

## 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 15 Shifnal"/>
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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 land 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: Palmer/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 – Sutton Hill Farm, Sutton Maddock, Shifnal, Shropshire, TF11 9ND.**

I am writing in response to the consultation for the pre-submission draft of the Shropshire Local Plan, with regards to land at Sutton Hill Farm belonging to our clients Mr. & Mrs. Palmer. This site is currently agricultural located to south of Sutton Hill residential development and within walking distance of Halesfield industrial estate via the underpass.

I am writing as we believe this land can be considered for short term potential due to the following:

**Availability**

Mr. & Mrs. Palmer have the benefit of full title to the land and are willing to make it immediately available for development. The adjoining land has been developed for residential use and this site has received interest from developers.

**Deliverability and Sustainability**

We believe this site is suitably placed to provide development towards the target of dwellings by 2038, being situated with an access to the A442 and adjoining developed land, the Telford Hotel and Golf Course.

The land is well positioned with access to the highway on the eastern boundary adjoining land that has residential developed land. The land includes woodland which could be for community amenity use. This site is within easy reach of Halesfield employment opportunities and Telford schools and amenities plus within range of M54 motorway. The site is bounded on three sides by Sutton Hill residential, Telford Hotel and Golf Course plus the A442. A woodland can be planted on the southern boundary to define a limit to development.

Property Professionals



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Offices also at Welshpool & Oswestry

The site is in the area covered by Bridgenorth and Shifnal. We are aware of great opposition to some proposed sites in and around Shifnal. The site in question at Sutton Hill is very sustainable despite it being located within the Greenbelt but could be proposed as an alternative due to the following:

1. The site adjoins Telford Town Boundary.
2. It is close to Doctors, Schools and Local Centres. This is poorer farmland than the proposed at Shifnal.
3. It has good connectivity as adjoining A442 which gives access onto the local network and then onto the M54.
4. This site is situated close to the main employment area of Telford and Shifnal.
5. A substantial scheme would enable a complete design incorporating existing footpaths and woodland together with the creation of new cycleways, footpaths, woodland and wildlife corridors enabling a most attractive residential environment.
6. The site is bounded by a woodland, A442 and a Telford Golf Course, and can therefore be seen as an infill area.

### 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 the site 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

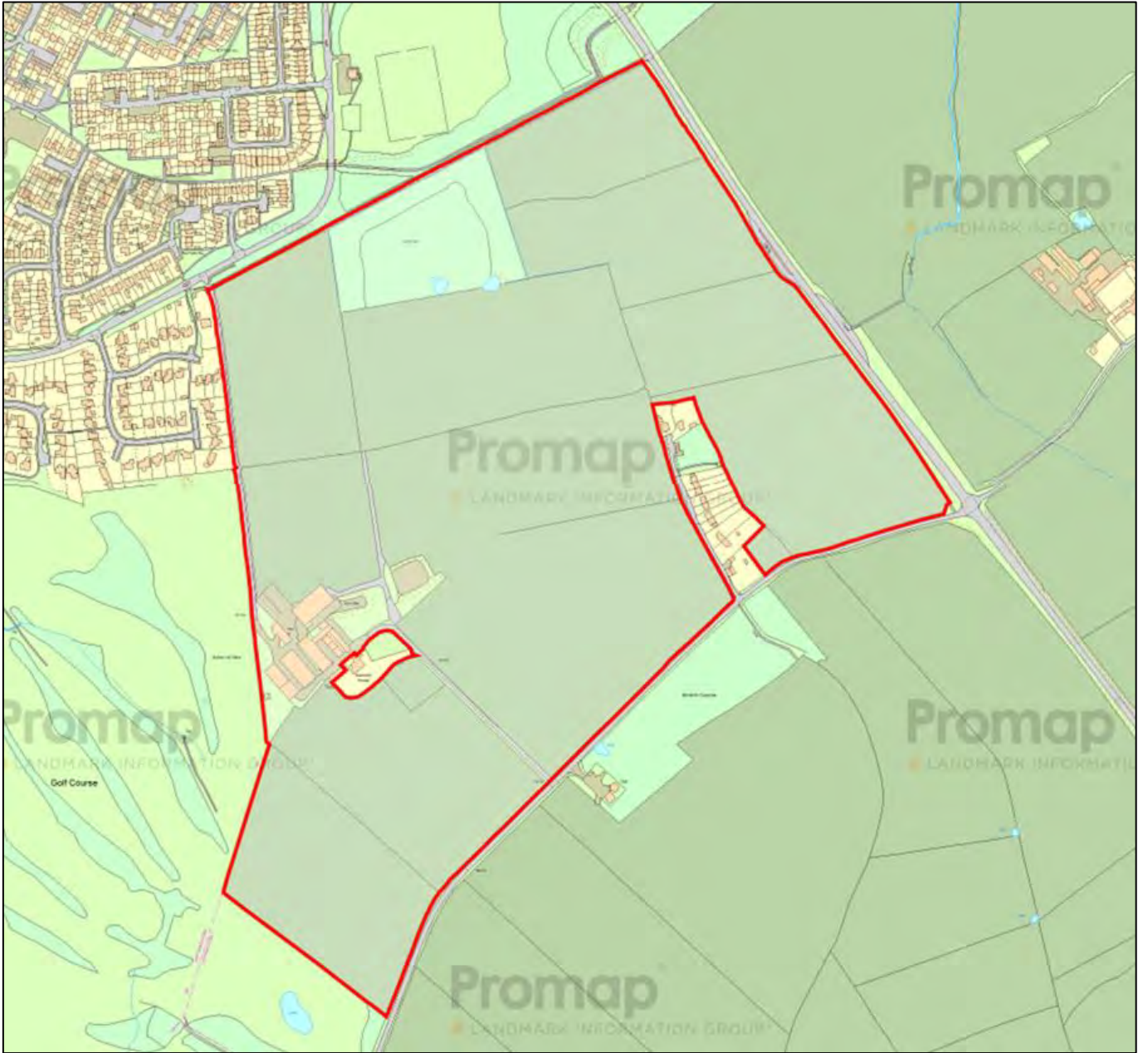


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Roger Parry & Partners LLP  
 The Property Experts

JOB:	Reg 19 pre-submission draft local plan
CLIENT:	Mr & Mrs Palmer
TITLE:	Site Plan
LOCATION:	Sutton Hill Farm, Sutton Maddock.
SCALE:	NTS
DATE:	2021
DRAWING NO:	1
DRAWN BY:	EH