 2025) it is stated that 'the emerging draft allocation (HDL006) did not seek the delivery of formal play provision on this site'. This statement shows a callous disregard for the input given during consultation.

The Parish Council are incredulous that, on the one hand, the developers seek to base their application on a Local Plan that does not exist, whilst on the other hand are selective about what aspects of the community they hear. They were of course very happy to remove the car park from the development based on the views of the community. This would have been the ideal opportunity to offer the play facilities we need (not a 'trim trail' which very much feels like a box-ticking exercise), or even to offer the land to the Parish Council which we are desperately short of, but instead the layout was altered and the land absorbed into residential dwelling plots. The community want to be heard in full, not piecemeal in a way that serves the developer but not the community.

Similarly, we have been clear during consultation that the Parish Council wants any new development to be integrated into the village with cycle and pedestrian access to local facilities, avoiding wherever possible the extremely busy A49. This proposal completely ignores this; It has one entrance only and is completely geared to motor vehicle travel. Its positioning and design creates a stand-alone development. It is not integrated into the village in any way. Even the visual design of the homes bears no resemblance to, or attempt to blend in with, the very close Wedgefields development.

We have mentioned throughout our response that the Parish Council and residents do not feel heard by Shropshire Council or the developers, and that there is little trust in this developer in particular locally due to previous experiences. The developer held a public consultation with the Parish back in October 2024. A number of parishioners present at our meeting highlighted that they had raised concerns with the developer at this drop in event yet had not had any assurances or further discussions. One resident had raised concerns relating to noise, being overlooked, boundary hedging and privacy direct with individuals from Cameron Homes. They were encouraged to put all of their concerns in writing and send them directly to Cameron Homes, which they did. Their correspondence was noted as being received and they were assured that someone would come back to them in due course, they have still not heard anything. Two other residents who live adjacent to earlier developments built in the village told of their complete exasperation with boundary hedging that directly affected their property. The developers have been unhelpful and dismissive and the residents have had to take matters into their own hands at great expense. This raises very real concerns about the same issues being left unresolved on any new development.

It is recognised by the Parish Council that some areas of this response may not refer directly to Material Considerations. However, as the body representing our area and following very constructive meetings with our community, it is felt that it would be remiss of us to not include as much information as we can, to build some context and to emphasise just how vehemently many residents and all of the parish councillors oppose this development.

The following points regarding the latest amendments should also be noted:

- Whilst it is reassuring that the SUDS has been moved, the developer has previously mentioned that it was to be placed in its original location because that was the lowest point of the site and therefore that was the best place for it to be. Further assurances would be sought that this new location would not make the SUDs less effective or put any other properties at further risk,

- The drainage authority state that asset mapping indicates a watercourse is present within the development along the Southern border, the developer states that there is no watercourse on the latest surface water flood risk maps and so no easement is required
- this needs to be clarified by the drainage authority,

- Please also note that the 'full agent response document' should be submitted in full, there are words cut off in the table.

All further objections not mentioned here but noted in the Hadnall Parish Council response of 23 July 2025 still stand.

To summarise, we believe that this proposed development offers absolutely nothing to the village of Hadnall but would bring instead significant and unwanted challenges to the community, the local environment, and this part of Shropshire.