

Shropshire Council: Shropshire Local Plan

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:	Joe Nugent - Brownshore Management 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: 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 cooperate, please also use this box to set out your comments.

I confirm support for the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan, and I consider the pre-submission draft to be legally compliant and sound in terms of planning law.

This support relates to Policy S13.2. Community Hubs: Much Wenlock Place Plan Area (Cressage) and the associated inset maps, and the associated supporting text within the Pre-Submission Draft of the Shropshire Local Plan.

The support also reflects Schedule S13.2(i). Site Allocations: Community Hubs in the Much Wenlock Place Plan Area (Cressage), and the associated explanation paragraphs (5.184 - 5.187).

Additional supporting information is provided in the covering letter accompanying the written submissions from Brownshore Management Ltd.

(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 refer to the additional supporting information provided in the covering letter accompanying the written submissions from Brownshore Management Ltd.

(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 the 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:

As the Planning Agent and an integrated part of the project team leading with matters relating to the former Eagles Inn there is an established professional interest and consideration to the Local Plan hearings related to Cressage (as a Community Hub) and the housing allocations within the Village (including the former Eagles Inn).

I have a professional interest and duty to represent the client in terms of their site.

Furthermore, there is a degree of local interest in the former Eagles Inn and also the Village being identified as a Community Hub.

My professional role is to represent the appropriate and detailed allocation of the site and also the allocation of the Village as a Community Hub recognising its established status as a sustainable settlement.

Please refer to the additional supporting information provided in the covering letter accompanying the written submissions from Brownshore Management Ltd.

(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.

Office Use Only	Part A Reference:
	Part B Reference:

Signature:

Joe Nugent

Date:

25.02.2021

Office Use Only

Part A Reference:

Part B Reference:

Shropshire Council: Shropshire Local Plan

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:	Joe Nugent - Brownshore Management 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="S13.2(i)"/>	Site:	<input type="text" value="CES006"/>	Policies Map:	<input type="text" value="S13"/>
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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 checked="" 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 checked="" 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 cooperate, please also use this box to set out your comments.

I confirm support for the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan, and I consider the pre-submission draft to be legally compliant and sound in terms of planning law.

This support and consideration is subject to, and caveated by, the minor amendments set out in Q5.

(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.

These additional comments submitted with this representation relate to Schedule S13.2(i). Site Allocations: Community Hubs in the Much Wenlock Place Plan Area. Specifically these comments relate to The Eagles public house on A458, Cressage (CES006). The description of the development supported at the site is not considered consistent. The Provision column states around 4 dwellings. However, the development assessment within the Development Guidelines column states an expected capacity of 2 dwellings within the former public house and 3 dwellings within the adjacent former car park. It is therefore requested that the Provision column be updated to state "around 5 dwellings" in order to be consistent with the details in the Development Guidelines.

(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 the 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:

As the Planning Agent for the landowner of the former Eagles Inn and associated land, a site proposed as a housing allocation within the Pre-Submission Draft Shropshire Local Plan, I have a professional interest and duty to represent the client in terms of their site. Furthermore, there is a degree of local interest in the site and also the village. My professional role is to represent the appropriate and detailed allocation of the site and also the allocation of the Village recognising its established status as a sustainable settlement.

(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: Joe Nugent

Date: 25.02.2021

Office Use Only	Part A Reference: _____
	Part B Reference: _____

Office Use Only	Part A Reference:	
	Part B Reference:	



Joe Nugent MRTPI
Brownshore Management
M54 Space Centre
Halesfield 8
Telford
TF7 4QN
25 February 2021

Dear Sir/Madam,

RE: REGULATION 19: PRE-SUBMISSION DRAFT OF THE SHROPSHIRE LOCAL PLAN
COMPANY: REPRESENTATION BY BROWNSHORE MANAGEMENT
SITE: THE EAGLES INN, HARLEY RD, CRESSAGE, SHREWSBURY SY5 6DE

INTRODUCTION

I write in response to the current public consultation of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan. Brownshore Management are the Planning Consultant for the project team leading the change-of-use and refurbishment of the former Eagles Inn, and the adjacent former car park.

The project team has owned the site of the former Eagles Inn for several years and through direct discussions with the Local Planning Authority are seeking to redevelop the site and to achieve a sustainable form of development able to benefit the local community. The redevelopment of the site also allows key opportunities to provide significant environmental improvements to the urban realm and street scene along Harley Road, and in this gateway location within Cressage.

COMMUNITY HUB

The Regulation 19: Pre-Submission Draft of the Shropshire Local Plan confirms proposals to allocate Cressage as a Community Hub. Policy S13.2 *Community Hubs: Much Wenlock Place Plan Area* states that within the Much Wenlock Place Plan Area, Cressage has been identified as a Community Hub.

Policy S13.2 confirms that within Cressage, new residential development will be delivered through new residential allocations identified in the Local Plan and at appropriate small-scale windfall residential development within the settlements development boundary. New employment development will be delivered through appropriate small-scale windfall employment development within the settlements development boundary. These forms of development are delivered in accordance with other policies of the Local Plan and are consistent with the aims and objectives of sustainable development as set out in the National Planning Policy Framework (2019).



The reasoning for identifying Cressage as a Community Hub is set out within the *Explanation* and this confirms a change in the status from being a countryside settlement to being a Community Hub. The Draft Local Plan confirms that Cressage, as a Community Hub, will encourage and deliver investment in key infrastructure and services along with new housing and employment to improve the sustainability of the community.

In terms of accessibility and sustainable transport the Draft Local Plan identifies the location of Cressage on an important local highway junction and a bridging point (north) for the B4380 over the River Severn. The accessibility and sustainability of Cressage is affirmed in that whilst it in itself is sustainable settlement, it is an important local service centre for smaller rural communities on the A458 (south and west), B4380 (north) and Sheinton Road (east).

In terms of sites for residential development these have been identified through a consistent approach and allow for sites proportionate in scale to Cressage. The identified sites, CES005 and CES006, facilitate the delivery of proportionate residential development in accessible locations reflective of the settlement boundary. These allocations offer the opportunity to provide a range of house types within the settlement addressing the need for suitable and accessible housing types for current and future residents of Cressage.

CONCLUSION

Based upon this information and evidence provided within the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan it is considered to be legally compliant and sound in the required planning matters. The consultation processes, methods, processes and additional (extended) consultation periods are considered compliant with the duty to co-operate.

HEARINGS

As previously confirmed, Brownshore Management are the Planning Consultant for the project team leading the change-of-use and refurbishment of the former Eagles Inn, and the adjacent former car park. This establishes a direct planning related interest in both the site and also the wider settlement. On this basis it is kindly requested that Brownshore Management are able to attend and participate in the hearing session(s).

Kind regards,

Joe Nugent MRTPI