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:	Les stephan Planning 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:		Policy:	BUR 2 S 10.2.1	Site:	Bur 8	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.

Please refer to 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.

Allocate sufficient land on SITE BUR 8 for the industrial /commercial needs of two local companies and others that may be in need in the plan period combined with a mix of residential land which will add economic support

(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:

The lack of firm allocations in this settlement is a serious ommisson with ramifications for local industry.

(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: R C Mills MRTPI

Date: 18/02/2021

Office Use Only	Part A Reference:
	Part B Reference:

Les Stephan Planning Ltd.
Chartered Town Planners & Development Consultants

SUPPORTING STATEMENT

SHROPSHIRE LOCAL PLAN REVIEW – CONSULTATIONON PREFERRED SITES REGULATION 19 REPRESENTATIONS

RELATING TO: -

COMMUNITY HUBS- BURFORD

SITE ADDRESS:

BURFORD - BUR 008

LAND AT BURFORD ADJOINING THE A456

1.0 THE LANDOWNER

1.1 The Landowner, Frank P Mathews Ltd is a major national company who operates a horticultural business on the other side of the LPA border in Berrington, Tenbury Wells, Herefordshire as well as from this operational land and is a significant employer and landowner in the wide general area. As well as their landholdings in Berrington they own significant holdings in Shropshire that is readily accessible from the A456.

2.0 SITE LOCATION

The proposed site put forward in this representation is located alongside the A456 on the southern side and is the closest parcel of land to the settlement of Burford itself. It is a parcel of land that was designated under reference number BUR008 in the SLAA and previous consultation as being considered for inclusion in the new plan review as being suitable for commercial development.

3.0 ORIGIN OF THIS PROPOSAL AND SUBMISSION

In the early stages of the formulation of the LPR, LSP was consulted by the Council Officers dealing with the issues arising as to whether we had any clients with land available for Industrial relocation / development which was being sought by a local manufacturing company at present located in Burford who wished to expand consolidate and modernize their local facilities. Expressions of interest were made by that company at the time and the land was included in the first review.

Both F Mathews Ltd and Hazlin Ltd (the interested part) have an expression of firm interest in the land and F Matthews have the resources to develop the infrastructure.

Alternative sites at Sheet Road in Ludlow cannot accommodate the consolidation needs of Hazlin Ltd who need some 60,000 sq. ft. of ready serviced land. Nor can they accommodate F Mathews whose operations are organically related to the Burford area.

Messrs Hazlin have renewed their interest in the site with F Mathews Ltd and appreciate the serviced nature of the site that will be provided in terms of infrastructure. The site offered by the Council at Ludlow without the aid of the EEC funding and unlike the Eco Park will not be readily serviced and available, I believe, in the short term.

THE LANDOWNERS BUSINESS NEEDS

Whilst the operational aspects of the current business are at present carried out within the neighbouring authority the owners have explored with me the prospect of establishing a presence in Shropshire on the various parcels of land which they own and which are used essentially for cultivation.

This parcel of land put forward is in my view ideal to meet the company's needs.

COUNCILS SOLICITATION

The landowner put this section of land forward at the Councils request as set out above since originally there was dearth of land put forward by landowners at that time and there was a pressing need for land to meet expressed commercial needs of other operators in the locality as well as to meet the residential requirement of the settlement of Burford. The Council officers also suggested that land could be put forward to meet the needs of self-build housing since there were some 60 persons registered in the south who wanted to self-build (now in excess of 100) and no land allocated for such.

This stated need combined with the aspirations and Evolving needs of F Mathews Ltd and the obvious benefit to Shropshire of having a major Industry investing here led this practice to seek a variety of reports which have already been put forward to support the sustainability of the location and to promote this site further with the Council.

In the outturn the Councils proposal for Burford which is treated as a Community Hub of Ludlow are now stated as being: -

"***Within these Community Hubs, new employment development will be delivered through appropriate small-scale windfall employment development within the settlements development boundary, as shown on the Policies Map, where it is***

consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan".

DELIVERABILTY

Having the benefit of a major player with the resources to develop land ensures its deliverability unlike much of the land that is put forward on a speculative basis. The land is urgently needed, in part, and balance of the serviced land will be made available for other users. In addition, the Council has a duty to meet the requirement of industry on a planned allocated basis and not just rely on windfall sites.

The Council Must make proper provision for its established Industry and relying on infilling is such an inadequate designation and is far from satisfactory.

INDICATIVE SITE DEVELOPMENT

The potential site capacity and broad layout plan submitted with this representation demonstrates the suitability of this site for a wide range of commercial and housing development and will assist deliverability which has been a difficulty in the rural areas in the last plan period.

The submission is supported a flood risk assessment which demonstrates suitability and a highways report which also shows that the full highways standard can be achieved commensurate with speeds on this Principal road.

HOUSING DEVELOPMENT

It is our view that this site should be included for a housing allocation to address the shortfall in delivery since the SAMDev was adopted and meet the growing need for different types of housing identified in the NPPF and the draft Local Plan (Policies DP1 – DP7). This will become increasingly important if the revised housing methodology for Shropshire becomes national policy in late 2020. In addition, the land is required to meet the onward needs of the F Mathews Ltd.

CONCLUSIONS

The land is well related to the settlement of Burford. It is land that can be provided to meet the employment needs of the locality as well as housing needs. It is and put forward by a significant local business who have the resources to deliver the requested allocation. The considerable self-build demand is unmet in the south of the County and this proposal will provide dedicated land for custom build / self-build.

Without providing a dedicated land allocation for employment use existing business will not be able to plan for their expansion. This in my view is a serious flaw which renders the Plan as presently proposed unsound.

SUPPORTING REPORTS

1. Indicative site layout.
2. FRA
3. Highways Report

Robert Mills-Pereira MRTPI

19/02/2021

Gmail

Rob Mills <rob@lspltd.co.uk>

LPR REVIEW - Frank Mathews ltd - Burford

1 message

Rob Mills <rob@lspltd.co.uk> 5 October 2020 at 08:52
To: Liam Cowden <liam.cowden@shropshire.gov.uk>, edward.west@shropshire.gov.uk
Bcc: Les Stephan <les@lspltd.co.uk>

Liam,

What has happened here. This firm came on board in putting their land forward to meet an expressed commercial need, at the Council request. They are the largest employer by far in Tenbury Wells and have reordered their expansion plans to move to this land at my request following the Council's approach to me.

The NPPG states that : -

" Allocating sites can provide greater certainty for developers and encourage the provision of sites in suitable locations".(NPPG ref IC 6-013 -2019062)

Speculative windfall infilling which is all that is proposed here, disregards Government Guidance and makes it impossible for his major employer to move its investment plans forward.

The constraints have all been tested and the attached reports which were commissioned to assist your deliberations, demonstrate. May I hear from you as to how this land can be quickly reinstated.

Rob Mills, MRTPI
Planning Consultant | Les Stephan Planning Ltd

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W: www.LSPLtd.co.uk
http://www.facebook.com/LesStephanPlanningLtd /LesStephanPlanningLtd
https://twitter.com/lsplanning@LSPlanning

Please note my normal working hours are Tues-Thurs 9.00am - 5.00pm and Fri 9.00am-4.30pm

4 attachments

BURFORD LPR illustrative Masterplan (3).pdf
238K

Flood Risk Assessment BURFORD.pdf
9958K

Access Assessment Burford.pdf
1147K

PROJECT DETAILS LPR.pdf
219K

Gmail

Rob Mills <rob@lspltd.co.uk>

Re: Hazlin - Possible Land in Burford.

1 message

Rob Mills <rob@lspltd.co.uk> 18 September 2018 at 14:28
To:
Bcc: Liam Cowden <liam.cowden@shropshire.gov.uk>,

Dear Chris,

I remember the firm well from my Ludlow days. It is amazing how the firm has grown since then.

I will immediately pass your interest on and will seek to involve you at an early stage in matters as they go forward.

Rob Mills,
Planning Consultant | Les Stephan Planning Ltd

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http://www.facebook.com/LesStephanPlanningLtd /LesStephanPlanningLtd
https://twitter.com/lsplanning@LSPlanning

On 18 September 2018 at 14:07, Christopher Jones < wrote:

> Dear Rob,
>
> Nice to touch base with you this afternoon.
>
> As discussed, we are in the process of over the next few years to bring the business onto one site. We currently rent 2 units at Lower Teme Business Park . We also have our current premises at Bromfield, which we built in 1997.
>
> Ideally we need to build approx. 60,000 to 75,000 ft2 of manufacturing space, with ability to increase this.
>
> Currently we employ just 77 people over the two sites.
>
> I have been made aware of land that is adjacent to the Burford Road that you are potentially helping to bring to market. We are interested in land, but as with all things buildings are never as cheap as you need them to be.
>
> I would like to register an interest to explore what potential land is available to us.
>
> Yours sincerely
>
> Chris Jones

Christopher Jones

Managing Director

LEGEND

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Rev.	Description	Date	Initial

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01743 231040
www.LSPLtd.co.uk

Client:

Mr. F. Matthews

Site Location:

Land adjacent to Burford House
Little Hereford
Hereforshire
(Easting 358660 , Northing 268319)

Drawing Title

Illustrative Masterplan

Drawn by:		Date:	
SJS		August 2020	
Scale	Job No.	Dwg No	Rev.
1/2500 @ A3	0125	02	-