

Our Ref: 116764

Your Ref:

08 May 2018

Dr Peter Sharpe
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Dear Dr Sharpe

Pavenham Neighbourhood Plan - land to the rear of High Street

Fisher German LLP has been appointed by the Credit Sureties Company for the promotion of their land interests in the emerging Pavenham Neighbourhood Plan. The site is land to the rear of High Street Pavenham, referred to as Site K in the 'Potential Development Sites in Pavenham' residential assessment 2016.

As you will be aware Site K scored poorly in the residential site feedback of June 2016. We note that as part of the site assessment the views of residents were sought on a development proposal of the whole site for 75 dwellings.

I expect that the figure of 75 dwellings originated from the 2015 Bedford Brough Councils Call for Sites. Whilst the Council's Call for Sites is a key component of the evidence base to underpin policies in development plans, often development proposals are at an early stage of preparation and comprise of a redline boundary denoting ownership with an arbitrary quantum of development based on an implied density per hectare.

Our experience of promoting sites in Local and Neighbourhood Plans highlights the benefits of an illustrative scheme showing how a site could be developed addressing both a site's constraints and opportunities. A layout plan has been prepared for Site K showing how a scheme of 14 dwellings with associated parking and a large area of open space, landscaping could be delivered.



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We would very much welcome the opportunity to present and discuss the layout with the Parish Council at an upcoming meeting. We have presented proposals at various Parish Councils and Neighbourhood Plan Steering Groups and have found them to be helpful and informative for both the design team and the Council.

I look forward to the opportunity to speak with you and the Parish Council.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S Warner', with a long horizontal flourish extending to the right.

Simon Warner MRTPI
Associate Director

For and on behalf of Fisher German LLP

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Enc. Indicative Site Layout

CC. Credit Sureties Company c/o Camilla King