

## 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"/>	Policies Map:	<input type="text" value="Inset 17 Wem"/>
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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.
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*(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 this site 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: 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 – Land adjoining Wem Industrial Estate, Soulton Road, Wem, Shrewsbury.**

I am writing in response to the consultation for the pre-submission draft of the Shropshire Local Plan, with regards to land south east of Wem Industrial Estate, Soulton Road, Wem, Shrewsbury belonging to our clients Messrs Pryce and Plaskett. This site is currently an agricultural field located to the south east of the industrial estate adjoining the B5065.

The site to have no significant constraints. I am writing as we believe this land can be considered for short term potential due to the following:

**Availability**

Messrs Pryce and Plaskett have the benefit of full title to the land and are willing to make it immediately available for development. The land is adjoining the highway with good access and previously developed land and this site has received interest from developers.

**Deliverability and Sustainability**

We can confirm this is a well located and fully deliverable site with an area of 3.259 ha. We believe this site is suitably placed to provide the development in the Key Centre of Wem being situated with an access off the B5056 and adjoining previously developed land and the development boundary.

The land is well positioned with access to the highway on the southern boundary and is adjoining land that has already been developed. The land is well placed for the expansion of Wem in terms of its location to the A49. A smart new commercial development here would enhance the entry towards Wem from the North.

**Surveys**

Our client is very keen to provide this site for commercial/business park 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.

Property Professionals



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Offices also at Welshpool & Oswestry



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

Yours sincerely,

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

Member of:



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Roger Parry & Partners LLP  
 The Property Experts

JOB:	Reg 19 pre-submission draft local plan
CLIENT:	Messrs Pryce and Plaskett
TITLE:	Site Plan
LOCATION:	Land adjoining Wem Industrial Estate, Souton Road, Wem, Shrewsbury.
SCALE:	Not to Scale
DATE:	2021
DRAWING NO:	1
DRAWN BY:	EH