

## 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:	Hollyhead Estates 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="SP7, S16"/>	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 checked="" 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 checked="" 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.

Shrewsbury is designated as a Strategic Centre. A major role of a Strategic Centre is to put forward a range of allocation sites to increase the chances of deliverability. However many of the sites allocated in Shrewsbury do not have reasonable scope for deliverability immediately. For example the allocated site at Land West of Ellesmere Road (SHR173) is entirely reliant on the construction of the North West Relief Road which is yet to even have planning permission granted. Furthermore, the allocated site at Land between Mytton Oak Road and Hanwood Road (SHR060, SHR158 & SHR161) is so large and complex that it will take many years to be delivered. In the interim, we suggested the inclusion of our client's land at Bicton as it provided scope for deliverability immediately and has no development constraints in relation to highways, drainage, ecology etc. It appears that Council did not give sufficient consideration to the benefits of this site to deliver housing.

A plan has been included with this representation showing the sites close relationship to existing development and infrastructure, the proposed North West Relief Road and Shrewsbury West Urban Extension.

(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 Bicton is considered for allocation. The site lies in a sustainable location adjacent to Bicton, Bicton Heath and the eastern fringe of Shrewsbury. Whilst also providing a logical extension to the Shrewsbury Urban West Extension. The site has the potential to help meet future housing requirements of both open-market and affordable units, and support the growth of the Shrewsbury urban area.

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.

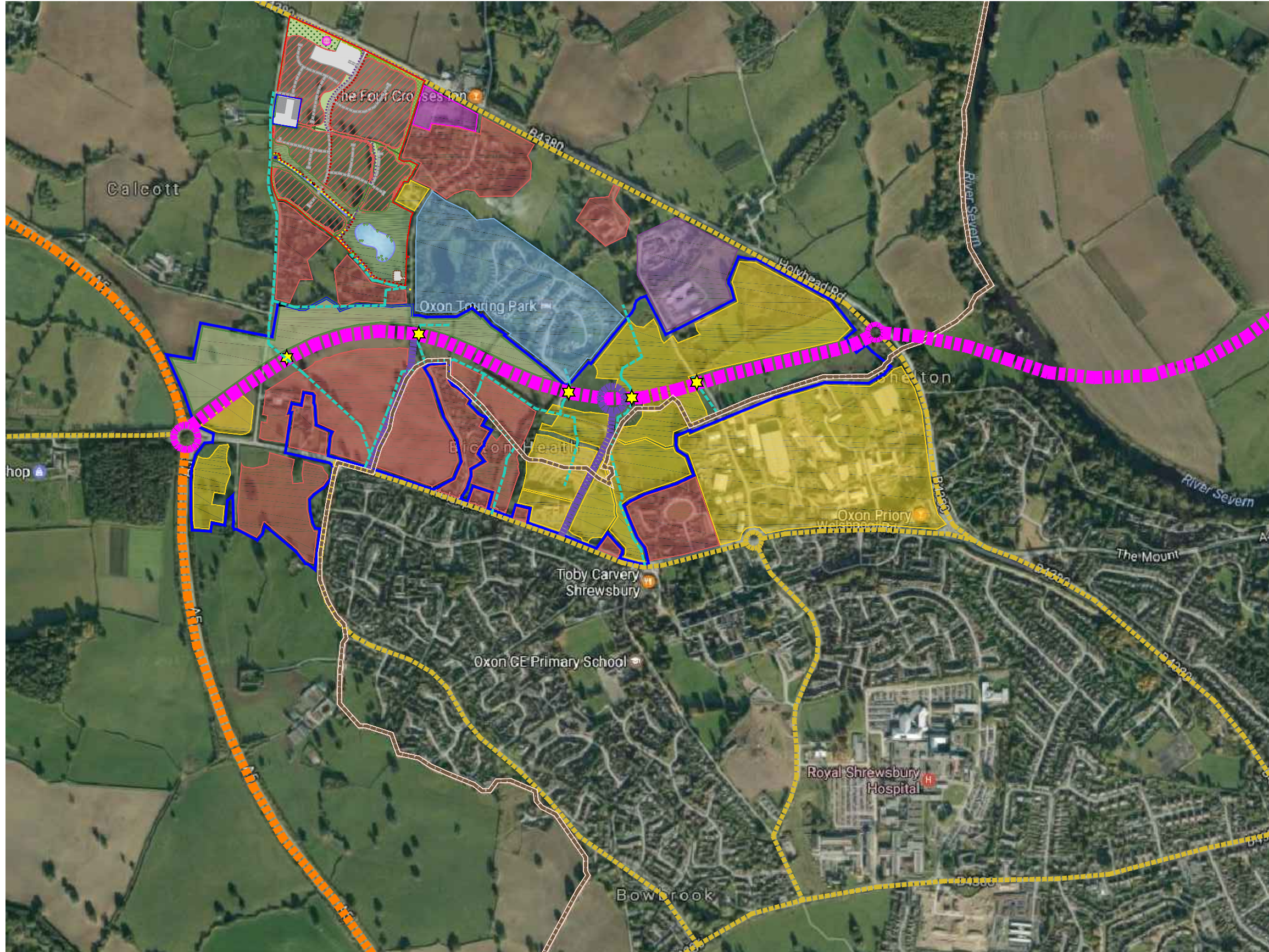
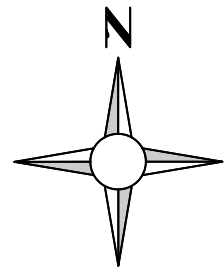
Office Use Only	Part A Reference:
	Part B Reference:

Signature: Les Stephan

Date: 15/02/2021

Office Use Only	Part A Reference:
	Part B Reference:

# LAND AT BICTON & SUE WEST AMALGAMATED MASTERPLAN



**LEGEND**

- Indicative Distributor Road System
- Emergency Access Only
- Residential (Existing/SUE West)
- Proposed Site Allocation (Residential)
- Commercial
- Leisure
- Existing & Proposed Environmental Networks
- Care Homes / Hospice
- Existing Church
- Bicton Parish Boundary
- Landscape Buffer
- Community Recreation Facilities
- Existing Hedgerows (to be retained and enhanced)
- Hedgerow Enhancement/Replacement
- Locally Equipped Area of Play
- Proposed Oxon link road
- Proposed Principal route
- Existing Principal route
- A5
- Pedestrian routes
- Site Boundary
- Opportunities for pedestrian crossing/bridge
- Existing Trees (all to be retained)
- Proposed Planting (Indicative)
- Proposed Cycle Link (to connect Calcott / Shepherds Lane as future cul-de-sacs)

Scale 1:10000 @ A3



