

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="11.2"/>	Site:	<input type="text" value="colehurst"/>	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.

Whilst Woore, Irelands Cross and Pipe Gate are included as a cluster in the Market Drayton Community Hubs, Colehurst is not included. There is no rational or objective reason for this exclusion and the plan is unsound for this reason. Relationship with the main town and each of the other settlements is similar and spatial relationship to services are no different. This settlement was included as suitable at the SAMDev stage but was removed as soon as someone stepped forward to actually build houses here.

(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 colehurst as a settlement in the Market Drayton at 11 .2

(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:

R C Mills

Date:

25/02/2021

Office Use Only

Part A Reference:

Part B Reference:



SUPPORTING STATEMENT

**SHROPSHIRE LOCAL PLAN REVIEW – CONSULTATION ON PREFERRED
SITES**

RELATING TO: -

COMMUNITY CLUSTERS – MARKET DRAYTON

SITE ADDRESS:

LAND AT COLEHURST MARKET DAYTON

PROJECT DETAILS

Prepared by:

RCM

LPR Review

Date:30/09/2020

Job No:

Client Name:

Bridging loans

Ltd

-

1.0 THE LANDOWNER

The Landowner has owned this residual parcel of land since the adjacent development for the conversion of the range of farm building was completed in 2012. This practice has consistently put the land forward for a form of small-scale development of whichever type of housing the community would consider appropriate but essentially a mix of local affordable housing and local self-build housing is suggested.

2.0 SITE LOCATION

Colehurst is located approximately 1.4 miles to the south of the main town of Market Drayton. It is 1 Km from the A41 which offers regular public transport services to Market Drayton and good communication with Telford.

3.0 THE SITE HISTORY

In 2012 Shropshire Council proposed that Colehurst be included in the SAMDev plan as part of a Community Cluster. A public consultation took place between 8th March and 20th July 2012 on the Councils Preferred Options which included the proposal for Colehurst to be included in the Community Cluster.

During this time statutory and local organizations, residents, landowners and developers were invited to comment on the proposals through an online questionnaire or in paper form. The consultation was publicised in a variety of ways including press releases, letters to previous consultees and social media.

In turn the Parish Council supported the inclusion of Colehurst in the Community Cluster at this early stage. In the second stage revised preferred options published in July 2013 after further extensive public consultation the Community Cluster of Colehurst, Tyrley, Woodseaves (Sutton lane) and Woodseaves (Sydnall Lane) moved forward without modification and were supported by a majority in favour of the proposed community cluster, in agreeing that small scale development would benefit the area and support local amenities.

The reasons for the subsequent withdrawal for the proposed SAMDev remain unclear but the reason put forward for the inclusion of the settlement in the first place remain equally valid and compelling.

The value of having small scale delivery of housing development in a rural areas are very clear in that small schemes are delivered, they complement the small scale of existing development and they sustain the rural areas as intended by the NPPF.

This settlement is equally as attractive for a limited development as the other cluster settlements put forward in policy S 11.3 and there is no substantive reason for excluding this settlement.

4.0 DELIVERABILITY

Having the benefit of a major party with the resources to develop land ensures its deliverability unlike much of the land that is put forward on a speculative basis.

5.0 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.

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>.

6.0 CONCLUSIONS

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

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

The proposal will ensure the provision of allocated land to meet the needs of the area in an appropriate location.

It will provide a mix of housing at an early stage in a serviced manner by the landowner.

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 and close proximity to the main settlement of Market Drayton serving the immediate area

The settlement relates well to nearby main settlements in the surrounding area and therefore mutually supports those settlements and services in a sustainable way.

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 group of community clusters.

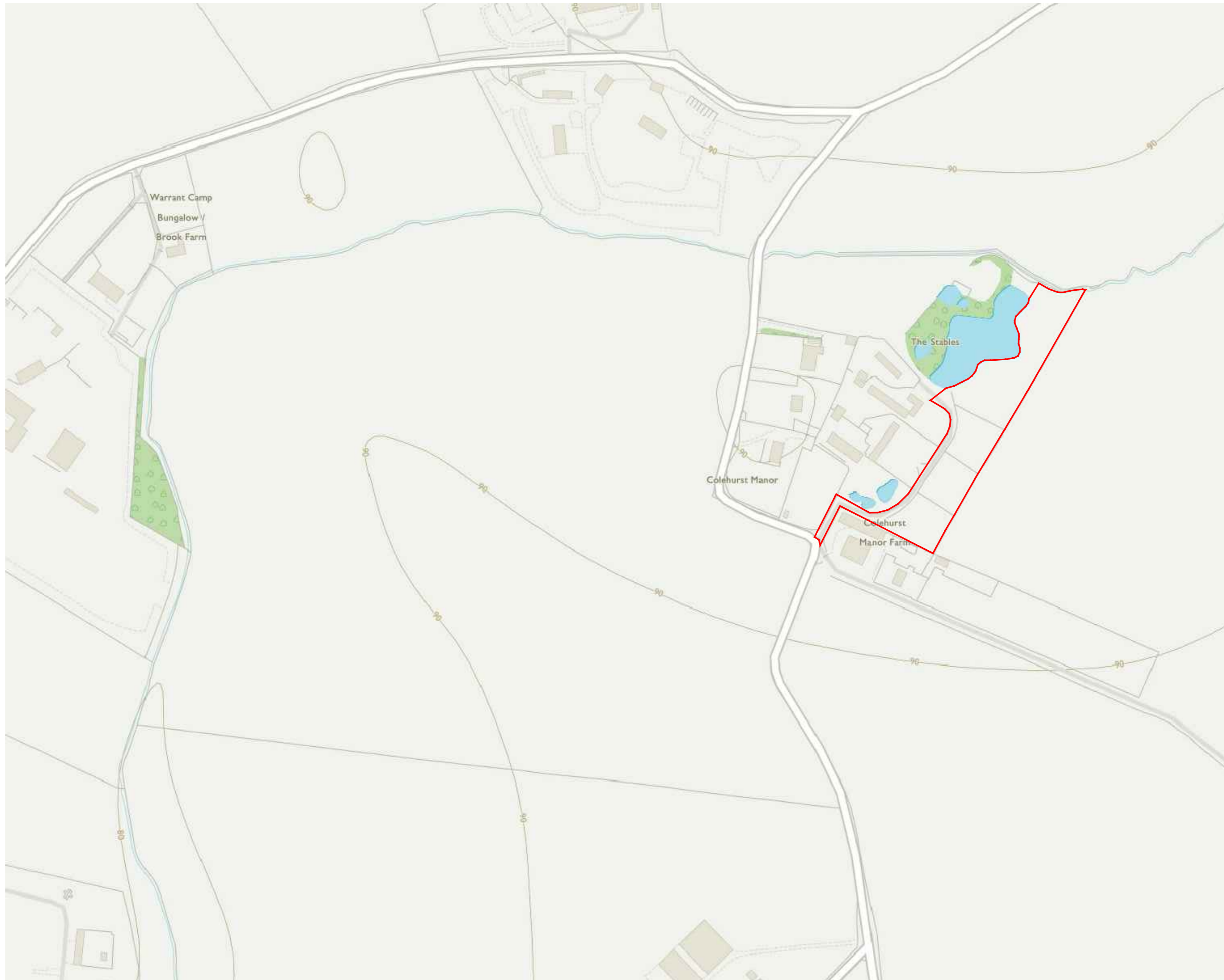
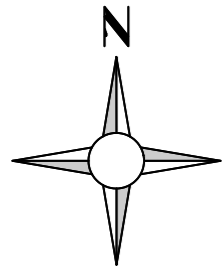
Robert Mills-Pereira MRTPI



LEGEND

— Application Site

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 <i>Chartered Town Planners & Development Consultants</i> 9 Sweetlake Business Village Shrewsbury SY3 9EW. T: 01743 231040 W: www.lesstephanplanning.co.uk			
Client:			
Bridging Loans Ltd			
Site Location:			
Old Colehurst Manor Colehurst Market Drayton TF9 2JB			
Drawing Title			
Location Plan			
Drawn by:		Date:	
SJS		Dec 2017	
Scale	Job No.	Dwg No	Rev.
1/2500 @ A3	0061	01	.



LEGEND

— Site Boundary

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.

LSP Les Stephan Planning Ltd.
Chartered Town Planners & Development Consultants

9 Sweetlake Business Village
Shrewsbury SY3 9EW
01743 231040
www.LSPLtd.co.uk

Client:
Bridging Loans

Site Location:
Land at Old Colehurst Manor
Colehurst
Market Drayton
TF9 2JB

Drawing Title
Site Plan

Drawn by: SJS **Date:** October 2020

Scale	Job No.	Dwg No	Rev.
1/2500 @ A2	0061	02	-