

DATE	REF NO	DETAILS OF APPLICATION	ADDRESS	PARISH COUNCIL OBSERVATIONS	DECISION
14/01/25	24/03717/FUL	Retrospective application for new render finish to existing house and brick boundary walls. Timber gates to entrances and installation of new sewage treatment plant	Green Acres Whitewood Lane Overton Malpas	Email 27/01/25:- Background Factors: Open countryside Relevant Malpas and Overton Neighbourhood Plan Policies: BE3 Relevant Local Plan Part 2 Policies: DM21 DM46-48 Potential benefits to the community: None identified Potential impact on neighbours: None identified Potential impact on wider community: None identified	APPROVED 24/04/25
10/02/25	25/00211/FUL	Single storey extension, two storey extension, conversion of existing garage, insertion of rooflights	Yew Tree Cottage Church Street Malpas	Email 03/03/25:- The Council make the following observations: Background Factors: Within settlement boundary; Conservation area Relevant Malpas and Overton Neighbourhood Plan Policies: BE3, SF2 Relevant Local Plan Part 2 Policies: DM21, DM46-48 Potential benefits to the community: None identified Potential impact on neighbours: Church Street has a lot of listed / heritage buildings and the Council would wish to insure that their setting is not harmed as a consequence of this application Potential impact on wider community: Non identified	APPROVED 25/06/25
10/02/25	24/03842/FUL	Erection of a pergola in rear garden	9 Well Farm Close Malpas	No Observations. This falls within permitted development rights as the height is less than 2.5m.	APPROVED 15/04/25
05/03/25	25/00637/TPO	Works to various trees - as detailed in tree report	Malpas Cemetery Chester Road Malpas	No Observations.	APPROVED 24/04/25
05/03/25	25/00638/CAT	Works to trees as recommended in tree survey	Malpas Cemetery Chester Road Malpas	No Observations.	DECIDED 14/04/25
12/03/25	25/00758/TPO	Pine (T1) - Fell. Ash (T7)- Fell and replace with 2x standard trees, species Oak or Beech in garden space near to location of T7	Beeches Lodge Tilston Road Malpas	Email 31/03/25:- If CWaC Planning Authority is minded to approve this application the Council would request that the following conditions be included: That all the trees felled are replaced on a 2 for 1 basis in line with the Neighbourhood Plan and CWAC Local plan. The replacement trees should be of sufficient size to ensure that they grow to maturity. Background Factors: Within settlement boundary; Conservation area Relevant Malpas and Overton Neighbourhood Plan Policies: LC4 Relevant Local Plan Part 2 Policies: DM44, DM45	APPROVED 07/05/25

14/03/25	25/00555/LBC	replacement roof light	The Old Rectory Church Street Malpas	Email 31/03/25:- Background Factors: Within settlement boundary; Conservation area; Listed Building Relevant Malpas and Overton Neighbourhood Plan Policies: BE3, BE4, LC3 Relevant Local Plan Part 2 Policies: DM21, DM46-48 DM45, DM46 Potential impact on wider community: Rooflight is visible from the public realm	APPROVED 27/04/25
09/04/25	25/01064/LBC	Installation of an Electric Vehicle Charger to side elevation	The Nest Old Hall Street Malpas	Email 28/04/25:- Background Factors: Within settlement boundary; Conservation area; Listed Building Relevant Malpas and Overton Neighbourhood Plan Policies: BE4 Relevant Local Plan Part 2 Policies: DM3, DM46-48 Potential benefits to the community: None identified Potential impact on neighbours: Non identified Potential impact on wider community: Non identified The Council would want to ensure that the Heritage and Conservation Officers are satisfied that the work and materials are in keeping and do not harm in anyway the setting of the Nest, other listed buildings in the area, and the Conservation Area	APPROVED 04/06/25
14/05/25	25/01256/FUL	Modification and extension of existing single storey rear extension with alterations to front chimney	Foxlea Wrexham Road Cuddington Malpas	Email 02/06/25:- The Council made the following observations: Background Factors: Open countryside Relevant Malpas and Overton Neighbourhood Plan Policies: BE3 Relevant Local Plan Part 2 Policies: DM21 DM46-48 Potential benefits to the community: None identified Potential impact on neighbours: None identified	APPROVED 12/06/25
14/05/25	Appeal reference: 25/00054/REF - 24/02759/FUL	Change of use of C3 dwelling house to 4 bed Children's home C2	Woodhouse Grange Dymocks Mill Lane Oldcastle Malpas	The Council's previous comments will be submitted.	17/06/25
03/06/25	25/01620/TPO	T2- Lime tree- Reduction to south facing canopy overhanging resident garden by	Land At Beeches Close Malpas	Email 23/06/25:- The Council make the following observations: Within settlement boundary; Conservation area; Tree Preservation Order	APPROVED 21/07/25

		2-3m. Reduce height of tree by 2-3m		Relevant Malpas and Overton Neighbourhood Plan Policies: LC4 Relevant Local Plan Part 2 Policies: DM44 DM45 Potential benefits to the community: None identified Potential impact on neighbours: None identified	
05/06/25	25/01619/TPO	T1-laburnum tree, T2- Plum or damson. T3- Hazel-(dead) - request to fell all 3 trees	at Land Off Tilston Road Malpas	Email 23/06/25:- The Council make the following observations:- If CWAC Planning Authority is minded to approve the application the Council would request that the following conditions be included: That the trees are replaced by sufficiently mature trees ie not saplings, with rabbit guards etc to ensure that they are given the best chance to grow to maturity Background Factors: Within settlement boundary; Conservation area; Tree Preservation Order Relevant Malpas and Overton Neighbourhood Plan Policies:- LC4 Relevant Local Plan Part 2 Policies: DM44, DM45 Potential benefits to the community: None identified Potential impact on neighbours: Loss of carbon capture and wildlife habitat Potential impact on wider community: This area has seen a lot of trees felled recently. Loss of carbon capture and wildlife habitat	APPROVED 29/07/25
11/06/25	25/01384/LBC	Replacement window and retrospective internal works	Lowick Cottage 14 Church Street Malpas	Email 30/06/25:- The Council make the following observations:- Background Factors: Within settlement boundary; Conservation area; Listed Building Relevant Malpas and Overton Neighbourhood Plan Policies: BE3, BE4,SF2 Relevant Local Plan Part 2 Policies: DM21, DM46-48 Potential benefits to the community: PVC windows being replaced with hard wood ones to match the other windows Potential impact on neighbours: None identified Potential impact on wider community: None identified	APPROVED 18/07/25
21/07/25	25/01410/FUL	Establish retrospective use of residential curtilage and retrospective removal of outbuildings. Refurbishment and extension to annex building and garage	Ebnal Bank Farm Ebnal Lane Malpas	The Council made no observations.	PENDING
24/07/25	25/01940/FUL	Full planning application for residential development of 98 units (Use Class C3) with associated landscaping,	Land At Old Hall Street Malpas	Email 28/08/25 – see report below	PENDING

		access/ egress, car parking, drainage, and other necessary supporting infrastructure			
25/07/25	25/02093/PDQ	Conversion of 2 agricultural barns into 8 dwellings	The Hollies Farm Old Hall Street Malpas	Email 18/08/25: The Council made the following observations:- This is outside the village envelope and therefore in open countryside. The footprint of the proposed dwellings is greater than the existing footprint of the barns and the amount of work to convert the barns is substantial. The Council do not support this application and would request that it is resubmitted as a full planning application (FUL) as opposed to Permitted Development Class Q application (PDQ).	15/08/25 PENDING
28/07/25	25/02022/FUL	Overcladding of existing profiled sheet roofing with new insulation and profiled roof sheeting, installation of photovoltaics to roof, replacement of appliance bay doors, insulated panel door and timber framed windows and doors. Formation of new entrance door complete with level access landing, installation of feature render to walls to appliance bay section and installation of new flagpole. Alterations to existing car park	Malpas Fire Station Chester Road Malpas	Email 18/08/25: The Council made the following observations:- NP policies:- BE3, LC2. CWaC Local Plan Policies:- DM21 DM46-48 DM51-53 ENV7. Sited in the conservation area. Within the settlement boundary. The Council would want to ensure that the Conservation Officer is satisfied that the application, materials and work are in keeping with the conservation. On this basis the Council support this application and welcomes the investment in Malpas Fire Station.	APPROVED
29/08/25	25/02170/FUL	Single storey rear extension	17 Waterfield Road Malpas	Email 28/08/25:- The Council would make the observations: Background Factors: Within settlement boundary Relevant Malpas and Overton Neighbourhood Plan Policies: BE3: Relevant Local Plan Part 2 Policies: DM21, DM46-48 Potential benefits to the community: None identified Other relevant information: The proposal is just outside the conservation area therefore Malpas Parish Council would want to ensure that the proposal, materials and work do not have an adverse impact on the Conservation Area.	APPROVED
02/09/25	25/02401/TPO	Mature Sycamore in decline with sparse crown and dead wood - Reduce crown over road by 3m and upper crown by 2m	Laurel Bank Old Hall Street Malpas	Email 28/08/25:- The Council would make the observations: Background Factors: Within settlement boundary; Tree Preservation Order Relevant Malpas and Overton Neighbourhood Plan Policies: LC4	APPROVED

Malpas Parish Council

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		as per tree report recommendations		Relevant Local Plan Part 2 Policies: DM45, DM44 Potential benefits to the community: None identified	
02/09/25	25/02402/CAT	Leyland Cypress hedge/screen along roadside (5 trees) - reduce in height by 3m and trim roadside where required (i.e., where hedge cutter hasn't reached)	Laurel Bank Old Hall Street Malpas	Email 28/08/25:- The Council would make the observations: Background Factors: Within settlement boundary; Tree Preservation Order Relevant Malpas and Overton Neighbourhood Plan Policies: LC4 Relevant Local Plan Part 2 Policies: DM45, DM44 Potential benefits to the community: None identified	DECIDED
02/09/25	25/02391/TPO	T1 - Hornbeam - request to fell/remove	Woodside 7 Love Lane Overton Malpas	Email 28/08/25:- The Council would make the observations: If the Cheshire West Council Planning Authority is minded to approve the application the Parish Council would request that the following conditions be included: That the tree is replaced with a sufficiently sized tree with rabbit guards to ensure that it has the best chance of surviving to maturity Background Factors: Within settlement boundary; Conservation area; Tree Preservation Order Relevant Malpas and Overton Neighbourhood Plan Policies: LC4 Relevant Local Plan Part 2 Policies: DM45, DM44 Potential benefits to the community: None identified Potential impact on neighbours: The removal of the tree will result in a reduction of carbon capture and wildlife habitat Potential impact on wider community: The removal of a tree will result in loss of wildlife habitat and carbon capture.	APPROVED
	25/02359/TPO	2x Scot Pines (T20 and T21) to be felled and stump removed	Cemetery Lodge Chester Road Malpas	No observations submitted as the applicant is a committee of the parish council.	REFUSED
27/08/25	25/02398/FUL	Agricultural cattle building and attenuation pond for surface water (retrospective)	Hollowood Farmhouse Mates Lane Edge Malpas	No observations	17/09/25 PENDING
07/10/25	25/02898/TPO	Maintenance required to beech tree. The main trunk has split causing 2 outgrows - remove the weight bearing part of the tree as shown in photos	Chester Villa High Street Malpas	Email 3/10/25:- Background Factors: Within settlement boundary; Conservation area Relevant Malpas and Overton Neighbourhood Plan Policies: LC4 Relevant Local Plan Part 2 Policies: DM45, DM44 Potential benefits to the community: None identified Potential impact on neighbours: None identified	28/10/25 PENDING

				Potential impact on wider community: None identified	
15/10/25	25/03197/CAT	1x cherry tree and 1x magnolia tree - request to fell both trees	Hillcrest Chester Road Malpas	<p>Email 03/11/25:- The Council made the following observations:- If Cheshire West Planning Authority is minded to approve the application the Parish Council would request that the following conditions be included: 1/ That the trees are replaced on a two for one basis with sufficiently sized i.e. not saplings with rabbit guards etc to ensure that the trees have the best chance of growing to maturity Background Factors: Within settlement boundary; Conservation area Relevant Malpas and Overton Neighbourhood Plan Policies: LC4 Relevant Local Plan Part 2 Policies: DM44, DM45 Potential benefits to the community: None identified Potential impact on neighbours: Loss of carbon capture and wildlife habitat Potential impact on wider community: Loss of carbon capture and wildlife habitat. Other relevant information: No indication has been provided for why the trees need to be felled. Malpas Parish Council does not support the felling of trees unless they pose a threat to life.</p>	DECIDED
22/10/25	25/02092/FUL	Conversion of existing agricultural building into three residential dwellings, including a linking extension, alterations to external elevations and associated landscaping works	The Hollies Farm Old Hall Street Malpas	<p>Email 03/11/25 The Council would make the observations as documented below: If the Cheshire West Council Planning Authority is minded to approve the application the Parish Council would request that the following conditions be included: 1/ That the 4+ dwelling has 3 car parking spaces in accordance with CWAC Supplementary Planning Document Parking Standards. 2/ That the additional Bat survey recommended in the ecological appraisal is carried out, and the recommendations implemented prior to the commencement of work. The PC is aware that there are bats in this area. 3/ That the native species hedgerow meeting priority status along the southern boundary is preserved in accordance with the ecological survey. 4/ A bespoke biodiversity enhancement plan in relation to birds is produced to adequately compensate for the loss of nesting sites. The PC would like to see the plan produced and implemented prior to the commencement of work. Background Factors: Open countryside Relevant Malpas and Overton Neighbourhood Plan Policies: H2, H4, BE3, LC4, BE1, LC1 LC2</p>	12/11/25 PENDING

				<p>Relevant Local Plan Part 2 Policies: DM3, DM4, DM25, STRAT9, SOC2, R1, DM19, DM24 DM3, DM21 DM46-48, DM44, DM45, DM51-53 ENV7 Potential benefits to the community: None identified Potential impact on neighbours: Non identified Potential impact on wider community: It would enhance the area by repurposing rundown disused farm buildings. Other relevant information: The footpath from the site to the village is so narrow as to only accommodate a single line of pedestrians and the use of a pram or wheelchair is well neigh impossible.</p>	
21/11/25	25/03347/PDQ	Conversion of 2 agricultural barns into 7 dwellings	The Hollies Farm Old Hall Street Malpas	No observations	PENDING
26/11/25	25/03531/S73	Removal of condition 3 on planning permission 6/22170 and condition 3 on planning application 6/24804- to remove agricultural occupancy	Manton Sunnyside Malpas	No observations	PENDING
10/12/25	25/03699/FUL	Conversion from two C3 flats into a single C3 dwelling house	2 Church View Church Street Malpas	Email 30/01/6 – support.	PENDING
15/12/25	25/03823/CAT	Oak (T1) - Crown reduction by upto 1.5-2m over roadside to allow for a more uniform canopy and to help reduce debris over road	Malpas Recreation Ground Oak Tree Rise Malpas	Email 30/01/6 – support.	DECIDED

Planning Objections include:-

Visual Impact

Privacy

Loss of sun and daylight

Noise

Smell

Access
Traffic
Health and Safety
Ecology
Crime (fear of crime)
Economic Impact
Planning History
Related Decisions

Non material facts:-

Land ownership
Property Value
Personal interests

25/01940/FUL - Full planning application for residential development of 98 units (Use Class C3) with associated landscaping, access/ egress, car parking, drainage, and other necessary supporting infrastructure at Land At Old Hall Street Malpas

Malpas Parish Council strongly objects to this application because:

If CWaC is minded to approve the application the Parish Council would request that the following conditions be included:

- 1/ That section 106 money is spent on improvements to highways and not open green spaces. That the PC is consulted in how and where the money is spent to ensure that it is spent on deliverable projects to mitigate the effects of the development within the village.
- 2/ That the bungalows (12 in total. 4 Lowswater and 8 Roeshill) in the plan are built out and not removed from the plans later. The Rosehill bungalows do not appear on the street scene. As the PC understands that the site layout is being updated.
- 3/ That the 30-mph speed limit is extended beyond the entrance to the site. Any traffic calming measures are suitable for the very large farm traffic and coaches that currently uses the road.
- 4/ Archaeological watching brief is imposed and that there is access to trenches pits that are dug. This is because there is a roman road near the site. The applicants own Archaeological report expressed the probability there were bronze age artifacts on the site.
- 5/ The diverted public footpath remains a footpath and doesn't become a cycle way. There is a separate cycle way in the interests of safety.
- 6/ Affordable housing is allocated to local people or people that work in Malpas area
- 7/ That the further two ecological surveys recommended by the applicant's ecological report are carried out in the recommended time frame.

8/ Every effort is to be made to protect all trees hedgerows during construction to ensure that they remain healthy and viable. If any should need to be removed, they are replaced on a two for one basis. All replacements should be of sufficient size and age to ensure that they will grow to maturity. Ie not saplings

9/ That measures are taken to ensure that suitable habitats are provided for birds, bats, and other creatures on the site prior to construction beginning. This is to ensure that the wildlife local to the site remains and comes back after completion. On other sites the local wildlife has been lost to the site as habitats were provided on completion, and the wildlife has not returned.

10/ Cheshire railings are used on the site in place of estate railings in line with the the Malpas Design Guides and codes.

Background Factors: Open countryside; Abuts Conservation area

Relevant Malpas and Overton Neighbourhood Plan Policies: H1, H2, H3, H4, BE1, BE2, BE5, LC2, LC3, LC4,

Relevant Local Plan Part 2 Policies: R1, DM19, DM3, DM4, DM25, DM20, DM23, DM26, DM46, DM47, DM48, DM50 DM51, DM52, DM53, ENV7, DM2, STRAT9, STRAR 8,10 & 11

Positive aspects of development: None identified

Potential impact on neighbours: Loss of open green space and agricultural land. The impact of the development on their amenities

Potential impact on wider community: Loss of agriculture land for food production and wildlife habitat.

Diversion of PWR which was through agricultural land is now through an urban landscape.

Increased strain on existing infrastructure in particular highways especially through the already very heavily congested often gridlocked centre of the village.

Other relevant information.

The site has been assed using the matrix in the Neighbourhood plan. The site was found to be in the middle category. (39-63 range).

Therefore, it is not a most appropriate site. The more appropriate sites are those along Chester Road as this reduces the need for traffic to pass through the already heavily congested village core and is closer to the Secondary and Primary schools.

The access point is on a blind corner. The Council have been advised that traffic calming measures don't work. The Council would like a further traffic survey to be carried out in the summer when the road network round Malpas is subject to an increase in farm traffic movements.

The Council have carried out their own survey the results of which are included later on in this report.

The Council will undertake a further survey in September which will reflect the normal traffic flows in Malpas. This is because all traffic flows are lighter in August when people are on holiday and the schools are closed for the summer break.

Malpas is an agricultural community. These are often very large vehicles and should any traffic calming measures be implemented the PC would want to ensure that they are suitable for this type of traffic. Old Hall Street is narrow in places going into the village. The problem is currently made worse by cars being parked on the road by the doctor's surgery and the co-operative store due to inadequate parking facilities both here and in the village.

Pedestrian access to the site is limited as the existing pavement is very narrow. It is not wide enough for pushchairs, wheelchairs or wheeled walkers. The existing pavement is on the other side of the road to site entrance. Crossing the road is hazardous due to bad visibility. The existing pavement is not a suitable for access to and from the site to the village. To widen it would constrict and narrow the road further. There is currently a public right of way across the site this is used by several local people and walking groups including walking for health. The path currently is through open countryside which has been proven to improve people's mental health. Under the applicants' proposals this will now go through an urban development and become a cycleway. Cyclists will have priority which could pose a danger to pedestrians' speciality the elderly and those with hearing difficulties. In the interests of safety, they should be separate. The paths on the site are designated cycle/footpaths. They should be separated on safety grounds as it is not safe to mix cyclist with young children and the elderly. There is currently a problem with drainage within the village with many houses experiencing flooding. This due to the development of the Bovis site. We understand that the drainage issues are still being resolved with Welsh Water. The sewage treatment works for the village are located below this site. The PC are concerned that the development of this site will only exasperate the problem. This site is subject to flooding and applicant's own reports suggest that the risk would be raised to medium level of flooding.

The Council has grave concerns around the capacity of the existing sewerage and drainage systems to cope with the additional demands placed on it by this development. Unless there is substantial investment in the current systems they will be unable to cope with additional demands.

The ecological report indicates that there could be a bat roost, bat nursery and great crested newts present. They have suggested that a further two surveys are undertaken. This is borne out by local bat expert who has visited the site. There is a local freshwater pond at the bottom of the site and concerns have been raised that the runoff from the site could cause contamination of the pond.

The Council as part of its Neighbourhood Plan review/update has had two housing need surveys done. Malpas Housing Needs report February 2025 produced by Cheshire Community Action and CWAC and one by AECOM dated March 2023. These conclude that Malpas has a need for 6 affordable homes for local people who live or work in Malpas. There is no local demand for 29 dwellings. Anyone moving into Malpas from outside the area would need a car as there is only a two hourly bus service linking Malpas to Whitchurch and Chester. There is no Sunday service. The information provided by the applicant on bus service is misleading. The PC have many complaints about the timing of the services and its suitability for shopping trips and working commute. The Malpas Community minibus is not available for anyone to use as suggested by the applicant but is only available for hire to local groups.

The Council has produced a Design Guide and Codes report dated Jan 2024. This document was produced by AECOM. It sets out the design features to be incorporated into developments to ensure that they reflect and enhance the local character of Malpas. This application has been assessed against this. The representative from Shropshire Homes has indicated that the site plan/layout that has been submitted with this application is being reviewed and amended. The Council has not seen the amended plan and can only comment on this version. There are several features which do not conform to the design guide. In addition, this site abuts the conservation area and as such the development should seek to enhance the conservation area and ensure that it doesn't have a detrimental effect on it.

The design codes suggests that 1.8m fencing with brick pillars which are proposed for the site are not in keeping with local character and should be avoided. (Fig 53page 37)

All estate railing should be cheshire railings p55 of the design codes.

The Council would want to ensure that all parking provided is sufficiently screened to avoid a sea of tarmac and lines of parked cars. All plots should be divided by native hedging rather than fencing (see p53 fig 78 and 80 p54) of the design codes. Similarly, the Council would want to ensure that sufficient screening is provided for bins that are stored in the public realm.

The Council commends Shropshire homes for its low housing density which is in keeping with that recommended by the Design codes for sites at the edge of the settlement boundary.

The proposal abuts the conservation area therefore the Council would want to ensure that the proposal, materials and work do not have an adverse impact on the Conservation Area

Traffic/Highways issues

The comments in respect of issues with vehicles and road layout are derived from comments made at the Parish Council meeting on 12th August and following the Q&A section with a representative of Shropshire Homes. Th observations here come from a recently retired Highways Engineer, a retired Chief Inspector, Merseyside Police Traffic Dept. and a retired Sergeant Traffic Management, Greater Manchester Police, all of whom are living locally and who have both professional expertise and relevant experience.

1. The present situation regarding vehicular movement in the Village is already significantly problematic.

Basis of objection on this issue

There is already a serious problem with congestion within 300metres of the site without the addition of 200+ vehicles originating from a side of the locality which already is restricted and likely to be further impacted should the application be approved unaltered. As a facilities hub for both Malpas and the surrounding villages within a radius of about 5 miles it does attract inordinate numbers of vehicles as the principal transport mode is by private car for shopping, school attendances, health-related matters and entertainment. In addition as the predominant industry in the area is agricultural the village is a through-route for agricultural vehicles (combines, tractors, feed/hay HGVs and trailers), all of which frequently gridlock the centre and radiate out in most directions (including to this site) and other than to Chester Rd, the local Fire Station and the A41.

The meagre availability of employment locally is therefore an issue to be considered as it is reasonable to assume homeowners on the site would need to travel to work by car and 98 dwellings could easily result in an additional 200 vehicles and by modest estimation result in probably 150 vehicles trying to exit or access the site morning and evenings.

Existing traffic volumes were apparently assessed by the developers in March and while they might be considered appropriate in an urban or residential setting display a major issue as they display a major misunderstanding in the timing of that data collection in a rural/agricultural area. Farm traffic is notoriously light when farming activity is less in the period December to April each year. The issue is more noticeable with agricultural rather than livestock activity and from April onwards increases exponentially with early planting, calving/lambing etc. through

to maintaining those activities in the summer months and ending in autumn with harvesting and preparing/planting for over-wintering. A more valid assessment would be for the exercise to be undertaken mid-period June or July.

Ad Hoc traffic surveys by those who have contributed to this report even in August show average flows exceeding 350 vehicles per hour past the site and into/out of the Village so the effect on local conditions of additional vehicles, particularly manoeuvring rather than passing through, would be very impactful.

Finally in this aspect of the issue there is also no consideration of the presence of at least three large industrial/business operations locally that have HGV and other major large vehicles on the local roads. There is a major animal feed processing facility, a large coach transport facility (which operates large numbers of school busses in term-times) and a distribution facility in No Mans` Heath close to the site. While vehicle numbers may not adopt a significance the nature of the traffic does and this seems not to have been considered and acts as a de-merit to the application.

2. Road safety is seriously compromised

Egress from the site is the most dangerous aspect as rather than being directly opposite Mastiff Lane it is offset by approximately 50metres southeast onto the B5395 which presently carries the National Speed Limit (albeit with a possibility of reduction to 50mph). In that stretch of roadway which already is narrow so that it only would barely give passage to two cars is a proposed “gateway and traffic calming” measure southeast of the site exit which was stated by Shropshire Homes to be a chicane or other further narrowing .

Basis of objection on this issue

Traffic emerging from the site and intending to turn right through the village would have an almost `blind` bend to make that manoeuvre.

Assessment undertaken by residents and the Parish Council on the line-of-sight showed that due to the narrowness of the road at that point a driver would have accessed the opposite carriageway before a clear view to their left was obtained. The speed limit of the road is such that (as per Highway Code) a driver on the B5395 heading towards the Village would only have 53 metres in thinking and braking distances to avoid a collision in dry conditions and with wet roads a collision would be inevitable.

The situation is complicated by the proximity of Mastiff Lane so that a vehicle accelerating out of the site, perhaps to escape a vehicle appearing around the bend would inevitably collide with anyone emerging normally from Mastiff Lane.

The presence of the “gateway etc” outside Hollies Farm would add to the complexity of escaping from the site in either direction depending on which side of the road the narrowing was placed. It would also be wholly impractical to have any built narrowing as HGVs and more especially farm vehicles, tractors and combines would never be able to pass.

Finally, the access from the site to the Village for pedestrians is what could only be described as `waiting for a fatality to happen`. There is no footpath whatsoever on the east side of the B5395 and when questioned the representative from Shropshire Homes did say that a footpath would be constructed – however this would be on highway land and not take anything from the site. The significant narrowness of the roadway has already been advised so anything taken from `highway land` would only serve to further narrow the road and is a practical impossibility when there is so much parked traffic on the west side of the road within 50 metres because of the presence of the GP Surgery. We understand that they too have raised this issue in their submission.

The footpath that does exist on the west side only extends from the northern corner of the Mastiff Lane exit junction and is so narrow as to only accommodate a single line of pedestrians and use of a perambulator is well nigh impossible. That Shropshire Homes advised they expect a significant number of families to take up residence on the site the potential for toddlers and children in buggies etc. is worrying.

General observations

Traffic issues in Malpas as has already been noted are a major cause for concern on the part of anyone who knows the locality and the paucity of free-flowing traffic for most times of the day. The character of the Village makes any major alterations to traffic flows a serious problem. The B5395 is at best described as a country farm road and narrow to the point that construction of any highway alterations at the point of exit/access to the site if not implemented on the land forming part of the site is so constricted as to be not worthwhile without major cost.

In addition, traffic issues having been described in detail herein, the construction phase would cause such disruption if HGVs were brought through the village and cause serious obstacles if alternatively brought along the B5395. The most obvious alternative route in and out of the site would be to construct a road to skirt Malpas to the east and north, passing behind Barn Croft and utilising Chester Rd but would in effect create a `Malpas By-pass` which currently does not exist.

This report on traffic matters has so far not addressed alternatives to mechanically propelled vehicles. Public transport is practically non-existent which will force car use and while public transport is not necessarily an issue for the developers the lack of it and the imperative to use a vehicle is an environmental impact factor that is. Equally, increased traffic impacts on cyclists who use the Village and adjacent roads a lot more often than is obvious, particularly recognising that narrow roads recreational cyclists use create their own hazards notwithstanding increased traffic that amplifies risk.

Bat Conservation Report:-

For the last 50 years the resident has taken a keen interest and involvement in the wildlife in and around the UK and is currently involved in a variety of national surveys, including ones for the Bat Conservation Trust and the British Trust for Ornithology.

A site visit was made for about two hours on the afternoon of Wednesday August 6 to consider the environmental and ecological issues in connection with the recent planning application for 98 houses on land off Old Hall Street, Malpas. A cursory glance of the fields confirmed that, apart from being good agricultural land, they are mainly rye grass, with a few nettles and dock leaves. There were no flowering plants and consequently no insects. The only exception to this is where the soil has been piled into mounds, and we found various flowering plants including Birds-foot trefoil and Mallow.

Most of the time was spent just beyond the area for development at a freshwater pond which is extremely important. It is the largest pond of its kind in the parish. Unlike many ponds in the parish, for instance the retaining pond at the bottom the Bovis estate, which is covered with algae, the water in the pond is relatively clean. The water entering it is either filtered through the soil or from rainfall, both of which ensure the water is relatively clean, clean enough for birds and small mammals to drink from, as well as the cows in the field. There were Swallows, House martins, Mallards and Moorhens there. In my view it was significant that the birds came to this pond to drink. They did not spend much time in the area, they came to drink, rested briefly on the telegraph wires and then moved away. The banks of the pond had numbers of wildflower

species including Water Lily, Iris, Buttercup, Common Sorrell, Groundsel, Bistort. Botany is not my strong suit. Flowers support insects and birds and bats further up the food chain. To all intents and purposes the banks of the pond are the last remnant of unimproved grassland. The same would have occurred to the vast majority of fields around Malpas as farming practices changed since the 1950s.

In order to ascertain the species and numbers of bats, there were a further two more site visits made to conduct sunset surveys for bats and used thermal imagers and bat detectors to “see” the bats in the dark and then identify the species. We found 3 species of bats feeding over the pond – Common Pipistrelle, Soprano Pipistrelle and Daubenton’s bats. The Daubenton’s is a specialist over water feeder adapted to take insects from the pond surface whereas the two species of pipistrelle take midges, they need about 2,500 per night each. I noted one Noctule making passes over the general area. It is estimated there were 15 to 20 bats feeding over the pond.

To give a comparison, visits to the pools by the Malpas Parish Council allotments revealed an average of two bats per visit and certainly no Daubenton’s as the pools are too small. My personal definition of a feeding site is where a bat stays and feeds for more than 30 minutes. Two years ago, I conducted multiple sunset surveys around the village. I found a total of 7 feeding sites which supported a total of 14 bats excluding the pond.

It is worth adding that had we visited at a different time of the year we would have witnessed other plants and animals, for instance if we had visited in the Spring, we would have seen Spring flowers and may have seen frogspawn in the pond.

The danger is that if the development is allowed to go ahead, runoff water from the estate would enter this pond, damaging the eco-system. Runoff picks up anti-parasite chemicals which kill off bees, pesticides and other pollutants. This could have catastrophic consequences for the wildflowers, insects and bats.

For these reasons, the proposed development should be ideally be refused, but if it is allowed that conditions protecting the pond from runoff water must be strictly enforced.