

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. Mike Evans |
|------------------------|----------------|

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: | <input type="text"/> | Policy: | S14.2 | Site: | <input type="text"/> | Policies Map: | S14.3 |
|------------|----------------------|---------|-------|-------|----------------------|---------------|-------|

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 checked="" 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.

Our Client's site was considered a preferred allocation (GWR023) in the Local Plan Review: Consultation on preferred sites November 2018 (copy attached) and was removed from the current Draft Local Plan without consultation or communication with the landowner or agent, with no explanation as to why it's status as a preferred allocation was removed. Furthermore, no discussions with the Local Planning Authority took place in this regard.

The land is located off Whittington Road. It is situated between two recently approved applications for residential development (both sites are also owned by our client) and those approvals are 'Proposed Residential Development To The South Of Fernhill Lane, Gobowen, Shropshire 15/04968/REM', and 'Proposed development land on North side of Whittington Road, Gobowen, Shropshire 15/04473/REM', and our site sits on land between these two sites.

The site is placed favourably to present very little visual impact whilst being a very natural continuation of development. Gobowen is furnished with a multitude of local amenities and facilities, including schools, a train station, a co-op food store, a pharmacy, beauty shops, and takeaways among others, the size of development that the land represents would be comfortably provided for by these services and amenities.

Although the site sits just outside the proposed development boundary, it is a natural and logical continuation of development in Gobowen as a hub. Access would be obtained directly through the previously approved development (shown on the Illustrative plan supplied) and would serve as a continuation of the residential development already approved (15/04473/REM).

Since the previous Local Plan Review, we have slightly amended the proposed boundary to take into account the partial flooding on the land. Our previous submission included land within the flood zone, with this current submission we have moved the proposed site boundary to avoid any development within the floodzone.

We firmly believe that our site's preferred allocation status should be reinstated due to its eminent deliverability and ideal continuation of current development. The developers of both sites 15/04968/REM & 15/04473/REM Quatrefoil Homes, have showed strong interest in the site and have made us aware of their desire to continue development directly on from the above sites mentioned (letter of support attached), creating a smooth, reliable and continuous development of housing for Gobowen.

(Please continue on a separate sheet if necessary)

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.

The plan should be modified to include this site as a logical and sensible continuation of the existing development, and reinstate its former status as a preferred housing allocation.

(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.

| | |
|-----------------|-------------------|
| Office Use Only | Part A Reference: |
| | Part B Reference: |

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:

In order to try to establish why the site was removed as a preferred allocation without any prior discussion with the landowner or his agents.

(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:

Les Stephan

Date:

11/02/2021

Office Use Only

Part A Reference:

Part B Reference:

Date: 30th September 2020

Dear Sirs

**Consultation on the Regulation 18 Pre-Submission Draft of the Shropshire Local Plan
Whittington Grange, Gobowen**

We are writing in support of a submission by Mike Evans to have part of his holding included in the next Shropshire Local Plan. We understand that Mike proposes to submit a potential residential development site situated immediately next to our current development site situated on the North side of Whittington Road, Gobowen, Shropshire (15/04473/REM) as shown on the attached plan.

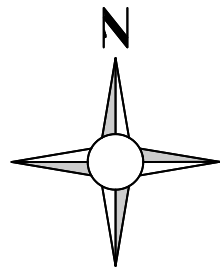
We acknowledge that the proposed site sits just outside the current development boundary, but we firmly believe that the proposed LDP site will be a natural and logical continuation of development of the Whittington Grange site. Given its location behind a forthcoming residential development, a further residential development on the proposed LDP site would, in our view, not increase or alter the visual impact of the built environment as seen from Whittington Road, and therefore Gobowen in general. Access to the proposed site could be facilitated via the estate road on the current development site which will be constructed to an adoptable standard.

Furthermore, the proposed site should be included for allocation in the next Shropshire Local Plan to address the shortfall in delivery since the SAMDev was adopted and to meet the growing need for different types of housing identified in the NPPF and the draft Local Plan (Policies DP1 – DP7).

Yours faithfully


.....

Peter Andreas Carstensen
Director
Quatrefoil Homes Ltd



LEGEND

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| Rev. | Description | Date | Initial |
|---|--|----------------|-------------|
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|  Les Stephan Planning Ltd. Chartered Town Planners & Development Consultants 9 Sweetlake Business Village Shrewsbury SY3 9EW 01743 231040 www.LSPLtd.co.uk | | | |
| Client: | | | |
| Mr. M. Evans | | | |
| Site Location: | | | |
| Land at Whittington Road Gobowen | | | |
| Drawing Title | | | |
| Site Plan | | | |
| Drawn by: | | Date: | |
| SJS | | September 2020 | |
| Scale | Job No. | Dwg No | Rev. |
| 1/1250 @ A2 | - | 01 | - |



Land put forward for consideration in the current Local Plan Review

Land put forward for consideration in the current Local Plan Review

Land with Planning Application Ref: 15/04473 P12

The Contractor is responsible for checking all dimensions, tolerances and references. Any discrepancy is to be notified to jig before proceeding with the work. Where an item is covered by drawings to different scales, the larger scale drawing is to take precedence. Do not scale drawings, figured dimensions are to be worked to in all cases

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| | | | |
|---------------|--|---------------|----------|
| Project | Proposed Development at Whittington Grange Gobowen | | |
| Drawing title | Quatrefoil Homes Ltd | | |
| Client | future site boundary line | | |
| Scale | 1:2500 @ A3 | jig/1550/2020 | Revision |
| Drawn | JRJ | | |
| Date | May 2020 | | |
| Checked | CGR | AL 9 905 | |

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