

Dear Sir/Madam

On behalf of the landowner, please find attached a number of representations to the Consultation on the Additional Material Prepared by the Council and in respect of **Land to the rear of the Cemetery and north of Oakfield Park, Much Wenlock (Ref: MUW006)**.

As set out in the attached Vision Document, the Site represents a logical and sustainable location for residential development which has been shaped by robust technical work. Further, the technical work undertaken confirms the Site is **deliverable** in that:

The Site is **available** – it is being promoted by the landowner, is in single ownership and subject to obtaining an allocation, a planning application could be submitted shortly after the Plan has been adopted.

The Site is **suitable** – as suggested by the Council through the 2018 SLAA, there are no physical constraints that could potentially impact the development of the Site.

The Site is **achievable** – will be actively promoted through the remaining stages of the Plan and future iterations of the Local Plan/Neighbourhood Plan. Further, the Council has considered the Site to be potentially developable in the 2018 SLAA and the Updated Additional Sustainability Appraisal (April 2024). To this end, there is a very real prospect that housing will be delivered within 5 years of a Plan being adopted and in so doing, will allow a specific and deliverable site to be allocated.

Furthermore, we are aware of issues of flooding in the Town (as set out in the Housing and Employment Topic Paper) and the delivery of the Site provides an opportunity to mitigate flood risk through the provision of a flood alleviation scheme that can be delivered alongside residential development.

In terms of the attachments, these include:

- A Vision Document that justifies the deliverability of the Site;
- Completed Response Form – Part A;
- Representations (Response Form – Part B) to:
 - Paragraph 2.5 of the Housing & Employment Topic Paper;
 - Paragraphs 8.12/8.13 of the Housing & Employment Topic Paper;
 - Paragraph 16.130 of the Housing & Employment Topic Paper;
 - Paragraph 6.37 of the (Updated Additional Sustainability Appraisal) (April 2024);
 - Paragraph 12.38 of the (Updated Additional Sustainability Appraisal) (April 2024);
 - Table 12.1 of the (Updated Additional Sustainability Appraisal) (April 2024); and
 - Updated Stage 2a of the Sustainability Appraisal Site Assessment (Updated Additional Sustainability Appraisal) (April 2024).

I trust the above and attached information is clear but should you have any questions, please do not hesitate to contact me.

If you can also please confirm receipt, it would be much appreciated and we look forward to being updated in respect of progress with the emerging Local Plan

Regards

Part B: Your Response

Please complete a separate **Part B form** for each response that you wish to make. One **Part A form** must be enclosed with your **Part B form(s)**.

To assist in making a response, separate **Guidance** is available on the Council's website. Responses should be returned by **5:00pm on Tuesday 11th June 2024**.

Name and Organisation:	Mr Kieron Gregson Lovell Strategic Land
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Q1. To which document(s) does this response relate?

a. Draft policy on Housing Provision for Older People and those with Disabilities and Special Needs and its explanation.	<input type="checkbox"/>
b. Updated Additional Sustainability Appraisal of the Draft Shropshire Local Plan Report.	<input type="checkbox"/>
c. Updated Housing and Employment Topic Paper.	<input checked="" type="checkbox"/>
d. Updated Green Belt Topic Paper.	<input type="checkbox"/>

Q2. To which paragraph(s) of the document(s) does this response relate?

Paragraph(s):

Q3. Do you consider the document(s) are:

- A. Legally compliant Yes: No:
- B. Sound Yes: No:

Q4. Please detail your comments on the specified document(s).

Please be as precise as possible.

Whilst we support the conclusions of the Council in respect of the need to deliver Option 2 and a 1,500 dwelling contribution towards the unmet housing need of the Black Country, we strongly advise this should be a minimum figure as set out through the National Planning Policy Framework ('NPPF') (paragraph 11). This in turn will ensure the Local Plan has been positively prepared in accordance with the NPPF (paragraph 35).

(Please continue on a separate sheet if necessary)

Please succinctly provide all necessary evidence and information to support your response. After this stage, further submissions may only be made if invited by the Planning Inspectors, based on the matters and issues identified for examination.

Q5. Do you consider it necessary to participate in relevant examination hearing session(s)?

Please note: This response provides an initial indication of your wish to participate in relevant hearing session(s). You may be asked to confirm your request to participate.

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Please be as precise as possible.

Whilst we support the intentions of the Council in delivering the three pillars of sustainable development, to ensure accordance with the NPPF, the the Local Plan needs to deliver the full range, type and tenure of homes to achieve the social objectives of sustainable development.

This is intrinsically linked to the spatial strategy and ensuring there is a mix and range of sites allocated, delivered in the right locations and which is supported by the necessary infrastructure.

(Please continue on a separate sheet if necessary)

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- B. Sound Yes: No:

Q4. Please detail your comments on the specified document(s).

Please be as precise as possible.

Whilst we support the Council's intention of meeting the unmet housing need of the Black Country through the allocation of sites that are associated with the settlement of Much Wenlock, it is clear that the opportunity that is presented by Site MUW006 (Land to the rear to the cemetery and north of Oakfield Park, Much Wenlock) and which has been assessed/rated as being 'Good' and 'Good' in respect of the Overall Settlement Sustainability Conclusion and Overall Black County Contribution Sustainability Conclusion (Sustainability Appraisal (April 2024), has been missed.

Not only is the sustainability of this Site supported through the work undertaken by the Council (see Stage 2a of the Sustainability Appraisal), but of similar importance is its deliverability – in that it is:

Available – it is being promoted by the landowner, is in single ownership and subject to obtaining an allocation, a planning application could be submitted shortly after the Plan has been adopted.

Suitable – as confirmed by the Council through the 2018 SLAA, there are no physical constraints that could potentially impact the development of the Site.

Achievable – the Site is under single ownership and will be actively promoted through the remaining stages of the Plan and future iterations of the Local Plan/Neighbourhood Plan.

Further, the Council has considered that the Site to be potentially developable in the 2018 SLAA.

To this end, there is a very real prospect that housing will be delivered within 5 years of a Plan being adopted and in so doing, will allow a a specific and deliverable site to be allocated.

(Please continue on a separate sheet if necessary)

Please succinctly provide all necessary evidence and information to support your response. After this stage, further submissions may only be made if invited by the Planning Inspectors, based on the matters and issues identified for examination.

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Q2. To which paragraph(s) of the document(s) does this response relate?

Paragraph(s):	16.130
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Q3. Do you consider the document(s) are:

- A. Legally compliant Yes: No:
- B. Sound Yes: No:

Q4. Please detail your comments on the specified document(s).

Please be as precise as possible.

At paragraph 16.130, there is reference to flood risk being a very significant local consideration in Much Wenlock. Whilst this is acknowledged, there is an opportunity to mitigate flood risk in the Town through the provision of a flood attenuation scheme that can be delivered alongside residential development on Site MUW006 (Land to the rear to the cemetery and north of Oakfield Park, Much Wenlock) which is recognised as 'Good' in both the Overall Settlement Sustainability Conclusion and Overall Black Country Contribution Sustainability Conclusion.

We therefore suggest a Site such as this should be the focus of the Council when considering which sites should be allocated to deliver the unmet need of the Black Country alongside delivering a solution to the ongoing issue of flooding in the Town.

(Please continue on a separate sheet if necessary)

Please succinctly provide all necessary evidence and information to support your response. After this stage, further submissions may only be made if invited by the Planning Inspectors, based on the matters and issues identified for examination.

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Paragraph(s):

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- B. Sound Yes: No:

Q4. Please detail your comments on the specified document(s).

Please be as precise as possible.

We support Option 3 and in particular, the identification of new strategic sites associated with existing settlements in order to provide additional capacity. This should therefore be the strategy taken forward by the Council and to ensure this Option is maximised, the sites which are allocated must be located in sustainable locations, be scored as 'Good' and 'Good' in respect of the Overall Settlement Sustainability Conclusion and Overall Black Country Contribution Sustainability Conclusion (in the Updated Sustainability Appraisal (April 2024)), and be deliverable with a focus on those sites which can deliver housing within five years.

This is exactly the case for the Site (MUW006 – Land to the rear to the cemetery and north of Oakfield Park, Much Wenlock) which has been considered to have long-term potential by the Council (SLAA 2018) and could deliver up to 230 new homes.

Further, to ensure accordance with the NPPF, the Local Plan needs to deliver the full range, type and tenure of homes to achieve the social objectives of sustainable development. This is intrinsically linked to the spatial strategy and ensuring there is a mix and range of sites allocated, delivered in the right locations and which is supported by the necessary infrastructure.

(Please continue on a separate sheet if necessary)

Please succinctly provide all necessary evidence and information to support your response. After this stage, further submissions may only be made if invited by the Planning Inspectors, based on the matters and issues identified for examination.

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Q2. To which paragraph(s) of the document(s) does this response relate?

Paragraph(s):	Table 12.1
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Q3. Do you consider the document(s) are:

- A. Legally compliant Yes: No:
- B. Sound Yes: No:

Q4. Please detail your comments on the specified document(s).

Please be as precise as possible.

Whilst we support the assessment of the Council with regards to the assessment of the Site (MUW006 – Land to the rear to the cemetery and north of Oakfield Park, Much Wenlock) as 'Good' and 'Good' in respect of the Overall Settlement Sustainability Conclusion and Overall Black Country Contribution Sustainability Conclusion, it is clear that the reason for its omission is incorrect.

The Site is available and this forms a fundamental aspect of its deliverability, in that the Site is:

Available – it is being promoted by the landowner, is in single ownership and subject to obtaining an allocation, a planning application could be submitted shortly after the Plan has been adopted.

Suitable – as confirmed by the Council through the 2018 SLAA, there are no physical constraints that could potentially impact the development of the Site.

Achievable – the Site is under single ownership and will be actively promoted through the remaining stages of the Plan and future iterations of the Local Plan/ Neighbourhood Plan. Further, the Council has considered the Site to be potentially developable in the 2018 SLAA. To this end, there is a very real prospect that housing will be delivered within 5 years of a Plan being adopted and in so doing, will allow a specific and deliverable site to be allocated.

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- B. Sound Yes: No:

Q4. Please detail your comments on the specified document(s). Please be as precise as possible.

Whilst we support the Council's assessment of Site (MUW006) – we want to make them aware that the Site is available.

In short, the Site ranks joint first through the Updated Stage 2a assessment with a score of '1' which in accordance with the scoring/ranking is rated as 'Good'.

We therefore suggest that further detailed assessment of the Site should have been included as part of the Updated Stage 3 Site Assessment for Much Wenlock as the single reason it was not, was the fact that the Council did not know it was available (see paragraph 12.55 of the Sustainability Appraisal in respect of the Council's filters).

Therefore, given the Site has been assessed as 'Good' and 'Good' in respect of the Overall Settlement Sustainability Conclusion and Overall Black Country Contribution Sustainability Conclusion (see Table 12.1 of the Sustainability Appraisal) and 'Good' through the Updated Stage 2a Assessment, we consider the Site should be included and assessed in detail in order to provide a deliverable site that is Available, Suitable, Achievable and Viable.

(Please continue on a separate sheet if necessary)

Please succinctly provide all necessary evidence and information to support your response. After this stage, further submissions may only be made if invited by the Planning Inspectors, based on the matters and issues identified for examination.

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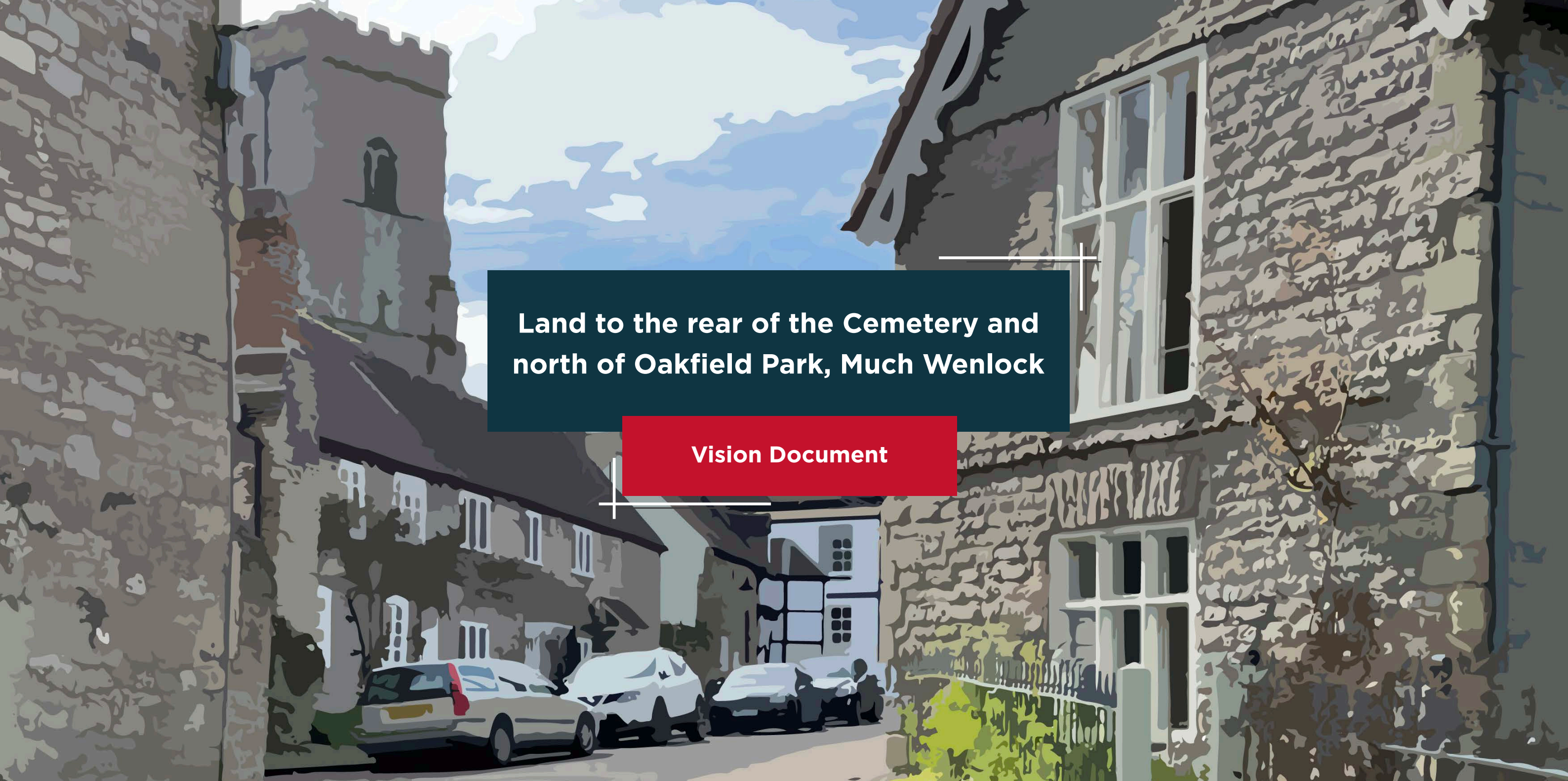
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**Land to the rear of the Cemetery and
north of Oakfield Park, Much Wenlock**

Vision Document

Submission to the Local Plan - Additional Consultation (June 2024)



The Vision

The Vision for the Site is supporting the **sustainable growth of Much Wenlock** through a mixed and balanced residential development which is able to connect into the existing infrastructure of the Town and take advantage of the public transport connections available along Bridgnorth Road and St Mary's Road.

A development that delivers the full range of types and tenures of housing alongside areas of open space and biodiversity enhancement (including the protection of existing hedgerows and trees).

A development that is driven by the local character of Much Wenlock in both layout and through the use of local and distinctive materials, allowing the scheme to fit seamlessly into the local townscape.





“

In 2038, communities will be safe and healthy as Shropshire moves positively towards a zero carbon economy; all residents will be able to access well-designed, decent and affordable homes in the right location; economic productivity will be maximised through greater investment; and the County’s historic and natural environmental assets will be protected and enhanced.

Shropshire will flourish, accommodating investment and new development that contributes to meeting needs and making its settlements more sustainable. New development will be supported by necessary infrastructure and be of a high-quality which positively responds to its setting, local needs and our changing climate.

(Draft Shropshire Local Plan 2016-2038)

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Ashley Kensington
National Land Director
Lovell

“

Lovell Strategic Land is the specialist land and planning team of Lovell. We work to unlock the development potential of residentially led, longer term sites which require promoting through a local plan or need a little lateral thinking to secure an allocation and subsequently, obtain planning permission. We work in partnership with landowners, local communities and stakeholders to achieve successful outcomes.

”

What We Do

Lovell Strategic Land is financed by our parent company, Morgan Sindall and have the financial strength to perform. Our aim is to develop the sites we promote through the expertise in our regional offices across the UK in Altrincham, Birmingham, Bristol, Cambridge, Cardiff, Derby, Durham, Exeter, Farnham, Glasgow, London, Norwich, and Tamworth. This approach ensures the deliverability of sites which contributes to Lovell leaving a lasting and positive legacy.

As part of the Morgan Sindall Group Plc, Lovell Strategic Land has the capability of delivering not only housing but also the infrastructure often required to support housing growth such as schools and highway improvements. The ability of being able to lean on the expertise of Morgan Sindall ensures the sites we promote can take an holistic approach to development.

LOVELL
STRATEGIC LAND



Examples of Lovell sites under construction



Ashley Kensington

National Land Director

ashley.kensington@lovellstrategicland.co.uk



Kieron Gregson

Planning Manager

kieron.gregson@lovellstrategicland.co.uk



Samantha Brooman

Planning Manager

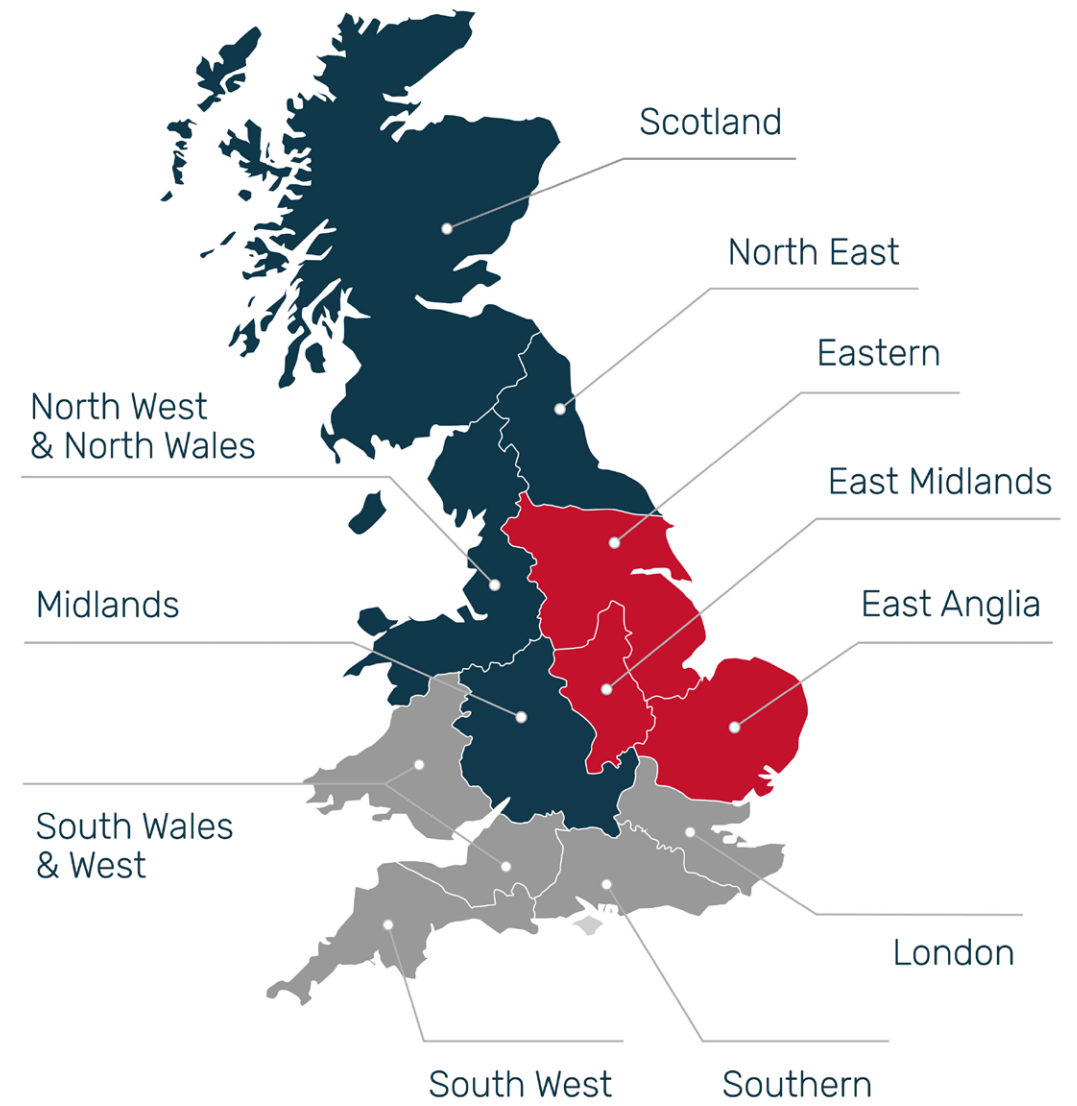
samantha.brooman@lovellstrategicland.co.uk



Bradley Martin

Land & Planning Graduate

bradley.martin@lovellstrategicland.co.uk



Ashley Kensington
National Land Director
ashley.kensington@lovellstrategicland.co.uk

Kieron Gregson
Planning Manager
kieron.gregson@lovellstrategicland.co.uk

Samantha Brooman
Planning Manager
samantha.brooman@lovellstrategicland.co.uk

3.0 Introduction

Purpose of Document

This Vision Document has been prepared by Lovell Strategic Land on behalf of the landowner to promote Land to the rear of the cemetery and north of Oakfield Park, Much Wenlock (Ref: MUW006) (hereafter referred to as 'the Site') as a sustainable and logical residential extension to Much Wenlock for approximately 150 homes and supporting infrastructure.

This document provides an overview of:

- The Site;
- The Planning Strategy;
- The Technical Due Diligence undertaken;
- The process that has led to the illustrative masterplan;
- The Opportunities and Considerations;
- The Development Potential of the Site; and
- Provides the justification that the Site is **deliverable** in that it is:
 - Suitable;
 - Achievable;
 - Available; and
 - Viable.



4.0 The Site

The Site extends to approximately 12.5 hectares and is bound to the north by the rear gardens of properties off Bourton Road, to the east by fields in an agricultural use alongside allotments, to the south by residential development off Oakfield Park and the west by sections of established hedgerow.

Running through the northern area of the Site is Dark Lane - an informal track used to access the fields off Bridgnorth Road. Dark Lane is a designated PROW (photo 5).

The Site falls (approximately 40m) from south to north as shown in views 2, 3 and 4 below.

There will be two main points of access to the Site:

1. Off Bourton Road that will provide access to the northern area of Phase 1; and
2. Off Oakfield Park that will connect to the existing road network and provide access to southern area of Phase 2.



The Site Location Map

5.0 Wider Area

The Site is located within the Key Centre of Much Wenlock, a highly sustainable location which is well served by a range of community facilities. These existing services and facilities are shown below and include:

1. Much Wenlock Primary School
2. Priory Hall (community use)
3. The Guildhall (landmark/community use)
4. Holy Trinity Church
5. William Brookes Secondary School
6. Gaskell Recreation Ground



Holy Trinity Church, Much Wenlock



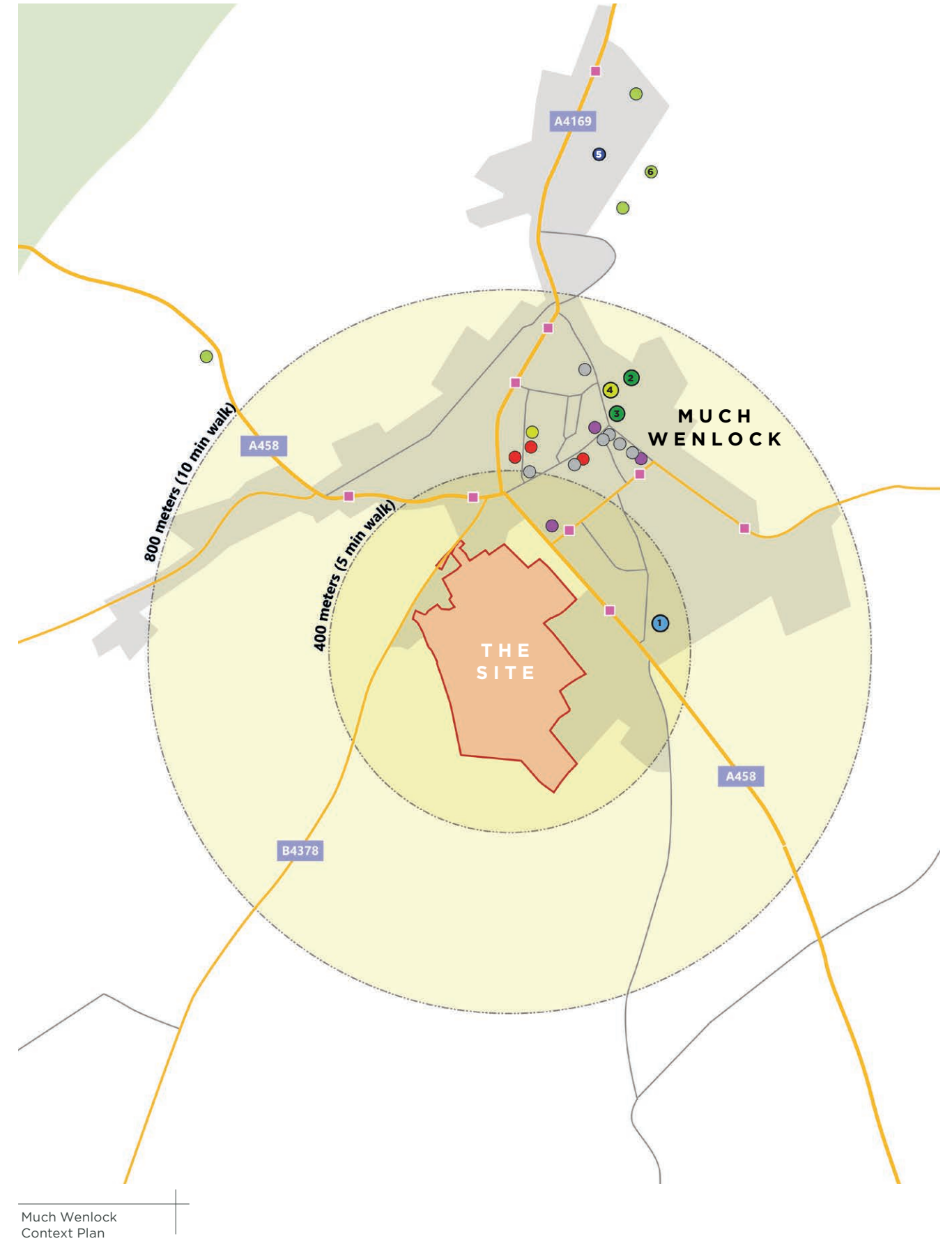
The Guildhall, Much Wenlock



High Street, Much Wenlock

Key

- Site location
- A-road/B-road
- Local road
- Settlement area
- Supermarket/retail
- Community use
- Church
- Restaurant/pub/cafe
- Medical facility
- Sports and leisure
- Primary School
- Secondary School



6.0 Planning Strategy

The Council considered through the 2018 Strategic Land Availability Assessment ('SLAA'), the Site to have long-term potential for residential development. Whilst this is positive, the Planning Strategy for the Site is based on three distinct but linked stages:

- **Stage 1** – due diligence to confirm the Site is deliverable. This has been completed - **see overview below**;
- **Stage 2** – promotion of Site through the emerging Shropshire Local Plan (the 'Local Plan') and/or future iterations alongside the Much Wenlock Neighbourhood Plan and support the Council with its evidence base to secure an allocation; and
- **Stage 3** – submission of Planning Application following confirmation of allocation.

Stage 1 – Due Diligence

This has focused on:

- **Access/Highways** – and being able to deliver an appropriate and suitable solution from Oakfield Park and Bourton Road alongside ensuring the delivery of the Site would not result in a significant adverse impact on the local highway network.
- **Landscape and Visual** – and being able to locate development on the less sensitive areas of the Site in respect of the long-distance views to and from the Shropshire Hills National Landscape.
- **Heritage** – to ensure a layout can be brought forward that is able to mitigate the impact on the various heritage assets in close proximity of the Site, including the Gaskell Arms Hotel (Grade II*), Nos. 1 and 2 Bourton Road (both Grade II), The Old Vicarage (Grade II) and the Much Wenlock Conservation Area.
- **Minerals** – the southern half of the Site is safeguarded for crushed rock and a Minerals Assessment has been undertaken to inform whether extraction is viable.
- **Preliminary Ecological Appraisal ('PEA')** – to ascertain whether the Site could deliver at least a 10% net gain in Biodiversity alongside understanding the ecological value/baseline of the Site.

- **Other technical assessment** – to confirm the availability of infrastructure, the suitability of ground conditions and ability to provide a flood alleviation scheme to benefit the residents of the Town.

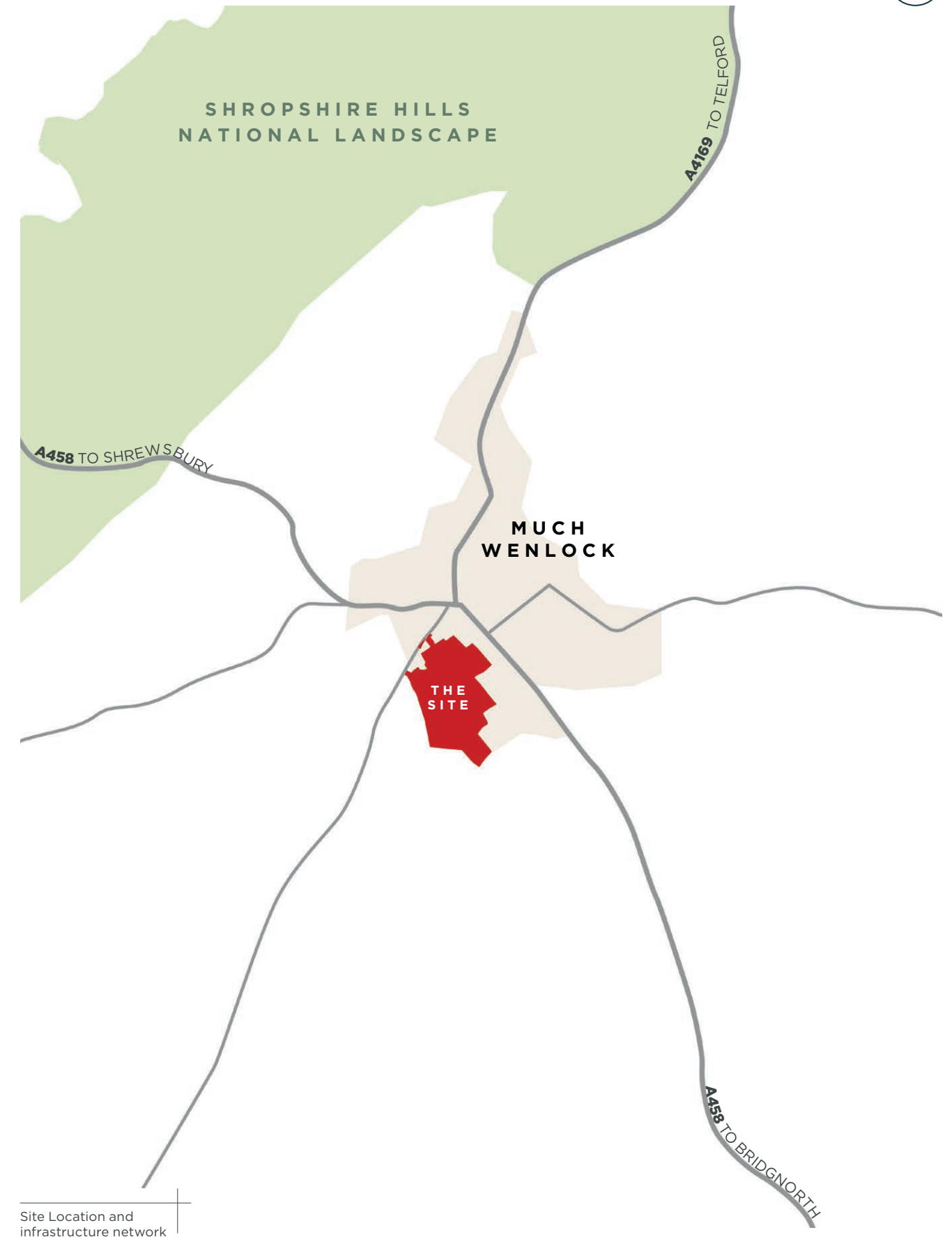
Undertaking the initial technical due diligence now, has allowed the constraints and opportunities to be fully understood. This in turn has assisted in being able to set the strategy alongside informing the layout and vision, enabling us to present the Site in its best light to strengthen its case for allocation.

Stage 2 – Local Plan Promotion

Notwithstanding the Council considers the Site to have long-term potential for development and despite the stage of the emerging Local Plan (currently at Examination), a key strand of Stage 2 is to engage with the Council. This approach offers the potential for part of the Site (Phase 1) coming forward in this Plan period given the problems faced by the Council in being able to deliver a sufficient level of housing alongside providing a solution to the current flooding issues in the Town.

In respect of assisting the Council with its evidence base, this focuses on justifying the initial conclusions from the 2018 SLAA:

“The site is considered achievable and viable (subject to any further necessary viability assessment). Its availability is unknown, where necessary, these will be informed by further discussions with landowners; their representatives; and any further necessary viability assessment work. However, the site is not currently suitable for development as the site is located outside the development boundary and open market residential development is contrary to policy. The site may have long term potential, subject to confirmation of its availability and appropriate changes to policies affecting this location and suitable assessment and management of the impact on amenity, heritage and environmental constraints present and in proximity (informed by input from relevant service areas and infrastructure providers) and the outcome of a visual impact and landscape sensitivity assessment. Furthermore, the associated settlement offers a range of services and facilities suitable to meet the needs of potential occupiers of the site.”



Thus, the strategy for the Site is focused on its promotion and emphasising the benefits of the Site's phased delivery. This approach will allow Much Wenlock to grow incrementally and thrive in accordance with the National Planning Policy Framework ('NPPF') through being able to support and enhance local services through housing development in a phased manner and at the same time, offer the ability to deliver benefits, for example, the flood alleviation scheme.

In terms of the delivery of the Site and access strategy (and whilst this may be subject to change), the phases will be as follows:

- **Phase 1:**
Development of land off Bourton Road
- **Phase 2:**
Development of land to the west of Oakfield Park
- **Phase 3:**
Development of wider area of land

The strategy to delivery is fundamental to how we are proposing to bring the Site forward in a phased manner given the size of Much Wenlock as a settlement and it is this approach that we suggest will be seen favourably by local residents and the Town Council.

Linked to the above, early engagement with local residents including the neighbouring landowners is vital and this will be undertaken and continue throughout the process.

Stage 3 – Submission of a Planning Application

A key component of this developer-led strategy and alongside the promotion of the Site is to emphasise, the Site's deliverability in accordance with the NPPF, in that:

The Site is available – it is being promoted by the landowner, is in single ownership and subject to obtaining an allocation, a planning application could be submitted shortly after an allocation has been secured.

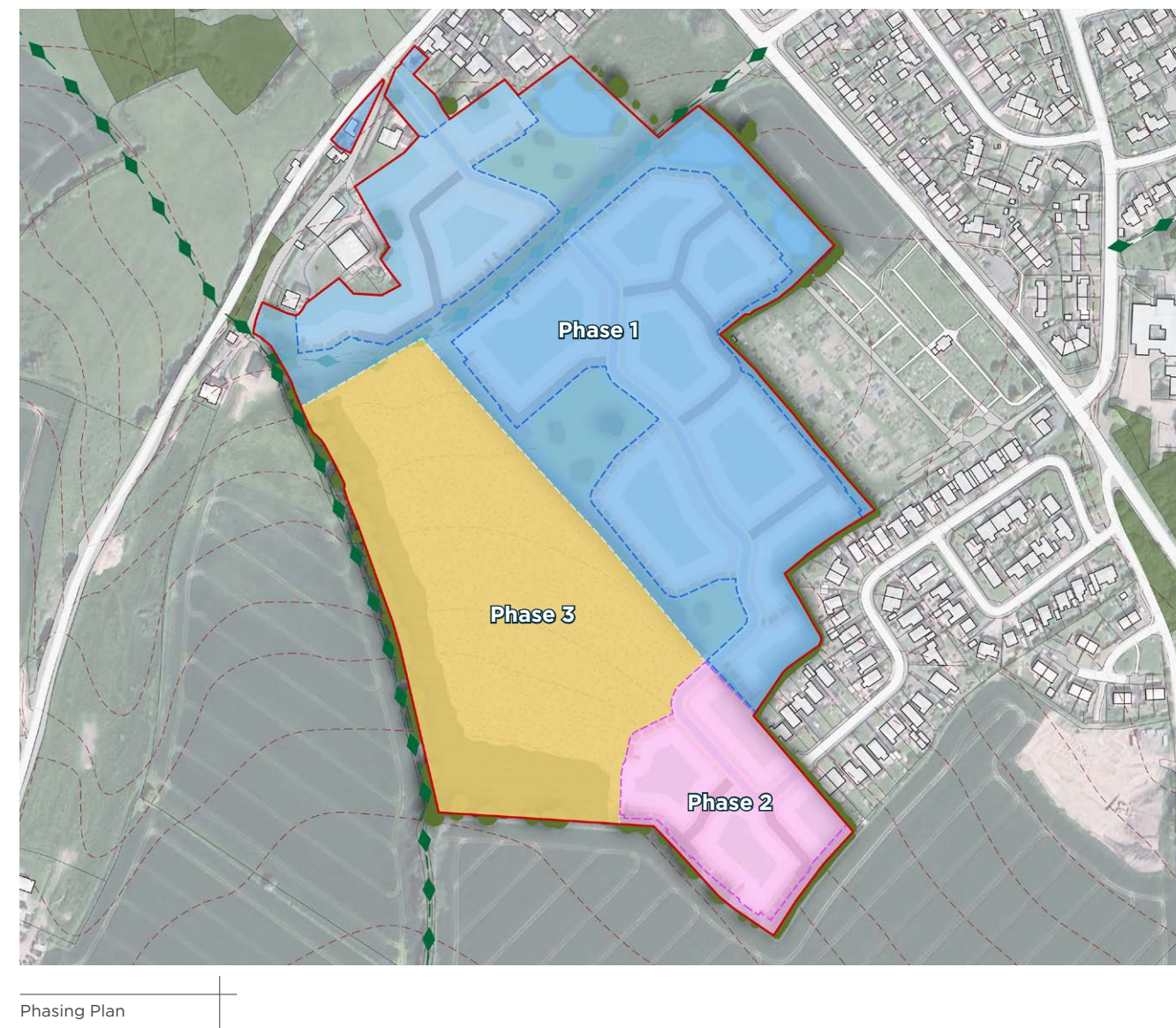
The Site is suitable – subject to the matters raised and the necessary mitigation being incorporated through the design/layout, there appears no physical constraints that could potentially impact the development of the Site - this is supported through the Council's own assessment (2018 SLAA) and the most recent Updated Sustainability Appraisal (April 2024).

The Site is achievable – the Site is under single ownership and will be actively promoted through the remaining stages of the emerging Local Plan and future iterations of the Local Plan/Neighbourhood Plan. Further, the Council has considered the Site to be potential developable in the 2018 SLAA and the most recent Updated Sustainability Appraisal (April 2024). To this end and subject to further surveys, there is a very real prospect that housing will be delivered within 5 years of the Plan being adopted and in so doing, will allow a specific and deliverable site to be allocated.

The importance of evidencing the deliverability of the Site cannot be underestimated. Thus, a developer-led strategy is advantageous at the EiP through the preparation and submission of a planning application as the Plan progresses.

In summary, the Strategy for the Site is therefore:

- Monitor remaining stages of emerging Local Plan and future iterations.
- Monitor review of Neighbourhood Plan.
- Engage with neighbouring landowners around wider proposals.
- Engage with Local Councillors/Town Council around the Flood Alleviation Scheme/Proposals.
- Deliver a high quality sustainable and integrated community in a phased manner.
- Leave a positive legacy for the community.
- Ensure the reputation of the landowners is not compromised adversely by the promotion and development process.
- Monitor Housing Land Supply and delivery of specialist housing.



7.0 Summary of Technical Evidence

Heritage

Initial advice regarding the key heritage constraints and opportunities has been provided by *HCUK Group*.

The Site forms part of the setting of a number of listed buildings, but most particularly is a tangible and beneficial aspect of the setting of the Conservation Area.

Should the Site as a whole be brought forward for development, it will be necessary to demonstrate that the layout is responsive to views from within the Conservation Area (particularly those evident from the High Street and historic core of the town) and that the design and materials of any built form which is visible is responsive to local character and appearance.



Designated heritage assets, Much Wenlock



Minerals

MPG has been commissioned to provide an initial Minerals Resource Assessment ('MRA').

The Assessment confirmed that the southern half of the Site is safeguarded for crushed rock with elements (of the Site) falling within a Minerals Safeguarding Area ('MSA'). However, the Assessment concluded that the volume of mineral that could potentially be won is a relatively small amount (approximately 320,000 tonnes) and likely not of suitable quality to be used for crushed rock.



Highways

SLR has been commissioned to provide traffic and transportation advice.

The advice concluded that the Site is a natural extension of Much Wenlock and as such, there are ample opportunities for the Site to connect well with all of the mobility networks, including walking and public transport providing access by a choice of means for day-to-day facilities/services and to the wider area.

Through the Site's design, it has the ability to enhance sustainability from the outset for both new residents and the existing population through connecting to Much Wenlock through the improvement of existing infrastructure and removing the reliance on private vehicles.

The Site will be served by two access points from Bourton Road and Oakfield Park. Both access points fall within the landowner's control and can be delivered in accordance with design guidance.

In terms of the access points, the proposed Oakfield Park access forms a simple extension of the existing road into the Site.

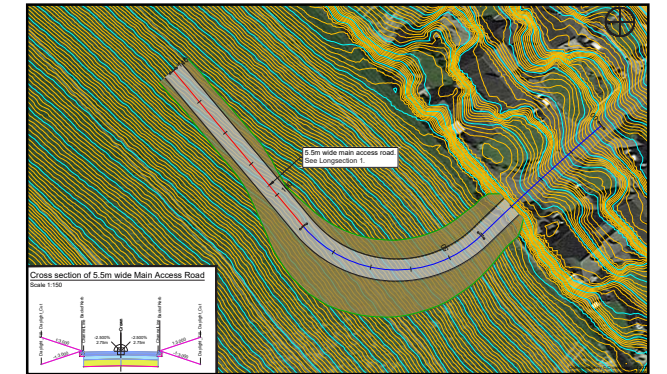
In respect of Bourton Road, an acceptable junction design can be secured/delivered.

A review of the TRICS database has indicated that the proposed residential development has the potential to generate approximately 108 and 92 two-way trips during the AM and PM peak hours respectively.

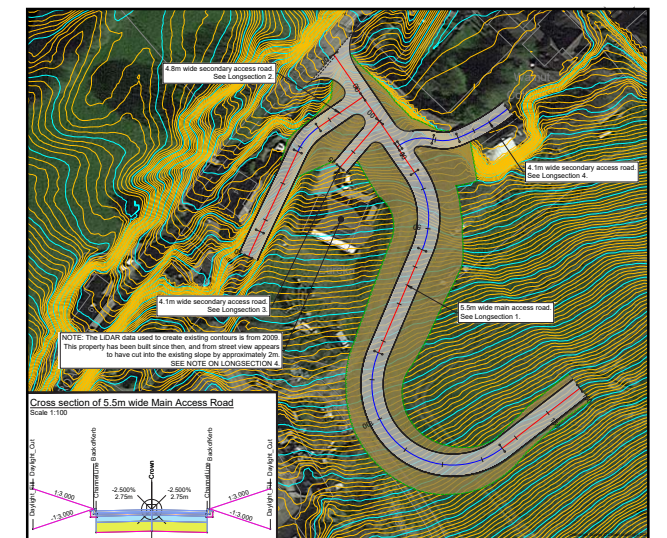
A junction impact assessment has been undertaken and demonstrated that the proposals would not result in a significant impact on the local highway network, let alone the severe impact as referred to within the NPPF.

The proposed development is considered to be acceptable in terms of meeting national and local policy criteria and will not have a material impact on the surrounding highway network.

It is therefore concluded that the Site is suitable to accommodate a residential development subject to further consideration to improving the sustainable transport network.



Potential Oakfield Park site access (SLR)



Potential Bourton Road site access (SLR)



Ecology

Greengage has been commissioned to undertake a Preliminary Ecological Appraisal ('PEA') and calculate the baseline value of the Site.

With regards to potentially taking the Site forward via the Local Plan, through careful design and incorporation of appropriate mitigation and enhancement measures, and / or any other applicable measures identified during the design process, a development could be brought forward that would comply with all relevant legislation, and current and emerging biodiversity policy.

Further assessment in relation to BNG will be required during the design phase of the development to ensure a minimum of 10% net gain to remain compliant with the BNG mandate through the Environment Act 2021.



Landscape & Visual

SLR has been commissioned to provide a Preliminary Landscape and Visual Review.

In respect of the recommendations, the Review suggested the proposed built form is kept away from land at higher elevations (from circa 185m AOD up) as this would result in stacked roof planes, and create a greater visual mass, visible from the nationally designated landscape.



Technical

LDE has been commissioned to provide a series of technical assessments.

Geology:

According to the British Geology Society data, there are no superficial deposits that are likely to be present beneath the Site.

Foundations:

The upper weathered surfaces of two solid geologies are likely to provide satisfactory bearing resistance for traditional spread foundations to support structural loads from low-rise residential housing.

Flood Slabs:

Given the potentially shrinkable nature of the near surface soils, contingency should be made to suspend floor slabs unless the absence of heave potential can be demonstrated.

Road Pavements:

An initial CBR design value of 3% may be assumed based on the predicted near surface soils.

Flooding:

The Site is in Flood Zone 1.

Much Wenlock is listed as an urban community at risk of flooding by the LLFA and has/is subject to flooding. This was evidenced through the preventative measures including sand bags along the entrance of properties in the Town when we visited in February 2024.

Surface Water Drainage:

There are no watercourses crossing or close to the Site based on available OS mapping data. Based on the flood risk issues in Much Wenlock and limited surface water discharge options, early engagement with SCC LLFA and STW is advisable.

SCC/WSP Flood Alleviation Scheme:

A potential flood alleviation scheme illustrated on SCC/WSP drawing entitled "Outline Drainage Layout Excluding Callaughton Lane"

shows a number of linear swales located within the Site, to the south of Dark Lane and a alleviation pond to the west of the Site. Whilst no additional details or commentary has been obtained or provided by SCC to date, on review of the drawing, topography and geology of the Site it would appear that the proposals are to intercept surface water runoff from the upstream catchment to the south (agricultural fields) and prevent or minimise overland flows onto Dark Lane and then Bridgnorth Road, and potentially properties to the north. Further, development of the Site could incorporate the interception of any upstream surface water runoff as part of the drainage regime.

Foul Drainage:

A connection to the existing public foul sewer in Bourton Road should be viable by gravity.

Electricity:

A connection to the existing electricity network at either the northwest or northeast boundaries of the Site should be viable.

Water:

A connection to the existing mains water network in Bridgnorth Road or Bourton Road should be viable.

Gas:

A connection to the existing gas main(s) if required for the development, should be viable, subject to confirmation of existing network capacity.

Telecoms:

The diversion and grounding of the existing overhead cables should be viable if required to minimise impact on any future development masterplan, subject to consultation and confirmation of costs with BT Openreach.



8.0 Opportunities & Considerations

The considerations plan opposite confirms the opportunities and constraints of the Site which have been informed by desktop analysis. The key considerations for the subsequent masterplanning exercise are listed below:





















Constraints

- ① A Public Right of Way ('PRoW') enters the Site at the northern edge and traverses through to the north-western edge, connecting with the wider PRoW network;
- ② There are two significant mature hedgerows which sub-divide the Site into three fields;
- ③ Existing residential properties along Bourton Road and Oakfield Park back onto the Site;
- ④ The land falls broadly from south to north by around 40 metres, from 210m AOD in the south and 170m AOD in the north. The levels become steeper closer to the northern edge of the Site;
- ⑤ Much Wenlock Conservation Area and Grade I/II Listed Buildings; and
- ⑥ Views out towards the Shropshire Hills National Landscape.

Opportunities

- ⑦ There is opportunity to connect into Oakfield Park via the existing cul-de-sac;
- ⑧ There is an opportunity for flood alleviation across the Site;
- ⑨ Adjacent to the settlement and provides for a natural extension of Much Wenlock and as such, there are ample opportunities for the Site to connect well with all of the mobility networks, including walking and public transport providing access by a choice of means for day-to-day facilities; and
- ⑩ There are two bus stops accessible from the Site at Bridgnorth Road and St Mary's Road.

Key

	Site boundary		High risk surface water flooding
	Existing access		Medium risk surface water flooding
	Public Right of Way		Low risk surface water flooding
	Existing green infrastructure		Existing bus stop
	5m contour		Views out to countryside
	Site high point		Allotments
	Site low point		Cemetery
	Site direction of fall		Primary School
	Sensitive boundary		Grade I, Grade II* Listed Building
	Existing settlement		Much Wenlock Conservation Area

Considerations Plan



9.0 Development Potential

The plan opposite shows the emerging concept masterplan for the Site.

The masterplan proposes two primary points of access to the Site which connect together via a primary corridor which winds through the landscape between Bourton Road and Oakfield Park. This route will create a circular route for pedestrians, cyclists and vehicles around the southwest edge of the town. Hedgerows are shown to be retained across the Site with the exception of areas where a small section would be required to be removed in order to implement the proposed access off Oakfield Park.

A new public park is proposed to the north of the PRoW route with areas of surface water drainage attenuation/the flood alleviation scheme positioned on lower lying ground. These natural features will offer excellent amenity opportunities for new and existing residents, whilst alleviating the existing flooding problems that occur through Much Wenlock.

PHASING	GROSS AREA (HA)	NET AREA (HA)	NO. DWELLINGS
PHASE 1	7.20	4.79	120
PHASE 2	1.33	1.18	30
PHASE 3	3.92	-	-
TOTAL	12.45 HA	5.97 HA	150 DWELLINGS

Key

-  Site boundary
-  Site access
-  Primary route
-  Secondary route
-  Tertiary route
-  Public Right of Way
-  Pedestrian route
-  Residential use
-  Primary frontage
-  Local Equipped Area for Play (LEAP)
-  Local Area for Play (LAP)
-  Existing green infrastructure
-  Indicative new trees/planting
-  Indicative structural planting
-  Drainage swales
-  Drainage basin
-  Indicative street trees
-  Pedestrian access point

Concept Plan



10.0 Community Engagement

At Lovell we are passionate about placemaking, delivering quality places and leaving a positive legacy.

We have a reputation of doing the right thing, working in collaboration with our communities and stakeholders to deliver our sites.

At the front and centre is community engagement which is focused towards actively engaging with the local community alongside Much Wenlock Town Council, the Neighbourhood Plan Group and other community groups, to understand local concerns and aspirations.

Our engagement will set out how the Site can be delivered for the benefit of the local community, providing quality green spaces which meet the requirements of both current and future residents. A considered community engagement strategy always underpins our promotional strategy vision.

“

We are passionate about placemaking and leaving a positive legacy and a key part of this is to undertake engagement with local residents / interested parties early in the process and which continues throughout

”



Examples of community engagement events

11.0 Lovell: Track Record of Delivering Quality Homes

Morgan Sindall and all of its businesses, including Lovell Strategic Land are committed to responsible business. We have made five commitments to protect and develop people, improve the environment, work with our supply chain and enhance communities.

The built environment is currently responsible for 25% of UK Carbon emissions. We can help tackle climate change by reducing our emissions and waste, building energy-efficient developments and increasing biodiversity.

We support the UN Sustainable Development Goals to end poverty, protect the planet and ensure prosperity for all.

We create social value by regenerating the UK's towns and cities, developing and maintaining housing and improving transport and infrastructure.

We provide training and work opportunities for people who live in the communities where we work and engage with local schools and colleagues to attract people from all backgrounds into a career in construction.

As part of Lovell's drive to deliver upon the objectives of being a Responsible Business, we are at the forefront of initiatives to try and deliver Net Zero developments.

One of the initiatives is Project Curv which showcases how we, as a business, are assisting in the delivery of more energy efficient housing developments through the incorporation of the latest measures to build future proofed homes with this including, solar panels and smart and efficient infrared heating systems.



Queens Park, Blackpool



Gallus Fields, Northrepps



Wensum Grange, Fakenham



Lapwing Court, Peterborough

Examples of the Lovell product range

12.0 Summary & Next Steps

This document has set out our vision of the emerging proposals for Land to the rear of the Cemetery and north of Oakfield Park, Much Wenlock.

In summary, the Proposals have been shaped by technical due diligence which has confirmed that the Site is **deliverable** in that it is suitable, available, achievable and viable.

The work undertaken has then led to the emerging masterplan which showcases a logical and sustainable residential extension to Much Wenlock that is able to connect into the existing infrastructure, providing the full range of types and tenures of housing alongside areas of open space, a flood alleviation scheme and biodiversity enhancement.

The next steps are to undertake additional technical work and engage with residents and key stakeholders in order to deliver a development that is shaped by the local community.



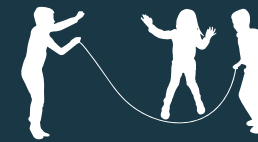
New homes - Up to 150 new homes to suit local housing needs which would include a mix of housing types and tenures



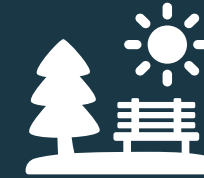
Affordable homes - Inclusion of affordable homes (20%) to provide for local housing needs



Biodiversity enhancements - to deliver at least 10% Biodiversity Net Gain (BNG) to deliver ecology enhancements



Natural space - Provision in accordance with relevant local standards, including children's play facilities and natural space



Public Open Space (POS) - The Site has the capacity to provide Public Open Space (POS), including Local Equipped Areas for Play (LEAPs), Local Areas for Play (LAPs) parkland, woodland and meadows



Close public transport connections - the Site is located close to existing bus routes along St Mary's Road and Bridgnorth Road



Enhanced pedestrian connectivity - Retention of the Public Right of Way that transects the Site and enhanced pedestrian connectivity along Bourton Road /Bridgnorth Road



Protection of existing hedgerows and trees - incorporating existing hedgerows and vegetation into the masterplan



Flood alleviation scheme - integrated into the proposed open space network

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