



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

By email only:
Planningpolicy@Shropshire.gov.uk

Our Ref: SA14784/ST/ML
Date: 17th February 2021

Dear Eddie,

Shropshire Local Plan – Regulation 19 consultation

Our client, EH & CL James, have 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 S7.1 'Development Strategy: Craven Arms Town'
- Policy Map: Inset S7 'Craven Arms'
- Site: Saved Employment Land Allocations ELR055 'Land west of A49' and LS2005_00002 'Land North of Long Lane'

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 Craven Arms as a Key Centre is also supported as this designation accords with the Local Plan's vision, given Craven Arms' strategic location on the A49 corridor with excellent connections to the rest of Shropshire and adjoining regions.

Strategic Policy SP14 'Strategic Corridors'

The supporting text to this policy specifically identifies (paragraph 3.142(e)) Craven Arms as a Key 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 Craven Arms as a significant centre for growth in Shropshire, both socially and economically.

**Settlement Policy S7.1 ‘Development Strategy: Craven Arms Town’;
Policy Map Inset S7 ‘Craven Arms’; and
Saved Employment Land Allocations ELR055 ‘Land west of A49’ and LS2005_00002
‘Land North of Long Lane’**

Settlement policy S7.1 ‘Development Strategy: Craven Arms Town’, policy map inset S7 ‘Craven Arms’ and saved employment land allocations ELR055 ‘Land west of A49’ and LS2005_00002 ‘Land North of Long Lane’ are supported.

Policy S7.1 and its supporting text recognises the strategic role of Craven Arms as a primary growth point and focus for development in south Shropshire during the Plan period.

In addition, the identification of 14ha. of employment land to meet the needs of the town and its hinterland (including saved employment land allocations ELR055 and LS2005_00002) is supported as this land will make a significant and unique contribution towards meeting the employment growth needs of both the settlement and this area of the County and to realising the objective of the Shropshire Economic Growth Strategy to deliver a ‘step change’ in the capacity and productivity of the local economy.

The saved employment land allocations may also assist in enabling delivery of significant transport infrastructure improvements in the settlement, as detailed within Criterion 5 of policy S7.1 and paragraphs 5.102 - 5.104 of the supporting text. In this regard, our clients are committed to further engagement with the Council to explore potential funding mechanisms for the delivery of this infrastructure.

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

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:	Mr Stuart Thomas (BERRYS) on behalf of EH & CL James
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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="S7.1"/>	Site:	<input type="text" value="ELR055 and LS2005_00002"/>	Policies Map:	<input type="text" value="S7: Craven Arms"/>
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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.

Settlement policy S7.1 'Development Strategy: Craven Arms Town', policy map inset S7 'Craven Arms' and saved employment land allocations ELR055 'Land west of A49' and LS2005_00002 'Land North of Long Lane' are supported.

Policy S7.1 and its supporting text recognises the strategic role of Craven Arms as a primary growth point and focus for development in south Shropshire during the Plan period.

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(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)

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:

Office Use Only	Part A Reference:
	Part B Reference:

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(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:

S. Thomas

Date:

01/02/2021

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- (Please tick one box)

Q2. To which part of the document does this representation relate?

Paragraph: Policy: Site: Policies Map:

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(Please tick as appropriate).

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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 Craven Arms as a Key Centre is also supported as this designation accords with the Local Plan's vision, given Craven Arms' strategic location on the A49 corridor with excellent connections to the rest of Shropshire and adjoining regions.

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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="SP14"/>	Site:	<input type="text"/>	Policies Map:	<input type="text"/>
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Part B Reference: