

Eddie West
Local Plan Team Leader
Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

By email only:
Planningpolicy@Shropshire.gov.uk

Our Ref: SA38287/ML
Date: 1st February 2021

Dear Eddie,

Shropshire Local Plan – Regulation 19 consultation

Our client, Mr David Ferris, has the following comments on the emerging Shropshire Local Plan. For your ease of use these are also replicated on the attached forms:

Part A: Consultees' details

Part B: representations on:

- Policy: Strategic Policy SP2 - 'Strategic Approach'
- Policy: Strategic Policy SP8 - Managing Development in Community Hubs'
- Policy Map: Inset S16a – 'Shrewsbury Place Plan Area'

- **Strategic Policy SP2 - 'Strategic Approach'**

This policy's aspiration to accommodate, "investment and new development that contributes to meeting needs and making its settlements more sustainable" is supported.

The identification of Ford as a Hub settlement accords with the Local Plan's vision in this regard, given Ford's strategic location on the A458 corridor with excellent connections to a wide range of employment opportunities both in the rural area and Shrewsbury and its range of services and facilities.

Having sufficient 'critical mass' in the number of households in the settlement is essential if Ford is to maintain the vitality of village services and facilities such as the school, shop, public house, restaurants and public transport services. The identification of Ford as a Community Hub and therefore the provision of planned housing up to 2036 will help secure the future of the settlement going forward.

- Strategic Policy SP8 – ‘Managing Development in Community Hubs’

Q4. Why the Plan is unsound

The statement in Policy SP8 that "Community Hubs are considered significant rural service centres and the focus for development within the rural area" is supported. Community Hubs accommodate not only their own organic growth but also that of their rural hinterland. The current pandemic has highlighted the benefits of rural living and we anticipate greater demand for homes and business to locate in the countryside in the future.

It is therefore very disappointing that Policy SP8 seeks to limit development in Community Hubs, only permitting development where it "would not result in the settlement's residential guideline being exceeded" (section 1f of the policy). This section of the policy makes the guideline a ceiling figure, running counter to the National Planning Policy Framework's consistent use of housing numbers as minimums rather than maximums. It is contrary to the Government's key objective of, "significantly boosting the supply of homes" expressed in paragraph 59 of the Framework and in more recent Ministerial Statements. It makes the Local Plan's job of delivering the housing and employment development that Shropshire needs much more difficult than it needs to be. In our view, Community Hubs should be allowed the flexibility to respond to changing needs and not have artificial constraints such as a ceiling on numbers imposed on them.

For the reasons set out above, the Plan fails the 'positively prepared', 'justified', 'effective' and 'consistent with National Policy' tests of soundness.

Q5 Modifications necessary to make the Plan sound

We therefore contend that all residential guideline figures are expressed as minimums and that section 1f should be deleted from policy SP8 in its entirety.

- Inset S16a – ‘Shrewsbury Place Plan Area’

Q4. Why the Plan is unsound

The designation of Ford as a Community Hub settlement in Policy S16.2 is strongly supported as this is seen as vital to ensuring the village's long-term future. The settlement of Ford lies in close proximity to, and has a strong relationship with, Shrewsbury. It is also located on the A458, part of the strategic road network through the County. Ford is therefore one of relatively few villages in Shropshire that has significant potential for rural growth both socially and economically and development in the settlement will complement growth in urban areas, in accordance with Policy SP2: Strategic Approach.

We agree with paragraph 5.235 of the explanatory text that "There are a range of services within the village, but its core retail and commercial services are directly on the A458, separated from the village, where these services benefit from their roadside prominence but residents require a better crossing over the A458 to access these

BERRYS

services”. However, this fails to recognise the services and facilities provided in the cluster of development at the western end of the village, north of the A458. These include a Diner, Public House and Restaurant and Bowling Green. These services and facilities are accessible to the majority of the residents in Ford without the need to cross the A458.

In addition, policy S16.2 gives Ford a residential development guideline of 125 dwellings, of which 75 dwellings (60%) are directed to one site allocation (Land adjoining But Lane on A458, Ford (FRD011)). There is, therefore, a significant reliance on windfall development in the settlement during the remainder of the plan period to 2038. However, without the inclusion of additional land within the development boundary of Ford, windfall sites are a finite and diminishing resource and reliance on such sites to help meet the needs of the settlement is considered inappropriate.

The Plan in its current format ignores the cluster of development in Ford around the junction of Back Lane with the A458 and therefore the opportunity to enable windfall residential development in an area centred around some of the settlements most significant services and facilities. This is a missed opportunity to provide additional windfall opportunities in a highly sustainable location within the settlement.

It also fails to recognise where the Council has previously considered development to be sustainable in the settlement of Ford, including the brownfield land surrounding the Smoke Stop that previously benefitted from consent for travel lodge style accommodation and the new residential development being constructed on land to the north of the A458 (subject of planning consents 14/01819/OUT and 17/03865/FUL).

To conclude, for the reasons set out above, including the failure to include within the development boundary of the settlement a cluster of development that includes significant services and facilities, together with the over-reliance on windfall development means the Plan fails the 'positively prepared', 'justified' and 'effective' tests of soundness.

Q5 Modifications necessary to make the Plan sound

Given the above, we request that the development boundary identified on Inset Map S16a – ‘Ford’ is amended to include:

- the cluster of development around the junction of Back Lane with the A458, which forms an important part of the settlement and is a sustainable location for future development; and
- brownfield sites previously found by the Authority to be sustainable locations for new development and residential sites currently under construction

This proposed extension to the development boundary of the settlement, to include the land identified on the plan at figure 1 below, will provide further opportunities for windfall development, ensuring that the needs of the settlement and its hinterland are met over the Plan period.

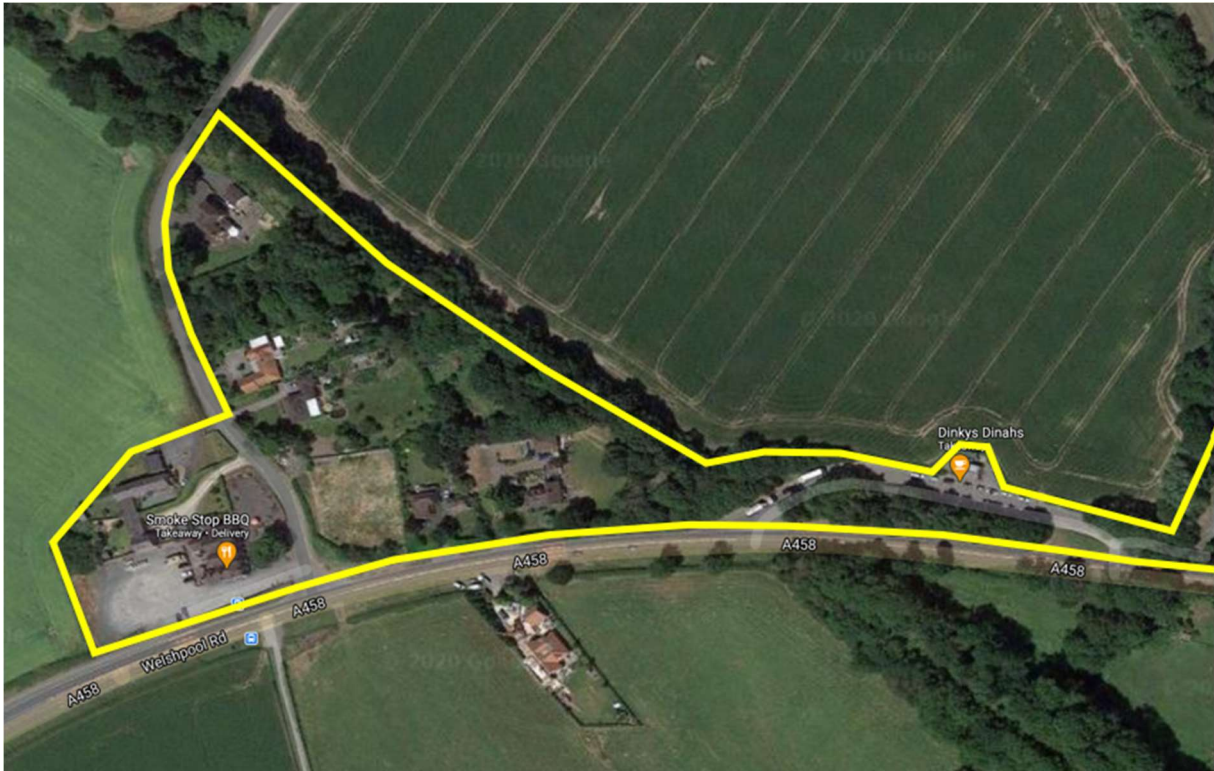


Fig. 1: Google Maps Aerial image with extension to development boundary identified

Next Stages

I trust you will take these representations into account. If you have any queries whatsoever, please don't hesitate to contact me to discuss.

Yours sincerely,

Mike Lloyd BA(Hons) MA MRTPI
Senior Planning Consultant
For and on behalf of Berrys
DDI: 01743 290646
mike.lloyd@berrys.uk.com

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:	Mike Lloyd (BERRYS) on behalf of Mr D. Ferris
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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.

See text overleaf.

Q4. Why the Plan is unsound

The designation of Ford as a Community Hub settlement in Policy S16.2 is strongly supported as this is seen as vital to ensuring the village's long-term future. The settlement of Ford lies in close proximity to, and has a strong relationship with, Shrewsbury. It is also located on the A458, part of the strategic road network through the County. Ford is therefore one of relatively few villages in Shropshire that has significant potential for rural growth both socially and economically and development in the settlement will complement growth in urban areas, in accordance with Policy SP2: Strategic Approach.

We agree with paragraph 5.235 of the explanatory text that “There are a range of services within the village, but its core retail and commercial services are directly on the A458, separated from the village, where these services benefit from their roadside prominence but residents require a better crossing over the A458 to access these services”. However, this fails to recognise the services and facilities provided in the cluster of development at the western end of the village, north of the A458. These include a Diner, Public House and Restaurant and Bowling Green. These services and facilities are accessible to the majority of the residents in Ford without the need to cross the A458.

In addition, policy S16.2 gives Ford a residential development guideline of 125 dwellings, of which 75 dwellings (60%) are directed to one site allocation (Land adjoining But Lane on A458, Ford (FRD011)). There is, therefore, a significant reliance on windfall development in the settlement during the remainder of the plan period to 2038. However, without the inclusion of additional land within the development boundary of Ford, windfall sites are a finite and diminishing resource and reliance on such sites to help meet the needs of the settlement is considered inappropriate.

The Plan in its current format ignores the cluster of development in Ford around the junction of Back Lane with the A458 and therefore the opportunity to enable windfall residential development in an area centred around some of the settlements most significant services and facilities. This is a missed opportunity to provide additional windfall opportunities in a highly sustainable location within the settlement.

It also fails to recognise where the Council has previously considered development to be sustainable in the settlement of Ford, including the brownfield land surrounding the Smoke Stop that previously benefitted from consent for travel lodge style accommodation and the new residential development being constructed on land to the north of the A458 (subject of planning consents 14/01819/OUT and 17/03865/FUL).

To conclude, for the reasons set out above, including the failure to include within the development boundary of the settlement a cluster of development that includes significant services and facilities, together with the over-reliance on windfall development means the Plan fails the 'positively prepared', 'justified' and 'effective' tests of soundness.

Q5 Modifications necessary to make the Plan sound

Given the above, we request that the development boundary identified on Inset Map S16a – 'Ford' is amended to include:

- the cluster of development around the junction of Back Lane with the A458, which forms an important part of the settlement and is a sustainable location for future development; and
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This proposed extension to the development boundary of the settlement, to include the land identified on the plan at figure 1 below, will provide further opportunities for windfall development, ensuring that the needs of the settlement and its hinterland are met over the Plan period.

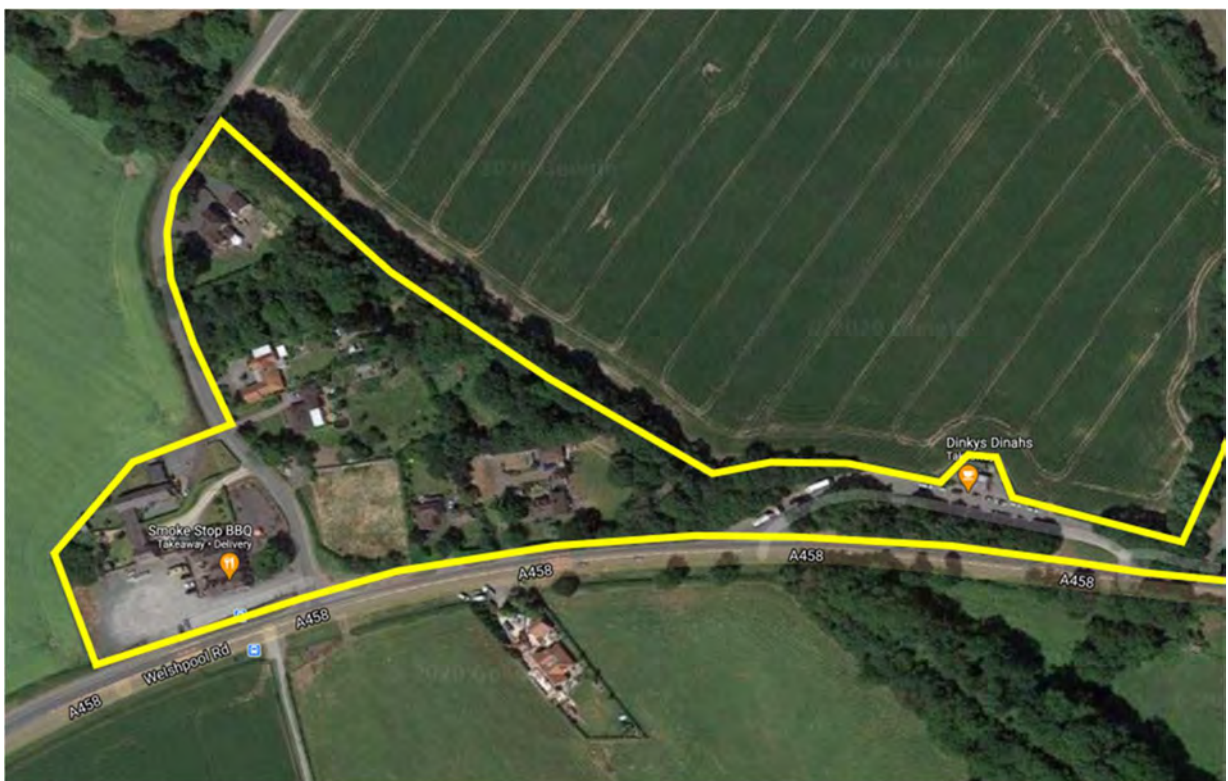


Fig. 1: Google Maps Aerial image with extension to development boundary identified

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.

Please see above

(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:

In order to participate in, and therefore assist in ensuring, a comprehensive consideration of how the Plan seeks to accommodate the proposed level of housing growth within the settlement of Ford over the Plan period.

(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: M Lloyd

Date: 01/02/2021

Office Use Only

Part A Reference:

Part B Reference:

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:	Mike Lloyd (BERRYS) on behalf of Mr D. Ferris
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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="SP2"/>	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 checked="" type="checkbox"/> | No: | <input 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.

This policy's aspiration to accommodate, "investment and new development that contributes to meeting needs and making its settlements more sustainable" is supported. The identification of Ford as a Hub settlement accords with the Local Plan's vision in this regard, given Ford's strategic location on the A458 corridor with excellent connections to a wide range of employment opportunities both in the rural area and Shrewsbury and its range of services and facilities. Having sufficient 'critical mass' in the number of households in the settlement is essential if Ford is to maintain the vitality of village services and facilities such as the school, shop, public house, restaurants and public transport services. The identification of Ford as a Community Hub and therefore the provision of planned housing up to 2036 will help secure the future of the settlement going forward.

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(Please tick one box)

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Signature:

M Lloyd

Date:

01/02/2021

Office Use Only

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Part B Reference:

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- 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="SP8"/>	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"/> |

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The statement in Policy SP8 that "Community Hubs are considered significant rural service centres and the focus for development within the rural area" is supported. Community Hubs accommodate not only their own organic growth but also that of their rural hinterland. The current pandemic has highlighted the benefits of rural living and we anticipate greater demand for homes and business to locate in the countryside in the future.

It is therefore very disappointing that Policy SP8 seeks to limit development in Community Hubs, only permitting development where it "would not result in the settlement's residential guideline being exceeded" (section 1f of the policy). This section of the policy makes the guideline a ceiling figure, running counter to the National Planning Policy Framework's consistent use of housing numbers as minimums rather than maximums. It is contrary to the Government's key objective of, "significantly boosting the supply of homes" expressed in paragraph 59 of the Framework and in more recent Ministerial Statements. It makes the Local Plan's job of delivering the housing and employment development that Shropshire needs

much more difficult than it needs to be. In our view, Community Hubs should be allowed the flexibility to respond to changing needs and not have artificial constraints such as a ceiling on numbers imposed on them.

For the reasons set out above, the Plan fails the 'positively prepared', 'justified', 'effective' and 'consistent with National Policy' tests of soundness.

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Given our response to Q4, we contend that all residential guideline figures are expressed as minimums and that section 1f should be deleted from policy SP8 in its entirety.

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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.

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(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:

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