

Representation Form

Please complete a separate **Part B Representation Form** (this part) for each representation that you would like to make. One **Part A Representation Form** must be enclosed with your **Part B Representation Form(s)**.

We have also published a separate **Guidance Note** to explain the terms used and to assist in making effective representations.

Part B: Representation

Name and Organisation:	Mr John Jones
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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:	SP8, S14	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 checked="" 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 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 co-operate, please also use this box to set out your comments.

Ruyton is designated as a Community Hub settlement where only one site has been included for housing allocation in the Local Plan Review. As a Community Hub, the Council should have a duty to provide more than one allocated site as there is more potential for deliverability if more than one site is allocated. Allocation site RUY019 was included as having long term investment potential, and as yet there is still no progress in developing the site. The site is currently used by a haulage contractors and does not have scope for immediate deliverability. In the previous consultation periods we have suggested the inclusion of our client's land in Ruyton as it provides scope for housing immediately and would act as sustainable infilling. It appears the Council did not give sufficient consideration to the benefits of this site to deliver housing.

(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.

We would request that our clients land at Ruyton is considered for allocation. The site lies in a sustainable location within the village and is within safe and easy walking distance from services and facilities along an existing footway. Whilst also providing a logical infilling of the built up area. Given that there appears to be little evidence that the proposed allocation (RUY019) site will be released for development in the near future, our clients suggests his site should be included as an allocated site

(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:

Les Stephan

Date:

18/02/2021






Office Use Only

Part A Reference:

Part B Reference:



LEGEND

-  Site Boundary
-  Trees to be removed
-  Section of hedgerow to be removed
-  Section of hedgerow to be retained and enhanced
-  Visibility Splay (2.4m x 70m)



Rev.	Description	Date	Initial
©	This drawing and the information disclosed are the copyright of Les Stephan Planning Ltd and may not be reproduced without written consent.		
 Les Stephan Planning Ltd. Chartered Town Planners & Development Consultants			
9 Sweetlake Business Village Shrewsbury SY3 9EW 01743 231040 www.LSPLtd.co.uk			
Client:			
Mr. J. Jones			
Site Location:			
Land adjacent to Avondale Ruyton XI Towns Shropshire			
Drawing Title			
Illustrative Site Plan			
Drawn by:		Date:	
SJS		September 2020	
Scale	Job No.	Dwg No	Rev.
1/1250 & 1/500 @ A3	0214	02	-