

Ms Claire Sherratt  
C/o The Programme Officer  
Shropshire Council  
Shirehall  
Abbey Foregate  
Shrewsbury  
Shropshire  
SY2 6ND

Dear Ms Sherratt,

Thank you for the opportunity to forward our comments for your consideration re SAMdev.

We continue to be seriously concerned regarding the SAMdev plans for approx 100 dwelling development off Lowe Hill Road, Wem on the North West side of Wem.

Wem is a small, rural market town whose infrastructure, having been already been stretched to its limit with the house building of the last decade, is not well placed to be able to cope with this development.

Both the town's schools – St Peter's Primary and Thomas Adams Secondary – are bursting. The medical facilities are over-stretched. We already know of new-comers having to get dental care in other towns e.g. Market Drayton. The road system is not coping with the current population, never mind one increased by potentially several hundred. We believe the proposed development is disproportional to the town's needs and infrastructure and would surely, in the terms of the NPPF, neither reflect nor be responsive to local needs.

This leads to our second point: the site for the proposed development is in the worst possible place for car movements. Lowe Hill Road, lying in the NW of the town, is on the opposite side of town to the direction most people will need to drive. This is especially true of commuters – i.e. the vast majority of Wem's working population. For residents of the proposed estate, it would mean that to travel almost anywhere they must go through the centre of Wem. This will add to the already existing congestion at peak times. Already, car movements peak at approx 400 per hour on the Ellesmere Road/Lowe Hill Road junction. Surely if such a development is needed, then it needs to be on the side of Wem nearest to the A49 for accessing Shrewsbury, Telford and the M54. Such consideration would only be consistent with the call for an 'integrated approach' in the NPPF.

A further problem with the Lowe Hill Road site is the drainage. This is already a problem (see attached photo taken at junction of Lowe Hill Road/Pyms Road), and the addition of a large built-up area on the side of the hill, combined with the anticipated effect of climate change, should be raising alarms on the risk front.

We realise that growth targets have been set and Wem has to try and shoulder its share of the burden (whilst noting that the town has close to doubled in size in the 40 years we have lived here). However, we fear that the proposed development has not been properly thought through and that pressure from Central Government will lead to solutions that ignore the needs of the town and its residents. We do think that the potential is here to completely ruin a small Shropshire market town rather than to 'enhance or maintain the vitality' of this rural community.

Appealing to reason, rather than targets, we ask you to take notice of the above points and consider a) whether such an increase in housing can be justified at all and b) if it can, what the sense is in developing on the North-West of the town.

Yours sincerely

Mr R. J. and Mrs E.A. Townsend