

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:	Mr R Tomley c/o Kembertons
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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:	<input type="text"/>	Policy:	<input type="text" value="SP14.2"/>	Site:	<input type="text" value="GOB012"/>	Policies Map:	<input type="text" value="S14 Gobowen"/>
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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.

Policy SP14.2 identifies Gobowen as a Community Hub, with a housing guideline of 360 dwellings. This is supported.

Site GOB012 was allocated for development in the SAMDev Plan, but ran into some unforeseen non-plan-related issues. These have now been resolved and the land can be made available for development. The re-allocation of Site GOB012 is supported.

(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.

(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:

Date:

Only	Part A Reference:
	Part B Reference:

Representation Form

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Name and Organisation:	Mr R Tomley c/o Kembertons
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Q1. To which document does this representation relate?

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- 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="SP8"/>	Site:	<input type="text" value="GOB012"/>	Policies Map:	<input type="text" value="S14 Gobowen"/>
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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 checked="" type="checkbox"/> | No: | <input 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.

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Policy SP8 indicates that Community Hubs are considered significant rural service centres which will be the focus for development in the rural area.

Gobowen is identified in Policy SP8 as a Community Hub, and a housing guideline of 360 dwellings is indicated. This is supported.

Site GOB012 was allocated for development in the SAMDev Plan, but ran into some unforeseen non-planing related issues. These have now been resolved and the land can be made available for development. The re-allocation of Site GOB012 is supported.

(Please continue on a separate sheet if necessary)

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Signature:

Date:

Use Only	Part A Reference:
	Part B Reference:

Representation Form

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(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.

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Policy DP8 relates to the provision of Gypsy and Traveller Accommodation, and says that support for such development will be forthcoming for suitable development proposals for sites within or close to Shrewsbury, Principal or Key Centres and Community Hubs or Clusters, or for exception sites which 'relate well' to those settlements and other allowable for exception sites or in accordance with Local Plan Policy SP10.

While Policy DP8.1 sets out a general presumption of support, it does not indicate how the effect of a gypsy or traveller development on other existing or proposed development or the natural or built environment should be taken into account. It is, very often, the detailed effects of such development on local visual amenity, landscape character or any residential property(ies), commercial operations or leisure facilities, that cause problems.

Policy DP8.1.b and .c both refer to demonstrating a clear need for a site, presumably against the assessed need for the County. However, the need for such a development ought to be demonstrated in relation to the particular site proposed in the same way that a scheme involving dwelling for, say, a rural worker has to be, and should only be permitted if there is a specific need for the particular site chosen.

The Plan at para 4.83 indicates that the gross need identified by the GTAA is 24 pitches over the initial 5 year period with 113 pitches to 2038. The Plan does not, however, indicate what should happen to proposals for further development, should those targets be reached before the end of the Plan period. The Council's policy on over-provision should be made clear in the Policy.

Policy DP8.2 says that all new sites should be in a sustainable location, reasonably accessible to education, health and welfare infrastructure and meet a number of facilities.

This element of Policy DP8 tends to push gypsy sites towards developed settings. No evidence, however, is presented which would indicate that those persons who would occupy the units permitted would prefer to live in a developed setting – indeed, many may prefer to live a little way away from developed areas where the pressures for conformity do not exist to the same degree. This ought to be acknowledged in the policy and advice given for situations where 'developed' and undeveloped locations are proposed.

As I indicated above it is often the impact of such development in the natural environment and on nearby commercial, residential or leisure development that is in prime focus. These ought to be referred to in the criteria for considering the suitability of any particular site for such development.

(Please continue on a separate sheet if necessary)

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Policy DP8 should be modified to indicate that the effect of a gypsy site on local visual amenity, landscape character, the natural environment and on residential, commercial and leisure facilities will be taken into consideration in considering the merits of an application for such a site.

The policy should also be modified to make clear how the Council will deal with proposals for such development in the event that the assessed need has been provided.

(Please continue on a separate sheet if necessary)

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Office Use Only	Part A Reference:
	Part B Reference:

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)?

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- 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 responder has personal experience of the handling of proposals for gypsy and traveller sites, and can provide a useful insight into the problems of dealing with planning policies that are imprecise or unclear in what they seek to achieve.

(Please continue on a separate sheet if necessary)

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Part B Reference: