Wrockwardine Parish Council

Minutes of the Extra-Ordinary Parish Council Meeting held on Wednesday 28th October 2026 at Admaston House Community Centre at 6.30p.m

Present:
Cllr P Cooper (Chair)
Cllr S Parr
Cllr G Thomas
Cllr K Tonks

In Attendance:
2 Members of the Public
Mr D Tooley (Local Democracy Reporter)
J Hancox (Clerk)

26/178 Welcome
The Chair welcomed everyone to the meeting.

26/179 Apologies for absence
Cllr R Eade – Work commitments
Cllr J Savage - Personal

26/180 Declaration of Interests & Dispensations
a) Pecuniary – None declared
b) Personal – None declared.

26/181 Public Session
Nothing raised

26/182 Planning Matters
The following planning applications were considered:
1. TWC/2026/0739 Site A, Land at Bratton
Outline planning application (with all matters reserved except for primary means of vehicular access) for residential development, employment development, a primary school with nursery, specialist older people's housing, mixed use local centre, green & blue infrastructure (including provision for sports, public open space, planting & ground remodelling & associated ancillary infrastructure *Environmental Statement submitted*
It was RESOLVED to OBJECT to the application with comments. (see Appendix 1)
[Proposer: Cllr Tonks; Seconder: Cllr Thomas; Vote: All]
2. TWC/2026/0745 Site of the Mill House, Walcot
Variation of condition 8 (deposited plans) of planning permission TWC/2015/0915 (conversion of 2no. barns into 1no. dwelling with new pitched roof, internal alterations & alterations to existing access) to allow amendments to previously approved plans for the addition of solar panels to roof.
It was determined to make no comment on the application.
3. TWC/2026/0751 The Mallows, 11 Walcot
Erection of a single storey rear extension and 2no. infill extensions following demolition of existing conservatory.
It was determined to make no comment on the application.

26/183 Chair's Closing Remarks
The Chair thanked everyone for attending.
The meeting closed at 7.01p.m

Signed ____*P Cooper*_____ (Chair) Date __*11th November 2026*_____

Appendix 1

Planning Application TWC/2026/0739 Site A, Land at Bratton, Telford, Shropshire

Wrockwardine Parish Council **OBJECTS** to the outline planning application as presented and believes that the scale and location of the development raises concerns about:

1. Traffic;
2. Infrastructure;
3. Flooding;
4.Environmental Issues;
5. Impact on existing communities.

1. Traffic

- The sheer size of the development will cause a huge increase in traffic which will severely exacerbate the already exorbitant congestion that occurs around Wellington, Shawbirch, Leegomery, and Admaston.
- The roads around these areas are already in a poor state of repair and the construction traffic during the development will not only cause disruption but add more road damage and increased safety risks.
- The Parish Council requests that a transport assessment be carried out looking at not only this development but at the combined effects of this proposal and other planned developments in the area. The assessment needs to assess peak-hour traffic, junction capacity, walking and cycling safety, construction traffic and the rat-running through Admaston, Wrockwardine and Rushmoor Lane (which has increased following the recent Allscott Meads development).
- In an email dated 26/3/25 in response to EIA/2025/0001 – Site A, Land at Bratton, Telford, Shropshire, a senior Highways Development Engineer stated: "*the development site will have a significant traffic impact on the A449 corridor west of the Shawbirch roundabout to which a number of sensitive receptors are located within immediate proximity to the road corridor*". These comments remain very relevant to the scale of this application.
- The use of outdated traffic modelling from 2019 is neither useful or accurate given the way travel habits, flexible working and different commuting patterns have evolved in the last six years. It also does not take into consideration the new housing developments that have already emerged since then and the additional one's already approved or pending approval.
- The Parish Council has major concerns about the safety of the proposed B5063 access to the proposed site and requests that this is established prior to any construction work commencing, particularly near the bend and the Dulwich Grange junction.
- Following a transport assessment a clear, fully funded road improvement plan should set out how impacts can be mitigated and state when essential improvements would be delivered. Any proposals should also meet the relevant NPPF highway-safety and cumulative traffic impact tests.

2. Infrastructure

- The development will increase the demand for healthcare, education, transport and community services, all of which are already severely oversubscribed or lacking. The proposed primary school, nursery, older people's housing and local centre should be installed as a priority rather than waiting until the end of the development cycle so that new residents can use them immediately and take the pressure off existing services.
- The existing GP surgery at Shawbirch already faces traffic and parking pressures as well as being oversubscribed for patients themselves. The proposed Nuplace development, planned for behind the surgery, raises concerns about any space left for future expansion of the surgery, particularly with a potential addition of more than 3,000 patients.
- In addition to transport assessments, healthcare assessments should be carried out to consider local GP capacity, pressures on hospital services, NHS dentistry, pharmacies and the proposed service changes at the Princess Royal Hospital.

- School capacity needs to be addressed. Local primary and secondary schools are currently oversubscribed with some children having to attend schools in Shropshire County Council areas or travel long distances to South Telford, putting even more pressure on the road networks.
- Where new schools are installed, safe access and suitable drop-off arrangements are needed to reduce congestion and unsafe parking, something that is rarely taken into consideration at present.
- There is already limited public transport serving the area and this therefore leaves current and new residents dependent on cars for work, school, healthcare and other services.
- The complete infrastructure needs should be assessed alongside other planned developments. Funding of necessary improvements and their delivery should be secured through enforceable arrangements, with developer contributions meeting the statutory tests for planning obligations.

3. Flooding

- The current planning register identifies that parts of the proposed site are in Flood Zones two and three, with surface-water and future climate-change increasing flood risks. Recently flooding has been reported in Rushmoor and Bratton, and these included blocked culverts, surface-water build-up and flooded gardens.
- The Flood Risk Assessment should show that ground remodelling and drainage changes will not increase runoff or move floodwater onto any existing properties. The development should remain safe throughout its lifetime, allowing for climate change and the combined effects of other developments.
- The relevant sequential test and, where required, exception test should be satisfied. Watercourses, drainage and sewerage capacity alongside long-term drainage maintenance should also be addressed.
- The Environment Agency, Lead Local Flood Authority and all relevant water and drainage authorities should be satisfied with the evidence produced. Major flood-risk concerns should be resolved before permission is granted, not left to later design work or after flooding occurs.

4. Environmental Issues

- The current planning register identifies Grade 2, Grade 3a and Grade 3b agricultural land, Green Network Land and Tree Preservation Orders within the site.
- The Parish Council would like to see an environmental report that explains exactly how much agricultural land will be lost, its current quality, why the loss is justified and how harm will be minimised.
- Existing trees, hedgerows, habitats and wildlife connections should be protected. New landscaping and open space do not automatically mean that they are suitable replacements for the mature habitats or productive farmland that currently exist.
- Ecological evidence should explain how harm would be avoided, reduced or compensated for, and how applicable biodiversity net gain requirements will be met.
- The assessment should follow relevant NPPF and Local Plan policies. Evidence should be accessible to the public, and these impacts should be weighed in the planning decision.
- The development will substantially change Bratton's rural setting. Its scale and lengthy construction period will, without doubt affect the countryside and nearby residents and there is no clear outline as to how these issues will be mitigated.
- An environmental assessment should assess noise, dust, traffic, changes to views, wildlife disturbance and increased activity after occupation and again, how these can be minimised or mitigated.
- Building heights, layout, landscaping, access and measures to reduce the impact of this large site and how it will fit into the surrounding area and protect existing properties plus walking and cycling routes should be done as a matter of course.
- Many of the final details of the site are reserved for later approval, but the Parish Council suggests that the outline application should already demonstrate how unacceptable environmental or residential impacts can be avoided.

- The combined effects of the David Wilson Homes and Bloor Homes proposals should be assessed alongside the new site at Allscott Meads and sites in neighbouring Parish's.
- The combined effects of traffic emissions on air quality should be assessed, especially in congested areas, against relevant NPPF policies and the Council's climate-resilience objectives.

5. Impact on Existing Communities

- The effect these large developments will have on the existing communities is immense and includes all the previous points made.
- The pressure this number of properties will put on all services, road networks and general quality of life, whilst an unknown quantity, will be considerable.
- Damage limitation and keeping the public informed of what is happening will be key to getting this development right and future proofing people's lives.

Summary

Wrockwardine Parish Council believes that planning permission should be refused on clearly evidenced planning grounds if all unacceptable impacts cannot be addressed or if relevant planning-policy requirements are not met.