

## 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:	Elson Land 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:	<input type="text" value="S8.1"/>	Site:	<input type="text"/>	Policies Map:	<input type="text"/>
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#### 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.

Discussions with the Local Planning Authority in May 2019 made it clear that this land was not to be considered for development in the current Local Plan Review, but had potential for longer-term housing development, with particular regard to its potential to providing a strategic road link, which we were asked to investigate with the landowner.

This position was described to the landowner, and they agreed that we should actively promote the land on this basis. Accordingly, and in association with adjoining landowners, a proposal for a strategic highway link was prepared and put forward to the Local Planning Authority for consideration. This is to be achieved on a phased development basis extending from Elson Road through to the Ellesmere Business Park.

The preferred allocation site No. ELL005 & ELL008 is accepted as being a positive benefit in terms of housing delivery, and a planning application has been submitted for 107 dwellings and is currently being considered. It has the support of the Town Council and the local community and will be a positive benefit to the town.

Notwithstanding this, the plan relies too heavily on the mixed development allocation ELL003a & ELL003b carried forward from the previous Plan, which has been slow to deliver much-needed housing.

There is therefore clearly potential for a further site to be considered in the light of those delivery concerns and in order to create a wider range of development opportunities. It is considered that an agreed part of the site has the potential to deliver this, either as an allocation or held in reserve for release during the Plan period should a shortfall in delivery occur.

The remainder of the land is available to be included in the next Local Plan Review when the Strategic Link Road can be completed by an extension of the development. These arrangements are illustrated on the attached plans. We are happy to continue discussions with the Local Planning Authority in this context.

*(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.*

We commend these proposals to you as contributing to the overall soundness of the Plan with respect to meeting the identified housing need in Ellesmere.

*(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)*

Office Use Only	Part A Reference:
	Part B Reference:

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

In order to be up to date with regard to the progress of the plan.

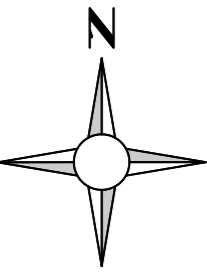
*(Please continue on a separate sheet if necessary)*

*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


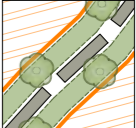
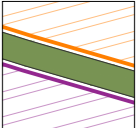
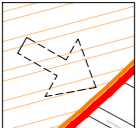
Date: 12/02/2021

Office Use Only	Part A Reference:
	Part B Reference:

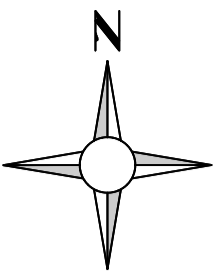


14/00822/OUT &  
15/05415/REM  
19 Oct 2017

**LEGEND**

-  New Tree planting
-  New Tree-lined boulevard
-  Existing hedgerow to be retained and enhanced
-  Emergency exit

Rev.	Description	Date	Initial
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<b>Client:</b>			
Elson Land Ltd			
<b>Site Location:</b>			
Land off Elson Road Ellesmere			
<b>Drawing Title</b>			
Development Plan			
<b>Drawn by:</b>		<b>Date:</b>	
SJS		September 2020	
<b>Scale</b>	<b>Job No.</b>	<b>Dwg No</b>	<b>Rev.</b>
1/1250 @ A2	0009	02	-



Rev.	Description	Date	Initial
A	Amending land ownership	02.10.20	SJS

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**LSP** Les Stephan Planning Ltd.  
Chartered Town Planners & Development Consultants

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Client:			
Elson Land Ltd			
Site Location:			
Land off Elson Road Ellesmere			
Drawing Title			
Proposed Link Road & Land Ownership			
Drawn by:		Date:	
SJS		September 2020	
Scale	Job No.	Dwg No	Rev.
1/2500 @ A2	0009	03	A

