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

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:	S17.2 Community Hubs	Site:	Hadnall	Policies Map:	

Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:

	Yes:	No:
A. Legally compliant	☐	☐
B. Sound	☐	☑
C. Compliant with the Duty to Co-operate	☐	☐

(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.

The settlement comprises three cluster of development north, south and central all of which contribute to the services and welfare of the community. They are all linked by the same A49 highway and the same foot path. In terms of physical compactness and visual appreciation they are little different and certainly no different to warrant excluding the Northern Cluster from the settlement for an allocation for housing development . This is irrational and unsound.

(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 northern area of the settlement for a housing development and the site that has been fully considered with plans and reports attached for five self build houses

(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.*

Office Use Only	Part A Reference:
	Part B Reference:

Signature:	R C Mills	Date:	25/02/2021

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

RELATING TO: -

COMMUNITY HUBS - HADNALL

SITE ADDRESS:

Land Adjoining Crawforton, Shrewsbury Road, Hadnall, SY4 4AN.

PROJECT DETAILS

Prepared by:RCM
LPR Review
Date:30/09/2020
Job No:
Client Name:
L McCullough
Revision:0 -

1.0 THE PROPOSAL

1.1 The land is put forward to be included within the settlement allocation for housing development in the next plan period. Hadnall is proposed in the Councils LPR review to be included as a Hub settlement but the initial site selection is limited and does not include the site now put forward for consideration.

2.0 SITE LOCATION

The proposed development site is located alongside the A49 on the eastern side within the settlement of Hadnall which lies some 5 miles to the north of the principal County town of Shrewsbury. It is a settlement comprising some four cluster groupings of established built development that straddle the A49. The site is located in the northern-most of these clusters.

3.0 The LPR current stated position is

3.1 **The consultation review states** : -

"Hadnall is a moderately sized village situated to the south of Wem. Due to its relatively close proximity the village also has a strong relationship with Shrewsbury. The village has seen development either side of the A49, which has contributed to the village's linear character. Whilst the village is not identified as a Community Hub in the current SAMDev Plan, it is recognised the settlement has nevertheless seen several development schemes come forward over the last few years. As part of the review of this Local Plan it is considered that due to the range of services and facilities provided the village should now be proposed as a Community Hub.

It is recognised the Parish Council are developing a Community-Led Plan for the village and in 2017 undertook a community questionnaire on a range of issues relevant to the future growth of the village. Initial evidence from this survey suggest there is local support for some additional growth, although it is

recognised comments also identified the need to balance new housing with additional infrastructure and to respect the character of the settlement.

The stated Development Strategy states: -

"Over the period to 2036, it is considered Hadnall should provide around an additional 52 dwellings to supplement the existing committed sites. This moderate level of additional growth will provide an opportunity to deliver a range of accommodation types to help meet local housing needs and support investment in community facilities and infrastructure improvements where these are required as a result of development. Consideration has been given to the relatively high level of commitments when establishing this additional housing requirement.

Delivery will primarily be through development of a single site to the south of the village and east of the A49, which will provide around 40 dwellings. The balance will be delivered through infill and conversion opportunities within the development boundary, along with affordable housing exception schemes for local needs.

The housing requirement takes into account the scale and character of the village, as well as the opportunities for new development. The proposed site provides a natural extension to the south of the settlement and an opportunity for further development in future Local Plan reviews, if necessary".

At present the proposed development site lies outside of the proposed village development boundary. However, this can be subject to change as part of the review process.

This proposed site for inclusion is set to the north of the central area of Hadnall, but it is equally a part of the settlement as the area to the south proposed to be included for development. It can equally provide further opportunity to meet the Councils likely increasing housing requirement in the rural area under the new methodology of calculation.

It is our view that this site should be included for 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. Lichfields have indicated that using the new methodology there is a significant increase from 1,400 dwellings per annum proposed in the Local Plan, to 2,129 dwellings per annum for Shropshire in the following publication https://lichfields.uk/grow-renew-protect-planning-for-the-future/how-many-homes-the-new-standard-method/#section18.

The site is within a built-up area of the village and would therefore not be detached or sporadic development in an isolated position. The site has no special landscape, ecological or historic significance value. The conclusion must be in our view that the inclusion of this land to meet the housing need is a sustainable development.

DELIVERY

The site is of a small scale and evidence shows that such sites come forward early and assist in ensuring housing delivery which is an important counterpart of the overall supply of housing land.

CONCLUSIONS

The site is well related both in visual and physical terms to existing development and it would be a logical addition to the settlement of Hadnall.

The proposed development is of a scale and siting which is sympathetic to the village

The proposal will assist this rural community in maintaining and promoting its sustainability by helping to sustain services and provide a wider range of housing

There is good access, pedestrian links and public transport serving the immediate area

The settlement of Hadnall relates well to nearby settlements and built groupings and therefore mutually supports those settlements and services in a sustainable way.

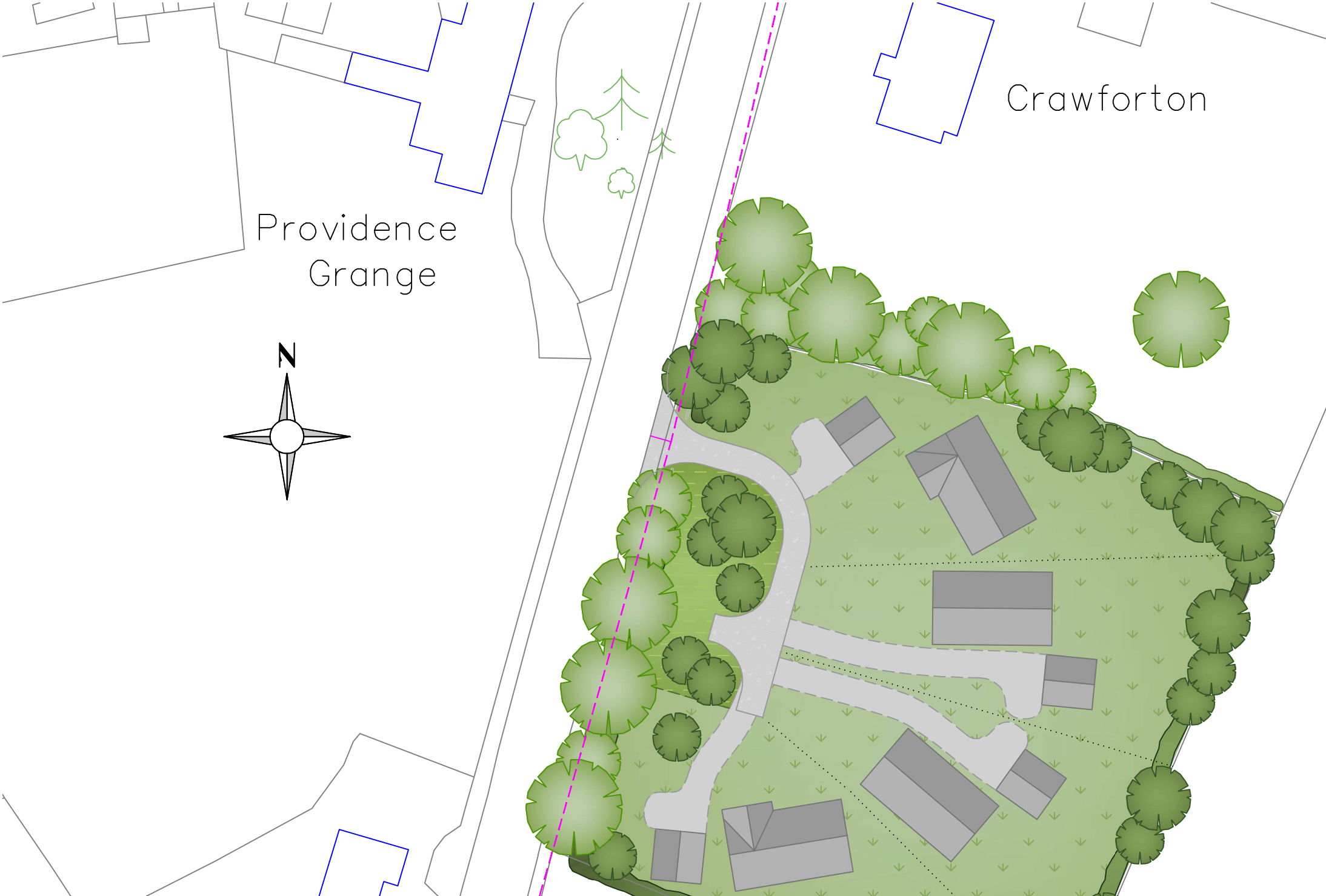
Having regard to the matters discussed above, it is demonstrated that the settlement of Hadnall is sustainable and the proposed development will add to its sustainability.

The development meets the aims and objectives of the NPPF in seeking to promote healthy and sustainable rural communities and adopts a positive approach towards promoting a strong rural economy.

There are no significant adverse or unacceptable impacts that outweigh the benefits of allocating this site for development and accordingly the land should be included within the proposed Community Hub for Hadnall.

Supporting Reports

1 Arboricultural Report
2 Newt Survey
3 Ecological Appraisal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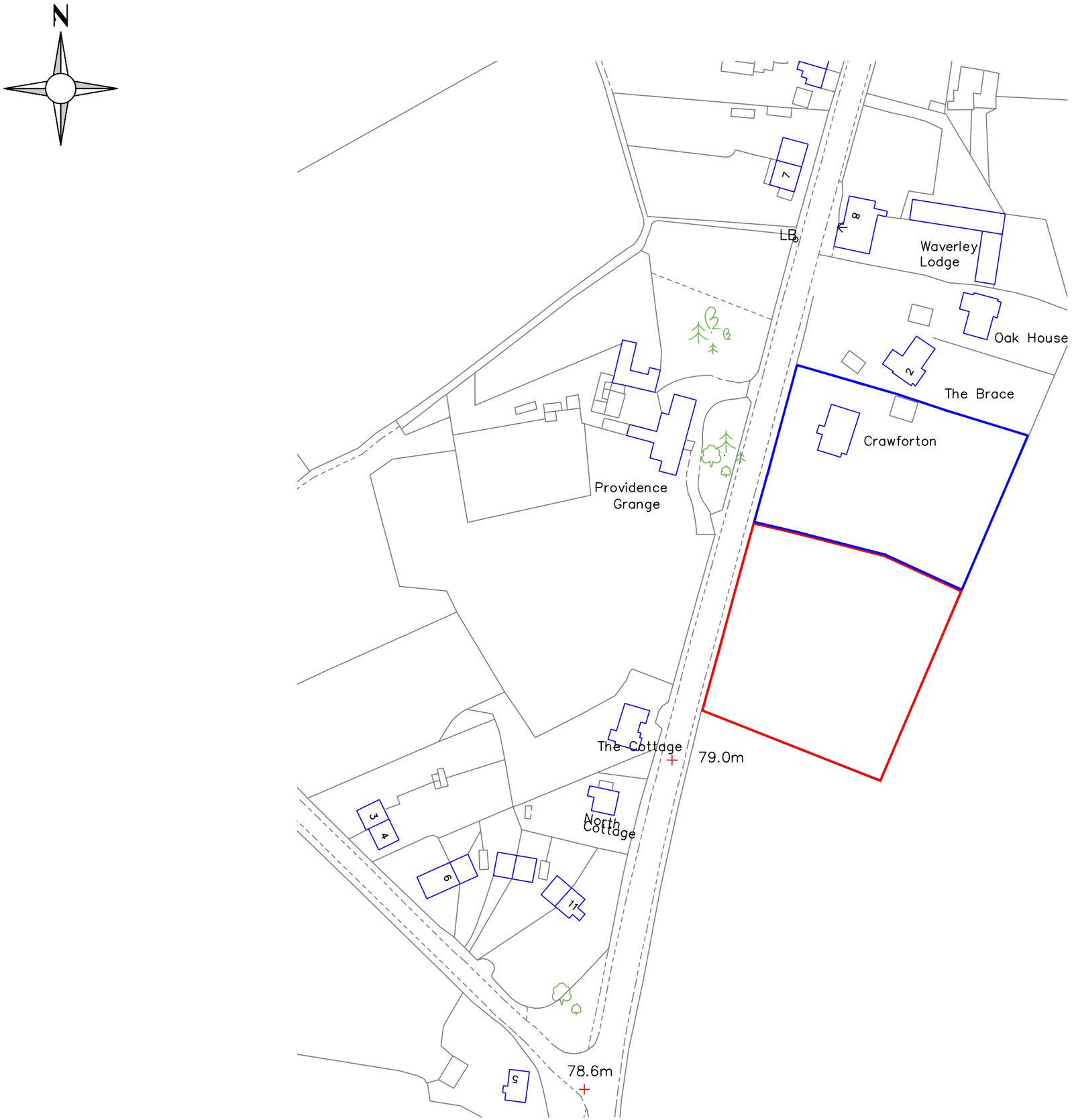

LEGEND

Site Boundary

Other land in applicants ownership

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Rev.	Description	Date	Initial
A	OS Licence added	22.10.19	SJS

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Client:

Mr L. McCulough

Site Location:

Crawforton
Hadnall
Shrewsbury
SY4 4AN

Drawing Title

Location Plan

Drawn by:	Date:
SJS	August 2019

Scale	Job No.	Dwg No	Rev.
1/1250 @ A3	0176	01	A