



## Representation Form

Please complete a separate **Part B Representation Form** (this part) for each representation that you would like to make. One **Part A Representation Form** must be enclosed with your **Part B Representation Form(s)**.

We have also published a separate **Guidance Note** to explain the terms used and to assist in making effective representations.

### Part B: Representation

Name and Organisation:	Mr & Mrs Maiden
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#### Q1. To which document does this representation relate?

- Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- Sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- Habitats Regulations Assessment of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan

(Please tick one box)

#### Q2. To which part of the document does this representation relate?

Paragraph:  Policy:  Site:  Policies Map:

#### Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:

- |                                          |                               |                                         |
|------------------------------------------|-------------------------------|-----------------------------------------|
| A. Legally compliant                     | Yes: <input type="checkbox"/> | No: <input type="checkbox"/>            |
| B. Sound                                 | Yes: <input type="checkbox"/> | No: <input checked="" type="checkbox"/> |
| C. Compliant with the Duty to Co-operate | Yes: <input type="checkbox"/> | No: <input type="checkbox"/>            |

(Please tick as appropriate).

#### Q4. Please give details of why you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

(Please continue on a separate sheet if necessary)

## Shropshire Local Plan – Regulation 19 consultation

### Settlement Policy S9.1 Development Strategy: Highley Key Centre

Mr & Mrs Maiden support the allocation of site HNN016 for around 100 dwellings. The site is highly suitable and deliverable for the reasons set out in the Appendix to this representation.

On behalf of our clients Mr and Mrs Maiden, we are concerned that Highley's settlement residential development guideline is too low and consequently fails the 'positively prepared', 'justified' and 'consistent with national policy' tests of soundness.

Policy S9.1 gives Highley a residential development guideline of around 250 dwellings. This will be applied as a "*significant policy consideration*" and will be used to limit development in Highley as set out in Policy SP7 Managing Housing Development.

Highley has delivered 181 dwellings over the 13 years 2006-2019<sup>1</sup>. This period included the housing crash of 2008-2010 but Highley has nevertheless managed to deliver an annual average of 14 dwellings per annum since 2006.

There is no evidence to justify the proposed residential guideline of 250 dwellings. This is equivalent to 11.4 dwellings per annum over the plan period of 2016-2038, a significant reduction compared to recent delivery. If Highley's past rates of housing delivery are extrapolated forwards, the settlement would deliver **308 dwellings** over the 22 year plan period 2016-2038.

In the context of the Government's objective of significantly boosting the supply of housing set out in paragraph 59 of the Framework, Highley should be aiming for a higher rate of growth than it has delivered in the past.

Earlier versions of the Local Plan envisaged a 20-year plan period 2016-2036. The submission Local Plan extends this timespan by 2 years, to 2038, but there has been no proportionate increase in Highley's housing figure, which remains as previously proposed at 250 dwellings. A proportionate increase would result in a settlement residential guideline of 275 dwellings. This would however still represent lower delivery than has been achieved in the past 15 years.

The Local Plan proposes 30,800 dwellings for Shropshire over the plan period. The latest Office of National Statistics figures show 135,452 households in Shropshire in 2016<sup>2</sup>. Using this as a proxy for the number of existing dwellings, the plan's overall growth rate is 22.7% over the 22 year plan period. If this growth rate is applied to Highley's 1,462 dwellings<sup>3</sup>, the residential guideline figure for Highley would be **332 dwellings** over the plan period. The Plan's under-provision of development for Highley fails the 'positively prepared' test of soundness.

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<sup>1</sup> Shropshire Council's Five Year Housing Land Supply Statement March 2020

<sup>2</sup> <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/householdprojectionsforengland>

<sup>3</sup> The Council's 'Hierarchy of Settlements' Paper (August 2020) estimated number of dwellings

In summary, there is no justification for Highley's relatively low settlement residential development guideline figure, which fails the 'positively prepared', 'justified' and 'consistent with national policy' tests of soundness.

### **Modifications necessary**

To make the Plan sound in relation to Highley, the following modifications are necessary:

*S9.1 Development Strategy: Highley Key Centre*

*"1. Highley will act as a Key Centre and contribute towards strategic growth objectives in the east of the County, delivering around ~~250~~ 330 dwellings and around 3 hectares of employment development....."*

**Q5. Please set out the modification(s) you consider necessary to make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at Q4 above.**

Please note that non-compliance with the duty to co-operate is incapable of modification at examination. You will need to say why each modification will make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please see previous page.

(Please continue on a separate sheet if necessary)

**Please note:** In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

**After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.**

**Q6. If your representation is seeking a modification to the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan, do you consider it necessary to participate in examination hearing session(s)?**

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

- No, I do not wish to participate in hearing session(s)  
 Yes, I wish to participate in hearing session(s)  
(Please tick one box)

**Q7. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:**

Mr & Mrs Maiden wish to attend any hearing that is focused on Highley.

(Please continue on a separate sheet if necessary)

**Please note:** The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Signature:  Date:

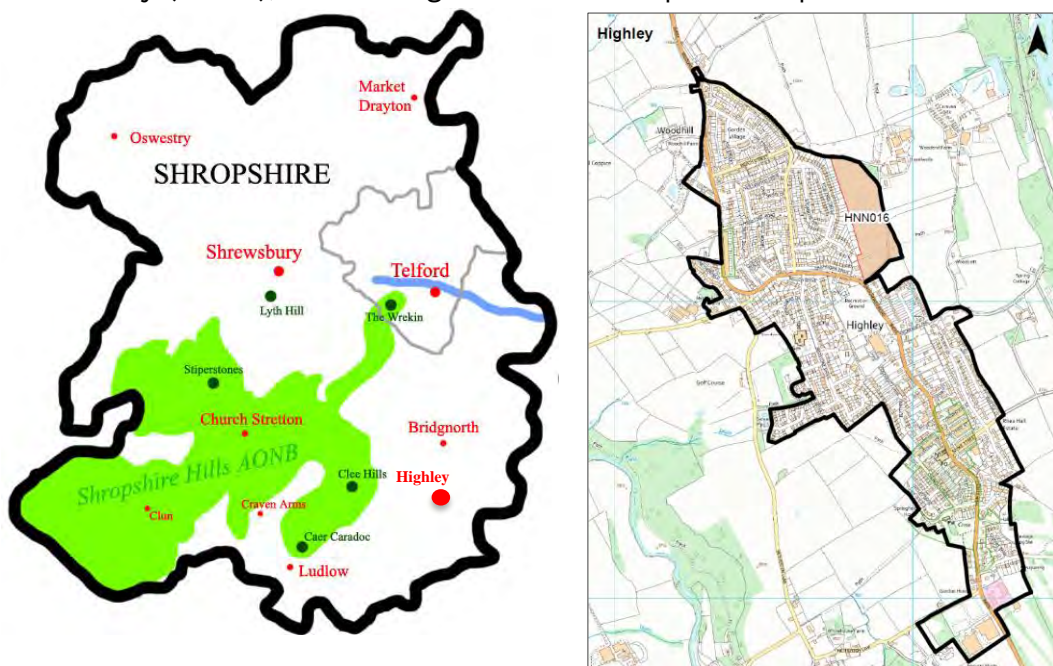
Office Use Only	Part A Reference:
	Part B Reference:

## APPENDIX: SUPPORT FOR ALLOCATION HNN016

### Site Allocation HNN016: Land South of Oak Street, Highley

Mr and Mrs Maiden strongly **support** the allocation of site HNN016 Land south of Oak Street, which will be accessed off Bridgnorth Road. It is a sustainably located site, being close to Highley's primary school, secondary school and its various services and facilities in its village centre.

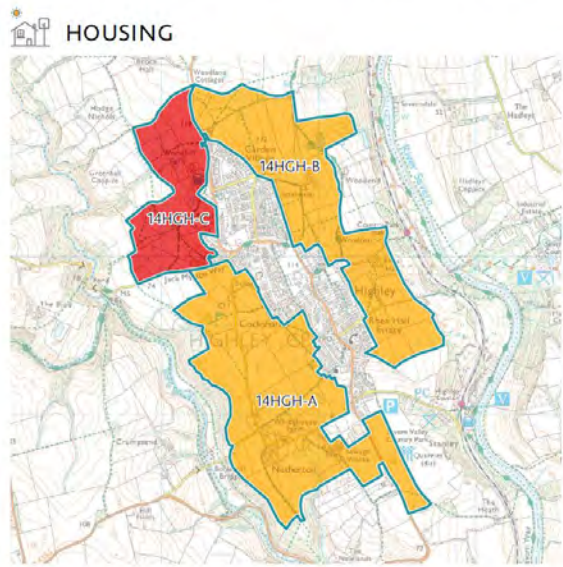
In landscape terms, the east side of Highley is less sensitive than the west in relation to views to and from the South Shropshire Hills Area of Outstanding Natural Beauty (AONB), shown in green on the map of Shropshire below.



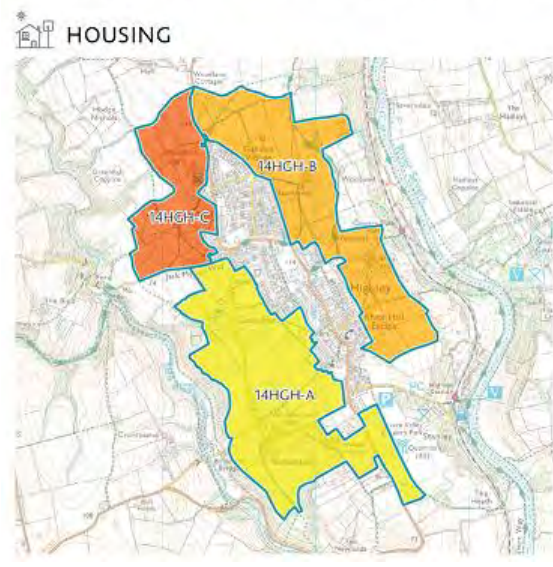
The south-western side of Highley has been thoroughly assessed by the Council in their site assessments document. This side of Highley adjoins the Highley Conservation area and is important to its historic setting. Development to the south-west of Highley could remove the separation between the historic settlements of Highley and Netherton.

The Council's recent Landscape and Visual Sensitivity Assessment (LVSS) assessed the sensitivity of Highley as shown in the extracts overleaf. Overall the north-eastern part of Highley where housing allocation HNN016 is located is considered to be less sensitive than the north-western side of Highley.

## SETTLEMENT VISUAL SENSITIVITY



## SETTLEMENT LANDSCAPE SENSITIVITY



Allocated site HNN016 adjoins the site outlined in red below that was granted planning consent in November 2020 for 20 affordable dwellings and a new estate road.

*Location of adjoining development 20/00193/FUL*



The above application was accompanied by a detailed Landscape & Visual Appraisal (LVIA) that fully considered the landscape impact of residential

development in this location. The LVIA includes an assessment of landscape impact from a number of viewpoints, including the opposite side of the Severn Valley. The LVIA's photographs also show the adjoining site HNN016 and the conclusions of the LVIA can justifiably be extended to the proposed allocation.

The officer report on application 20/00193/FUL states in paragraph 6.4.8:

*"The planning application case officer has viewed the site with the benefit of a copy of the LVIA on both sides of the River Severn Valley and concurs with the conclusions of that document. .... A relatively small number of receptors would experience a moderate adverse effect, but very little weight can be attached to the impact of development on a persons' view as a material planning consideration."*

The LVIA and recent officer assessment of landscape impact in relation to the adjoining site supports the allocation of site HNN016 in the emerging Local Plan.

Allocation HNN016 is able to provide pedestrian connections to the countryside, particularly to the Severn Valley Country Park, the Shropshire Way along the River Severn, and the trig point to the north of Highley with its views over the countryside to the north, enabling this allocation to actively encourage active living and a good quality of life as sought by Policy SP6 Health & Wellbeing.

*Rights of Way around Highley*



The recent consent for 20 affordable homes (20/00193/FUL) includes an adoptable road 5.5 metres wide and a suitable junction with the B4555 Bridgnorth Road as shown in the extract below from that application's Swept Path Assessment plans.

*Access provided to adjoining site including Swept Path Assessment*



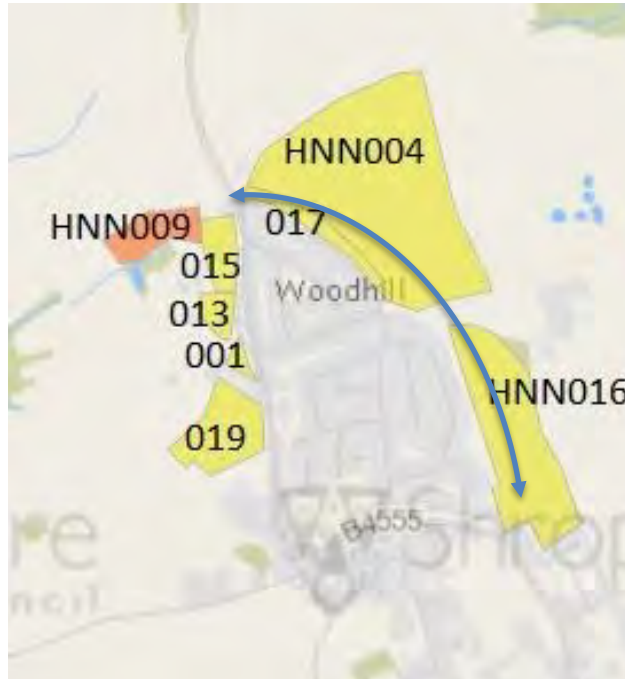
The access shown above was found acceptable by Shropshire Council Highways. The access road is of sufficient width to cater for the proposed 100 dwellings on allocation HNN016.

Allocation HNN016 offers long-term potential to provide an estate road that connects to the B4555 to the north of Highley as shown overleaf. Land to the north of Hazelwells Farm is in the same ownership, allowing development to the north east of Hazelwells Road in a future Local Plan period to provide a new highway link road to take congestion off Woodhead Road and improve Highley's road network.

Although this idea is a future ambition it has the potential to provide infrastructure for the next 100 years to support the development of Highley. An indicative plan showing the road is provided overleaf.

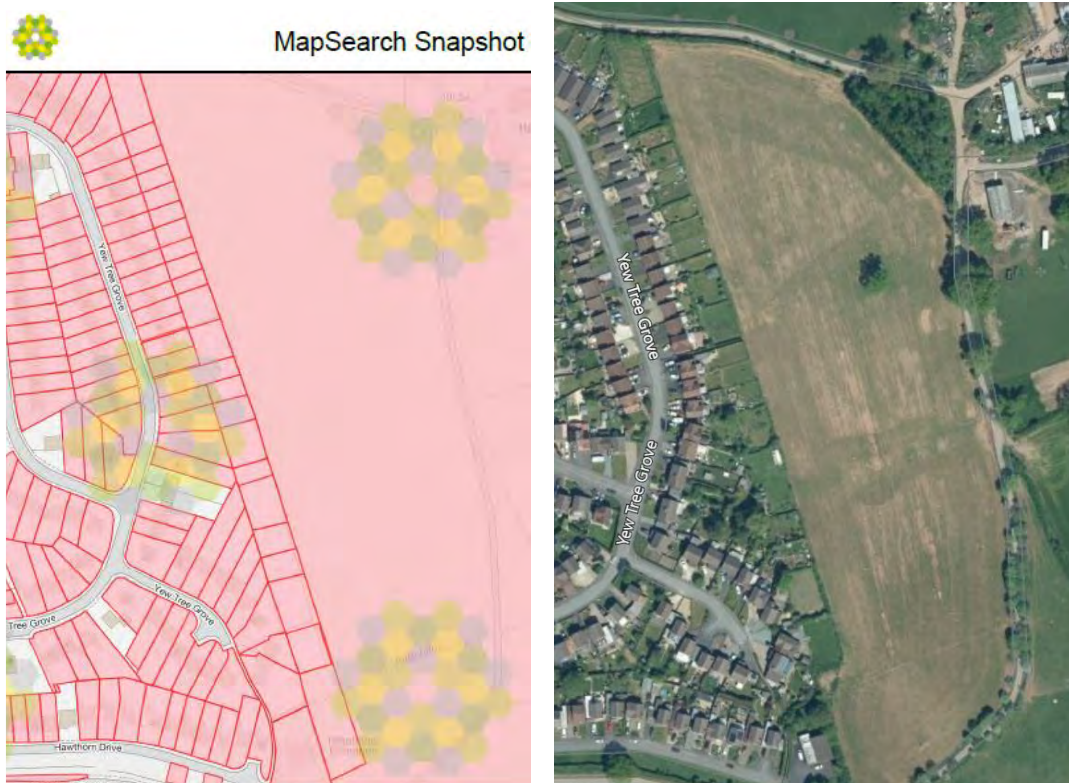


*Potential for a future road link between B4555 and Bridgnorth Road*



Houses at Yew Tree Grove have extended gardens as shown by the Land Registry map and aerial photograph below. These ensure a good pre-existing buffer between current and planned development. A larger buffer can be secured by ensuring that the new development has gardens of reasonable length backing onto the existing properties, ensuring no unacceptable impact on residential amenity.

*Land Registry Map and Aerial Photograph showing extent of private gardens*



Furthermore, the topography falls to the east so new development will be lower than the existing houses on Yew Tree Grove, enabling existing houses to retain views from upper levels over the new development.

The draft Local Plan provides allocation HNN016 with a guideline figure of 100 dwellings, equivalent to a density of only 18.5 dwellings per hectare on the 5.42 hectare site. This allows plenty of space for the green infrastructure corridors through the site and to provide generous buffers with adjoining houses and Hazelwells Farm.

We can confirm that the site will be able to meet the Plan's development guidelines, delivering the following public benefits:

- Housing to meet local needs, including for bungalows and older persons' housing;
- Excellent accessibility to the secondary school, High Street and Highley's facilities;
- A pedestrian crossing of Bridgnorth Road;
- Enhanced public right of way connections to the countryside;
- Landscaping and biodiversity improvements;
- No impact on the Area of Outstanding Natural Beauty to the west of Highley or Highley's conservation area;
- Improved public open space provision to benefit all residents.

Allocation HNN016 is deliverable and viable. It is likely to start to be delivered earlier than the Local Plan's current forecast of 2025-2030 in Local Plan Appendix 7: Forecast of Delivery Timescales for Local Plan Allocations. We anticipate that the site's delivery will span the two periods 2020-2030.