

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:	Savills on behalf of The Brynkinalt Estate
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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:	DP 2	Site:	<input type="text"/>	Policies Map:	<input type="text"/>
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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 checked="" 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 checked="" 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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The Estate supports the aim of the delivery of self-build or custom build housing under DP 2. It is noted that policy does not seek provision as an absolute requirement and, compared to the Regulation 18 version (August 2020), the necessary marketing period has been reduced from 36 to 24 months.

Nevertheless, the Estate remains of the view that a 24 month period represents a significant length of time, particularly in the context of small-medium scale development and this could extend beyond actual completion of development works associated with the main site delivery.

A reduced marketing period of 18 months is considered more appropriate to account for the above concern.

In turn, DP 2 does not identify a 'return mechanism' for sites should uptake of plots not come forward within the relevant marketing period. This should be address in line with commentary in the following section.

(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.

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For reason set out within the above commentary, revision to the marketing period required is proposed to the following effect:

Bullet 2d of Policy DP2 to be replaced with:

'When marketed, be serviced, available for purchase and ready for development by a Self or Custom-Builder. This marketing should occur for at least 18 months at a fair plot valuation and in accordance with a marketing strategy to be approved by Shropshire Council.'

Additional text added to the effect:

Should interest not be forthcoming through the 18 month marketing period then plots are considered to form part of the overall development and can be delivered by the Developer without the Self of Custom Build requirement.

(Please continue on a separate sheet if necessary)

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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:

Office Use Only	Part A Reference:
	Part B Reference:

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(Please continue on a separate sheet if necessary)

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Signature:

Savills

Date:

26/02/2021

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- 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:	S14.2	Site:	<input type="text"/>	Policies Map:	<input type="text"/>
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<p>The Estate maintains its support for:</p> <ul style="list-style-type: none">- the identification of Community Hubs; and- owing to identified services, the categorisation of St Martins as a Community Hub; and- the retention and 'saved' status of SAMDev residential allocations <p>With specific reference to St Martins and The Estate's land interest of allocation SMH031, the sustainable credentials of the western end of the settlement of St Martins have been recognised through past allocations made via the SAMDev document. Existing service / facility provision in the form of education (St Martins School), employment (Top Bank Industrial Estate) and recreation facilities are focussed in the general location of SMH031 which highlight the sustainable benefits of locating additional development here.</p> <p>The specific delivery requirements associated with paragraphs 1 to 3 of SMH031 are acknowledged and The Estate agrees with the principle of:</p>
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- an appropriate estate road junction to the B5069;
- subject to agreement of the Highways Authority and landownerships, the provision of a pedestrian crossing of the B5069 and completion of missing footway; and
- incorporation of a sustainable drainage strategy.

However, the fourth paragraph relating to SHM031 is incorrect and must be corrected. As worded, this paragraph wrongly refers to a sewer, its implication upon development and seemingly a resulting assessment required of the Sewage Pumping Station to establish improvement requirement.

The Estate, as Landowner, submitted a Concept Masterplan and Vision Document (CM&VD) to previous stages of the Local Plan process, including the Regulation 18 consultation (August 2020). This identifies a utility easement which is associated with a gas pipe and not sewer infrastructure. The CM&VD identified this utility easement and as a result demonstrates the ability of SMH031 to deliver, through a considered masterplan, the capacity of 60 dwellings in line with the site allocation. In view of the drafting error, it is appropriate to delete the final (fourth) paragraph associated with the SMH031 allocation.

Notwithstanding the above amendment, the Estate confirms that a capacity of 60 dwellings is an appropriate unit quantum for reasons set out within its Regulation 18 consultation and CM&VD submitted. The allocation of Land East of Moors Bank (SMH031) is strongly supported and provides a highly sustainable location for development. SHM031 can complement and integrate with existing and consented development proposal at St Martins, including at Rhos-y-Llan Farm where the Estate has demonstrated the ability for development allocations to advance through the planning process.

(Please continue on a separate sheet if necessary)

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Owing to a technical inaccuracy in respect of the allocation wording, as explained above, the following text should be deleted from forming commentary alongside SHM031 on page 249 of the Regulation 19 document.

'The site is crossed by a sewer, therefore protection measures in the form of an easement width or a diversion of the pipe would likely be required which may impact upon the housing density achievable on site. An assessment of the Sewage Pumping Station (SPS) would need to be undertaken to establish whether improvements are required.'

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Q2. To which part of the document does this representation relate?

Paragraph:	<input type="text"/>	Policy:	<input type="text" value="SP 2"/>	Site:	<input type="text"/>	Policies Map:	<input type="text"/>
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The Brynkinalt Estate (hereinafter 'the Estate') continues to recognise the sustainable merits of a balanced approach to development. The Regulation 19: Pre-Submission Draft identifies the role of the higher order and most sustainable settlements but also the importance of the rural areas and the part these settlements can continue to play in delivering housing and, in turn, providing for vitality to communities.

Owing to the existing service offer (Hierarchy of Settlement Paper, August 2020), the Estate maintains its support for the identification of St Martins as a Community Hub settlement under schedule SP2.2. In turn, it is appropriate that Bullet 6 of Policy SP2 enables sustainable development at such rural service centres. This principle is clearly identified by paragraph 78 of the NPPF.

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N/A

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The policy criteria of Policy SP 8, concerning the management of development in Community Hubs are noted, as relevant specifically to St Martins. The 3 policy criteria (including sub sections) provide a framework under which future development proposals can be appropriately considered.

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