

Mark Sackett

From: mail@wenlockplan.org
Sent: 17 January 2013 19:42
To: Mark Sackett
Subject: Re: JBB7826: Much Wenlock Neighbourhood Plan

Dear Mark,

Thanks for this response, which has been forwarded to the Steering Group for consideration.

Kind regards,

Mike

On 17 January 2013 at 18:12 Mark Sackett <mark.sackett@rpsgroup.com> wrote:

Dear Mike

I refer to our conversation and your subsequent email below.

Persimmon and Wenlock Estates have considered this matter and have concluded that the land east of Bridgnorth Road has a capacity of some 85 to 90 dwellings and a low density scheme of 40 dwellings would not be in character with the area. The land should be planned comprehensively if it is to address the flooding risk issues that have been identified as being capable of solution through the scheme. The access proposals which have been welcomed by several respondents work best in the context of the Persimmon concept masterplan scheme (opposition to a traffic calming roundabout seems minimal). This supports the approach of allocating the full site.

The site defined by Bridgnorth Road, the primary school, Hunters Gate, Forester Ave and the established planting belt is of a scale that we do not consider to be out of character with the south of the town if developed appropriately following sound urban design principles and reflecting the design philosophy of Hunters Gate which we consider to be of a high quality and very much in character of the town. The proposal can deliver a range of significant benefits including the flood alleviation advantages, traffic calming access, 10+ affordable homes, larger play area provision and considerably more CIL for the local community. A lesser scheme of 40 dwellings lacks logic in limiting scale in this context in our view. We do not see any sound basis in planning terms for restricting the development of this site to 40 dwellings which would appear to be arbitrary.

We invite the Steering Group to assess our proposals on NPPF Sustainable Development grounds. We consider the Persimmon scheme is the most sustainable option with the greatest benefits to the town.

It is important that the Plan proposes a deliverable development strategy following the grain of the adopted Core Strategy and sitting within the framework of the emerging SAMDev DPD.

I will be pleased to meet with the Steering Group or Town Council Committee if this will assist the process of drawing up the plan.

Regards
Mark

From: mail@wenlockplan.org [mailto:mail@wenlockplan.org]
Sent: 15 January 2013 21:40
To: Mark Sackett
Subject: Much Wenlock Neighbourhood Plan

Dear Mark

Thank you for our conversation this evening and to confirm the key points.

There has been a very significant response, including over 160 people attending the events on the 12th, to the current consultation on draft policies and development scenarios. We will post the comments we have had on the web site very shortly. In terms of the scale and size of future development, these comments have been consistent with the responses we have had from the Residents Survey which has told us that the community is not opposed to some housing development but expect it to deliver local needs, be limited in scale and delivered through smaller sites. The Steering Group's review of the comments is that people clearly support scenario 1 and are broadly opposed to a large scale development as suggested under scenario 2.

Within the comments on scenario 2, we had some which suggested that a smaller development - some comments referred to up to 40 dwellings - might be more acceptable. The Steering Group discussed this at its meeting last night and I was asked to contact you to find out if your clients would find the suggestion of a smaller development (of up to 40 dwellings, no bigger) on the land at Bridgnorth Road feasible? You will appreciate that this is not a proposal from the Steering Group but we wish to be as informed as fully as possible before we finalise the draft Plan for the Town Council to endorse at the end of this month. The Steering Group would be grateful for your response following your meeting with Wenlock Estates tomorrow and hope you may be able to get Persimmon's perspective as well.

With best wishes,

Mike Grace

Chair, Neighbourhood Plan Steering Group

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Mike Grace
Steering Group member

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