

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:	G.C.Rickards Ltd
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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:	<input type="text"/>	Policy:	S4.1	Site:	<input type="text"/>	Policies Map:	<input type="text"/>
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Click or tap here to enter text.

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.

We note that there are no residential sites allocated in the current Local Plan Review, only employment sites. We believe that the plan is unsound in this regard by not having a single residential site allocated.

The land is situated to the East of Ironbridge Road, Broseley. It is directly connected to another parcel of land, also in the applicant's ownership, that has recently received planning permission for 9 dwellings (19/00092/VAR).

Our belief is that our land is highly appropriate for residential development in Broseley, as it is situated closely to the two sites that have been allocated for employment development. There is a potential for a range of housing that would compliment and enhance the efficacy of the nearby employment development (a plan has been attached to illustrate the proximity of our site to the allocated employment sites – Reg.19 Draft LPR with our site superimposed).

Our client has previously had discussions with Broseley Parish Council regarding this site in context of the developing neighbourhood plan, and they have suggested that the site would be suitable for residential development, possibly an Affordable / Subsidy Housing scheme.

The site is a well-located, Brownfield site which is ideally located to provide a general housing scheme. It runs directly parallel with the current proposed development boundary and it is afforded excellent access from Ironbridge Road (B4373). It is ideally situated to contribute to Broseley's portfolio of sites to provide residential development, and therefore we believe should be included into the current development boundary for the area.

(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.

To allocate the site for Housing.

(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:

Office Use Only	Part A Reference:
	Part B Reference:

We do not wish to participate in hearing sessions, but we are happy to discuss the site further with the Local Planning Authority and Parish Council prior to the examination.

(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.*

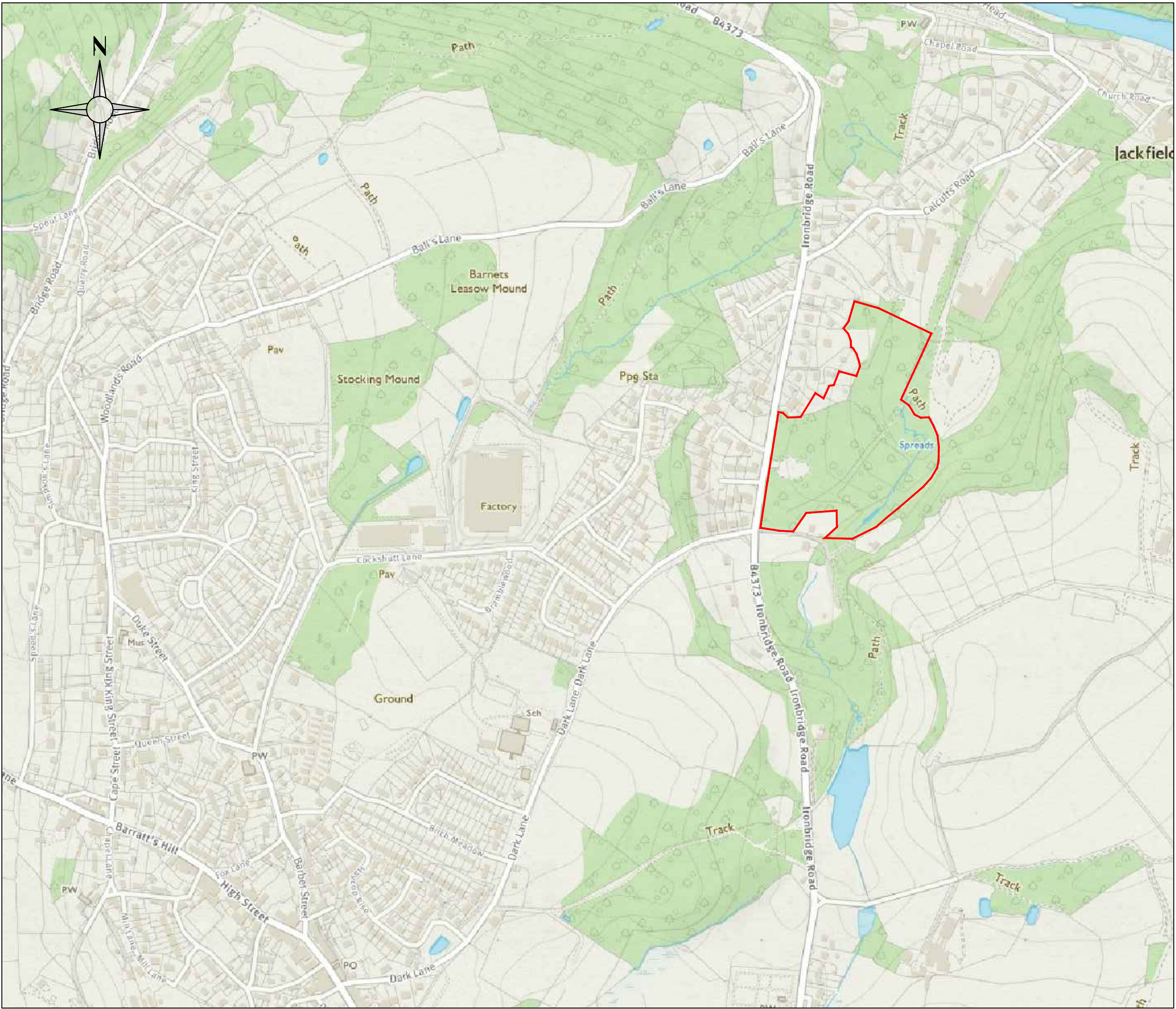
Signature: Les Stephan

Date: 11/02/2021

Office Use Only

Part A Reference:

Part B Reference:



LEGEND

— Proposed Development Boundary

Rev.	Description	Date	Initial
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 Shrewsbury SY3 9EW
 01743 231040
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Client:

Mr. T. Rickards

Site Location:

Broseley
 Telford

Drawing Title

Site Plan

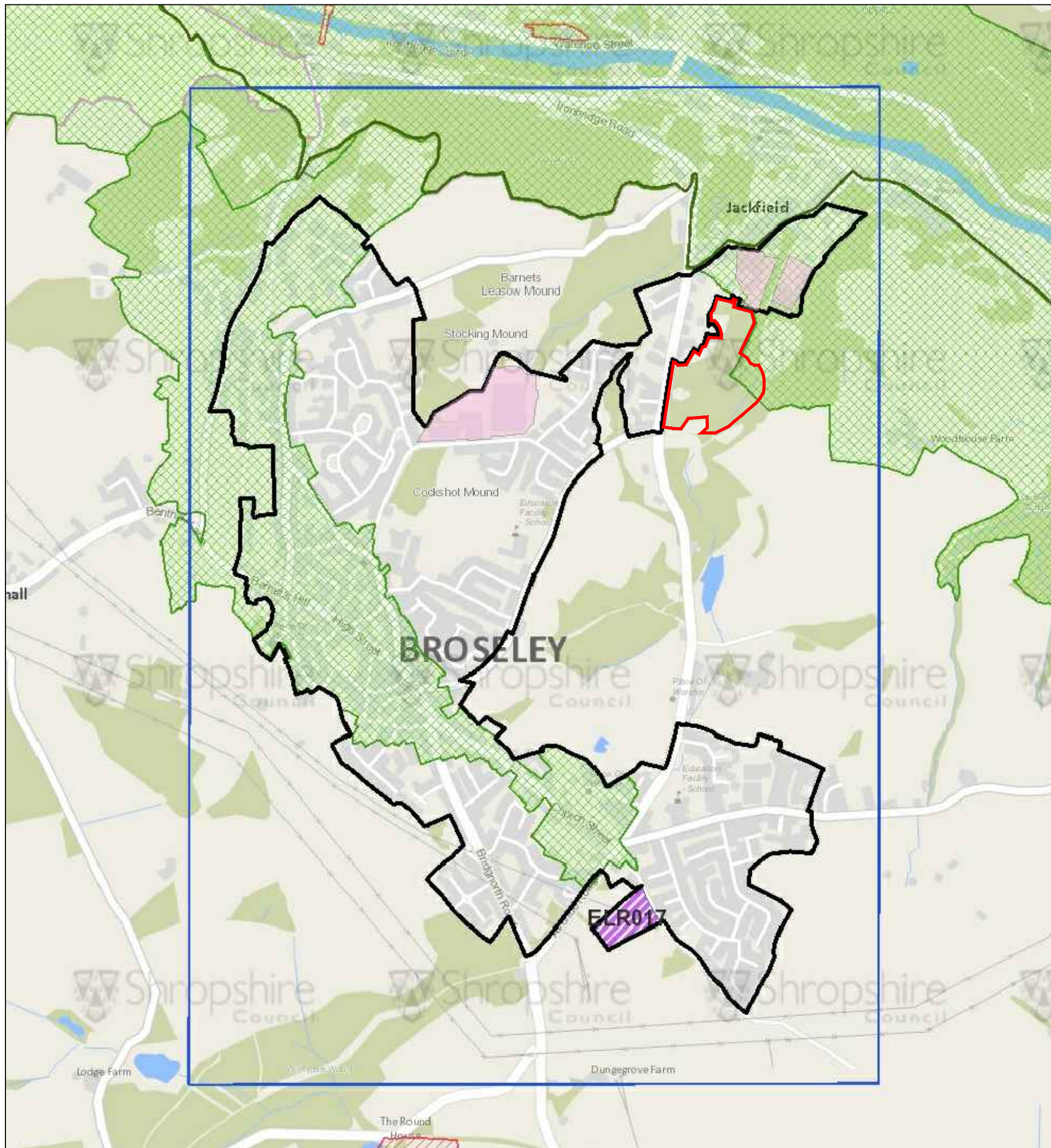
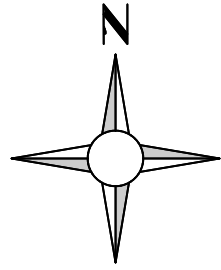
Drawn by:

Date:

SJS

September 2020

Scale	Job No.	Dwg No	Rev.
1/5000 @ A3	1019	-	-



LEGEND

— Proposed Development Boundary
(48,000 square metres approx.)

Rev.	Description	Date	Initial

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LSPL Les Stephan Planning Ltd.
Chartered Town Planners & Development Consultants

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01743 231040
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Client:
Mr. T. Rickards

Site Location:
Land at Broseley
Telford
X (Easting) 368208, Y (Northing) 302550

Drawing Title
Reg. 19 Draft LPR with our site superimposed

Drawn by: SJS	Date: February 2021
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Scale	Job No.	Dwg No	Rev.
1/10,000 @ A3	1019	-	-