

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:	TRUSTEES OF THE SWEENEY ESTATE
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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(6) & Schedule SP2.2"/>	Site:	<input type="text"/>	Policies Map:	<input type="text"/>
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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.

PLEASE SEE ATTACHED STATEMENT

(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 SEE ATTACHED STATEMENT

(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:

TO DISCUSS THE SCORE FOR MORDA IN THE 2020 HIERARCHY OF SETTLEMENTS ASSESSMENT

(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:

Michael Watney

Date:

26/02/2021

Office Use Only	Part A Reference:
	Part B Reference:

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- (Please tick one box)*

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Paragraph:	<input type="text"/>	Policy:	S14.2	Site:	<input type="text"/>	Policies Map:	<input type="text"/>
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Signature:

Michael Watney

Date:

26/02/2021

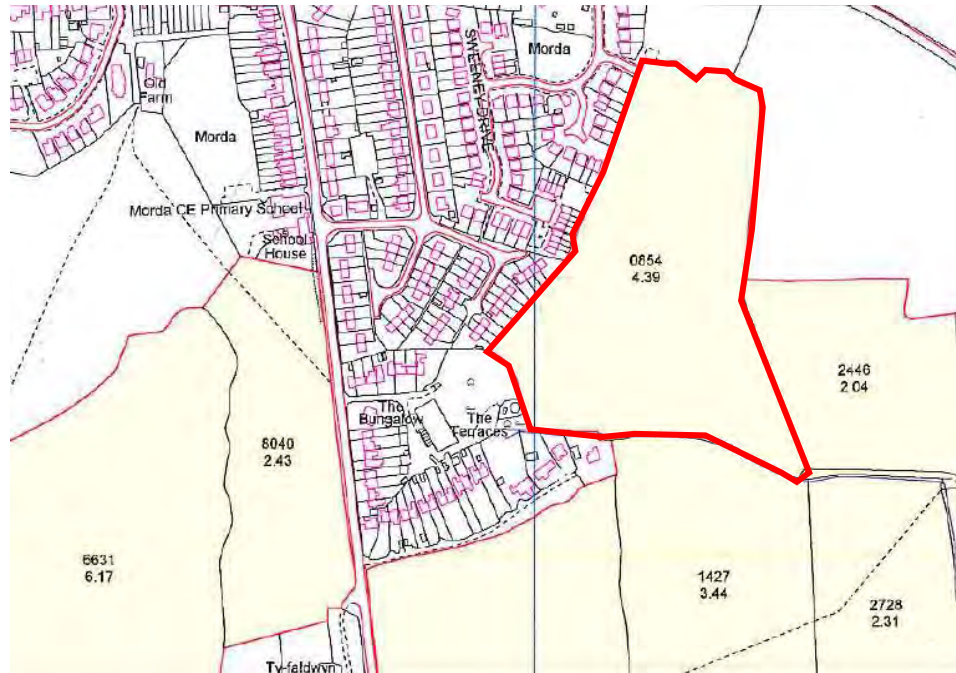
Office Use Only

Part A Reference:

Part B Reference:

Regulation 19 Pre-Submission Draft of the Shropshire Local Plan

**Representation Regarding Policy SP2(6), Schedule SP2.2 & Policy S14.2,
and Land to the rear of Parker Leighton Way, Morda, Shropshire**



on behalf of The Trustees of the Sweeney Estate

February 2021

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Introduction

The Council has invited comments on the Regulation 19 Pre-Submission Draft Shropshire Local Plan ('draft SLP').

Balfours LLP respond on behalf of The Trustees of The Sweeney Estate (TSE), in respect of a site to the rear of Parker Leighton Way, Morda.

TSE are seeking the designation of Morda as a Community Hub, within the Oswestry Place Plan Area, under draft SLP Policies. We have previously submitted representations to the 'Strategic Sites Consultation' (2019), 'Preferred Sites Consultation' (2019), and Regulation 18 pre-submission stages, in relation to the Local Plan Review process.

It is submitted that our Client's site is suitable for meeting the housing needs of Morda and contributing to the wider needs of the County in the Plan period, and should be identified as a residential allocation in the Shropshire Local Plan.

It is anticipated that the Local Plan will be adopted in 2022, subject to independent examination.

Policy SP2(6) & Schedule SP2.2

Policy SP2 sets out the draft Local Plan strategic approach to development in the County over the plan period.

Policy SP2 criterion 6 states:

"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, which are considered significant rural service centres..."

Schedule SP2.2 lists the Community Hubs designated in the Oswestry Place Plan Area, but excluding the large settlement of Morda, to the south of Oswestry Town.

Designation of Community Hubs was determined through a series of three "Hierarchy of Settlements Assessments" (HoS), between 2017 and 2020. The HoS undertook an assessment of the level of services, facilities and employment within recognised settlements, whereby settlements were awarded a 'score' for the presence of various facilities, services, public transport and employment.

Those settlements which achieved a combined score of 48 points were considered to be significant rural service centres, and were designated as 'Community Hubs'. Within the rural area, these Community Hubs would accommodate larger-scale housing and employment development, where appropriate.

The 2017 HoS assessment produced a score of 53 for Morda village. Consequently, in the 2017 Local Plan Review consultation document on the 'Preferred Scale & Distribution of Development' (paragraph 6.8, Table 3), Morda was identified as a proposed Community Hub.

In November 2018, the Council published an updated HoS report. Here, the settlement score for Morda was reduced to 47 points, thus making it one point short of the required 48 points for designation as a Hub. The amended score arose for the following reasons:

- The Post Office within the village shop had closed, thus reducing the score by 4 points. This is accepted.
- The score for Children's Playgrounds was reduced from 4 points to 3 points. There is no explanation for this. Morda has a total of Three Children's playgrounds – at the Social Club, at Parker Leighton Way, and at Millar's Field. The score should therefore be 4 – reflecting 3 points for having a Children's Playground, and a further point for having 'multiple provision'. This takes the total score for Morda up to 48.
- The score for Public Houses has been reduced from 4 to 3. There is no explanation for this. The village has a public house (The Miner's Arms) and the Morda Social Club bar, which is open to the public. The score should be 4 thus taking the total score for the village to 49 points.

In November 2018, the Council carried out a consultation on Preferred Sites. The document excluded Morda as a Hub, owing to the reduced score of 47 described above.

Despite representations made by TSE on the Preferred Sites Consultation, the settlement score in the third version of the HoS (August 2020) remains at 47 points. Consequently, the Regulation 19 Draft Local Plan maintains the exclusion of Morda as a Community Hub, within Schedule SP2.2 and Policy SP2.

Grounds of Representation

The National Planning Policy Framework (NPPF) sets out the key plan-making framework and 'tests of soundness' for Local Plans (Paragraph 35). The National Planning Practice Guidance (NPPG) provides further advice on how these tests can be met, for instance in terms of evidence-base gathering.

It is noted that this current framework for the preparation and examination of Local Plans is subject to a future review, as detailed in the recently published 'Planning for the Future' White Paper (August 2020). As per the government's consultation proposals, the current tests of soundness would be replaced with a 'sustainable development test'.

It is understood that Shropshire Council intends to submit the SLP for examination in early 2021. Should this occur then the current NPPF and tests of soundness will still be applicable.

We consider that the draft SLP is currently unsound, as the failure to designate Morda as a Community Hub in Policy SP2, Schedule SP2.2 and Policy S17.2 it is not justified by evidence.

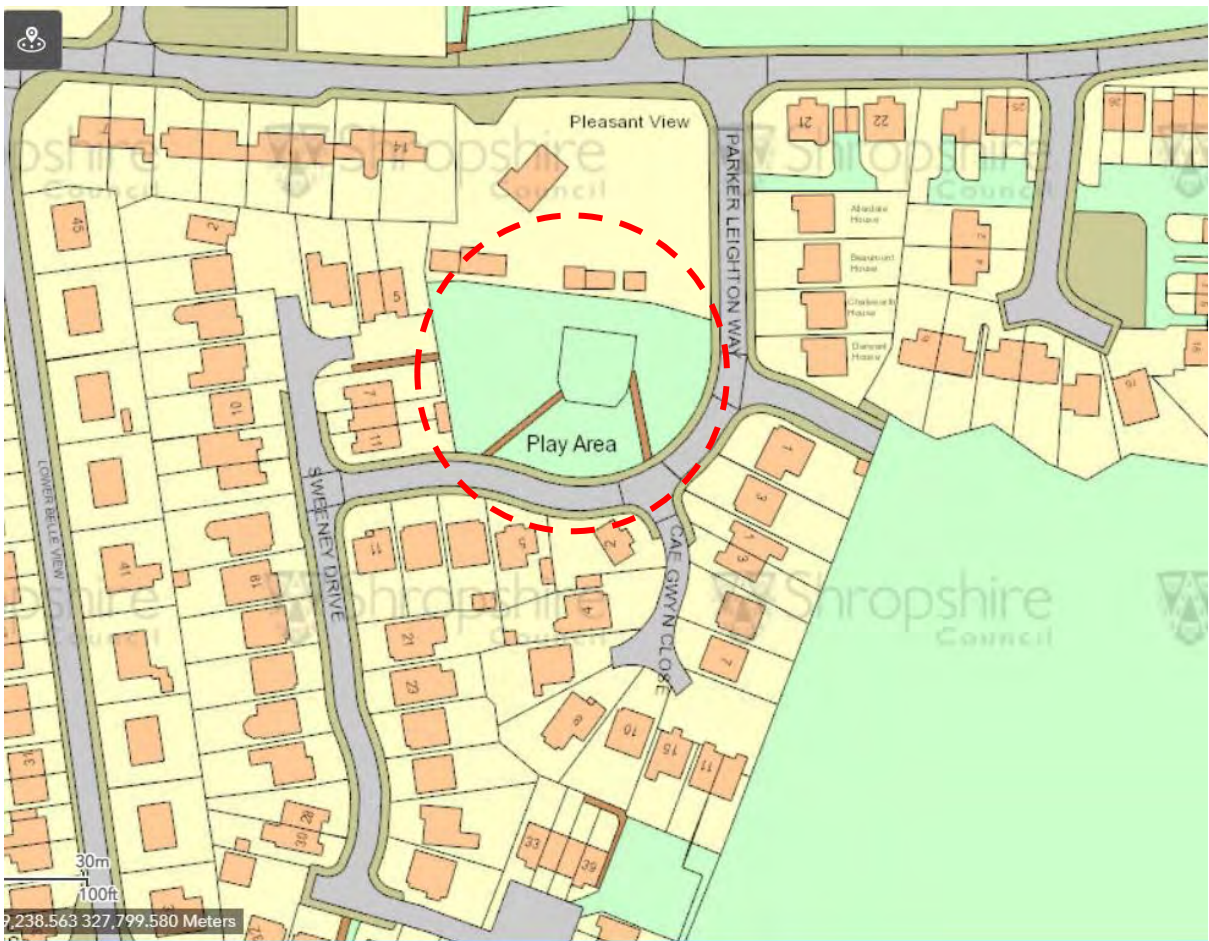
Evidence - Children's Playgrounds

Below are plans and aerial photographs of the three fully-equipped Children's Playgrounds in Morda village.

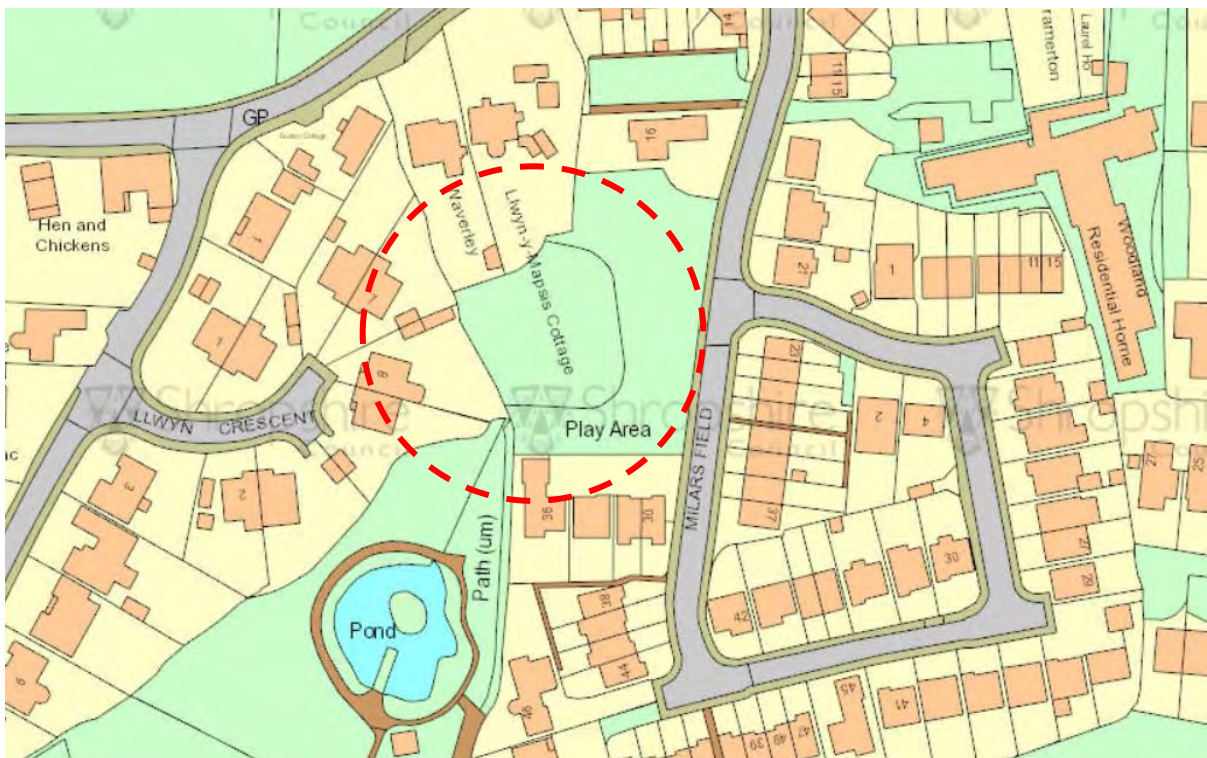
Adjoining Morda Social Club



Parker Leighton Way



Millar's Field



It is submitted that:

- The additional point scored in the 2017 HoS for multiple provision of Children's Playgrounds in Morda should not have been removed;

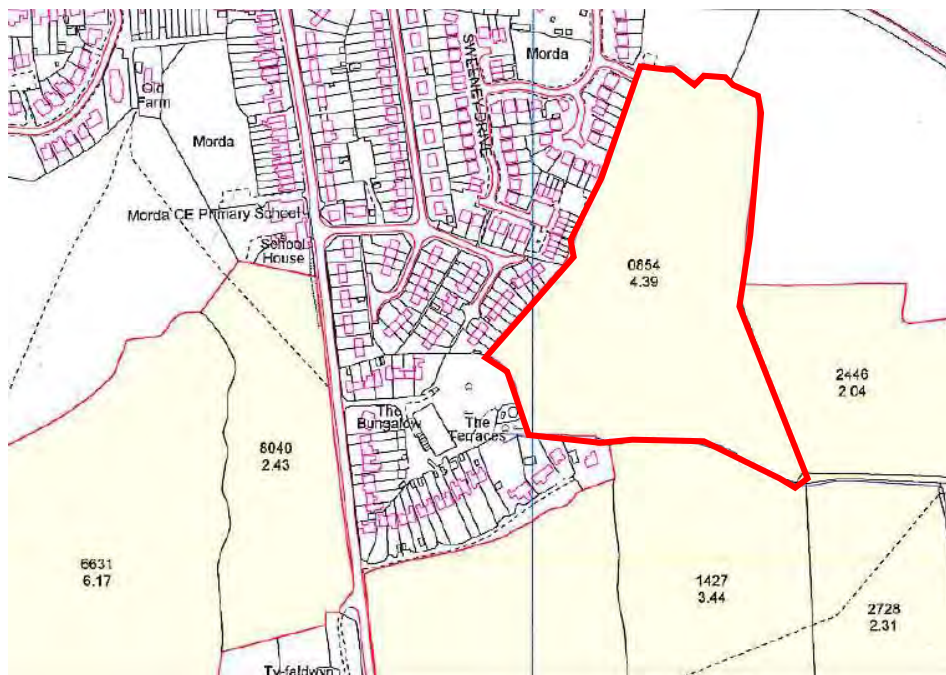
- The additional point for multiple provision of Public Houses should not have been removed.
- The total settlement score for Morda should be 49, thus immediately qualifying the village for designation as a Community Hub.

We further submit that :-

- Appropriate consideration needs to be given to the allocation of a site or sites for residential development in the village, in line with the approach in other Community Hubs;
- A suitable site for residential development, in the ownership of TSE, is available and suitable for such designation, to the rear of Parker Leighton Way, Morda.

The proposed site is available, suitable, and viable for residential development. The site location is shown below.

Land to the rear of Parker Leighton Way, Morda



The proposed site :-

- Extends to approximately 4.3 hectares, and could accommodate up to 130 dwellings at 30 d.p.h., including 13 affordable dwellings;
- Has a suitable and safe adopted highway access from Parker Leighton Way;
- Has footpath links to the centre of the village, and the village Primary School;
- Is situated immediately adjoining the existing built-up area;
- Is not constrained by Flood Risk, Ecological issues or Trees;
- Can provide significant new areas of public open space;

Summary of Suggested Changes and Conclusions

Policy SP2 (Schedule SP2.2) of the draft Shropshire Local Plan should be amended to designate Morda Village as a Community Hub.

Land should be allocated in the draft Local Plan policy S14.2 for new housing development in the village, including all or part of the land in the ownership of TSE.

David Parker, Planning Consultant, Balfours LLP,

On behalf of The Trustees of The Sweeney Estate

26th February 2021