



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

By email only:  
[Planningpolicy@Shropshire.gov.uk](mailto:Planningpolicy@Shropshire.gov.uk)

**Our Ref:** SA27791/ST/ML  
**Date:** 1<sup>st</sup> February 2021

Dear Eddie,

### **Shropshire Local Plan – Regulation 19 consultation**

Our client, Evans Enterprises Ltd, 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 SP14 'Strategic Corridors'
- Policy: Settlement Policy S14.1 'Development Strategy: Oswestry Principal Centre'
- Policy Map: Inset S14 'Oswestry'
- Site: Local Plan Employment Allocation ELR042

#### **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 Oswestry as a Principal Centre is also supported as this designation accords with the Local Plan's vision, given Oswestry's role as the second market town in Shropshire and its strategic location on the A5 corridor with excellent connections to the Northern Powerhouse through Cheshire and Mid / North Wales.

#### **Strategic Policy SP14 'Strategic Corridors'**

The supporting text to this policy specifically identifies (paragraph 3.142(b)) Oswestry as a Principal Centre on a Strategic Corridor and the policy states that the "Shropshire Economic Growth Strategy seeks to deliver a 'step change' in the capacity and



productivity of the local economy. To contribute to this aim, 'Strategic Corridors' along the principal rail and strategic road routes through the County will be the primary focus for major development especially along 'strategic corridors' with both rail and road connectivity".

Policy SP14 is therefore supported as it identifies the importance of Oswestry as a significant centre for growth in Shropshire, both socially and economically.

#### **Settlement Policy S14.1 'Development Strategy: Oswestry Principal Centre'**

This policy and its supporting text is supported as it recognises the strategic role of Oswestry as the principal focus for investment, employment, housing and development during the Plan period in the north-west of the County.

In addition, the identification of 57ha. of employment land to meet the needs of the town and its hinterland (including saved employment land allocation ELR042) is supported as this land will make a significant and unique contribution towards meeting the employment growth needs of both the Town and this area of the County, realising the objective of the Shropshire Economic Growth Strategy to deliver a 'step change' in the capacity and productivity of the local economy.

#### **Inset S14 'Oswestry'; and Local Plan Employment Allocation ELR042**

Policy Map Inset S14 Oswestry and Employment Allocation 'Land north of Whittington Road' (ELR042) are supported.

The saved employment land allocation ELR042 is unconstrained, viable, deliverable and developable. In addition, it is in a strategically importance location adjoining the A5 to the north-east of Oswestry - which has been identified as a significant direction of growth for the town with the allocation of this site, employment allocation ELR043e and the residential allocations at Park Hall. The site will therefore make an important contribution to meeting the employment needs of Oswestry as it represents a significant, and unique, opportunity to meet the economic needs of Oswestry during the Plan period and realise the ambitions of the Shropshire Economic Growth Strategy.

#### **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,

**Stuart Thomas BA(Hons) MA MRTPI**  
**Head of Planning**  
**For and on behalf of Berrys**  
DDI: 01743 267069 / [stuart.thomas@berrys.uk.com](mailto:stuart.thomas@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:	Stuart Thomas (BERRYS) on behalf of EVANS ENTERPRISES 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"/>	Site:	<input type="text" value="ELR042"/>	Policies Map:	<input type="text" value="S14"/>
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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.

Policy Map Inset S14 Oswestry and Employment Allocation 'Land north of Whittington Road' (ELR042) are supported.

The saved employment land allocation ELR042 is unconstrained, viable, deliverable and developable. In addition, it is in a strategically importance location adjoining the A5 to the north-east of Oswestry - which has been identified as a significant direction of growth for the town with the allocation of this site, employment allocation ELR043e and the residential allocations at Park Hall. The site will therefore make an important contribution to meeting the employment needs of Oswestry as it represents a significant, and unique, opportunity to meet the economic needs of Oswestry during the Plan period and realise the ambitions of the Shropshire Economic Growth Strategy.

(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.*

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

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**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)?**

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- 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:**

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

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Signature:

S. Thomas

Date:

01/02/2021

Office Use Only

Part A Reference:

Part B Reference:

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Paragraph:	<input type="text"/>	Policy:	<input type="text" value="S14.1"/>	Site:	<input type="text"/>	Policies Map:	<input type="text"/>
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This policy and its supporting text is supported as it recognises the strategic role of Oswestry as the principal focus for investment, employment, housing and development during the Plan period in the north-west of the County.

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- (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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Paragraph:	<input type="text"/>	Policy:	<input type="text" value="SP14"/>	Site:	<input type="text"/>	Policies Map:	<input type="text"/>
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