

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:	Roger Parry & Partners
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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"/>	Site:	<input type="text" value="DGN018"/>	Policies Map:	<input type="text" value="Inset 16a Shrewsbury"/>
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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.

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.

Please see addendum.

(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 see addendum.

(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:

To ensure the allocation of DGN018 is considered correctly.

(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 L Parry

Date: 25/02/2021

Office Use Only

Part A Reference:

Part B Reference:

Ref: Tudor/RLP/EH
Your Ref: Reg 19 pre-submission draft local plan



Shropshire Council
Planning Policy & Strategy Team
Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

25 February 2021

Dear Sir/ Madam,

RE: Shropshire Council Local Plan - Regulation 19: pre-submission draft of the Shropshire Local Plan Consultation – DGN018. Limes Paddock, Dorrington.

I am writing in response to the consultation for the pre-submission draft of the Shropshire Local Plan, with regards to land on the Limes Paddock, Dorrington belonging to our client Mr. A R Tudor & family. This site is currently an agricultural field located to the north of Dorrington, Shrewsbury ref. DGN018.

We are pleased to note this site has been identified as a 'Long Term Potential SLAA Residential Site' within the consultation. This finds the site to have no significant constraints but has future potential. I am writing as we believe this land can be considered for short term potential due to the following:

Availability

Mr. A R Tudor & family has the benefit of full title to the land and is willing to make it immediately available for development. The adjoining land has recently been granted planning permission for residential use and this site has received interest from developers. Mr. A R Tudor & family also has the benefit of full title to the adjoining land (Phase 2) on the north west boundary and is also willing to make it immediately available for development (Please see enclosed Plan). This could incorporate an improved junction on the road to Netley which would enable access to land beyond allowing for expansion to Dorrington. All services are available to the site.

Deliverability and Sustainability

We can confirm this is a fully deliverable site with an area of 0.64 ha. We believe this site is suitably placed to provide development in the Community Hub of Dorrington towards the preferred dwelling guideline to be determined by the Parish Council of 150 dwellings. The land is situated with an established excellent access to the A49 and adjoining recently developed land providing natural infill.

Site DGN018 has achieved a sustainability rating of '-5', which is one of the better ratings compared to the other sites within Dorrington. The land is well positioned with the southern boundary adjoining the highway and the western boundary adjoining land that has recently gained residential planning permission. To the north and the east boundaries is an established boundary hedge providing natural screening.

Property Professionals



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Offices also at Welshpool & Oswestry



Access

The land benefits from direct access onto Limes Paddock leading to the A49. The A49 in turn has excellent access to Shrewsbury and employment opportunities. The land benefits from a good frontage with excellent sightlines and is situated within a 30mph speed limit zone.

There is a walkway from the Limes Paddocks into the centre of Dorrington providing excellent pedestrian access to the bus service, local facilities and school.

Surveys

Our client is very keen to provide this site for residential development, therefore is happy to provide any information the Council deems as necessary as further evidence of the site being available and sustainable such as; environmental, habitat, flood or highways reports. In addition to this we would be happy to provide indicative layout plans to show how the development could be implemented.

Please do not hesitate to contact me should you have any questions with regards to site DGN018 and I would be delighted to help.

Yours sincerely,

Roger L. Parry FRICS
Partner, Roger Parry & Partners LLP
roger@rogerparry.net

Member of:



Property Professionals

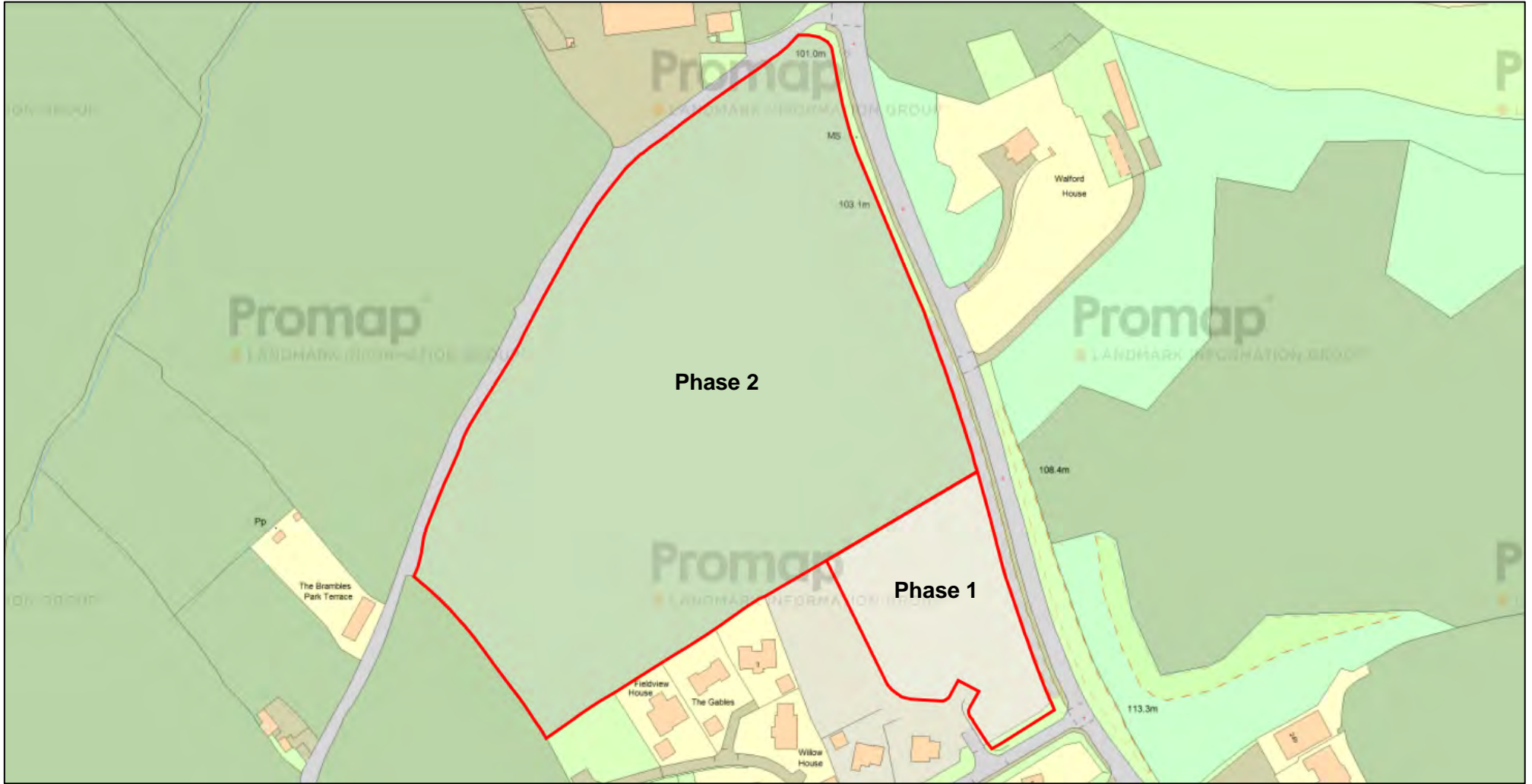


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Roger Parry & Partners LLP
The Property Experts

JOB: Reg 19 pre-submission draft local plan

CLIENT: Tudor

TITLE: Site Plan

LOCATION: DGN018

SCALE: Not to Scale

DATE: 2021

DRAWING NO: 1

DRAWN BY: EH