

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
------------------------	----------------------

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="S17"/>	Site:	<input type="text" value="Chez Nous"/>	Policies Map:	<input type="text"/>
------------	----------------------	---------	----------------------------------	-------	--	---------------	----------------------

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.

<p>Fails to address the duties under the Self Build Acts or allocate sufficient land (if any) for self build and custom build housing. The site at Chez Nous was specifically put forward to meet an existing need by 3 local residents and an additional 5 plots for other interested self build residents.</p> <p>This representation concerns Wem Place Plan S17 site allocations and the failure to include land at Chez nous for self build housing and the failure of the LPR to properly address the need for self build housing expressed by the hundreds of registrants</p>
--

(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.

Include the land at Chez Nous for self build housing restricted to parties on both part 1 and part 2 of the register, deemed to be so if the Council does not adopt both sections in its policy.

(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 ensure that the duties under the Self-Build Acts are properly considered in relation to this site

(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

Date:

24/02/2021

Office Use Only

Part A Reference:

Part B Reference:

SUPPORTING STATEMENT

SHROPSHIRE LOCAL PLAN REVIEW – CONSULTATION ON PREFERRED SITES REGULATION 19 REPRESENTATIONS

RELATING TO: -

LAND ADJACENT TO THE EXISTING DEVELOPMENT SETTLEMENT OF SHAWBURY

SITE ADDRESS:

LAND ADJOINING CHEZ NOUS SHAWBURY

SITE LOCATION

The site is open cleared land with a strong mature Landscaping surround which makes it an excellent site for a small-scale housing development. PHOTOGRAPHS APP 1

This part of Shawbury is a compact well related and consolidated form of suburban settlement. The Development Plan line that only includes the other part of Shawbury has no merit in excluding this counterpart of the settlement for development.

But this site was put forward expressly to meet an existing need for 3 local people to self-build their own house. The site would also provide another 4 plots for other local families to build. A pre-application enquiry was already submitted to LPA with this stated aim. The duties imposed on a Local Planning Authority under the self-build Acts were set out in the Regulation 18 submission and a copy of that submission is attached at APP 2.

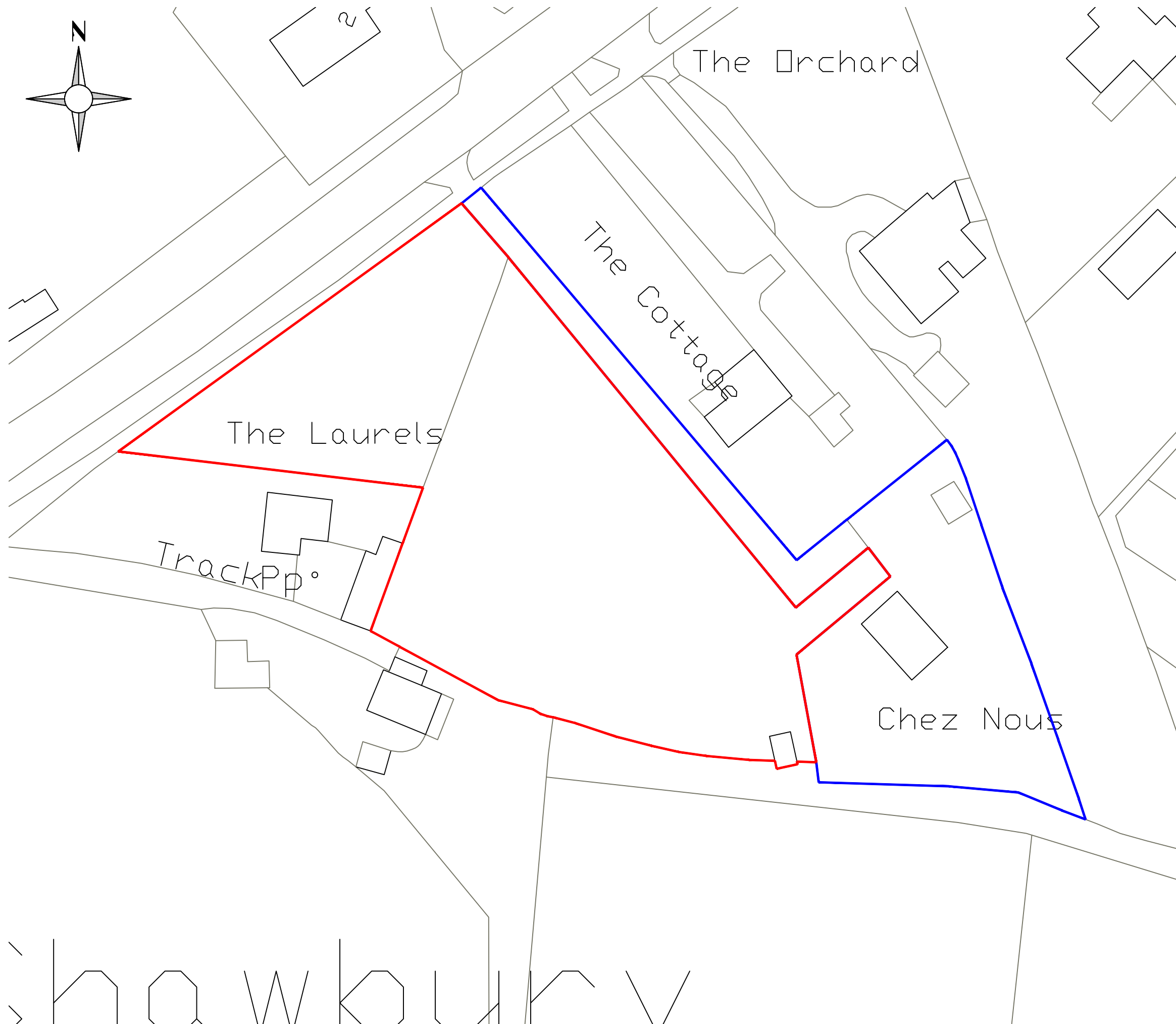
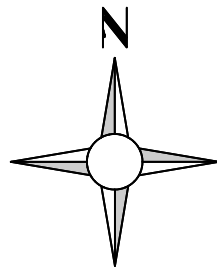
The LPR is objected to because it fails to address in a meaningful way the duties set out in the Self Build Acts and must be judged to be unsound for this reason. There is not a single self-build plot been granted in the South of the County with the intention of removing someone from the self-build register. No specific

individual sites for self-build or custom build have been granted. No one has been removed from the register.

The Council has no site for delivering self-build open market housing in the rural areas. All enquiries are directed to the Shrewsbury initiatives.

This runs contrary to the Core strategy objective of “RURAL REBALANCE”. This site would readily accommodate up to 8 self-build dwellings supporting the Council in carrying out its duties in this respect “*The rural areas will become more sustainable through a “rural rebalance” approach, accommodating around 35% of Shropshire’s residential development over the plan period. Development and investment will be located predominantly in community hubs and community clusters and will contribute to social and economic vitality*”.

If this objective has any meaning it determines that this site should be allocated in the LPR.

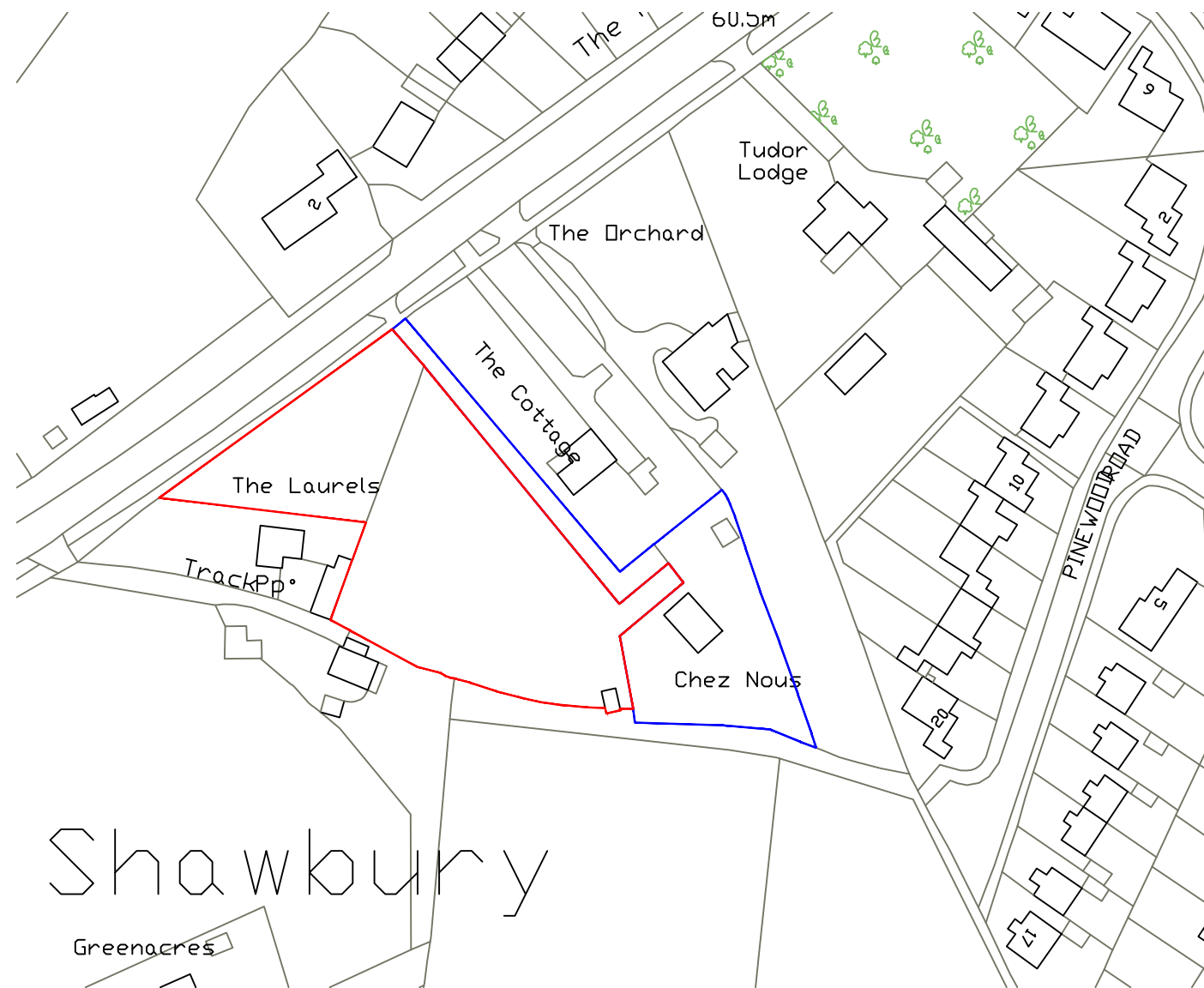
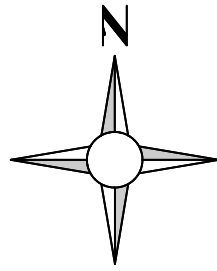


LEGEND

- Site Boundary
- Other land in Applicant's ownership

© Crown Copyright. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.
 Downloaded from Stanfords Portal
 REF. OI1418633

Rev.	Description	Date	Initial
<small>© This drawing and the information depicted are the copyright of Les Stephan Planning Ltd and may not be reproduced without written consent.</small>			
Les Stephan Planning Ltd. <small>Chartered Town Planners & Development Consultants</small>			
<small>9 Sweetlake Business Village Shrewsbury SY3 9EW 01743 231040 www.LSPLtd.co.uk</small>			
Client:			
Mr. G. Powell			
Site Location:			
Land at Chez Nous Shawbury Shropshire SY4 4HR			
Drawing Title			
Existing Site Plan			
Drawn by:		Date:	
SJS		September 2020	
Scale	Job No.	Dwg No	Rev.
1/1250 @ A3	0225	02	-



LEGEND

— Site Boundary

— Other land in Applicant's ownership

© Crown Copyright. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.
 Downloaded from Stanfords Portal
 REF. OI1418633

Rev.	Description	Date	Initial
©	This drawing and the information depicted 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. G. Powell			
Site Location:			
Land at Chez Nous Shawbury Shropshire SY4 4HR			
Drawing Title			
Location Plan			
Drawn by:		Date:	
SJS		September 2020	
Scale	Job No.	Dwg No	Rev.
1/1250 @ A3	0225	01	-



Imagery ©2020 Bluesky, Infoterra Ltd & COWI A/S, CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, Map data ©2020 20 m