

WEM 012 site at land Tilley Wem

Although the original number of houses proposed to be built on this site has been reduced from 32 to 10, despite numerous objections throughout the various stages of SAM dev by residents living on estates bordering this site because of its proximity to the River Roden and its high water table which reduces it to little more than a marsh each winter, County Planners seem determined to proceed with this proposal. To confound thatl even further, the amended proposed site for the ten houses falls on what is probably the most marshy area of the field, evidence of which can be seen in the enclosed photographs taken earlier this year which shows Council workmen laying sandbags around a property sited exactly adjacent to this area of the site. This is not a one off but occurs almost every winter without fail, the original sandbags provided having rotted away through use! This winter we have all witnessed graphic evidence of the tragic results caused by building on the flood plain. Could there be some hidden agenda, or why is it so important to risk similar problems here when there are many other much more suitable dry sites in and around Wem? (see4.)

2. The sewage system servicing the estates has not been fit for purpose for many years and according to Severn Trent workers is unable to cope with modern effluent, with blockages reported by myself and others almost on a weekly basis. (the frequency of these blockages have been regularly reported to Shropshire Councillors including photographic evidence), resulting in huge tanker lorries arriving at all times of the day and night to pump out the blockages which occur in the main pipe servicing the pumping station. This system will need to be completely rebuilt to cope with any additional effluent produced from the new houses or otherwise their connection will only exacerbate this situation further.

3. This site is a green field site so that all other amenities will need to be included in the build. This seems to be an awful lot of trouble and expense for only ten houses. Because in the past the owner of this site was refused planning permission on it on at least four occasions by the old North Shropshire District Council, this suggests the obvious conclusion that this is merely a ploy by SCC so that the building the remaining houses and maybe more will shortly follow.

4. Since the introduction of SAM dev many land owners are entering the market with applications for outline planning permission to develop their land.

This is no exception in Wem as I know of at least one site less than a quarter of a mile from WEM 012 where the land owner has already applied to do this on one field with another large field right next to that site currently on sale at a premium rate for the same purpose. With this and other sites regularly coming on the market any underbuild of house proposals will be filled long before the closing date of 2026



