



15<sup>th</sup> February 2021

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mob: 07974 239016

our ref: 3091/JJ

Doug White  
Little Grove Cottage,  
Waltham Road,  
White Waltham,  
Maidenhead,  
Berkshire,  
SL6 3SG

Dear Doug

**Land off Mill Street, Wem ,Shropshire , SY4 5ED**

I write to set out the potential for further development of this site in light of the Inspector's decision on the appeal regarding the erection of two blocks of residential care home comprising 50no. units with communal facilities; formation of car parking; diversion of public right of way and associated works.

The main issue in this case was the effect of the proposal on the character and appearance of the Wem Conservation Area and the setting of nearby listed buildings. In his decision, the Inspector supported the principle of development, stating:

*"I accept that part of the site has historically been occupied by buildings and the development of the site presents an opportunity to provide enhancement to this 'Gateway to Wem'." (para 35).*

He also agreed that appeal site is in an accessible location to the south of Wem, and that the proposal was for specialist housing which would contribute to the housing needs of the area. At para 9, the Inspector stated:

*"I acknowledge that the 1874 Ordnance Survey map shows that there were buildings located within the appeal site to the west of Mill House. They were oriented overlooking the mill pond. The appellant's Heritage Statement includes a historic photograph showing that these were two storey buildings most likely associated with the Mill. Whilst they have all been demolished some years ago, it illustrates that this part of the appeal site has historically been previously developed and establishes the principle of development on this part of the site. It is notable that this former development had a much smaller footprint and was a similar height to Mill House, appearing subservient to the Mill. In contrast the appeal scheme comprises a substantial built development."*

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At para 11, he continues:

*“The existing trees, grass and vegetation on the appeal site provide a verdant appearance to the Conservation Area when viewed from the south and also from the public footpath along the river to the west, contributing positively to its character and appearance.”*

There is therefore clearly potential for development on the site, however, this will need to pay attention to historic precedent in terms of size and location in order to ensure that the effect upon heritage assets is minimised.

Yours sincerely

John Jowitt BSc(Hons) DipTP MRTPI  
Chartered Town Planner