

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

By email only:
Planningpolicy@Shropshire.gov.uk

Our Ref: SA25881/ST/ML
Date: 1st February 2021

Dear Eddie,

Shropshire Local Plan – Regulation 19 consultation

Our clients, Cooke Bros, 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: Settlement Policy S2.2 (Schedule S2.2(i)) - 'Site Allocation: Land at Turnpike Meadow on B4368, Clun (CLU005 to extend existing allocation CLUN002)'
- Policy Map: Inset S2 – 'Clun'
- Site: Proposed Housing Allocation – 'Land at Turnpike Meadow on B4368, Clun (CLU005)'
- Site: Saved SAMDev Housing Allocation – 'Land at Turnpike Meadow (CLUN002)'

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 Clun as a Hub settlement accords with the Local Plan's vision in this regard, given Clun's important role as a service centre for a wide rural hinterland. Having sufficient 'critical mass' in the number of households in the settlement is essential if Clun is to maintain the vitality of the services and facilities it offers, such as its shops, public houses, restaurants and public transport services.

The identification of Clun as a Community Hub, and therefore the provision of planned housing up to 2036, will help secure the future of the settlement going forward and is therefore supported.

**Settlement Policy S2.2 (Schedule S2.2(i)) - 'Site Allocation: Land at Turnpike Meadow on B4368, Clun (CLU005 to extend existing allocation CLUN002)';
Policy Map Inset S2 - 'Clun';
Proposed Housing Allocation - 'Land at Turnpike Meadow on B4368, Clun (CLU005);
and
Saved SAMDev Housing Allocation - 'Land at Turnpike Meadow (CLUN002)'**

Settlement Policy S2.2 (Schedule S2.2(i)) - 'Site Allocation: Land at Turnpike Meadow on B4368, Clun (CLU005 to extend existing allocation CLUN002)', Policy Map Inset S2 - 'Clun', Proposed Housing Allocation - 'Land at Turnpike Meadow on B4368, Clun (CLU005)' and Saved SAMDev Housing Allocation - 'Land at Turnpike Meadow (CLUN002)' are supported.

Proposed housing land allocation CLU005, together with saved housing land allocation CLU002, have been assessed by the Council as being unconstrained, viable, deliverable and developable. The combined site is large and would make a significant contribution towards the overall housing requirement of 95 for Clun up to 2038, by providing around 80 dwellings.

Saved housing allocation is subject of a current planning application (reference 13/03440/OUT) and BERRYS have been recently appointed by the landowners to address the outstanding issues surrounding this application. We have entered a positive dialogue with Council Officers and are confident that we have a way forward which would lead to this application being approved shortly.

The Council want to see development on this site take place. They identified two issues which need to be addressed to secure planning permission on the site.

- Propose a PTP with a nitrogen scrubber and reed bed;
- Propose an area of tree planting within the catchment which is sufficient to demonstrate an appropriate nett gain in nitrogen removal

With that in mind we have submitted a revised site plan (attached as Appendix A of this representation). This layout better reflects the saved SAMDev allocation, delivers the 20% affordable housing requirement, provides a total of 4170sqm of open space (above the policy requirement) and includes ample space to incorporate the required package treatment plant.

Turning to the second issue, a plan of off-site land within the catchment which is within the control of the applicant has also been provided (attached as Appendix B of this representation). This plan identifies an area of land to be provided as tree planting to demonstrate an appropriate nett gain in nitrogen removal. In the absence of any specific formula, we would revert to the relevant consultees for guidance on



the exact mix of species and required land area to be discussed and agreed. Nonetheless, the total site area is 6.01 hectares compared to a red line site area for the housing development of 1.85 hectares.

Given the above, we remain confident that Proposed Housing Allocation CLU005 and Saved SAMDev Housing Allocation CLUN002 are viable and deliverable and are actively in discussion with a small number of medium housebuilders who have expressed an interest in the sites.

We note and support all the other development guidelines as set out in the supporting text.

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:	Stuart Thomas (BERRYS) on behalf of COOKE BROS.
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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.

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 Clun as a Hub settlement accords with the Local Plan's vision in this regard, given Clun's important role as a service centre for a wide rural hinterland. Having sufficient 'critical mass' in the number of households in the settlement is essential if Clun is to maintain the vitality of the services and facilities it offers, such as its shops, public houses, restaurants and public transport services.

The identification of Clun as a Community Hub, and therefore the provision of planned housing up to 2036, will help secure the future of the settlement going forward and is therefore supported.

(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:

(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

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)**.

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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:	S2.2(i)	Site:	CLU005 and CLUN002	Policies Map:	S2 Clun
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Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:

- A. Legally compliant Yes: No:
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Office Use Only	Part A Reference:
	Part B Reference:

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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:

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Signature:

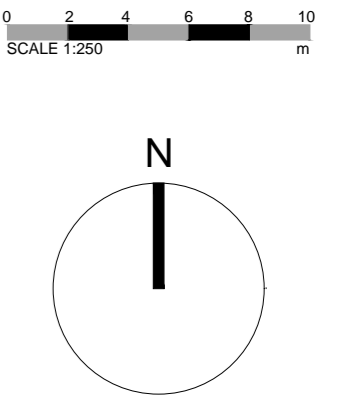
S. Thomas

Date:

01/02/2021

Office Use Only	Part A Reference:
	Part B Reference:

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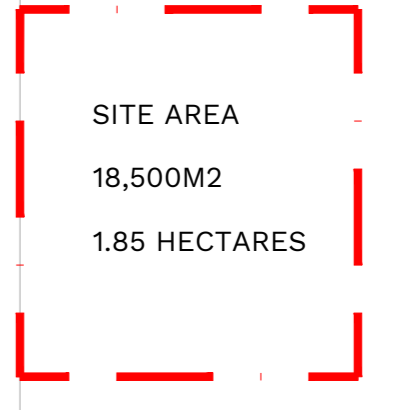


SCALE BAR & NORTH POINT:



BEECH HOUSE
 SHREWSBURY BUSINESS PARK
 SHREWSBURY
 SHROPSHIRE
 SY2 6FG
 TEL: 01743 271697
 shrewsbury@berrys.uk.com
 www.berrys.uk.com

ORIGINATING OFFICE:



SCHEDULE OF ACCOMMODATION		
PLOT	DESCRIPTION	BEDS AREA
01	END-TERRACE	3 78
02	MID-TERRACE	2 65
03	END-TERRACE	3 78
04	SEMI-DETACHED	2 68
05	SEMI-DETACHED	2 68
06	SEMI-DETACHED	3 78
07	SEMI-DETACHED	3 78
08	SEMI-DETACHED	3 78
09	SEMI-DETACHED	3 78
10	END-TERRACE	3 78
11	MID-TERRACE	2 65
12	END-TERRACE	3 78
13	SEMI-DETACHED	3 78
14	SEMI-DETACHED	3 78
15	DETACHED	3 88
16	DETACHED	3 88
17	SEMI-DETACHED	3 78
18	SEMI-DETACHED	3 78
19	END-TERRACE	3 78
20	MID-TERRACE	2 65
21	END-TERRACE	3 78
22	END-TERRACE	3 78
23	MID-TERRACE	2 65
24	END-TERRACE	3 78
25	DETACHED	3 88
26	DETACHED	3 88
27	SEMI-DETACHED	3 78
28	SEMI-DETACHED	3 78
29	SEMI-DETACHED	3 78
30	SEMI-DETACHED	3 78
31	DETACHED	3 88
32	DETACHED	3 88
33	DETACHED	3 88
34	SEMI-DETACHED	3 78
35	SEMI-DETACHED	3 78
36	SEMI-DETACHED	3 78
37	SEMI-DETACHED	3 78
38	DETACHED	3 88
39	DETACHED	3 88
40	DETACHED	3 88
41	SEMI-DETACHED	3 78
42	SEMI-DETACHED	3 78
43	SEMI-DETACHED	3 78
44	SEMI-DETACHED	3 78
45	DETACHED	3 88
46	DETACHED	3 88
47	DETACHED	3 88
TOTAL		135 3724m ²
PUBLIC OPEN SPACE REQUIREMENTS = 30m ² per bed space - 135 x 30 = 4050m ²		
PUBLIC OPEN SPACE INDICATED - 4170m ²		
AFFORDABLE HOUSING DENOTED IN RED		




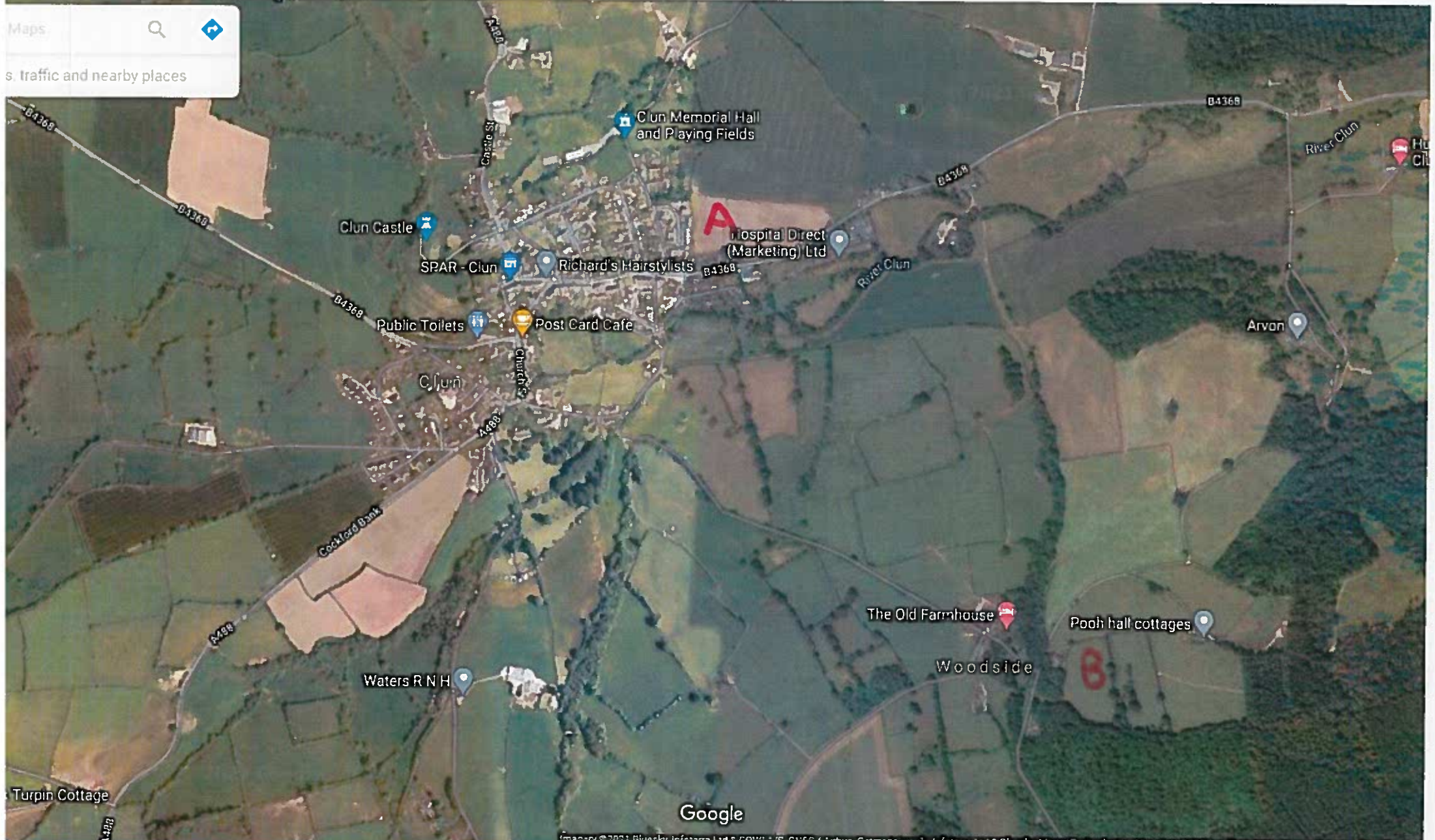
A	Attenuation position altered	27.01.21	AW	
B	Affordable housing added	28.01.21	AW	
C	Site area added	04.02.21	AW	
REV	DESCRIPTION	DATE	BY	CHKD



STATUS:	PRELIMINARY		
CLIENT:	Cooke Bros		
PROJECT:	Residential Development Land at Clun		
DRAWING:	Proposed Concept Site Plan		
SCALE @ A0:	DRAWN BY:	CHKD BY:	DATE:
1:250	AW		26.01.21
DRAWING No:	REVISION:		
SA38380 - BRY-ST - PL - A - 100	_ C		

Berrys Personnel an...

Maps 
s. traffic and nearby places



Google