

# CHILDS ERCALL PARISH COUNCIL

Parish Clerk: Barbara Pearce. 4 Manor Green, Childs Ercall, Shropshire, TF9 2EA  
e-mail: [cepcclerk@gmail.com](mailto:cepcclerk@gmail.com)

Dear Sirs,

Planning application 23/03138/FUL Furbers Yard, Howle Road Childs Ercall

This Parish Council objects to this application in its present form. We support the principle of good quality sustainable development on this brownfield site, but have the following objections to this application

## 1. Amount of Affordable Housing.

This site is completely isolated, by the applicant's reckoning it is 4.8 kilometres from the nearest bus stop. No onsite facilities are to be provided. The recent 'Right Homes Right Place' survey conducted by Shropshire Council does not support the provision of additional Affordable Housing within Childs Ercall. The survey shows no measurable demand for Affordable Housing and reveals no support for the provision of further such housing. We therefore feel that future occupiers of the Affordable housing will be reluctant residents who would prefer to be elsewhere, with little commitment to the location and looking mainly to move somewhere else. We would propose that as this a manifestly unsuitable location for Affordable Housing, and that as there is no evidence of local demand or support for the supply of such housing, that the number of Affordable units proposed be materially reduced and that the developers pay a commuted sum for off-site provision in a more appropriate location.

## 2. Site remediation.

The Design and Access Statement describes the site as "...currently heavily contaminated". No clear pollution clean up regime is provided. There is a fairly casual reference to covering up front and rear gardens with topsoil, but this does not address the impact of water outflow from the individual septic tanks on site, nor does it address the areas of the site, which are to be common. The developers report states "It is recommended that a holistic remediation and development strategy is produced for the site, taking account of risks to all potential receptors, as well as development levels and drainage designs" No such development strategy is being set out here.

### 3. Open space.

The development proposes the creation of open space areas within the site. It does not set out how these spaces are to be remediated from current pollution, nor how they are to be managed after all works have been done. Open space with no clear workable management regime is of no amenity value.

### 4. Site road.

It is not proposed to construct the site road to adoptable standard. We do not consider this to be sustainable, the proper long-term course is to have the site road adopted.

### 5. Foul drainage.

We understand that drainage questions are technical, but we do not consider that the applicant has adequately demonstrated that septic tanks for 28 housing units are long term viable in this location given that the land sits above an aquifer, the proximity of a water abstraction point (94Metres), and the long term leaching from the amount of pollutants which will be left in the ground if only a topsoil treatment is used for contamination containment.

Consequently, whilst broadly we support the regeneration by way of housing development of this brownfield site, we object to this application until the issues we have identified have been satisfactorily addressed.

Finally, although the applicant refers to consultation with this Council, in fact there has been no consultation at all beyond a perfunctory and very unsatisfactory attendance by developer representatives at a Council meeting several years ago. No attempt has been made to consult with us subsequent to the objections we have lodged in relation to the previous applications. As conscientious Parish Council we would welcome real developer contact.

Kind Regards

Cllr. [James Maddocks MRICS](#)

Chair Childs Ercall Parish Council