

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:	Stephanie Leach & Stella Cank
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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: No:
- B. Sound Yes: No:
- C. Compliant with the Duty to Co-operate Yes: No:
- (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.

Whitchurch is designated as a 'Principal Centre' in the Local Plan Review where three sites have been included for allocation. As a Principal Centre there should be a broader portfolio of sites allocated by the Council. For the Council to maximise housing delivery, the widest possible range of sites should be required in order to offer the widest possible range of dwellings. In the previous consultation periods we have suggested the inclusion of our client's land in Whitchurch as it provides scope for deliverable housing. It appears the Council did not give sufficient consideration to the benefits of this site to deliver housing.

Our clients site has the potential for access from the bypass which will avoid the need for traffic to add congestion to town roads. There are also a range of proposed facilities and services including medical facilities.

(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 would request that our clients land at Whitchurch is considered for allocation. The site lies in a sustainable location on the northern fringe of the town off one of the primary B-roads (B5395) whilst also offering the potential to provide direct access onto the A41 bypass. The site is within walking distance to a range of local facilities and has the potential suitability for leisure or recreational development. It should therefore be given serious consideration.

The site has received interest from Mediscan – to which a plan has been prepared on their behalf and attached to this representation.

(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:

To describe in more detail the benefits of the proposed development site in relation to the existing allocated sites.

(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.*

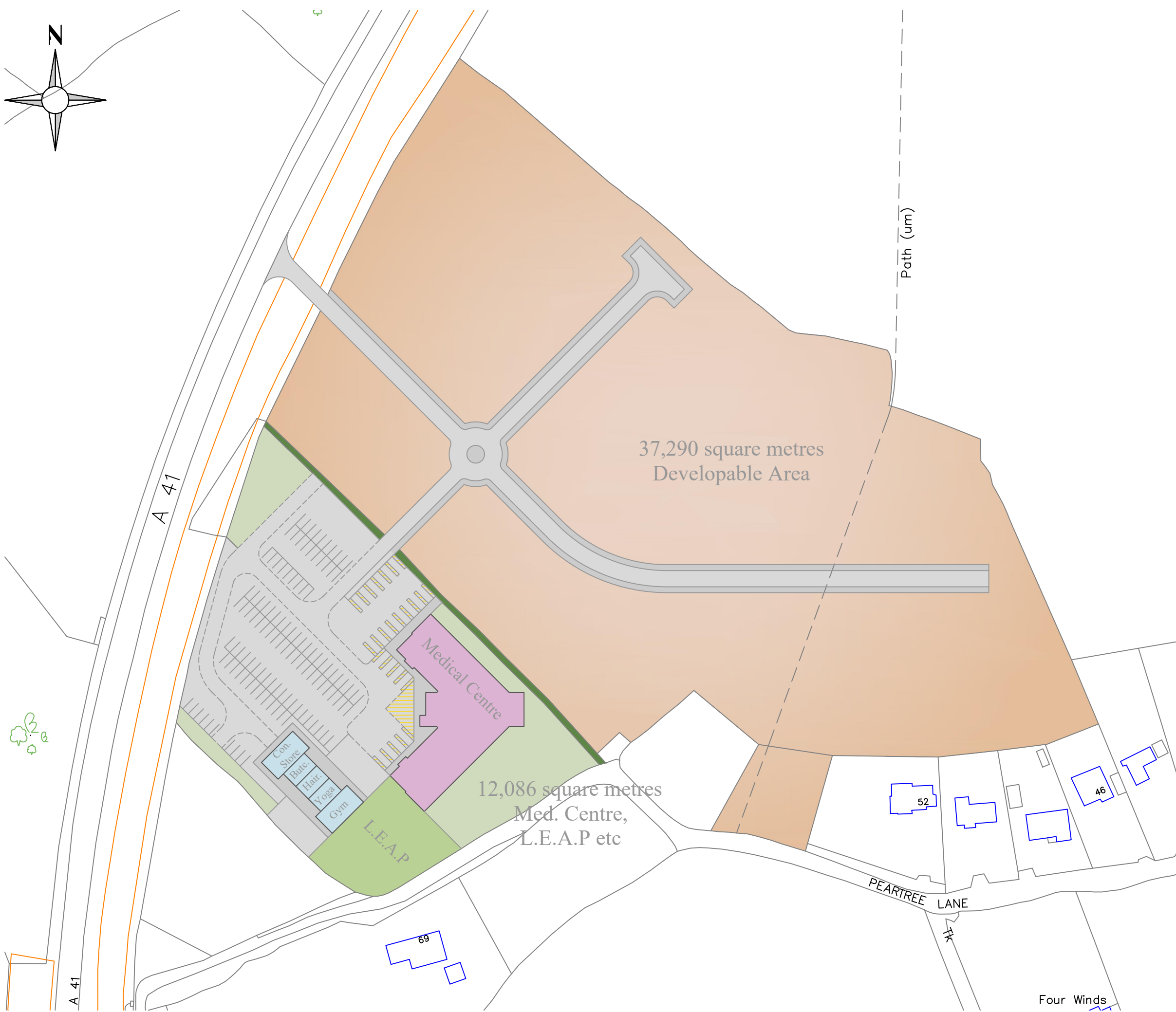
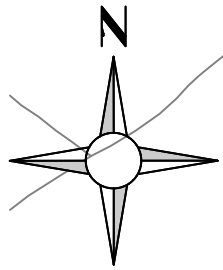
Signature: Les Stephan

Date: 15/02/2021

Office Use Only

Part A Reference:

Part B Reference:



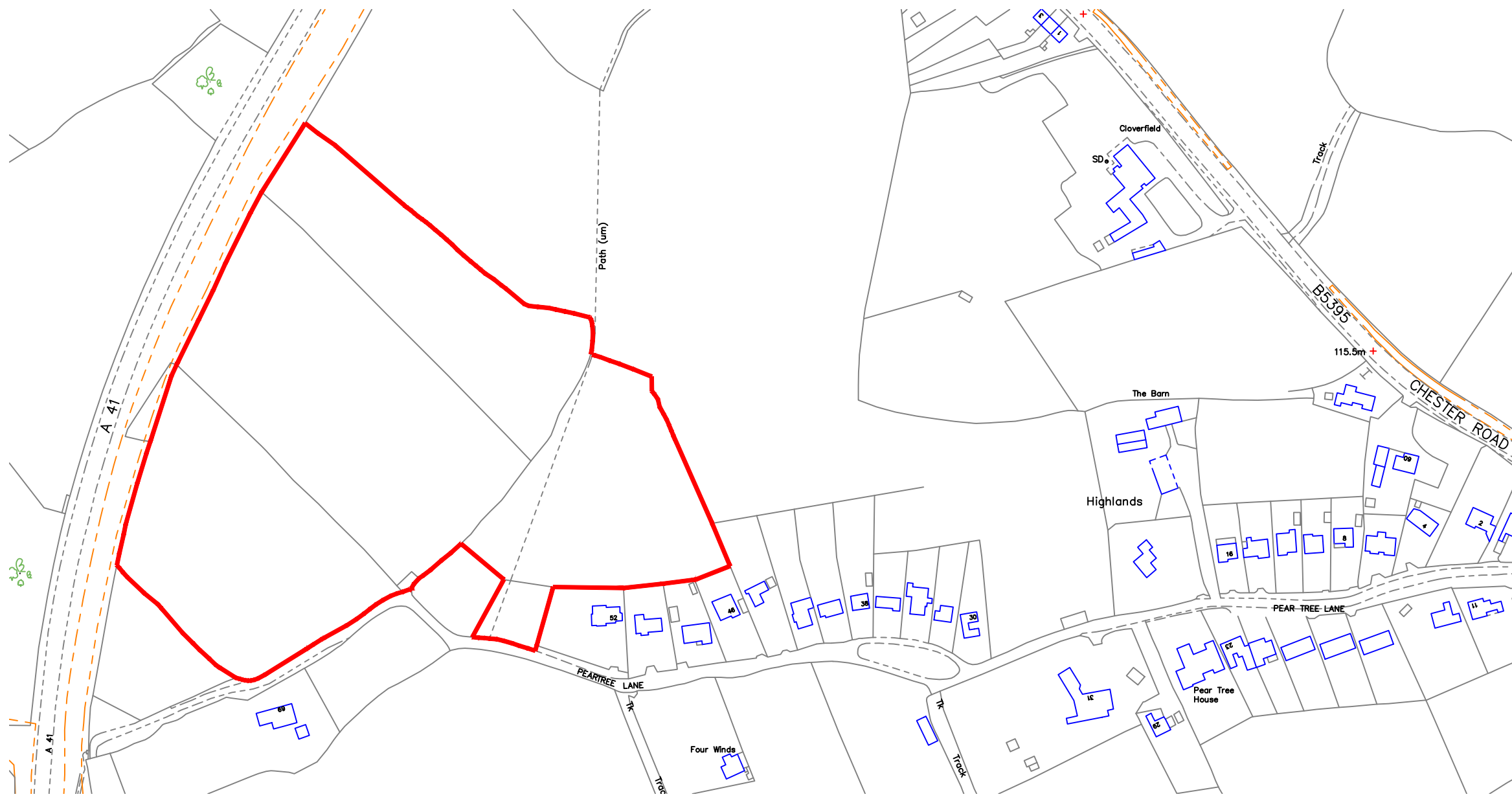
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Rev.	Description	Date	Initial
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Les Stephan Planning Ltd. Chartered Town Planners & Development Consultants 9 Sweetlake Business Village Shrewsbury SY3 9EW 01743 231040 www.LSPLtd.co.uk			
Client:			
Penny Lane Consultants			
Site Location:			
West of 52 Pear Tree Lane Whitchurch Shropshire SY13 1NQ			
Drawing Title			
Illustrative Layout Plan			
Drawn by:		Date:	
SJS		January 2021	
Scale	Job No.	Dwg No	Rev.
1/1250 @ A3	1767	01	-



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— Site Boundary (4.94 hectares / 12.2 acres)

Rev.	Description	Date	Initial
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 <p>Les Stephan Planning Ltd. Chartered Town Planners & Development Consultants</p> <p>9 Sweetlake Business Village Shrewsbury SY3 9EW 01743 231040 www.LSPLtd.co.uk</p>			
Client:			
-			
Site Location:			
-			
Drawing Title			
Location Plan			
Drawn by:		Date:	
SJS		July 2020	
Scale	Job No.	Dwg No	Rev.
1/2500 @ A3	-	01	-