From:
Sent: 08 June 2020 10:38
To:
Subject: RE: Housing proposal at Tasley

David
The following has been sent this morning, 8 June, by email to Messrs, West, Corden, Lynch, Lea, Winwood at Shropshire Council and to the Bridgnorth Town Clerk.
Regards
Rob

Proposal for major housing development by Taylor Wimpey at Tasley, Bridgnorth

You will no doubt be aware that the Livestock market operated by Nock Deighton Agricultural LLP of which I am a partner is part of plans approved by the Council for new housing development north of the Wenlock Road which includes the existing Market site.

Our thriving auctioneering business is intended with contractual provision in place to move south of the A458 into purpose-built premises on an extensive new site which will include parking, stockyards and lairage areas for livestock needing to be accommodated overnight. It goes without saying that the opportunity to improve the market layout and have utterly modern facilities is an essential feature of the move. In our discussions with the late Stewart Hickman (our landlord) it was clear that we could not remain where we are, as our presence would have restricted or prevented the new housing development, and even if some compromise layout had been possible our operations are not compatible with having houses as neighbours.

Looking back historically, the livestock market in Bridgnorth town centre was to close when at the last minute, approval was granted by the planning inspectorate for a new 'out of town' livestock market site which opened in January 1990. The intention at the time was of course to avoid the potential conflict between the livestock market operation and residential amenity which by and large has been achieved. At our current site we now have the new residential development opposite the site entrance and have been affected by residents using the market site as a 'public' park which is potentially in conflict with our market operating licence.

Our business is located in a good strategic location and this is a key part of the firms resilience and we firmly believe that the existing livestock market adds a dimension to the town which is becoming increasingly rare in market towns across the country. Not only that, it provides an essential social function for many rural business owners and farmers. Bridgnorth Livestock Market has grown over recent years and is now established as one of the larger auction markets within the UK. A recent study has identified auction marts as having a positive effect on the mental health of the rural community, bringing people together. It seems clear that our operation would be severely affected if developed as currently proposed and should the facility be lost, the effect will be widespread.

Not being close to any housing is essential because a Livestock Market has early morning arrivals of animals which are frequently noisy and they need time to settle down. Considerable numbers of lorries, tractors, trailers, transporters and cars will attend the site and manoeuvre about. There may be reversing alarms and the loading/unloading of stock can be a noisy business. That will result in a steady stream of complaints from the occupiers of

houses including from well-meaning people who believe that if an animal makes a noise, it is in distress and someone should be notified.

While this message is primarily concerned with the impact of proposed housing on our future operations, it is worthwhile noting the local social positive benefits the market site offers particularly in allowing the Park & Ride to operate at minimal cost from our premises which supports the high street directly, the Bridgnorth Carnival start point, support for Bridgnorth Walk and the Theatre on the Steps, and various ad hoc events where a gathering point is required from time to time.

With the best will in the world the Livestock Market would find it very difficult to operate surrounded by houses and I and my colleagues are at a loss to know how you can consider locating this development next to our relocation site. I should be grateful if you will make your councillors aware of our concern for the future of the Livestock Market.

Yours sincerely