

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:	Lea Hall Land & Property 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="SP2
Schedule
SP2.2"/>	Site:	<input type="text"/>	Policies Map:	<input type="text" value="Policies
Map and
Westbury"/>
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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"/> |
- (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 SP2. Strategic Approach and Schedule SP2.2

Overview

Policy SP2 states in section 6 that,

“Recognising the rurality of much of Shropshire and the importance of ensuring the long-term sustainability of rural communities, growth in urban areas will be complemented by appropriate new development within Community Hubs, identified in Schedule SP2.2”.

The Plan's explanation of how Community Hubs have been chosen is found not under Policy SP2 but under Policy SP8 (Managing Development in Community Hubs):

"3.54. Community Hubs have been identified through a Settlement Hierarchy Assessment, which assessed settlement function through consideration of:

- a. The population and number of households within a settlement; and*
- b. The extent to which the settlement provides services and facilities; high speed broadband; employment opportunities; and public transport links.*

3.55. The identified Community Hubs are considered significant rural service centres and as such are a focus for much of the development considered appropriate within the rural area.

3.56. The Community Hubs in Shropshire are listed in Schedule SP2.2 of Policy SP2 of this Local Plan. As illustrated in Figure SP2.1: Map of Shropshire within the Explanation of Policy SP2, the Community Hubs are widely distributed across Shropshire."

As we shall demonstrate below, there are a number of problems with the selection of Community Hubs with the result that the list of Community Hubs in Schedule SP2.2 fails the 'justified', 'effective' and 'consistent with national policy' tests of soundness.

Basis for designating Community Hubs

Paragraph 3.54 states that Community Hubs have been identified based on two factors: (a) population & households and (b) services & facilities. However the only use of population size is to screen out small settlements of less than 100 people or 50 dwellings, as described in paragraph 5.6 in the 'Hierarchy of Settlements' paper (August 2020). Screened-in settlements are shown in green while screened-out settlements are shown in red in Table 9 on pages 23-33 of the 'Hierarchy of Settlements' paper. This is the **only** use of population size in the process.

This very simplistic use of population size means that Community Hubs range in size from 111 persons at Astley to 5,156 persons at Bayston Hill. Apart from screening out tiny settlements, population has been ignored in designating Community Hubs.

This is illustrated by comparing the population size of the settlements with scores of 43 to 52 in the 'Settlements of Hierarchy' Paper as shown in figure 1 below. It is apparent that some relatively large villages, like Westbury (population 659) and Cockshutt (population 859) are significantly larger than some Community Hubs, for example Knockin (population 181) and Longden (population 332).

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Part A Reference:

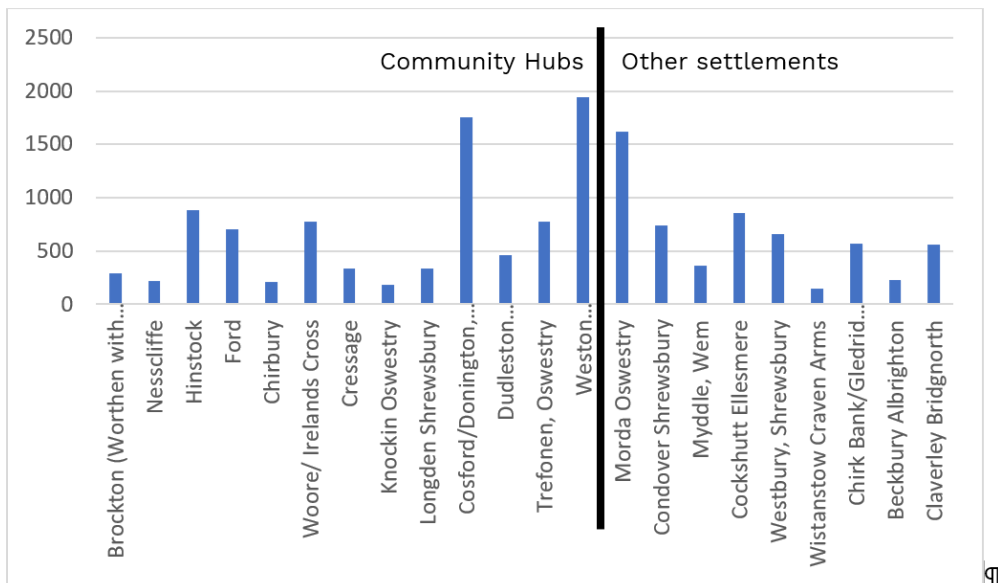
Part B Reference:

Figure 1: Population Size of settlements considered borderline Community Hubs

Settlement	Population Size	Status
Brockton (Worthen with Shelve)	292	Community Hub
Nesscliffe	218	Community Hub
Hinstock	887	Community Hub
Ford	699	Community Hub
Chirbury	213	Community Hub
Woore/ Irelands Cross	775	Community Hub
Cressage	336	Community Hub
Knockin Oswestry	181	Community Hub
Longden Shrewsbury	332	Community Hub
Cosford/Donington, Albrighton	1,752	Community Hub
Dudleston Heath/Gadlas	461	Community Hub
Trefonen, Oswestry	779	Community Hub
Weston Rhyn/Preesgweene	1,944	Community Hub
Morda Oswestry	1,623	Other Rural Settlements
Condover Shrewsbury	740	Other Rural Settlements
Myddle, Wem	361	Other Rural Settlements
Cockshutt Ellesmere	859	Other Rural Settlements
Westbury, Shrewsbury	659	Other Rural Settlements
Wistanstow Craven Arms	147	Other Rural Settlements
Chirk Bank/Gledrid Oswestry	565	Other Rural Settlements
Beckbury Albrighton	224	Other Rural Settlements
Claverley Bridgnorth	559	Other Rural Settlements

The graph in figure 2 illustrates that the dividing line between Community Hubs and other settlements bears no relationship with size of settlement. The methodology for choosing Community Hubs had almost complete disregard for population.

Figure 2: Population size of borderline settlements



This evidence shows that the Plan's claim in paragraph 3.54 that Community Hubs have been justified on the basis of a mix of (a) population size and (b) services, is disingenuous.

We agree that the significance of a rural settlement is not entirely related to its services. Population size also matters a great deal, as the social and cultural function of villages as centres of the rural community is closely related to their size of population and its social and economic networks.

To provide a robust approach, we suggest that points should be awarded to reflect the size of a village. We suggest each hundred counts as '1', so for example a population of 361 persons counts as '3' while a population of 659 counts as '6' and so on. This would ensure that the methodology accounts for population size, making it more rounded as a measure of community sustainability.

The Hierarchy of Settlements Paper should include an extra column in Table 10 to reflect population size in the scoring of settlements.

Ignoring the role of population size is a fundamental flaw in the designation of Community Hubs and means the Plan fails the 'justified' test of soundness.

Inaccuracies in the evidence base

The Council has assessed villages' services and facilities in its 'Hierarchy of Settlements' paper (August 2020). This contains many errors. Of particular concern to Lea Hall Land & Property Ltd is the inaccurate score for Westbury, summarised in figure 3 below and detailed in **Appendix 1** to this representation, Westbury Settlement Function Score evidence.

Figure 3. Westbury settlement function score

Services & facilities	Hierarchy of Settlements score	Correct score	Difference
Public transport	5	5	
Regular Service offered during peak times	5	5	
NHS GP surgery	4	4	
Chemist/ Pharmacist	3	3	
Public House	3	3	
Place of worship	3	3	
Community Hall	4	4	
Library	3	3	
Childrens' playground	3	3	
Outdoor sports facility	3	4	+1
Amenity Green Space	0	3	+3
Super Fast broadband	5	5	
Employment	5	7	+2
Total	46	52	+6
Threshold for a Community Hub:		48	

Multiple sports facilities are awarded an extra point as set out on page 12 of the Hierarchy of Settlements Paper. This has not occurred in this case. The Council have also missed

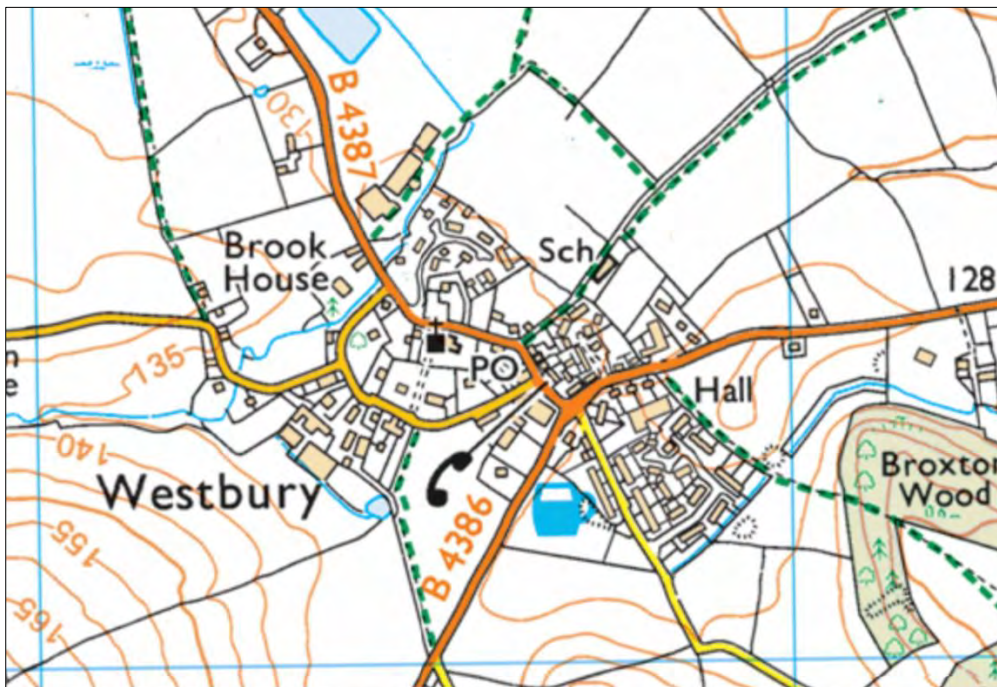
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	Part B Reference:

the Wesbury Recreation Ground that provides ample amenity green space, and which should have scored 3 points. This is separate from the two sports pitches in the village, as set out in the evidence on pages 5-6 of **Appendix 1**.

Where there is multiple provision of employment, a score of 7 is awarded as set out on Table 4 on page 13 of the Hierarchy of Settlements Paper. Westbury has two significant employers as shown in our evidence on page 6 of Appendix 1.

Since the Appendix was prepared, Westbury Primary School has ceased to be a normal primary school and instead become a special educational needs school for young people with learning difficulties including autistic spectrum conditions and co-occurring needs¹. It still provides employment and an important service to the wider rural community.

Figure 4. Westbury village showing location of Westbury School



These errors in the 'Hierarchy of Settlements' paper means that the schedule of Community Hubs on page 15 of the Local Plan is not supported by accurate evidence and fails the 'justified' test of soundness.

Reliability over time

Following the Covid19 pandemic, many villages have lost services and facilities. In consequence, the Council's Hierarchy of Settlements' Paper no longer reflects reality on the ground.

The geography of rural centres

As part of the justification for the designation of Community Hubs, Local Plan paragraph 3.55 states that,

¹ [Westbury School \(uniquecaregroup.co.uk\)](http://uniquecaregroup.co.uk)

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	Part B Reference:

"The identified Community Hubs are considered significant rural service centres and as such are a focus for much of the development considered appropriate within the rural area."

Certainly every rural area has a social centre, however the map on page 20 of the Local Plan shows there to be gaps across the county where a local centre is missing.

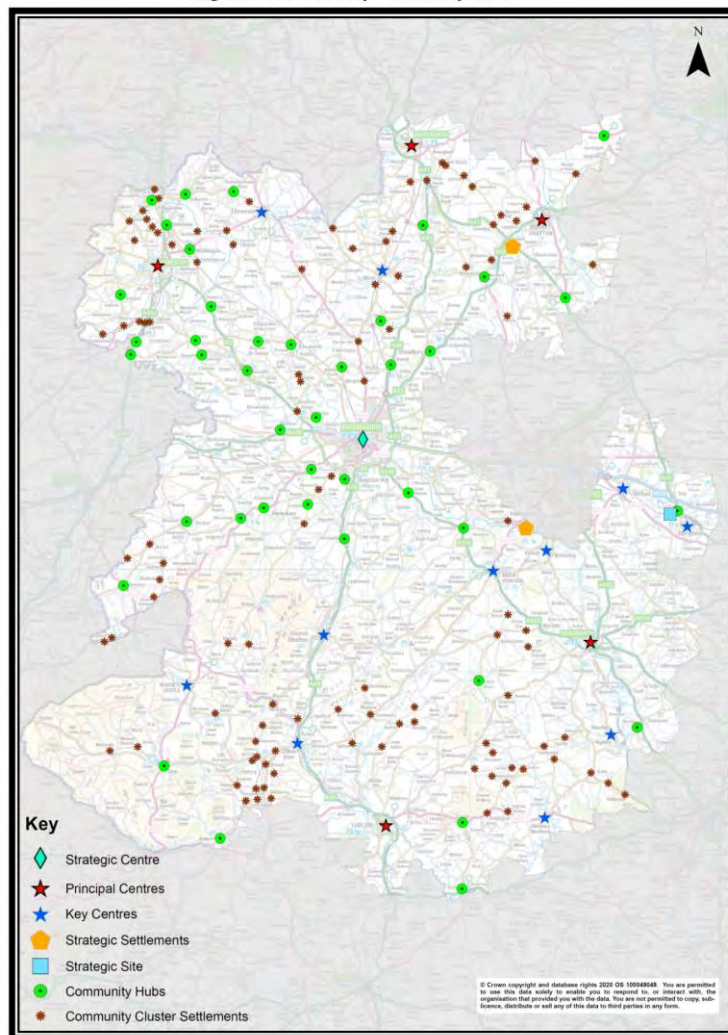
Paragraph 3.56 goes on to state that, *"the Community Hubs are widely distributed across Shropshire"*.

It is apparent from the map on page 20 of the Local Plan that Community Hubs and Community Clusters are absent in some areas with 'rural deserts' where some Parish Councils have resisted development.

One such desert is the area west of Shrewsbury where there is a paucity of both Community Hubs and Community Clusters. Unlike the Shropshire Hills area to the south, the absence of Community Hubs or Clusters is unrelated to topography. It is largely due to political resistance to change from Parish Councils.

Figure 5. Extract from page 20 of the Local Plan

Figure SP2.1: Map of Shropshire



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Part A Reference:

Part B Reference:

The result of geographic gaps is the lack of any rural focal point for development. Over time this is likely to threaten the viability of local shops and services that rely on a minimum size of population to stay open. Unjustified geographic gaps are contrary to paragraph 78 of the National Planning Policy Framework which states,

"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services."

The failure to identify Westbury as a rural centre that serves the rural area west of Shrewsbury means the Plan fails the 'consistent with national policy' test of soundness.

Delivery of rural development

The Local Plan Delivery and Viability Study (July 2020) finds that the majority of site typologies are unviable, as shown by the large number coloured amber or red on pages 226-230 of the Viability Study. In the 'South' area, only 4 typologies out of 25 are found to be viable (page 226). In its summary of recommendations on page 236, the Viability Study states, *"The results clearly show a challenging viability context in Shropshire"*. It goes on to recommend that:

*"c. Less reliance is put on sites that are similar to Typologies 3 (Green 80) and 4 (Green 60) and **more smaller sites are sought** as an alternative. Alternatively, confirmation is obtained from relevant site promoters, that sites are viable, given emerging policy requirements."* (emphasis added)

Confirmation from site promoters should be treated with skepticism as any allocated site will claim to be viable, if the alternative may result in it being de-allocated.

The Viability Study contains independent evidence that greenfield sites of up to 9 dwellings are viable in Shrewsbury and in the south of the county. However only 0.8% of dwellings on the Plan's allocations are on this type of site, according to table 12.7 on page 231 of the Local Plan Delivery and Viability Study (0.2% on Green 9 typology, 0.5% on Green 6 typology and 0.1% on Green 3 typology). Given that these typologies are considered the most viable, this is a fundamental flaw with the Plan that means the Plan fails the 'effective' test of soundness.

Appendix

The following appendix accompanies this representation:

Appendix 1 Westbury Settlement Function Score evidence

(Please continue on a separate sheet if necessary)

Office Use Only	Part A Reference:
	Part B Reference:

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.

Q5 Changes required to make the Plan 'sound'

The methodology for selecting Community Hubs set out in the 'Hierarchy of Settlements' paper fails the 'justified' test of soundness. In particular, the failure of the methodology to consider the role of population size for larger villages is a serious flaw in the evidence base and undermines the whole approach of determining which settlements should be Community Hubs.

To make the Plan sound, the Hierarchy of Settlements Paper should include an extra column in Table 10 to reflect population size in the scoring of settlements. The results of the re-scoring should be reflected in Schedule SP2.2: Community Hubs.

The Hierarchy of Settlements Paper is inaccurate in relation to Westbury's services and facilities. In order to make the plan 'justified', Westbury's services score should be corrected and Westbury added as a Community Hub to Schedule SP2.2.

The spread of Community Hubs on the map on page 20 of the Local Plan does not match the real geography of rural centres. To make the Local Plan sound and consistent with national policy, the lack of a rural focus for development west of Shrewsbury should be corrected by identifying Westbury as a Community Hub.

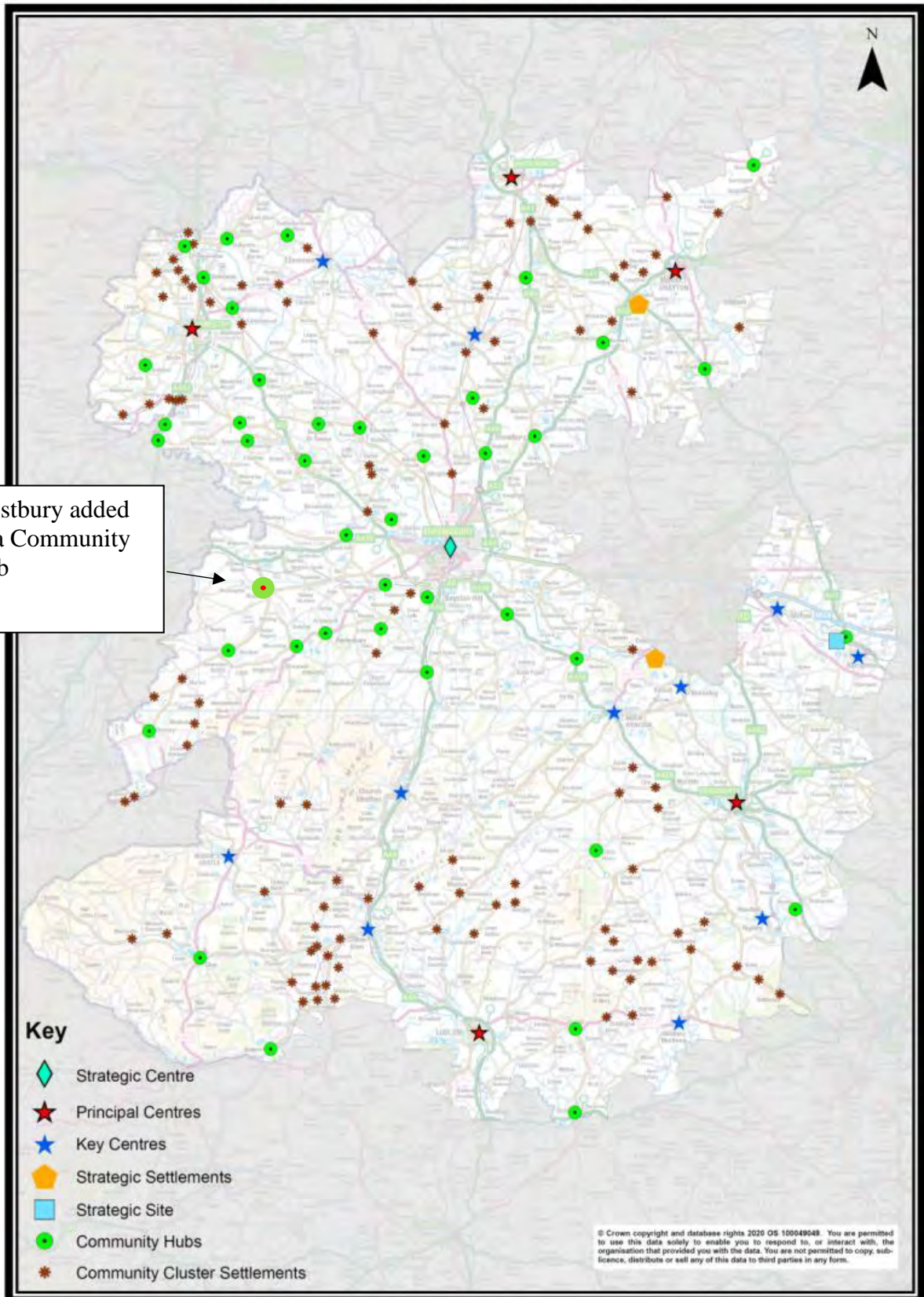
In order for the Plan to pass the 'effective' test of soundness and deliver sufficient viable development, the Plan requires more small-sized allocations of land for under 10 dwellings in its most viable locations such as villages. This can be achieved by adding additional Community Hubs to the Plan.

In summary, the village of **Westbury** in the Shrewsbury Place Plan area should be added as a Community Hub settlement **in Schedule SP2.2** on page 15 of the Local Plan.

Figure SP2.1 on page 20 of the Plan should be amended as shown overleaf:

Office Use Only	Part A Reference:
	Part B Reference:

Figure SP2.1: Map of Shropshire



Westbury should also be added to Policy S16.2. Community Hubs: Shrewsbury Place Plan Area as set out in our representations on Policy S16.2.

(Please continue on a separate sheet if necessary)

Office Use Only	Part A Reference:
	Part B Reference:

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:

Lea Hall Land & Property Ltd wish to be actively involved in all discussions on the methodology underpinning the selection of Community Hubs, and in any hearings relating directly to Westbury.

(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: H. Howie

Date: 22/02/2021

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Part A Reference:

Part B Reference:

WESTBURY SETTLEMENT FUNCTION SCORE AND EVIDENCE

Westbury was identified as a Community Hub settlement at the 'Preferred Scale and Distribution of Development' consultation stage of the SAMDev Plan Review 2016-2036. It was withdrawn as a Community Hub in the 'Preferred Sites' consultation stage due to a settlement function re-scoring. The latest Shropshire Council Hierarchy of Settlements document published August 2020. All settlement function scores for Westbury provided by Shropshire Council have been errant.

This document provides the true settlement function score for Westbury including evidence of the Services and Facilities; Public Transport Provision; and Significant Employment Opportunities available within the settlement.

Westbury scores a function score of **52** which clearly confirms Westbury should be a Community Hub settlement.


Table 1 below provides the breakdown of the function score, and Table 2 goes on to provide the associated evidence.



Table 1: Westbury Settlement Function Score



Function	Score
Public Transport Link	5
Regular Service Offered During Peak Travel Times	5
NHS GP Surgery	4
Chemist / Pharmacist	3
Public House	3
Place of Worship	3
Community Hall	4
Library	3
Children's Playground	3
Outdoor Sports Facility	4
Amenity Green Space	3
Super Fast Broadband	5
Employment	7
Total Score	52



Table 2: Westbury Settlement Function Score Evidence

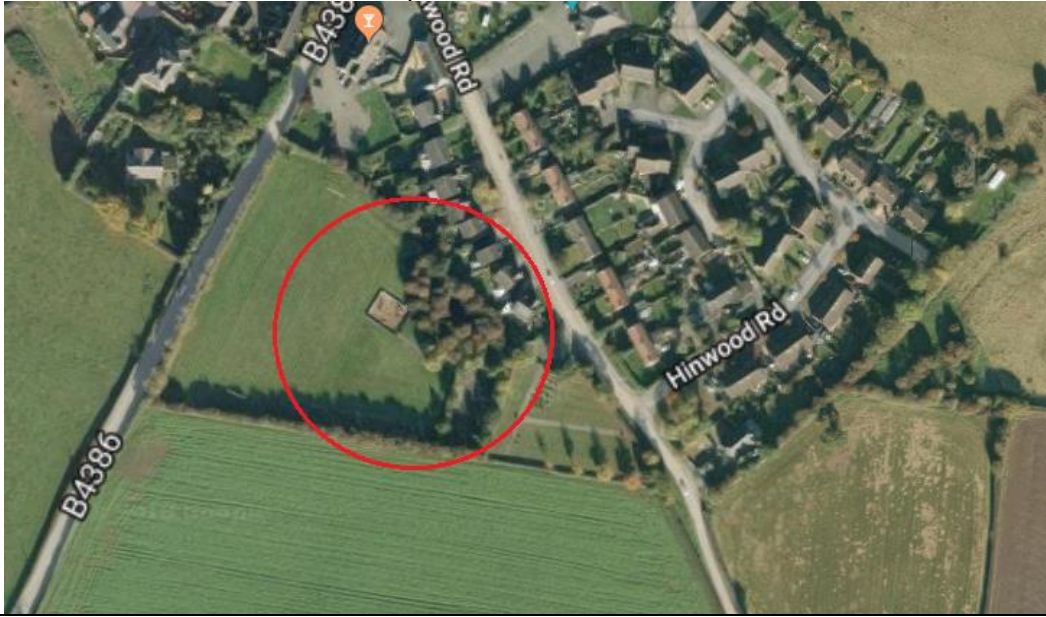
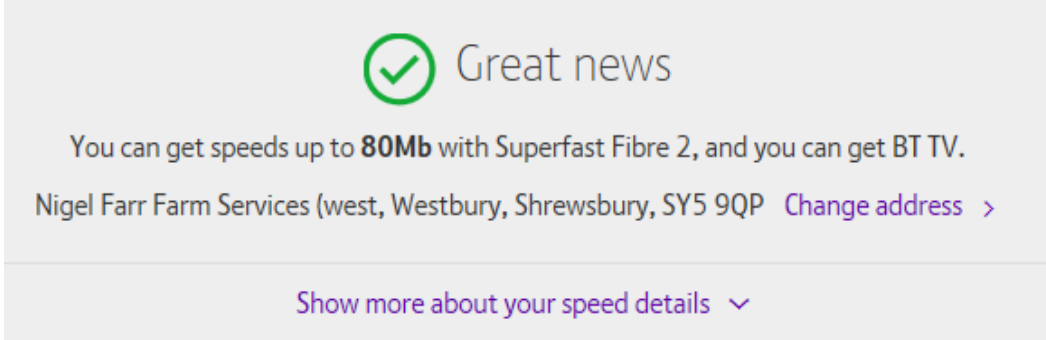
	Score
<p><u>Public Transport Link</u> Westbury has a dedicated permanent covered bus stop in the centre of village, just east of the crossroads. The bus stop is shown below.</p> 	5

		Score																																																																																																														
<p>Regular Service</p> <p>The '558 - Montgomery – Shrewsbury' Tanat Valley Service runs outward and return services for Westbury at peak travel times Monday to Saturday as outlined below.</p> <p>Montgomery - Shrewsbury</p> <p><input type="checkbox"/> Show all stops</p> <table border="1"> <tr><td>Montgomery Town Hall</td><td>07:30</td><td>09:40</td><td>13:25</td><td>17:20</td></tr> <tr><td>Chirbury, adj Post Office</td><td>07:39</td><td>09:45</td><td>13:30</td><td>17:25</td></tr> <tr><td>Marton, opp Sun Inn</td><td>07:45</td><td>09:51</td><td>13:36</td><td>17:31</td></tr> <tr><td>Brockton, adj Cock Inn</td><td>07:51</td><td>09:56</td><td>13:41</td><td>17:36</td></tr> <tr><td>Worthen, opp Church</td><td>07:53</td><td>09:58</td><td>13:43</td><td>17:38</td></tr> <tr><td>Westbury, opp Crossroads</td><td>08:01</td><td>10:05</td><td>13:50</td><td>17:45</td></tr> <tr><td>Stoney Stretton, opp Crossroads</td><td>08:04</td><td>10:08</td><td>13:53</td><td>17:48</td></tr> <tr><td>Yockleton, adj The Orchard</td><td>08:07</td><td>10:10</td><td>13:55</td><td>17:50</td></tr> <tr><td>Cruckton, opp Junction</td><td>08:10</td><td>10:13</td><td>13:58</td><td>17:53</td></tr> <tr><td>Copthorne, adj Hospital</td><td>08:16</td><td>10:19</td><td>14:04</td><td>17:59</td></tr> <tr><td>Shrewsbury Bus Station (Stand R)</td><td>08:29</td><td>10:27</td><td>14:12</td><td>18:07</td></tr> </table> <p>Subsidised by Shropshire Council</p> <p>Shrewsbury - Montgomery</p> <p><input type="checkbox"/> Show all stops</p> <table border="1"> <tr><td>Shrewsbury Bus Station (Stand R)</td><td>08:45</td><td>12:30</td><td>16:30</td><td>18:10</td></tr> <tr><td>Copthorne, opp Hospital</td><td>08:53</td><td>12:38</td><td>16:38</td><td>18:18</td></tr> <tr><td>Cruckton, adj Junction</td><td>08:59</td><td>12:44</td><td>16:44</td><td>18:24</td></tr> <tr><td>Yockleton, opp The Orchard</td><td>09:02</td><td>12:47</td><td>16:47</td><td>18:27</td></tr> <tr><td>Stoney Stretton, adj Crossroads</td><td>09:04</td><td>12:49</td><td>16:49</td><td>18:29</td></tr> <tr><td>Westbury, adj Crossroads</td><td>09:07</td><td>12:52</td><td>16:52</td><td>18:32</td></tr> <tr><td>Worthen, adj Church</td><td>09:14</td><td>12:59</td><td>16:59</td><td>18:39</td></tr> <tr><td>Brockton, opp Cock Inn</td><td>09:16</td><td>13:01</td><td>17:01</td><td>18:41</td></tr> <tr><td>Marton, adj Sun Inn</td><td>09:21</td><td>13:06</td><td>17:06</td><td>18:46</td></tr> <tr><td>Chirbury, opp Post Office</td><td>09:27</td><td>13:12</td><td>17:12</td><td>18:52</td></tr> <tr><td>Montgomery Town Hall</td><td>09:32</td><td>13:17</td><td>17:17</td><td>18:57</td></tr> </table> <p>Subsidised by Shropshire Council</p>		Montgomery Town Hall	07:30	09:40	13:25	17:20	Chirbury, adj Post Office	07:39	09:45	13:30	17:25	Marton, opp Sun Inn	07:45	09:51	13:36	17:31	Brockton, adj Cock Inn	07:51	09:56	13:41	17:36	Worthen, opp Church	07:53	09:58	13:43	17:38	Westbury, opp Crossroads	08:01	10:05	13:50	17:45	Stoney Stretton, opp Crossroads	08:04	10:08	13:53	17:48	Yockleton, adj The Orchard	08:07	10:10	13:55	17:50	Cruckton, opp Junction	08:10	10:13	13:58	17:53	Copthorne, adj Hospital	08:16	10:19	14:04	17:59	Shrewsbury Bus Station (Stand R)	08:29	10:27	14:12	18:07	Shrewsbury Bus Station (Stand R)	08:45	12:30	16:30	18:10	Copthorne, opp Hospital	08:53	12:38	16:38	18:18	Cruckton, adj Junction	08:59	12:44	16:44	18:24	Yockleton, opp The Orchard	09:02	12:47	16:47	18:27	Stoney Stretton, adj Crossroads	09:04	12:49	16:49	18:29	Westbury, adj Crossroads	09:07	12:52	16:52	18:32	Worthen, adj Church	09:14	12:59	16:59	18:39	Brockton, opp Cock Inn	09:16	13:01	17:01	18:41	Marton, adj Sun Inn	09:21	13:06	17:06	18:46	Chirbury, opp Post Office	09:27	13:12	17:12	18:52	Montgomery Town Hall	09:32	13:17	17:17	18:57	5
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<p>NHS GP Surgery</p> <p>Westbury Medical Centre is located on Vennington Road within the village as identified on the below map. The Medical Centre website can be accessed via this link: http://www.westburymedicalcentre.nhs.uk/index.aspx</p> 		4																																																																																																														
<p>Chemist / Pharmacist</p> <p>This service is located within Westbury Medical Centre as identified above.</p>		3																																																																																																														

	Score
<p><u>Public House</u> The Lion Inn is located centrally within the village as can be seen at the below map.</p> 	3
<p><u>Place of Worship</u> Saint Mary's Church is located centrally in the village on the B4387 as shown at the below map.</p> 	3

	Score
<p><u>Community Hall</u> Westbury Village Hall is located centrally within the village, on Hinwood Road, as identified on the below map.</p> 	<p>4</p>
<p><u>Library</u> The Shropshire Council Mobile Library service stops in Westbury as demonstrated by the below Shropshire Council Map.</p> 	<p>3</p>

	Score
<p><u>Children's Playground</u> A children's playground is located at Westbury Recreation Ground, at the south end of the village, accessed off Hinwood Road. It is owned by Shropshire Council and its position is demonstrated at the below map.</p> 	3
<p><u>Outdoor Sports Facility</u> Two outdoor sports pitches are available within the village. One at the Westbury Recreation ground, and the other the former school field.</p> 	4

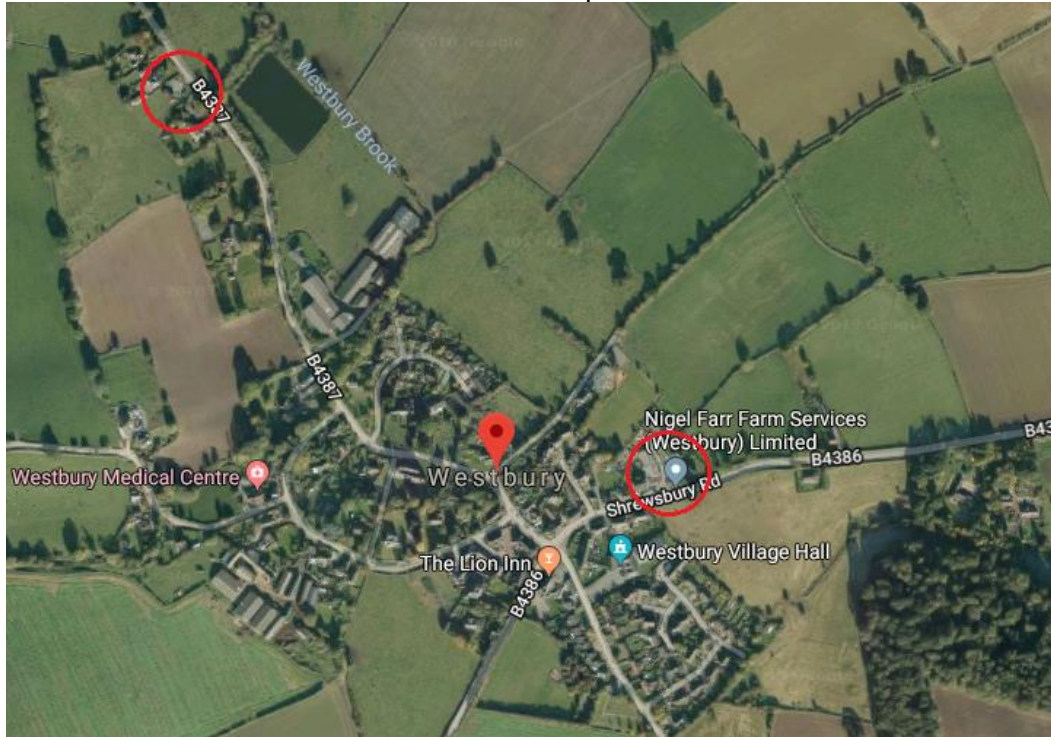
	Score
<p><u>Amenity Green Space</u> Amenity green space is located at and around the Westbury Recreation Ground as demonstrated on the below map.</p> 	<p>3</p>
<p><u>Superfast Broadband</u> The BT website confirms that superfast broadband is available within the village. A check was done for Nigel Farr Farm Services (SY5 9QP) and its confirmed speeds of up to 80Mb are available as can be seen below.</p> 	<p>5</p>

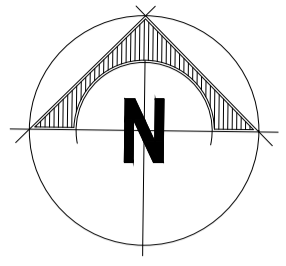
Employment

Westbury has two 'significant employment opportunities', namely:

- Nigel Farr Farm Services (<http://www.nigelfarrfarmservices.co.uk>)
- G O Davies (Westbury) Ltd (<https://www.godavies.co.uk>)

Both businesses meet the criteria of 'significant employers'. The position of both businesses is demonstrated at the below map.





Areas	
Phase One	1.36 Ha
Phase Two	1.69 Ha
Total	3.05 Ha



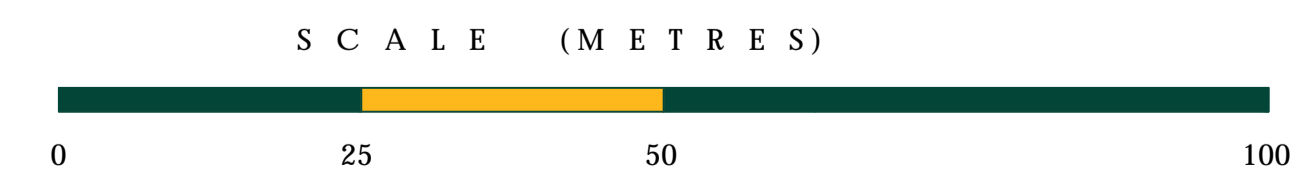
Phase Two
Area 1.69 Ha

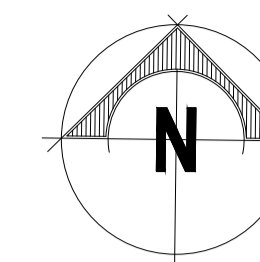
Phase One
Area 1.36 Ha

Amendments:

BERRYS
PROPERTY | BUSINESS | PLANNING
01743 271697 | SY2 6FG
www.berrys.uk.com
















Client:	HF & NJ Williams				
Project:	Proposed Residential Development Land off Shrewsbury Road, Westbury, Shropshire				
Drawing:	Site Location Plan				
Drawing No:	Rev.	Scale	Paper	Drawn By:	Date
SA17001_01		1:1250	A3	OWH	Feb 2019

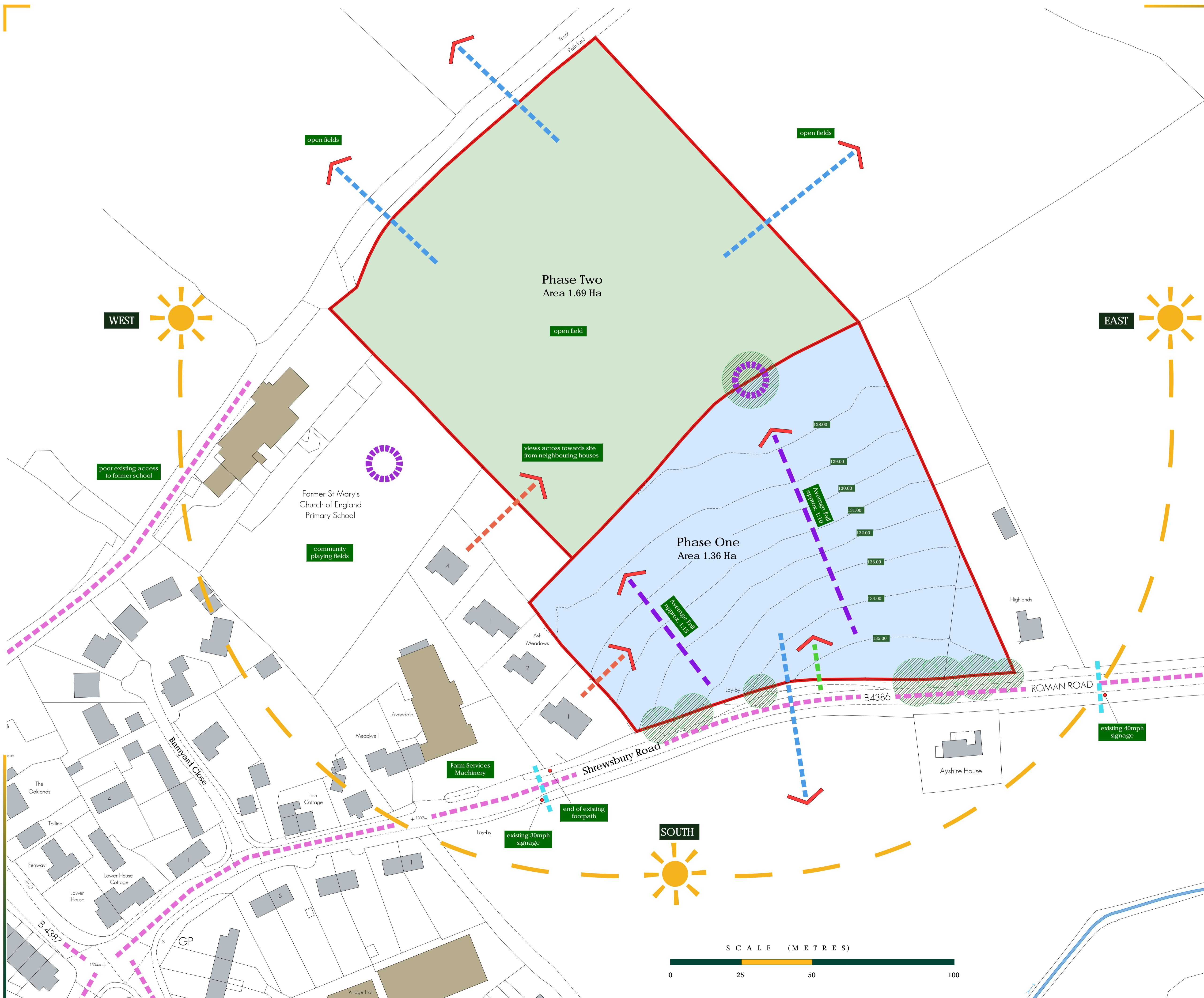




Site Area within redline boundary 3.05 Ha

Legend

-  Site Area (red line boundary)
-  Phase One 1.36 Ha
-  Phase two 1.69 Ha
-  Main views out of site
-  Main views into site
-  Main vehicular routes
-  Sun path (indicative)
-  Existing Brook
-  Existing trees refer to topographical survey
-  Existing Buildings
-  Non residential buildings
-  Existing Site Levels
-  Fall on Site
-  Focal Point
-  Potential access into site



Amendments:

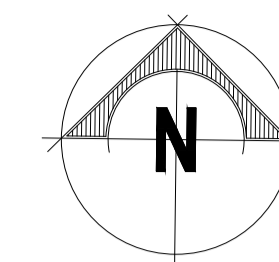
BERRYS
 PROPERTY | BUSINESS | PLANNING
 01743 271697 | SY2 6FG
www.berrys.uk.com

Client: HF & NJ Williams

Project: Proposed Residential Development
 Land off Shrewsbury Road,
 Westbury, Shropshire

Drawing: Site Analysis Plan

Drawing No: SA17001_02 | Rev. | Scale: 1:1250 | Paper: A3 | Drawn By: OWH | Date: Feb 2019



Legend

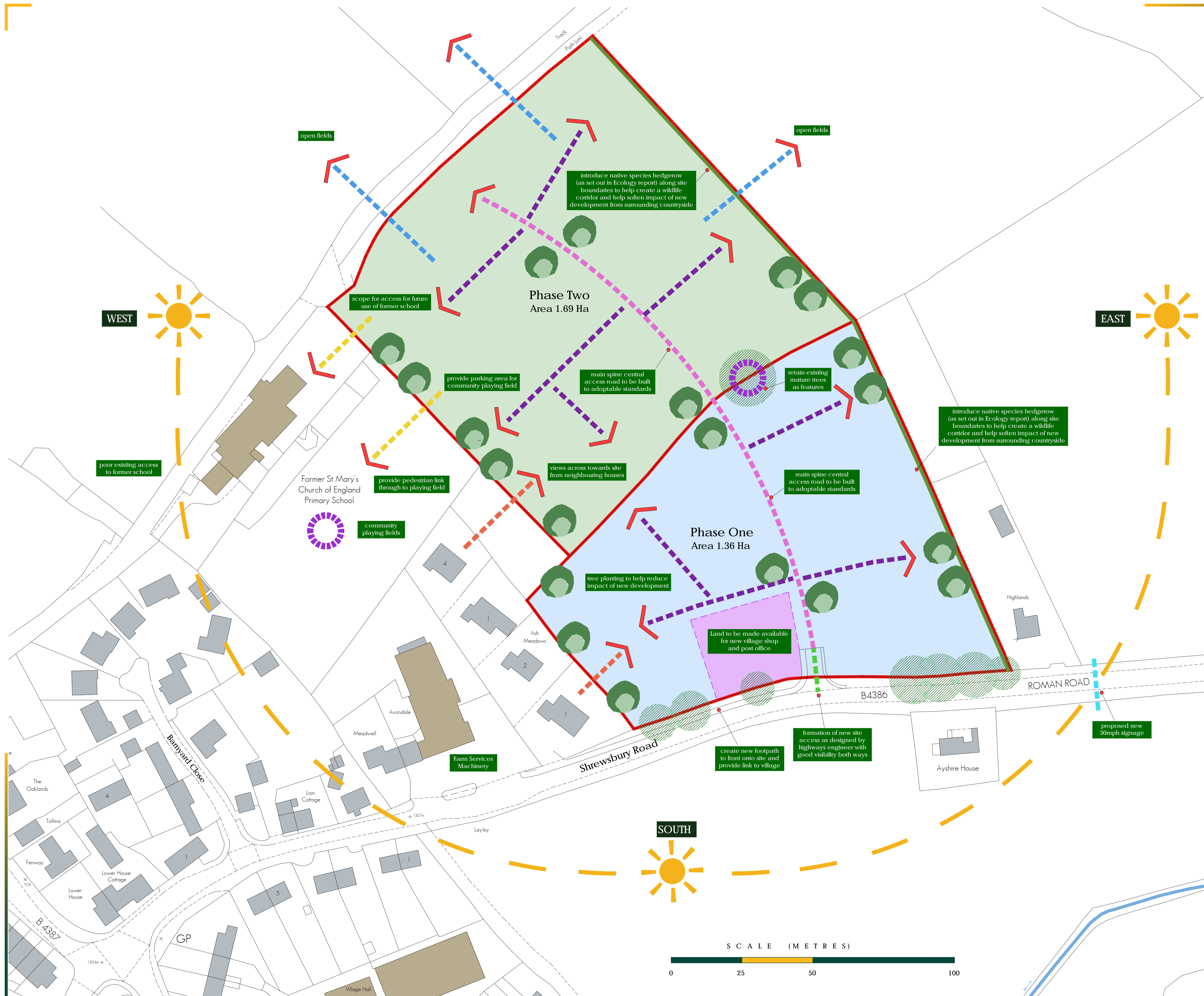
- Site Area (red line boundary)
- Phase One 1.36 Ha (approx. 30 houses)
- Phase Two 1.69 Ha (approx. 40 houses)
- Main views out of site
- Main views into site
- Main Access Drive
- ☀ Sun path (indicative)
- Proposed Tree Planting
- Existing trees
- Private Access Lane
- Existing Buildings
- Land for village shop
- Access into Site
- Focal Point

Areas	
Phase One	1.36 Ha
Phase Two	1.69 Ha
Total	3.05 Ha

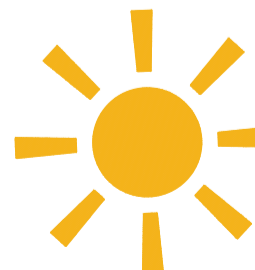
Site to accommodate between 60 & 75 houses with generous public open space

Housing mix to be influenced by parish council with a larger proportion of smaller houses suitable for first time buyers and housing for the elderly.

Site to deliver good quality contemporary design with appropriate use of materials, layout, landscaping & open space



SOUTH



BERRYS
 PROPERTY | BUSINESS | PLANNING
 01743 271697 | SY2 6FG
www.berrys.uk.com

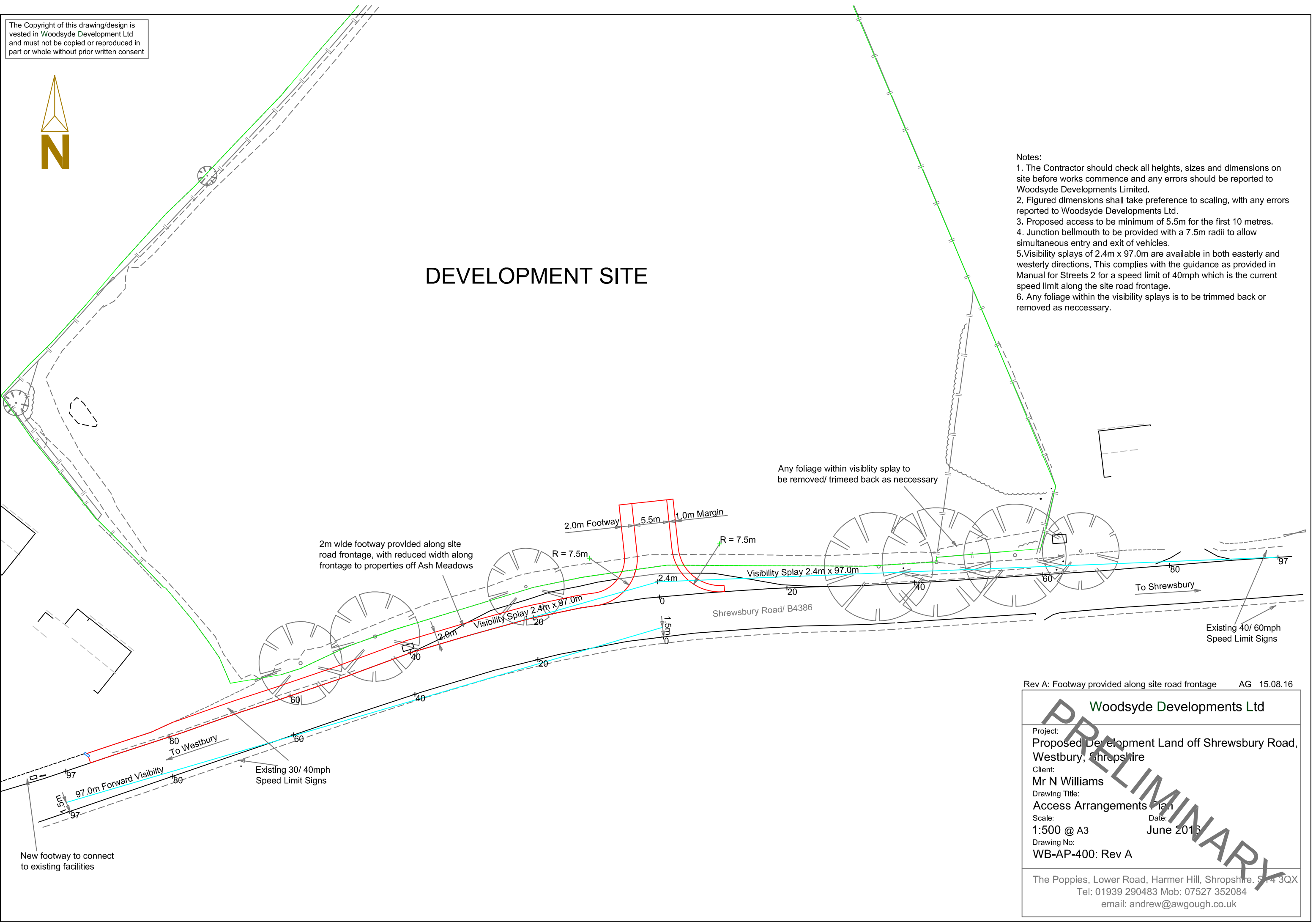
Client:	HF & NJ Williams				
Project:	Proposed Residential Development Land off Shrewsbury Road, Westbury, Shropshire				
Drawing:	Site Concept Plan				
Drawing No:	Rev.	Scale	Paper	Drawn By:	Date
SA17001_03		1:1250	A3	OWH	Feb 2019

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DEVELOPMENT SITE

- Notes:
1. The Contractor should check all heights, sizes and dimensions on site before works commence and any errors should be reported to Woodsyde Developments Limited.
 2. Figured dimensions shall take preference to scaling, with any errors reported to Woodsyde Developments Ltd.
 3. Proposed access to be minimum of 5.5m for the first 10 metres.
 4. Junction bellmouth to be provided with a 7.5m radii to allow simultaneous entry and exit of vehicles.
 5. Visibility splays of 2.4m x 97.0m are available in both easterly and westerly directions. This complies with the guidance as provided in Manual for Streets 2 for a speed limit of 40mph which is the current speed limit along the site road frontage.
 6. Any foliage within the visibility splays is to be trimmed back or removed as necessary.



Rev A: Footway provided along site road frontage AG 15.08.16

Woodsyde Developments Ltd

Project:
Proposed Development Land off Shrewsbury Road,
Westbury, Shropshire

Client:
Mr N Williams

Drawing Title:
Access Arrangements Plan

Scale: 1:500 @ A3 Date: June 2016

Drawing No:
WB-AP-400: Rev A

The Poppies, Lower Road, Harmer Hill, Shropshire. SY4 3QX
Tel: 01939 290483 Mob: 07527 352084
email: andrew@awgough.co.uk

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:	Lea Hall Land & Property Ltd
------------------------	------------------------------

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="S16.2"/>	Site:	<input type="text" value="WEY006 and WEY019"/>	Policies Map:	<input type="text" value="Shrewsbury Place Plan area; Westbury"/>
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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"/> |
- (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 S16.2 Community Hubs: Shrewsbury Place Plan Area

Unsound Methodology for identifying Community Hubs

Our representations on the methodology for selecting Community Hubs was made in detail relation to Policy SP2 (Strategic Approach). In summary, our points were:

- i. The methodology for identifying Community Hubs is fatally flawed by its lack of consideration for population size. Population is a proxy measure for the social & economic networks and the cultural significance of a rural settlement. Without some recognition of population, the scoring mechanism used to justify Community Hubs is unsound.
- ii. The assessment of services and facilities is inaccurate in the case of Westbury. As set out in the evidence in **Appendix 1** to this representation, Westbury's score should be 52 points based on its services and facilities. As detailed in our representation on Policy SP2, Westbury school is now a special needs school, which further supports the village's score for local employment, which should be 7 points rather than 5. The village's generous provision of amenity open space and playing fields should also be reflected, raising Westbury's score to 52 points. Unless the evidence base is corrected to reflect the real situation on the ground, the Local Plan fails the 'justified' test of soundness.
- iii. The Covid pandemic has resulted in the closure of many services, which has undermined the accuracy of the Hierarchy of Settlements paper for all settlements in Shropshire.
- iv. There are 'desert' areas where the Local Plan proposes no Community Hubs. This leaves areas, especially the area west of Shrewsbury, with no focus for rural housing development where it will enhance or maintain the vitality of the rural community. The Local Plan therefore fails the 'consistent with national policy' test of soundness.
- v. The Local Plan Delivery and Viability Study finds there are significant viability problems. It recommends that more small greenfield sites are allocated in the Local Plan to assist delivery of Shropshire's housing requirement. Until this is done, we consider the Local Plan fails the 'effective' test of soundness.

The Local Plan's list of Community Hubs fails the 'justified', 'consistent with national policy' and 'effective' tests of soundness.

Office Use Only

Part A Reference:

Part B Reference:

The Shrewsbury Place Plan Area

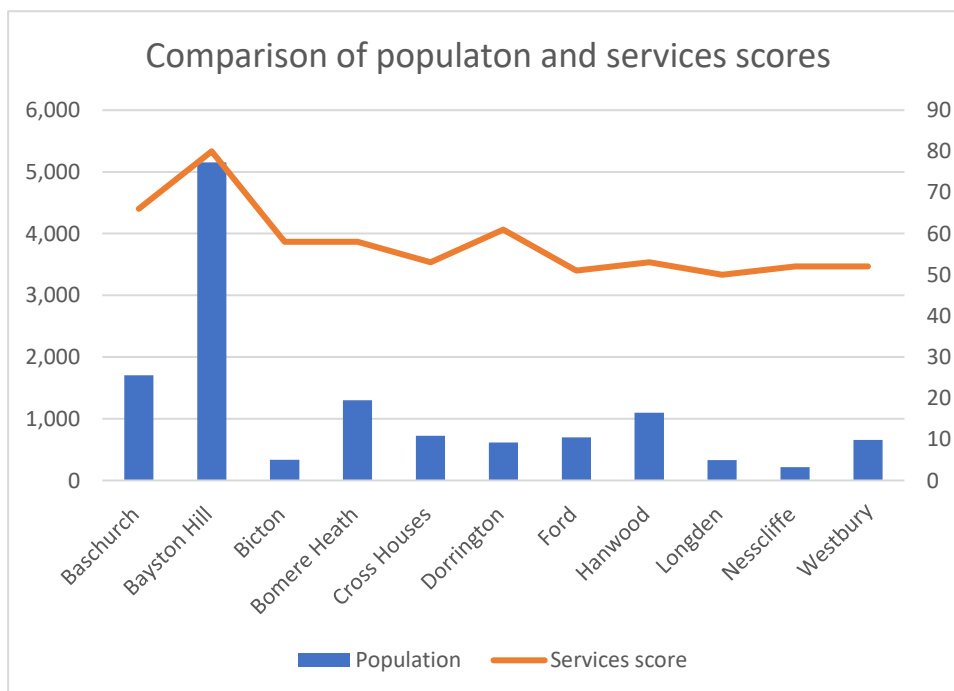
Policy S16.2 lists the first 10 villages in figure 1 as Community Hubs. Westbury's correct services and facilities score of 52 points is higher than Longden and Ford. Westbury also has a population larger than Nesscliffe, Longden, Bicton and Dorrington.

Figure 1: Community Hubs in the Shrewsbury Place Plan area

Community Hub Settlements	Residential Guideline	Population	Services & Facilities score
Baschurch	Around 360 dwellings	1,705	66
Bayston Hill	Around 200 dwellings	5,156	80
Bicton	Around 30 dwellings	338	58
Bomere Heath	Around 110 dwellings	1,302	58
Cross Houses	Around 90 dwellings	727	53
Dorrington	Around 150 dwellings	618	61
Ford	Around 125 dwellings	699	51
Hanwood	Around 50 dwellings	1,100	53
Longden	Around 50 dwellings	332	50
Nesscliffe	Around 115 dwellings	218	52
Westbury	1% growth = 60 dwellings	659	52

In terms of services and population size, Westbury most closely resembles Ford and Cross Houses, as illustrated in figure 2 below. For the Local Plan to be 'sound', Westbury should be included in Policy S16.2 as a Community Hub.

Figure 2: Community Hubs in the Shrewsbury Place Plan area



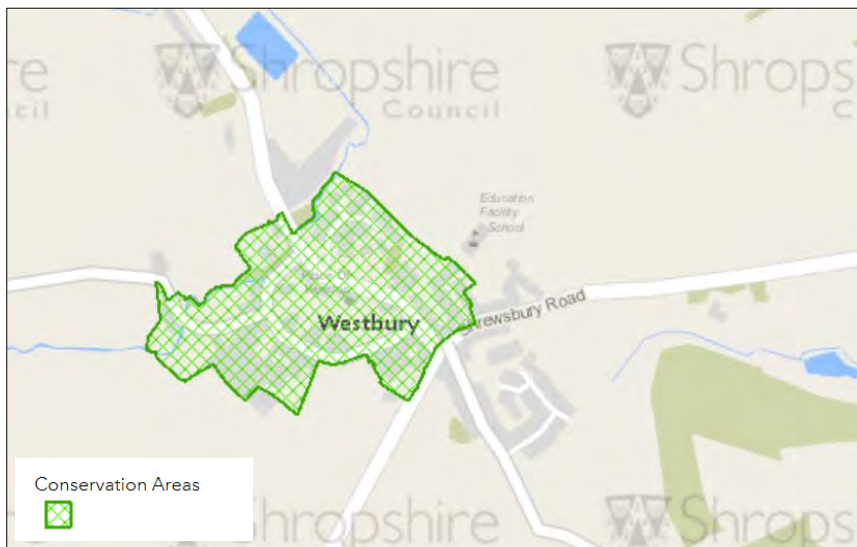
Office Use Only

Part A Reference:

Part B Reference:

Most of Westbury's central and western parts lie in its conservation area as shown in the extract from the draft Policies Map below.

Figure 3: Extract from the online draft Policies Map (February 2021)



Sites to the east of the village have been previously discussed with Shropshire Council. These lie north of Shrewsbury Road and east of the playing field as shown in figure 4 below. Sites WEY006 and WEY019 are detailed in **Appendix 2** attached to this representation. An arboricultural report and an ecology report for site WEY006 have been provided to the Council at earlier stages of consultation and demonstrate no significant constraints to development. Suitable access can be achieved off Shrewsbury Road as shown on page 4 of Appendix 2.

Figure 4. Sites WEY006 and WEY019



Office Use Only	Part A Reference:
	Part B Reference:

The following appendices accompany this representation:

- Appendix 1 Westbury Settlement Function Score evidence
- Appendix 2 Site Plans

(Please continue on a separate sheet if necessary)

Office Use Only	Part A Reference:
	Part B Reference:

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.

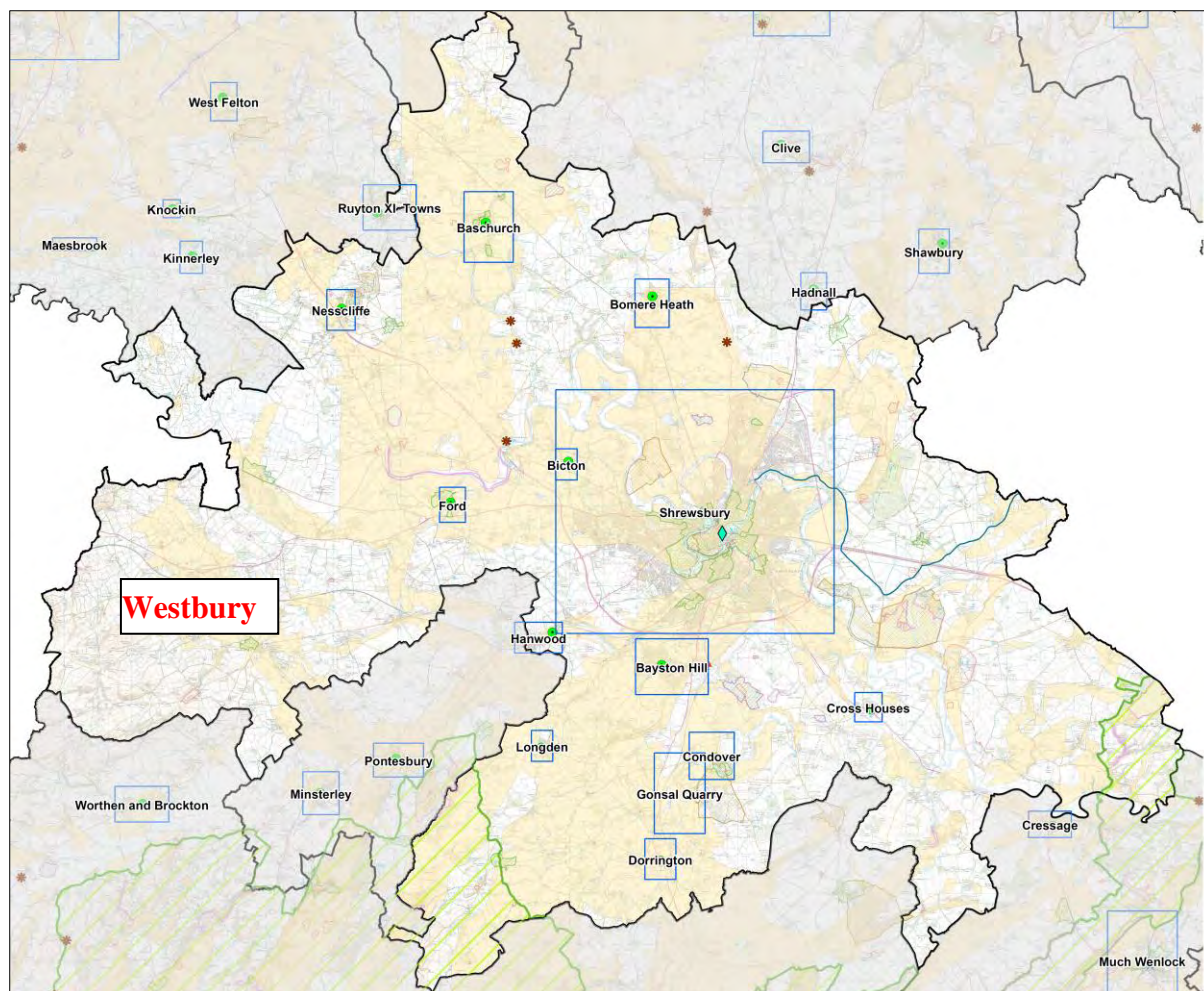
Please note that non-compliance with the duty to co-operate is incapable of modification at examination. You will need to say why each modification will make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Q5 Changes required to make the Plan 'sound'

To make the Local Plan 'sound', Westbury should be added as a Community Hub Settlement with a residential guideline of around 60 dwellings, equivalent to 1% growth per annum.

Westbury should be added to the Policies Map as shown below:

Figure 5. Modification to the Policies Map for the Shrewsbury Place Plan area



The Policies Map should be amended to show a development boundary around Westbury, extending the village development boundary eastwards along Shrewsbury Road/ B4386 Roman Road to include sites WEY006 and WEY019 outlined in red in figure 6 below and detailed in the maps in **Appendix 2** to this representation.

Office Use Only	Part A Reference:
	Part B Reference:

Figure 6. Allocations to be added to the Policies Map



These sites should be allocated for development and added to Schedule 16.2(i) Site Allocations: Community Hubs in the Shrewsbury Place Plan Area. Suggested development guidelines are as follows:

Site Allocation	Development Guidelines	Provision
Westbury Community Hub		
Land adjacent to The Highlands, Shrewsbury Road (WEY006)	<p>Mature trees and hedges will be retained.</p> <p>Suitable access will be provided off Shrewsbury Road.</p> <p>The development will reflect and respect the heritage and character of the wider area.</p>	20 dwellings
Land NE of St Mary's School (WEY019)	<p>To form phase 2 of development, to be accessed off Shrewsbury Road through site WEY006.</p> <p>Mature trees and hedges will be retained. Rights of way will be retained.</p> <p>The development will reflect and respect the heritage and character of the wider area.</p>	30 dwellings

Office Use Only

Part A Reference:

Part B Reference:

(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:

Lea Hall Land & Property Ltd wish to be actively involved in all discussions on the methodology underpinning the selection of Community Hubs, and in any hearings relating directly to Westbury.

(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: H. Howie

Date: 22/02/2021

Office Use Only	Part A Reference:
	Part B Reference:

WESTBURY SETTLEMENT FUNCTION SCORE AND EVIDENCE

Westbury was identified as a Community Hub settlement at the 'Preferred Scale and Distribution of Development' consultation stage of the SAMDev Plan Review 2016-2036. It was withdrawn as a Community Hub in the 'Preferred Sites' consultation stage due to a settlement function re-scoring. The latest Shropshire Council Hierarchy of Settlements document published August 2020. All settlement function scores for Westbury provided by Shropshire Council have been errant.

This document provides the true settlement function score for Westbury including evidence of the Services and Facilities; Public Transport Provision; and Significant Employment Opportunities available within the settlement.

Westbury scores a function score of **52** which clearly confirms Westbury should be a Community Hub settlement.


Table 1 below provides the breakdown of the function score, and Table 2 goes on to provide the associated evidence.



Table 1: Westbury Settlement Function Score



Function	Score
Public Transport Link	5
Regular Service Offered During Peak Travel Times	5
NHS GP Surgery	4
Chemist / Pharmacist	3
Public House	3
Place of Worship	3
Community Hall	4
Library	3
Children's Playground	3
Outdoor Sports Facility	4
Amenity Green Space	3
Super Fast Broadband	5
Employment	7
Total Score	52



Table 2: Westbury Settlement Function Score Evidence


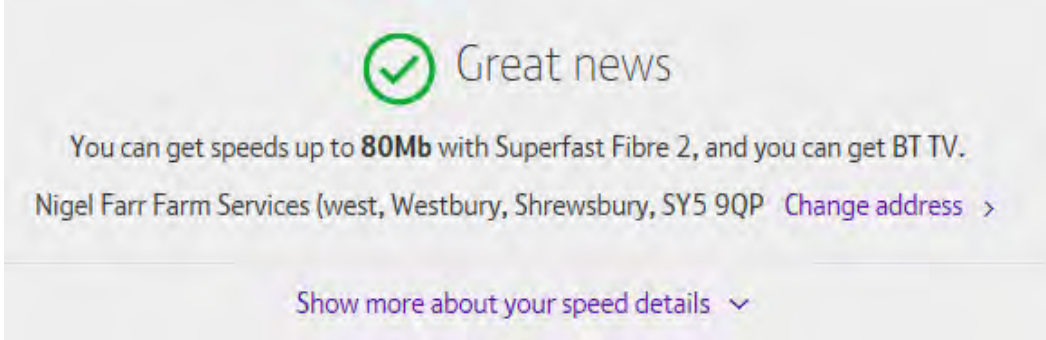
	Score
<p><u>Public Transport Link</u> Westbury has a dedicated permanent covered bus stop in the centre of village, just east of the crossroads. The bus stop is shown below.</p> 	5

		Score																																																							
<p>Regular Service</p> <p>The '558 - Montgomery – Shrewsbury' Tanat Valley Service runs outward and return services for Westbury at peak travel times Monday to Saturday as outlined below.</p> <p>Montgomery - Shrewsbury</p> <p><input type="checkbox"/> Show all stops</p> <table border="1"> <tr><td>Montgomery Town Hall</td><td>07:30</td><td>09:40</td><td>13:25</td><td>17:20</td></tr> <tr><td>Chirbury, adj Post Office</td><td>07:39</td><td>09:45</td><td>13:30</td><td>17:25</td></tr> <tr><td>Marton, opp Sun Inn</td><td>07:45</td><td>09:51</td><td>13:36</td><td>17:31</td></tr> <tr><td>Brockton, adj Cock Inn</td><td>07:51</td><td>09:56</td><td>13:41</td><td>17:36</td></tr> <tr><td>Worthen, opp Church</td><td>07:53</td><td>09:58</td><td>13:43</td><td>17:38</td></tr> <tr><td>Westbury, opp Crossroads</td><td>08:01</td><td>10:05</td><td>13:50</td><td>17:45</td></tr> <tr><td>Stoney Stretton, opp Crossroads</td><td>08:04</td><td>10:08</td><td>13:53</td><td>17:48</td></tr> <tr><td>Yockleton, adj The Orchard</td><td>08:07</td><td>10:10</td><td>13:55</td><td>17:50</td></tr> <tr><td>Cruckton, opp Junction</td><td>08:10</td><td>10:13</td><td>13:58</td><td>17:53</td></tr> <tr><td>Copthorne, adj Hospital</td><td>08:16</td><td>10:19</td><td>14:04</td><td>17:59</td></tr> <tr><td>Shrewsbury Bus Station (Stand R)</td><td>08:29</td><td>10:27</td><td>14:12</td><td>18:07</td></tr> </table> <p style="text-align: right;">Subsidised by Shropshire Council</p>		Montgomery Town Hall	07:30	09:40	13:25	17:20	Chirbury, adj Post Office	07:39	09:45	13:30	17:25	Marton, opp Sun Inn	07:45	09:51	13:36	17:31	Brockton, adj Cock Inn	07:51	09:56	13:41	17:36	Worthen, opp Church	07:53	09:58	13:43	17:38	Westbury, opp Crossroads	08:01	10:05	13:50	17:45	Stoney Stretton, opp Crossroads	08:04	10:08	13:53	17:48	Yockleton, adj The Orchard	08:07	10:10	13:55	17:50	Cruckton, opp Junction	08:10	10:13	13:58	17:53	Copthorne, adj Hospital	08:16	10:19	14:04	17:59	Shrewsbury Bus Station (Stand R)	08:29	10:27	14:12	18:07	5
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Chirbury, opp Post Office	09:27	13:12	17:12	18:52																																																					
Montgomery Town Hall	09:32	13:17	17:17	18:57																																																					
<p>NHS GP Surgery</p> <p>Westbury Medical Centre is located on Vennington Road within the village as identified on the below map. The Medical Centre website can be accessed via this link: http://www.westburymedicalcentre.nhs.uk/index.aspx</p> 		4																																																							
<p>Chemist / Pharmacist</p> <p>This service is located within Westbury Medical Centre as identified above.</p>		3																																																							

	Score
<p><u>Public House</u> The Lion Inn is located centrally within the village as can be seen at the below map.</p>  <p>The map shows an aerial view of a residential area. A road labeled B4387 runs diagonally from the top left towards the bottom right. Another road, B4386, branches off to the left. A third road, Shrewsbury Rd, runs horizontally across the top. Herwood Rd runs vertically through the center. The Lion Inn is marked with an orange pin icon at the intersection of B4386 and Herwood Rd. Westbury Village Hall is marked with a blue building icon to the east of the inn. Other buildings and green spaces are visible throughout the area.</p>	<p>3</p>
<p><u>Place of Worship</u> Saint Mary's Church is located centrally in the village on the B4387 as shown at the below map.</p>  <p>The map shows an aerial view of a residential area. A road labeled B4387 runs diagonally from the top left towards the bottom right. Hermitage Ct runs vertically to the left of B4387. Westbury C of E School is marked with a blue building icon to the west of B4387. Saint Mary's Church Westbury is marked with a blue church icon on B4387. Westbury Sub Post Office is marked with a blue envelope icon to the east of B4387. The area is densely packed with houses and trees.</p>	<p>3</p>

	Score
<p><u>Community Hall</u> Westbury Village Hall is located centrally within the village, on Hinwood Road, as identified on the below map.</p> 	<p>4</p>
<p><u>Library</u> The Shropshire Council Mobile Library service stops in Westbury as demonstrated by the below Shropshire Council Map.</p> 	<p>3</p>

	Score
<p><u>Children's Playground</u> A children's playground is located at Westbury Recreation Ground, at the south end of the village, accessed off Hinwood Road. It is owned by Shropshire Council and its position is demonstrated at the below map.</p> 	3
<p><u>Outdoor Sports Facility</u> Two outdoor sports pitches are available within the village. One at the Westbury Recreation ground, and the other the former school field.</p> 	4

	Score
<p><u>Amenity Green Space</u> Amenity green space is located at and around the Westbury Recreation Ground as demonstrated on the below map.</p> 	<p>3</p>
<p><u>Superfast Broadband</u> The BT website confirms that superfast broadband is available within the village. A check was done for Nigel Farr Farm Services (SY5 9QP) and its confirmed speeds of up to 80Mb are available as can be seen below.</p> 	<p>5</p>

Employment

Westbury has two 'significant employment opportunities', namely:

- Nigel Farr Farm Services (<http://www.nigelfarrfarmservices.co.uk>)
- G O Davies (Westbury) Ltd (<https://www.godavies.co.uk>)

Both businesses meet the criteria of 'significant employers'. The position of both businesses is demonstrated at the below map.

