

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
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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: Policy: Site: 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.

The Community Hub relates to all three parts of the settlement – It is irrational not to include all parts of the group of settlements for inclusion from housing development which is sustainable without reasoned justification. All the more so when the presence of the Public House IN PIPE GATE close to our site was an important consideration in the original allocation of this cluster grouping for housing development. The landowners of Pipe Gate are entitled to equal consideration. For this reason the plan is 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.

Consider Pipe Gate for Limited housing development especially self build housing which would be welcome by the Landowners

(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

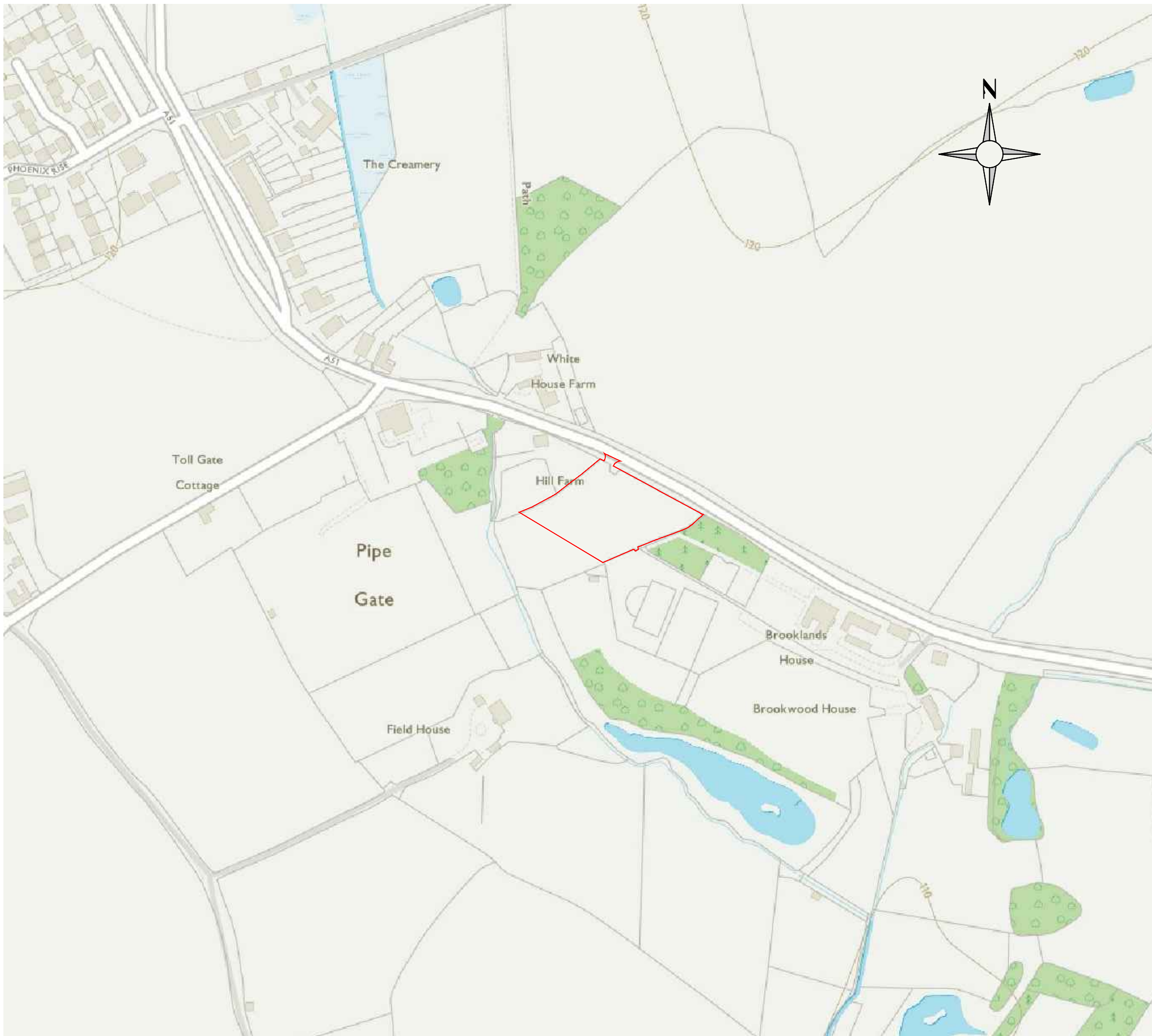
Date:

25/02/2021

Office Use Only

Part A Reference:

Part B Reference:



LEGEND

— Site Boundary

Rev.	Description	Date	Initial

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Client:
Mrs. D. Hart

Site Location:
Hill Farm
Pipegate
Nr. Woore
TF9 4HA

Drawing Title
Location Plan

Drawn by: SJS Date: October 2020

Scale	Job No.	Dwg No	Rev.
1/500 @ A3	1732	02	-



SUPPORTING STATEMENT

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

RELATING TO: -

**COMMUNITY HUBS- Pipe Gate
SITE ADDRESS:**

LAND AT PIPE GATE

PROJECT DETAILS

Prepared by:

RCM

LPR Review

Date:30/09/2020

Job No:

Client Name:

D Hart

Revision:0 -

The LPR does not include this land or make housing allocations for Pipe Gate

“The site is considered available; achievable; and viable.

Not all settlements are nucleated. The Secretary of State Inspector in Considering the Herefordshire Core Strategy stated in the Main Modifications appendix that: -

“Particular attention will be given to ensure that housing developments should respect the scale, form, layout, character and setting of the settlement concerned. By virtue of their size and character many of these settlements do not have a traditional village or nuclear centre and in many cases have a dispersed settlement pattern which would need to be respected in the design of new housing proposals. This will ensure the delivery of schemes that are locally distinctive”.

This stricture is equally applicable to the Shropshire settlements. There is no normative character to Shropshire settlements

Woore is the largest of the 3 areas and most of the local facilities are based here. However, all three settlements have close social and physical links. These links need to be recognized whilst retaining the existing development separation between Woore, Irelands Cross and Pipe Gate. It is proposed that whilst some infilling development on suitable sites within the settlements may be appropriate, the open land between the three areas should remain undeveloped. **This site will achieve both these aims.** The Pub is based here. It is where housing should go.

This plan is irrational because part of the original the justification for including the group of settlements as a Community Hub was the fact that it had a Pub located here. That facility was in close walking distance to the suggested site allocation unlike the other areas for development which are within a development boundary that is arbitrarily drawn.

At the same time the National Planning Policy Guidance encourages specific allocations stating : -

Allocating sites can provide greater certainty for developers and encourage the provision of sites in suitable locations. This may be appropriate where there is an identified unmet need for specialist housing (NPPG ref IC 6-013 -2019062)

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

Please consider these proposals with a view to including this land for a housing allocation and correcting this mis- assessment.

Rob Mills MRTPI

25/02/2021